



**AGENDA**  
**CASCADE CHARTER TOWNSHIP**  
**REGULAR BOARD MEETING**

Wednesday, May 13, 2026, 7:00 P.M.  
Wisner Center, 2870 Jacksmith Ave SE, Grand Rapids, MI 49546

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*Public may access the meeting via video conference software Zoom*

<https://us02web.zoom.us/j/88137644237>

**Meeting ID: 881 3764 4237**

**By Phone: 1 309-205-3325**

**Expected Meeting Procedures**

- During public comments you may speak on any item not noted on the agenda for a public hearing.
- Please limit comments to 3 minutes per person and the Board may or may not choose to respond.
- Please limit your comments to a specific issue.
- Please turn OFF cellular phones.
- In accordance with the ADA, any accommodation request should be directed to the Township at 616-949-1500.

**Article 1. Call to Order (Roll Call)**

**Article 2. Pledge of Allegiance**

**Article 3. Approval of Agenda**

**Article 4. Approval of the Minutes**

a) Township Board-4/22/2026

**Article 5. Presentations**

**Article 6. Public Comments - Anything on the Agenda not scheduled for a public hearing. (Limit comments to 3 minutes)**

**Article 7. Approval of Consent Agenda**

- a) Department Reports
- 1) Building Department- April 2026
  - 2) Historical Society Minutes- 4/2/2026
  - 3) Planning Commission Minutes- 3/16/2026
  - 4) Zoning Enforcement- April 2026
- b) Receive and File Communication

**Article 8. Financial Actions**

a) Request for Invoices to be paid 5/14/2026

**Article 9. Unfinished Business**

a) **Resolution 022-2026** Consider approval of Resolution 022-2026, adopting Ordinance 006-2026 to amend Ordinance #8 of 2004, the Waterfall Shoppes PUD as presented in the attached "Ordinance to Amend the Waterfall Shoppes Planned Unit Development aka "PUD-76". *(Roll Call)*

**Article 10. New Business**

a) **Accounts Payable Policy** Consider approval of Accounts Payable Policy as presented.

**Article 11. Discussion**

**Article 12. Public Comments – Any comments, agenda item or not.  
(Limit comments to 3 minutes)**

**Article 13. Manager Comments**

**Article 14. Board Member Comments**

**Article 15. Adjournment**



**MINUTES**  
**CASCADE CHARTER TOWNSHIP**  
**REGULAR BOARD MEETING**

Wednesday, April 22, 2026, 7:00 P.M.  
Wisner Center, 2870 Jacksmith Ave SE, Grand Rapids, MI 49546

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- Article 1.** Supervisor Lesperance called the meeting to order at 7:00 pm.  
Present: Supervisor Lesperance, Clerk Slater, Treasurer Korstange, Trustees Shipley, Rissi, Noordyke and Noordhoek. Absent: None.  
Also Present: Township Manager Smith, Attorney Homier-Foster Swift, Finance & Budget Director Nenciarini, Engineer Thorne, Fire Chief Magers, Kyle Mucha- McKenna, Deputy Clerk Alberts.
- Article 2. Pledge of Allegiance**
- Article 3. Approval of Agenda**  
Motion by Trustee Shipley, seconded by Treasurer Korstange, to approve the agenda as presented. Motion carried unanimously.
- Article 4. Approval of the Minutes**  
Motion by Trustee Rissi, seconded by Trustee Shipley, to approve the Regular and Closed Session minutes from March 25, 2026, as presented. Motion carried unanimously.
- Article 5. Presentations**  
None
- Article 6. Public Comments - Anything on the Agenda not scheduled for a public hearing. (Limit comments to 3 minutes)**  
None
- Article 7. Approval of Consent Agenda**  
Motion by Treasurer Korstange, seconded by Clerk Slater, to approve the Consent Agenda. Motion carried unanimously.
- Article 8. Financial Actions**  
a) Request for Invoices to be paid on 4/23/2026. Motion by Trustee Shipley, seconded by Trustee Rissi to approve. Motion carried unanimously.

**Article 9. Unfinished Business**

**a) Resolution 019-2026** Motion by Trustee Shipley, seconded by Treasurer Korstange, to approve Resolution 019-2026 adopting Ordinance 007-2026 amendments to the Township Zoning Ordinance to allow the Township Board to enact moratoriums for specific land uses via resolution. Motion carried unanimously by roll call vote.

**Article 10. New Business**

**a) Resolution 020-2026**

Motion by Trustee Shipley, seconded by Trustee Rissi, to approve Resolution 020-2026 introducing Ordinance 006-2026 to amend Ordinance #8 of 2004, the Waterfall Shoppes PUD as presented. Motion carried unanimously by roll call vote.

**b) Resolution 021-2026**

Motion by Trustee Shipley, seconded by Treasurer Korstange, to approve Resolution 021-2026 approving zoning ordinance referendum ballot language and authorize its submission to Kent County for placement on the ballot. Motion carried unanimously by roll call vote.

**c) Expansion and Modernization of Public Safety Siren System**

Motion by Trustee Rissi, seconded by Trustee Shipley, to approve the \$194,900 quote from West Shore Services for the enhancement and modernization of the public safety siren system. Motion carried unanimously.

**d) Replacement of Nonfunctioning Centennial Park Streetlights**

Motion by Trustee Shipley, seconded by Treasurer Korstange, to approve the contract award to Hillard Electric for its alternate bid of \$74,850. Also, amend the FY26 budget \*as presented in the RBA. Motion carried unanimously.

**\*Budget Amendment as present in RBA**

<u>Fund</u>	<u>Line Item</u>	<u>Description</u>	<u>Adopted Budget</u>	<u>Increase</u>	<u>Amended Budget</u>
DDA	248-901-970-000	Capital Outlay	0	\$80,000	\$80,000

**e) Purchase of Fire Department Staff Vehicle.**

Motion by Trustee Shipley, seconded by Treasurer Korstange, to approve authorization of the purchase of a 2026 Chevrolet Tahoe from Berger Chevrolet, in the amount of \$55,645 and authorizing the acceptance of the \$15,586.92 upfitting bid from 3<sup>rd</sup> Coast Upfitting as well as the purchase of a \$5,890.47 rear cabinet system, for a total vehicle cost not to exceed \$77,132.29. Motion carried unanimously.

**Article 11. Discussion**

None

**Article 12. Public Comments – Any comments, agenda item or not.**

**(Limit comments to 3 minutes)**

Dorothy Cribbs-1980 Deerfield Ct

Ken Van Der Kolk-7200 Leyton

Scot Van Solkema-2570 Orange Ct

**Article 13. Manager Comments**

Manager Smith addressed the inquiry regarding the ambulance and let residents know that the Citizens Advisory Committee and the Fire Department have continued to work on a long-term plan determining feasibility and review of existing contracts. Spring Clean-up is May 2 from 8am-12pm; he noted the Kent County Road Commission has a construction project in the area and Engineer Thorne and Director Zwick are coordinating to ensure traffic is managed appropriately. Lastly, Manager Smith acknowledged the bear sighting in the Township, noting the DNR's awareness and best practices that can be found on the Facebook page.

**Article 14. Board Member Comments**

Trustee Shipley thanked residents for coming.  
Trustee Noordyke thanked residents for coming. He stated T-Mobile has been working in neighborhoods, acknowledged Engineer Thorne for his exceptional response to residents. In addition, he thanked the Clerk and her staff for their diligence and professionalism with the extra responsibilities to make sure the referendum process was handled correctly.  
Trustee Rissi thanked residents for coming and acknowledged Engineer Thorne for his timely responses to residents. He acknowledged the Clerk's office; Ryan McCarty and Chuck Vandermeulen from Parks & Facilities for their professionalism.  
Trustee Noordhoek thanked residents for coming.  
Supervisor Lesperance addressed the potential impact and outcome if the zoning referendum ballot measure passes or not.

**Article 15. Adjournment**

Motion by Trustee Shipley, seconded by Clerk Slater to adjourn at 8:05 p.m. Motion carried unanimously.

Approved by:

Recording Secretary  
Michelle Alberts, Deputy Clerk

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Grace Lesperance, Supervisor

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Susan B. Slater, Clerk

# Building Department

## April Report Summary

- 829 Permits Issued
- 1628 Inspections Performed

Permit volume is seasonal.

We have posted for the open Building Official and Building Inspector positions. So far, there has been very little response.

Plans are under review for an addition and renovation of EGR High School. Phase I will be permitted this year and the project will continue through 2030.

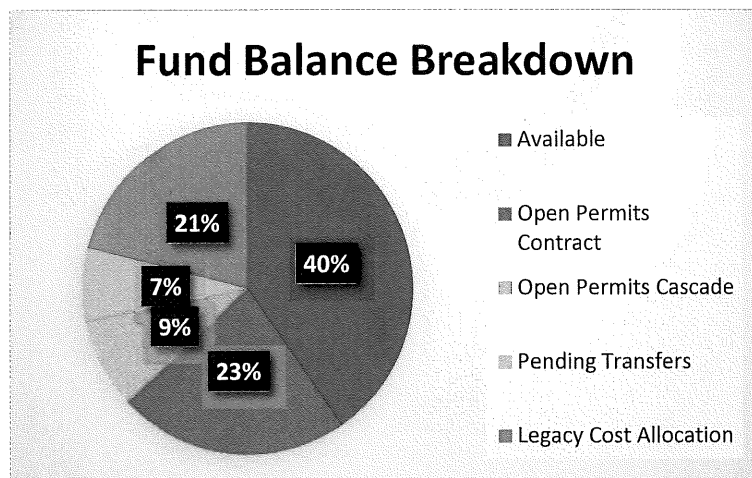
Let me know if you have any questions.

### Prelim Financial Information March 3, 2026:

Fund Balance	\$4,757,591
Annual Expenses (est.)	\$3,370,061

### Data from March 3, 2026:

Open Permits – Total @ 80% remaining	\$1,501,545
Open Permits – Contract	\$1,079,095
Open Permits – Cascade	\$422,450

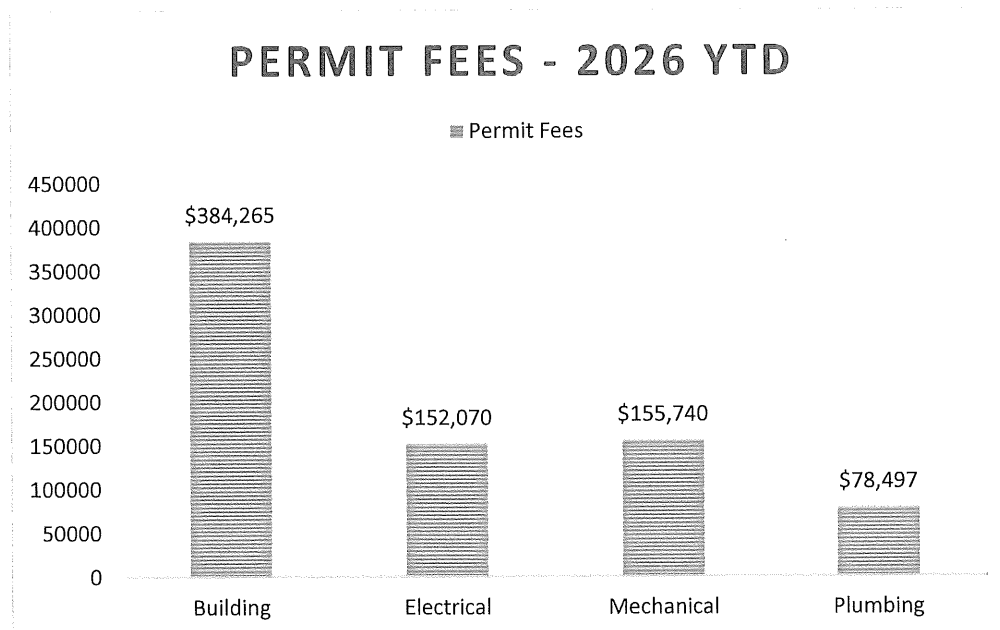
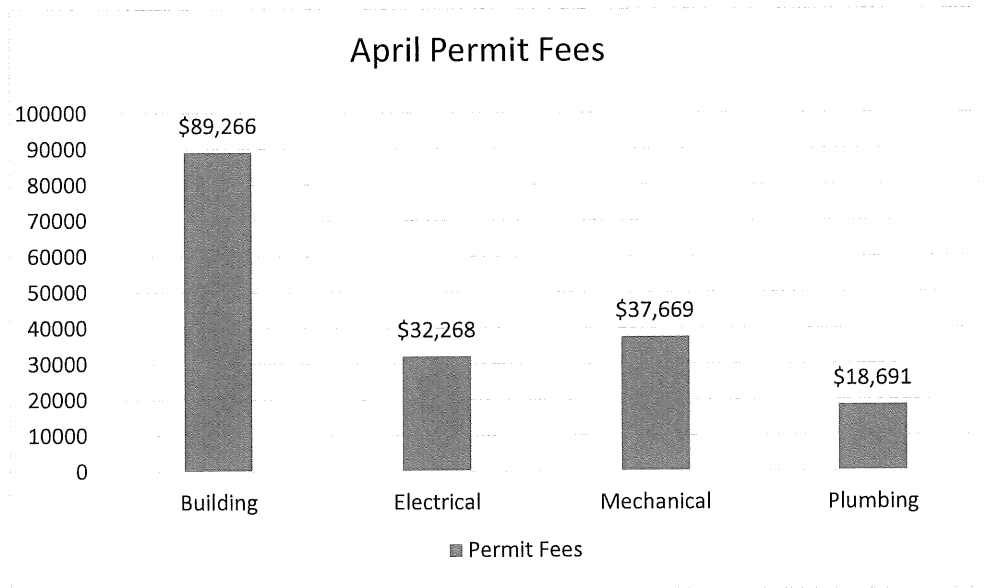


Brian Wilson  
Director of Operations

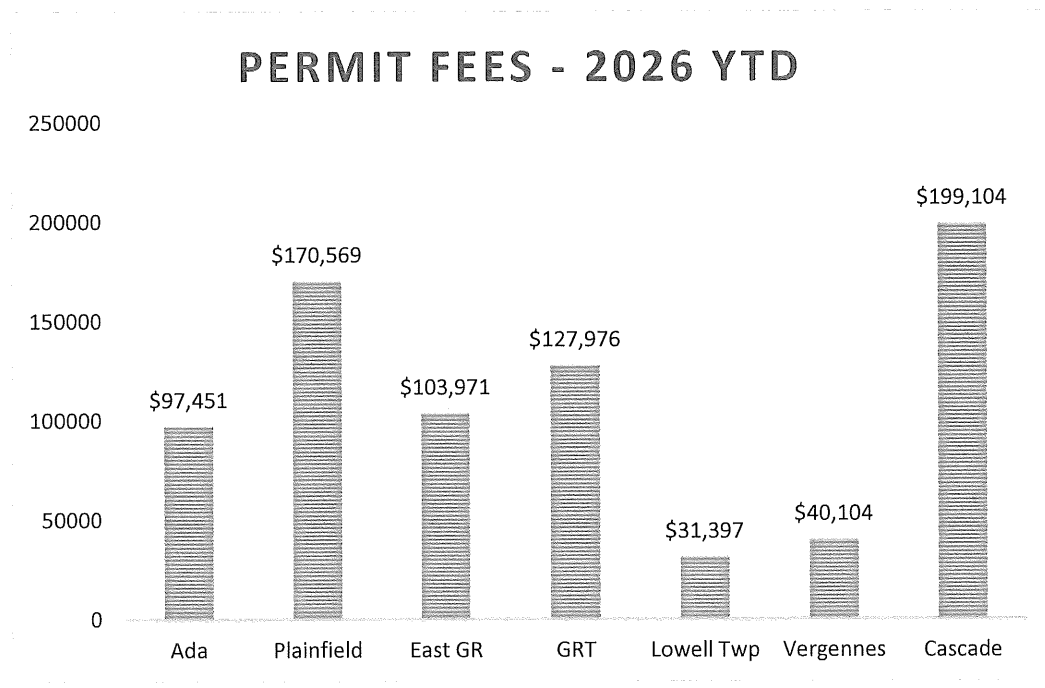
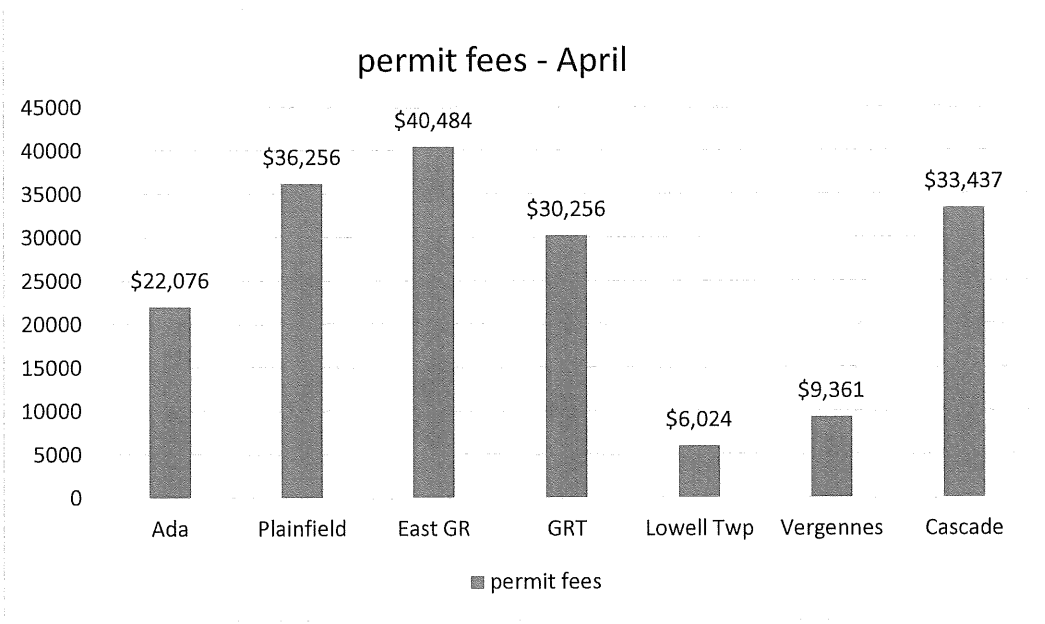
# Cascade Inspection Services

April 2026

## Permit Fees by Type



# Permit Fees by Municipality



REVENUE AND EXPENDITURE REPORT FOR CASCADE CHARTER TOWNSHIP

Balance As of 04/30/2026

GL Number	Description	2026 Amended Budget	YTD Balance 04/30/2026 Normal	Activity For 04/30/2026 Increase (Decrease)	Balance Normal (Abnormal)	Available 04/30/2026 (Abnormal)	% Bdg Used
<b>Fund: 249 BUILDING FUND</b>							
<b>Account Category: Revenues</b>							
<b>Department: 000</b>							
249-000-607-100	BUILDING PERMITS	0.00	217,751.00	87,774.00	(217,751.00)		100.00
249-000-607-200	ELECTRICAL PERMITS	0.00	84,623.00	32,268.00	(84,623.00)		100.00
249-000-607-300	PLUMBING PERMITS	0.00	44,282.00	18,691.00	(44,282.00)		100.00
249-000-607-400	MECHANICAL PERMITS	0.00	82,863.25	37,669.25	(82,863.25)		100.00
249-000-607-484	CASCADE TWP BLDG RES PERMITS	320,000.00	34,352.00	0.00	285,648.00		10.74
249-000-607-485	CASCADE TWP ELECTRICAL PERMITS	90,000.00	11,208.00	0.00	78,792.00		12.45
249-000-607-486	CASCADE TWP MECHANICAL PERMITS	110,000.00	12,869.50	0.00	97,130.50		11.70
249-000-607-487	CASCADE TWP PLUMBING PERMITS	50,000.00	5,787.00	0.00	44,213.00		11.57
249-000-607-490	CASCADE TWP CONTRACTOR REG	9,000.00	2,925.00	780.00	6,075.00		32.50
249-000-607-500	LOWELL TWP BUILDING PERMITS	80,000.00	5,837.00	0.00	74,163.00		7.30
249-000-607-501	LOWELL TWP ELECTRICAL PERMITS	28,000.00	1,641.00	0.00	26,359.00		5.86
249-000-607-502	LOWELL TWP MECHANICAL PERMITS	23,000.00	3,125.00	0.00	19,875.00		13.59
249-000-607-503	LOWELL TWP PLUMBING PERMITS	20,000.00	1,165.00	0.00	18,835.00		5.83
249-000-607-510	VERGENNES TWP BUILDING PERMITS	80,000.00	7,982.00	0.00	72,018.00		9.98
249-000-607-511	VERGENNES TWP ELECTRICAL PERMITS	20,000.00	3,309.00	0.00	16,691.00		16.55
249-000-607-512	VERGENNES TWP MECHANICAL PERMITS	24,000.00	4,060.00	0.00	19,940.00		16.92
249-000-607-516	VERGENNES TWP PLUMBING PERMITS	16,000.00	2,145.00	0.00	13,855.00		13.41
249-000-607-520	ADA TWP BUILDING PERMITS	320,000.00	21,126.00	0.00	298,874.00		6.60
249-000-607-521	ADA TWP PLUMBING PERMITS	50,000.00	4,191.00	0.00	45,809.00		8.38
249-000-607-523	ADA TWP ELECTRICAL PERMITS	75,000.00	10,716.00	0.00	64,284.00		14.29
249-000-607-524	ADA TWP MECHANICAL PERMITS	75,000.00	13,405.00	0.00	61,595.00		17.87
249-000-607-531	GR TWP BUILDING PERMITS	200,000.00	23,973.00	0.00	176,027.00		11.99
249-000-607-532	GR TWP ELECTRICAL PERMITS	65,000.00	20,289.00	0.00	44,711.00		31.21
249-000-607-533	GR TWP MECHANICAL PERMITS	85,000.00	12,385.00	0.00	72,615.00		14.57
249-000-607-534	GR TWP PLUMBING PERMITS	50,000.00	5,130.00	0.00	44,870.00		10.26
249-000-607-536	EAST GR BUILDING PERMITS	250,000.00	26,179.00	0.00	223,821.00		10.47
249-000-607-537	EAST GR ELECTRICAL PERMITS	80,000.00	7,845.00	0.00	72,155.00		9.81
249-000-607-538	EAST GR MECHANICAL PERMITS	80,000.00	9,209.00	0.00	70,791.00		11.51
249-000-607-539	EAST GR PLUMBING PERMITS	55,000.00	6,517.00	0.00	48,483.00		11.85
249-000-607-541	EAST GR-RENTAL INSP	4,500.00	3,780.00	0.00	720.00		84.00
249-000-607-550	PLAINFIELD BUILDING PERMITS	310,000.00	45,413.00	0.00	264,587.00		14.65
249-000-607-551	PLAINFIELD - ELECTRICAL PERMITS	100,000.00	12,439.00	0.00	87,561.00		12.44
249-000-607-552	PLAINFIELD MECHANICAL PERMITS	130,000.00	17,608.50	0.00	112,391.50		13.55
249-000-607-553	PLAINFIELD - PLUMBING PERMITS	80,000.00	9,280.00	0.00	70,720.00		11.60
249-000-665-000	INTEREST REVENUE	150,000.00	25,543.73	0.00	124,456.27		17.03
249-000-675-675	MISCELLANEOUS INCOME	1,500.00	400.00	0.00	1,100.00		26.67
<b>Total Dept 000</b>		<b>3,031,000.00</b>	<b>801,353.98</b>	<b>177,182.25</b>	<b>2,229,646.02</b>		<b>26.44</b>
<b>Revenues</b>		<b>3,031,000.00</b>	<b>801,353.98</b>	<b>177,182.25</b>	<b>2,229,646.02</b>		<b>26.44</b>
<b>Account Category: Expenditures</b>							
<b>Department: 250 BENEFITS/INSURANCE</b>							
249-250-715-000	FICA-EMPLOYER	103,657.00	28,842.76	7,083.53	74,814.24		27.83
249-250-716-000	DEFINED CONTRIBUTION PLAN	132,720.00	37,620.79	9,357.58	95,099.21		28.35
249-250-717-000	WORKERS COMP INSURANCE	25,000.00	0.00	0.00	25,000.00		0.00
249-250-718-000	VISION INSURANCE BENEFITS	2,080.00	702.85	181.47	1,377.15		33.79
249-250-718-200	OTHER BENEFITS	25,000.00	23,600.00	0.00	1,400.00		94.40
249-250-719-000	HEALTH INSURANCE BENEFITS	281,584.00	76,807.83	20,250.01	204,776.17		27.28
249-250-720-000	LIFE & DISABILITY INSURANCE	13,556.00	3,101.20	676.50	10,454.80		22.88
249-250-721-000	DENTAL INSURANCE BENEFITS	19,500.00	6,653.29	1,874.20	12,846.71		34.12

REVENUE AND EXPENDITURE REPORT FOR CASCADE CHARTER TOWNSHIP

Balance As of 04/30/2026

GL Number	Description	2026	YTD Balance	Activity For	AvaiTable	% Bdgt Used
		Amended Budget	04/30/2026 Normal (Abnormal)	04/30/2026 Increase (Decrease)	Balance 04/30/2026 Normal (Abnormal)	
<b>Fund: 249 BUILDING FUND</b>						
<b>Account Category: Expenditures</b>						
<b>Department: 250 BENEFITS/INSURANCE</b>						
249-250-722-000	PENSION PLAN BENEFITS	113,765.00	19,022.72	0.00	94,742.28	16.72
	<b>Total Dept 250 - BENEFITS/INSURANCE</b>	<b>716,862.00</b>	<b>196,351.44</b>	<b>39,423.29</b>	<b>520,510.56</b>	<b>27.39</b>
<b>Department: 371 BUILDING DEPARTMENT</b>						
249-371-702-000	WAGES- FULL TIME	1,301,238.00	373,683.95	90,960.32	927,554.05	28.72
249-371-704-000	WAGES- PART TIME	53,761.00	19,067.89	5,328.01	34,693.11	35.47
249-371-723-000	MEMBERSHIPS AND DUES	6,000.00	990.00	0.00	5,010.00	16.50
249-371-724-000	EDUCATION	10,000.00	1,248.46	675.00	8,751.54	12.48
249-371-727-000	OFFICE SUPPLIES	10,000.00	1,142.68	735.70	8,857.32	11.43
249-371-752-101	KITCHEN SUPPLIES	700.00	418.42	82.01	281.58	59.77
249-371-757-000	BOOKS	7,500.00	16.19	16.19	7,483.81	0.22
249-371-787-101	CLEANING & PAPER SUPPLIES	800.00	37.91	37.91	762.09	4.74
249-371-787-200	CREDIT CARD FEES	42,000.00	7,451.19	4,395.18	34,548.81	17.74
249-371-807-000	AUDIT FEES & SERVICES	1,000.00	0.00	0.00	1,000.00	0.00
249-371-810-000	LIABILITY INSURANCE	35,000.00	0.00	0.00	35,000.00	0.00
249-371-860-000	MILEAGE	80,000.00	19,596.06	5,185.25	60,403.94	24.50
249-371-923-000	HEATING/UTILITY	11,000.00	4,187.58	1,030.14	6,812.42	38.07
249-371-924-000	PHONES	8,000.00	934.57	0.00	7,065.43	11.68
249-371-924-100	CELL PHONES/DATA	10,000.00	2,203.58	1,417.90	7,796.42	22.04
249-371-939-000	SERVICE CONTRACTS	64,000.00	15,137.39	10,739.65	48,862.61	23.65
249-371-941-000	POSTAGE & MACHINE LEASE	1,000.00	0.00	0.00	1,000.00	0.00
249-371-960-000	COST ALLOCATION PLAN	370,000.00	0.00	0.00	370,000.00	0.00
249-371-967-000	BLDG - SPECIAL PROJECTS-FURNITURE UP	15,000.00	0.00	0.00	15,000.00	0.00
249-371-981-000	OFFICE EQUIPMENT	12,000.00	0.00	0.00	12,000.00	0.00
	<b>Total Dept 371 - BUILDING DEPARTMENT</b>	<b>2,038,999.00</b>	<b>446,115.87</b>	<b>120,603.26</b>	<b>1,592,883.13</b>	<b>21.88</b>
<b>Department: 964 PAYMENTS TO OTHER TOWNSHIPS</b>						
249-964-964-100	PERMITS DUE TO LOWELL TWP	30,200.00	5,074.60	2,721.00	25,125.40	16.80
249-964-964-200	PERMITS DUE TO VERGENNES TWP	28,000.00	6,148.60	2,649.40	21,851.40	21.96
249-964-964-300	PERMITS DUE TO GR TWP	80,000.00	19,544.00	7,188.60	60,456.00	24.43
249-964-964-400	PERMITS DUE TO ADA TWP	104,000.00	15,075.00	5,187.40	88,925.00	14.50
249-964-964-500	PERMITS DUE TO EAST GR	93,000.00	12,697.40	2,747.40	80,302.60	13.65
249-964-964-600	PERMITS DUE PLAINFIELD	124,000.00	26,862.60	9,914.50	97,137.40	21.66
249-964-964-800	PERMITS DUE CASCADE TWP	125,000.00	33,133.40	20,290.10	91,866.60	26.51
	<b>Total Dept 964 - PAYMENTS TO OTHER TOWNSHIPS</b>	<b>584,200.00</b>	<b>118,535.60</b>	<b>50,698.40</b>	<b>465,664.40</b>	<b>20.29</b>
<b>Department: 966 TRANSFERS OUT</b>						
249-966-955-206	TRANSFER TO FIRE FUND FROM BLDG	30,000.00	0.00	0.00	30,000.00	0.00
	<b>Total Dept 966 - TRANSFERS OUT</b>	<b>30,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>30,000.00</b>	<b>0.00</b>
	<b>Expenditures</b>	<b>3,370,061.00</b>	<b>761,002.91</b>	<b>210,724.95</b>	<b>2,609,058.09</b>	<b>22.58</b>
<b>Fund 249 - BUILDING FUND:</b>						
	TOTAL REVENUES	3,031,000.00	801,353.98	177,182.25	2,229,646.02	26.44
	TOTAL EXPENDITURES	3,370,061.00	761,002.91	210,724.95	2,609,058.09	22.58
	<b>NET OF REVENUES &amp; EXPENDITURES:</b>	<b>(339,061.00)</b>	<b>40,351.07</b>	<b>(33,542.70)</b>	<b>(379,412.07)</b>	

BALANCE SHEET REPORT FOR CASCADE CHARTER TOWNSHIP  
Balance As of 04/30/2026

GL Number	Description	YTD Balance 04/30/2026 Normal (Abnormal)
<b>Fund: 249 BUILDING FUND</b>		
<b>*** Assets ***</b>		
249-000-001-510	MI CLASS CASH - POOL ACCOUNTS	1,480,472.87
249-000-002-001	CASH/SAVINGS- FLAGSTAR BANK	1,050,632.47
249-000-003-021	FNB OF MI M 3/11/24	250,000.00
249-000-017-401	US TREASURY NOTES	950,430.00
249-000-017-405	COMERICA SECURITIES # 148983	1,198,586.58
249-000-040-000	ACCOUNTS RECEIVABLE	250.00
249-000-084-000	DUE FROM OTHER FUNDS	2,702.50
249-000-123-000	PREPAID EXPENSE	10,138.46
<b>Total Assets</b>		4,943,212.88
<b>*** Liabilities ***</b>		
249-000-214-000	DUE TO OTHER FUNDS	395,407.32
249-000-231-205	COBRA	7,427.22
249-000-237-000	DUE TO IRF SW CONNECTIONS	42,928.00
249-000-257-000	ACCRUED PAYROLL	14,741.49
<b>Total Liabilities</b>		460,504.03
<b>*** Fund Equity ***</b>		
249-000-390-000	FUND BALANCE	4,845,987.79
<b>Total Fund Equity</b>		4,845,987.79
<b>Total Fund 249:</b>		
<b>TOTAL ASSETS</b>		4,943,212.88
<b>BEG. FUND BALANCE - 2025</b>		4,845,987.79
<b>+ NET OF REVENUES/EXPENDITURES - 2025</b>		(403,630.01)
<b>+ NET OF REVENUES &amp; EXPENDITURES</b>		40,351.07
<b>= ENDING FUND BALANCE</b>		4,482,708.85
<b>+ LIABILITIES</b>		460,504.03
<b>= TOTAL LIABILITIES AND FUND BALANCE</b>		4,943,212.88

05/06/2026

**CONTRACT - CAT SUMMM MONTH**

Category	Construction Value	Permit Fee	Number of Permits
<b>Ada Township</b>			
Commercial, Add/Alter/Repair	\$469,200	\$3,184.00	4
Commercial, New Building	\$300,000	\$1,612.00	1
DECK	\$42,000	\$350.00	2
DEMOLITION	\$1	\$85.00	1
Detached Accessory Building	\$23,000	\$324.00	1
Electrical	\$0	\$4,710.00	23
Mechanical	\$0	\$5,819.00	45
Plumbing	\$0	\$703.00	9
Res. Add/Alter/Repair	\$2,875,000	\$1,015.00	5
Res. Single Family	\$1,795,000	\$2,294.00	1
Residential - Other	\$145,095	\$610.00	4
Roofing	\$254,954	\$1,020.00	12
Swimming Pool	\$272,000	\$350.00	2
<b>Subtotal</b>	<b>\$6,176,250</b>	<b>\$22,076</b>	<b>110</b>

05/06/2026

**CONTRACT - CAT SUMMM MONTH**

Category	Construction Value	Permit Fee	Number of Permits
<b>CASCADE</b>			
Commercial, Add/Alter/Repair	\$648,797	\$4,501.00	6
Commercial, New Building	\$1,500,000	\$3,615.00	1
DECK	\$179,615	\$1,225.00	7
Detached Accessory Building	\$80,000	\$521.00	2
Electrical	\$0	\$10,271.00	51
Mechanical	\$0	\$6,300.25	50
Plumbing	\$0	\$2,894.00	21
Res. Add/Alter/Repair	\$815,000	\$1,305.00	5
Residential - Other	\$191,200	\$750.00	4
Roofing	\$321,112	\$1,190.00	14
Sign	\$22,867	\$340.00	4
Swimming Pool	\$295,250	\$525.00	3
<b>Subtotal</b>	<b>\$4,053,841</b>	<b>\$33,437</b>	<b>168</b>

05/06/2026

# CONTRACT - CAT SUMMM MONTH

Category	Construction Value	Permit Fee	Number of Permits
<b>East Grand Rapids</b>			
Commercial, Add/Alter/Repair	\$10,698,000	\$25,574.00	1
DEMOLITION	\$58,800	\$85.00	1
Electrical	\$0	\$3,853.00	26
Mechanical	\$0	\$4,505.00	34
Plumbing	\$0	\$3,474.00	23
Res. Add/Alter/Repair	\$359,000	\$1,428.00	7
Residential - Other	\$30,853	\$455.00	3
Roofing	\$154,281	\$850.00	10
Sign	\$600	\$85.00	1
Swimming Pool	\$143,000	\$175.00	1
<b>Subtotal</b>	<b>\$11,444,534</b>	<b>\$40,484</b>	<b>107</b>

05/06/2026

# CONTRACT - CAT SUMMM MONTH

Category	Construction Value	Permit Fee	Number of Permits
<b>Grand Rapids Township</b>			
DECK	\$84,000	\$525.00	3
Electrical	\$0	\$4,631.00	31
Mechanical	\$0	\$6,510.00	46
Plumbing	\$0	\$3,575.00	22
Res. Add/Alter/Repair	\$1,169,344	\$2,495.00	11
Res. Single Family	\$2,928,000	\$9,570.00	6
Residential - Other	\$33,527	\$310.00	3
Roofing	\$411,769	\$2,295.00	27
Sign	\$3,618	\$170.00	2
Swimming Pool	\$30,000	\$175.00	1
<b>Subtotal</b>	<b>\$4,660,258</b>	<b>\$30,256</b>	<b>152</b>

05/06/2026

# CONTRACT - CAT SUMMM MONTH

Category	Construction Value	Permit Fee	Number of Permits
<b>Lowell Township</b>			
Detached Accessory Building	\$58,000	\$784.00	2
Electrical	\$0	\$1,195.00	8
Mechanical	\$0	\$1,635.00	13
Plumbing	\$0	\$520.00	2
Res. Add/Alter/Repair	\$57,200	\$313.00	1
Res. Single Family	\$360,700	\$1,252.00	1
Residential - Other	\$10,000	\$70.00	1
Roofing	\$38,979	\$255.00	3
<b>Subtotal</b>	<b>\$524,879</b>	<b>\$6,024</b>	<b>31</b>

05/06/2026

**CONTRACT - CAT SUMMM MONTH**

Category	Construction Value	Permit Fee	Number of Permits
<b>Plainfield Township</b>			
Commercial, Add/Alter/Repair	\$87,420	\$856.00	2
DECK	\$53,900	\$875.00	5
Electrical	\$0	\$6,074.00	45
Mechanical	\$0	\$11,330.00	78
Plumbing	\$0	\$5,638.00	30
Res. Add/Alter/Repair	\$383,827	\$1,501.00	7
Res. Single Family	\$2,044,500	\$6,932.00	5
Residential - Other	\$125,624	\$495.00	5
Roofing	\$516,064	\$2,210.00	26
Sign	\$9,998	\$170.00	2
Swimming Pool	\$125,000	\$175.00	1
<b>Subtotal</b>	<b>\$3,346,333</b>	<b>\$36,256</b>	<b>206</b>

# CONTRACT - CAT SUMMM MONTH

Category	Construction Value	Permit Fee	Number of Permits
<b>Vergennes Township</b>			
Commercial, New Building	\$42,099	\$1,732.00	1
Detached Accessory Building	\$79,000	\$570.00	2
Electrical	\$0	\$1,534.00	9
Mechanical	\$0	\$1,570.00	11
Plumbing	\$0	\$1,887.00	8
Res. Add/Alter/Repair	\$54,857	\$394.00	2
Res. Single Family	\$600,000	\$1,589.00	1
Roofing	\$22,995	\$85.00	1
<b>Subtotal</b>	<b>\$798,951</b>	<b>\$9,361</b>	<b>35</b>
<hr/>			
<b>Monthly Total</b>	<b>\$31,005,047</b>	<b>\$177,894.25</b>	<b>809</b>

**Cascade Historical Society  
2839 Thornapple River Drive SE  
Grand Rapids, MI 49546**

**Meeting Minutes  
10 am, Thursday, April 2, 2026**

**Present:** Vic Gillis, President; Karen Parent, Vice President; Ron Redman, Treasurer; members Michael Cronk, Sue Lockhart, Vicki Monterusso, Rob Beahan, and Jan Schichtel; visitor Sue Slater, Township Clerk.

Doors opened a half hour prior, to give the public an opportunity to briefly tour the museum and possibly stay for the meeting. Three people were there for the early opening; they had familial connection to John Timmer, the blacksmith, who lived and worked opposite the museum, on the other side of Thornapple River Drive. They focused on the blacksmith corner of the museum and did not stay for the meeting.

Cake was served in celebration of the 178th anniversary of the founding of Cascade Township, on April 3, 1848, when papers were filed in Lansing recognizing Cascade's separation from Ada Township.

1. President Vic Gillis opened the meeting at 10:02, offering best wishes and acknowledging that the day belonged to astronaut and Grand Rapids native Christina Koch, mission specialist on the Artemis II moon orbit team which had launched the day before.
2. The minutes of the March 5, 2026 meeting were reviewed. Motion to accept by Sue Lockhart, second by Michael Cronk. Accepted.
3. Treasurer's Report (Ron Redman).  
The Society received a \$25 donation from the Tri-River Museum Association, in memory of Sharon Yentsch. Sharon was a dedicated member of the Society who served as liaison to Tri-River for many years. There is \$36,977.99 in the checking account, and \$2,202.38 in the investment account, for a total of \$39,180.37.
4. Original Research (Michael Cronk)
  - a. The Township planted 200 trees for the Bicentennial, not unlike Mr. Richardson's planting of 100 trees in the village in 1876. There was an aspiration to map out all these bicentennial trees (the issue to be raised at the Bicentennial Committees kick-off meeting at Savory Street), however it is currently unknown if this goal was ever realized.

- b. The structure at Cascade Recreation Park was originally envisioned as a concert venue and gathering place, but the plans morphed into the pavilion that is there today.
  - c. Grand Rapids Magazine published a special Bicentennial issue which covered, among many other topics, the Kent County Bicentennial Air Show.
  - d. John DeJong, from the Ada Historical Society, had given Vic a folder containing both business directory listings for Cascade Village (ranging from 1867-1932) and village news accounts (probably from the Lowell Ledger and spanning 1899-1903). Mike separated both categories and placed them in chronological order with the idea of capturing their full citations and entering into Accessionary. Both categories contain early township history and granular information. Hard copies would be placed in folders in the History Room.
- 5. Tri-River Liaison Report (Vic Gillis, for Carol Tiemeyer)
  - a. The museum will be open 2 - 4 pm on Sunday, May 3 in conjunction with the Tri-River Association's Spring Into the Past celebration. Vic Gillis, Rob Beahan and Carol Tiemeyer volunteered for this event.
  - b. The Society is hosting the Tri-River meeting at 10 am on May 19. The meeting will take place in the chapel of Cascade Christian Church, followed by a social hour in the museum. Carol has requested that bottled water, cookies and possibly coffee be available at the entrance of the chapel prior to the meeting, per a request from Tri-River leadership.

She also needs someone from the Cascade Historical Society to do an introduction and discuss recent projects and activities. Sue Lockhart, Vic Gillis and Carol Tiemeyer volunteered for this event.
- 6. Programs and Exhibits (Vic Gillis, for Carol Tiemeyer)
  - a. The "I Remember When: Growing Up in Cascade" panel program will be held at the library, in the Wisner Center. The date is to be determined, and is no longer tied to the scheduling of Heritage Day, which will not be held this year.
  - b. Carol is changing the exhibits in glass-fronted cases at the museum. She needs the keys for these cases.
  - c. She plans to remove the spinning wheel from the table on the north side of the museum and replace it with mannequins for military uniforms.

Vic Gillis is working with A.K. Rikk's to secure the loan of mannequins.
  - d. Karen Parent has a mannequin.
- 7. Chairperson's Report (Vic Gillis)
  - a. The meeting with S2E went well.

- b. Mindy and Jerry will be giving the Society a description of options with approximate pricing.
- c. Vicki Monterusso suggested that we also get estimates/proposals from other exhibit-building companies, such as Xibitz.
- d. Karen Parent is looking into podium options.
- e. The US16 display.  
Cascade Road was originally a trail for herds of migrating caribou.  
The French explorer LaSalle traveled overland from Detroit to Muskegon in March 1680; part of his route may have intersected with the trail that became US 16, or run parallel to it to the north.
- F. Vic is working on the Robinson display.
- G. An amendment to the Society's by-laws was proposed, and passed, with a motion from Rob Beahan, and support from Ron Redman. The amendment is:

The following will be the visiting hours of the Cascade Historical Society Museum.

- A. The Cascade Historical Society Museum shall be open to visitors for the months of May through November on the second Sunday of each month from 2pm to 4pm.
- B. The museum may also be open on holidays or special events, as directed by the membership.
- C. The museum may also be open by appointment as directed by the membership.

Sue Slater asked for a copy of the Society's bylaws, and Vic Gillis was able to give her a copy immediately.

The next meeting will be on May 7, 2026, at 10am at the museum. The museum will be open at 9:30 am for visitors and member conversation.

The meeting concluded at 11:45 am. Motion to adjourn by Mike Cronk, second by Jan Schichtel.

A special thanks to Jan for taking minutes at the last two meetings.

Respectfully submitted,  
Jan Schichtel, substituting for Carol Tiemeyer,  
Secretary.



**MINUTES**  
**CASCADE CHARTER TOWNSHIP PLANNING COMMISSION**  
**MONDAY, March 16, 2026**  
**6:00 pm**  
**2870 JACKSMITH AVE SE**

- ARTICLE 1.** Chair Rowland called the meeting to order at 6:00 pm.  
Members Present: Korstange, Kraemer, Rowland, Cribbs, Madiol, Kaiser, Lauer  
Members Absent: None  
Others Present: Downtown Development Authority (DDA) Manager Ryan Sennett, Building Official Brian Wilson, Legal Counsel Laura Genovich, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**  
**Motion by Treasurer Korstange to approve the current agenda.**  
**Supported by Commissioner Madiol.**  
**Motion carried unanimously.**
- ARTICLE 4. Disclose any Conflict of Interest**  
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the March 2, 2026 meeting.**  
**Motion by Treasurer Korstange to approve the minutes of the March 2, 2026 meeting.**  
**Supported by Commissioner Cribbs.**  
**Motion carried unanimously.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**  
There was no one wishing to speak.
- ARTICLE 7. Case #26-3912 – Public Hearing**  
**Applicant:** Costco Wholesale, Josh Beach  
**Property Address:** 5100 28th Street SE  
**Parcel Number:** 41-19-18-100-013  
**Requested Action:** Request for an amendment to the Waterfall Shoppes PUD, Ord. #8 of 2004, to amend a previously approved Site Plan to expand the existing gas station, reconfigure the associated parking and access area, and amend the text to increase the number of allowed signs.  
  
DDA Manager Ryan Sennett presented the application for a PUD amendment for Costco Wholesale at 5100 28th Street SE. He explained that the applicant sought to expand the existing fuel facility and reconfigure the surrounding site. The fuel station is situated in the northwest portion of the Costco site, adjacent to the main warehouse building.

Sennett noted the purpose of the expansion was to improve Costco members' fuel purchasing experience by increasing processing capacity and reducing queues. The plan included adding six fueling dispensers and a 40,000-gallon premium underground storage tank to accommodate the increased demand. The new tank would be daisy-chained with the existing tanks, which would remain in use.

Regarding access reconfiguration, Sennett explained the current main exit is at the southwest corner and the applicant proposed moving it to the northwest corner of the fuel facility. The Township Engineer had reviewed the plans and raised no concerns over the egress point. He noted the relocation diverts fuel facility traffic away from the primary traffic lane and pedestrian crossings. Following staff feedback, the applicant had also added an additional crosswalk connecting the fuel facility area to the sidewalk to the south. One-way circulation within the fuel facility would be maintained, with a bypass lane between each dispenser and 28 feet of spacing between dispensers.

On parking compliance, Sennett stated the reconfiguration results in a net gain of one parking space, bringing the total to 745 spaces. The zoning ordinance requires a minimum of 584 and a maximum of 752, placing the site in compliance. The fire department reviewed the plans and raised no concerns regarding emergency vehicle access.

Sennett addressed the canopy materials, noting the canopy would continue to use materials similar and compatible with the primary building. Regarding the landscaping plan, he noted 16 trees would be removed for construction and the amended plan proposed replanting all 16 trees at the fuel facility portion of the site. The plans provide a 20-foot perimeter buffer with a three-foot high berm, meeting the requirements of the underlying zoning.

Sennett addressed the signage request, explaining the applicant was also requesting a text amendment to allow four signs on the fuel canopy, one on each elevation, where the current PUD text restricts signage to two. He noted the four signs had existed on site for at least 10 years, with streetscape images from 2016 confirming their presence, though no record of when the four signs were installed could be found. A building permit had been approved in 2025 to replace the existing four signs. In order to reinstall signage on all four elevations going forward, a PUD text amendment was required. Staff did not object to the proposed amendment but noted the Planning Commission should deliberate on whether the existing signage configuration was appropriate for the site.

Sennett concluded that staff had reviewed the request against the standards of Section 16.03 of the Zoning Ordinance and found it consistent. Key items for deliberation included the movement of the egress point, landscape screening and buffering, and the canopy signage. The staff recommendation was to recommend approval of the PUD amendment.

Commissioner Cribbs raised concern about vehicle queuing with the

reconfigured layout, referencing his experience at a Costco fuel facility in Louisville, Kentucky where cars would queue in long lines. He asked where cars would queue once additional pumps were added, expressing concern that vehicles could back out into the main parking lot or onto the internal waterfall shoppes roads, particularly on busy days.

Sennett responded that queueing would likely take place toward the main traffic lane in front of the Costco warehouse building. He added that the exit relocation to the northwest diverts traffic away from the primary pedestrian crossing area, which would be a disadvantage if the layout were reversed.

Commissioner Madiol noted that the additional pumps would allow more vehicles to be served simultaneously, reducing overall queue length.

Vice Chair Kraemer acknowledged Commissioner Cribbs' public safety concern as legitimate but noted the Commission had limited ability to analyze it beyond anecdotal observation. He referenced the staff report's statement that no concerns over the egress were raised by the Township Engineer, and indicated he would not be inclined to require a full redesign without supporting data.

The applicant's representative, Josh Beach of Core States Group (1821 572nd Avenue, Kent, Washington), introduced his team, which included Julie Anderson (Senior Planner, Core States Group), Kayleen Burnett (Costco), and Barbara Mosier (Traffic Engineer, Kittleson and Associates). In response to questions about relocating the egress on the northwest instead of flipping the queuing lanes from the east side to the west side of the fueling station, Beach explained the intent was to expand existing infrastructure rather than tear it out and rebuilding it. He noted that three of the existing pump islands would also be shifted slightly to widen the spacing.

Chair Rowland asked about signage, noting that the allowed signage had one face of the canopy facing the adjacent cemetery and another faced the warehouse itself making those less effective. Beach indicated Costco preferred four signs as a Costco nationwide standard, but that it was not a firm position.

Rowland asked how long the construction project would take. Beach stated that no definitive schedule was set but noted the intent was to keep the facility operational during the day and conduct construction overnight to minimize disruption.

Barbara Mosier of Kittleson and Associates addressed the Commission. She explained that Kittleson had been gathering Costco-specific trip generation and gas queuing data for approximately 25 years, resulting in a far more robust dataset than comparable uses in standard traffic manuals. She stated the existing condition allows approximately five cars of queuing space per pump island. With the expansion from 12 to 24 fueling positions, data consistently showed that queues become shorter even though total

volumes may increase slightly, as more capacity reduces wait times. She confirmed that during the Saturday peak hour, the 24-pump configuration would provide sufficient queuing space for the maximum anticipated queue.

Treasurer Korstange asked whether the traffic data supported this layout as Costco's best solution. Beach confirmed that all options had been considered and this approach, expanding on the existing footprint, was determined to be the most practical.

**Motion by Chair Rowland to open public hearing.**

**Supported by Treasurer Korstange.**

**Motion carried unanimously.**

Josh Jordan (5479 Whispering Timbers Drive) noted he regularly uses the south entrance off 33rd St to Costco due to congestion at the 28<sup>th</sup> Street entrance and exit. Jordan did not raise substantive concerns regarding the fuel facility expansion.

**Motion by Chair Rowland to close public hearing.**

**Supported by Commissioner Madiol.**

**Motion carried unanimously.**

During deliberation, Commissioner Cribbs reiterated his concern that even with additional pumps, queuing on busy days could extend into the main parking lot and create conflicts with pedestrians. He noted the escape lanes were tight and that parking spaces near the fuel facility were limited. Treasurer Korstange noted the current site already functions without queuing extending onto the street, and that doubling the pump capacity should only improve conditions. Other Commissioners indicated they would defer to the traffic data provided and did not find sufficient grounds to require a full redesign.

The Commission then turned to the signage question. Chair Rowland expressed a preference for returning to two signs, citing a desire not to set a broader precedent for fuel canopy signage. Sennett clarified that the underlying B-1 zoning and sign ordinance did not specifically address canopy signage for fuel facilities and that it would likely be treated as wall signage, which is typically one per building, with the PUD currently permitting two. Treasurer Korstange noted the precedent may already be established given the four signs had been in place for at least 10 years, and that reducing them would require removing what was already there. Commissioner Madiol and Vice Chair Kraemer indicated no strong objection to the four-sign configuration, noting it appeared consistent with other fuel facilities in the township. After discussion, the Commission generally concurred that the existing four-sign configuration was acceptable.

**Motion by Vice Chair Kraemer to RECOMMEND APPROVAL of Case #26-3912, for a PUD amendment to the approved Site Plan to allow for site improvements and existing signage at the fuel facility at 5100 28th Street SE, for the following reasons:**

- 1. The amendment to the PUD Ordinance satisfies the PUD standards of review and approval outlined in Section 16.03 of the Cascade Township Zoning Ordinance.**

**Supported by Treasurer Korstange.  
Motion carried unanimously.**

**ARTICLE 8.**

**Case #25-3905**

**Applicant:** Harvest Health, Mitchell Nol

**Property Address:** 6807 Cascade Road SE

**Parcel Number:** 41-19-09-451-062

**Requested Action:** Request for Site Plan approval for an exterior remodel of an existing building.

Sennett presented the next application for a site plan review for Harvest Health at 6807 Cascade Road SE. He explained the applicant was proposing an exterior renovation of the existing building along with some interior improvements. The property is located on the north side of Cascade Road within the Thornapple Centre PUD. The overall site plan footprint would remain largely the same, with a remodel of the vestibule included. A dumpster enclosure was proposed using wood slat fencing to maintain consistency with the main building, and existing mechanical equipment to the west of the building would be screened.

Sennett described the proposed improvements, including new flooring, fixtures, and asphalt shingles on the roof. The applicant was also adding a new parapet wall on two sides of the building to break up the long, uninterrupted building face and provide architectural variety. Proposed exterior materials included brick veneer, faux wood siding, and fiber cement lap siding. The applicant planned to add five operable windows on the front and five on the rear, allowing views into the store interior where none currently existed due to the building's existing facade construction.

Sennett noted that the proposed plans required departures from Section 8.08 of the Zoning Ordinance regarding the percentage of windows and specific material types. Six standards within Section 8.08 were not met. The Village Design Review Committee (VDRC) had reviewed the elevations and proposed materials and recommended the Planning Commission grant departures from all six standards not met, which included Sections 1, 3, 4, 7, 11, and 12. Sennett noted that the Planning Commission, per the Zoning Ordinance, has authority to grant such departures. Section 8.09 requires the Commission to consider the impact of modifications on future and existing development, the benefit to the community, and the public purpose to be served by permitting the modifications.

The staff recommendation was for approval of the site plan and requested departures as recommended by the VDRC, with two additional conditions requiring the applicant to meet all standard requirements for site lighting and future signage permits.

Chair Rowland asked about the light gray section of the building's exterior. Korstange responded that it was done to break up the visuals of the building.

Treasurer Korstange, who had participated in the VDRC review, provided additional context for the Commission. She noted the applicant had invested significant effort to bring the design closer to the village standards. The existing building was constructed almost entirely as a facade, with windows that appeared real but were not functional openings. As a result, the applicant could not achieve the full window transparency requirements of Section 8.08. The Applicant Mitchel Nol (6807 Cascade Road) mentioned they had gone through considerable expense and effort of cutting in five real operable windows on both the front and rear elevations to allow visible light and activity from Cascade Road. Korstange also noted the parapet addition would replace large unsightly louvers currently on each peak, improving the overall appearance. She described the VDRC's approach as evaluating how much improvement the applicant could reasonably achieve given the limitations of the existing structure, rather than requiring full compliance that would effectively mandate demolition and rebuilding.

Nol noted the building had been in operation since 1957, and that while the building's long, narrow configuration was not ideal for grocery retail, the planned renovation represented a meaningful investment to bring the building in line with the Township's standards. Nol referenced a comparable remodel at the company's Hudsonville store, which had resulted in approximately a 15% increase in sales sustained throughout the year. He and his wife had purchased the company with the intent of making substantial interior and exterior updates to reflect the company's updated branding. He noted the company was also reducing its total signage from 10 signs to two, which was consistent with the Township's vision, though the PUD currently permitted only one sign. Sennett confirmed that a PUD amendment would be required for two signs and that the applicant would need to return through the PUD amendment process separately.

Vice Chair Kraemer raised a broader concern about the design standards. He acknowledged the visible improvement the project represented but questioned whether granting departures from six of the Section 8.08 standards effectively rendered those standards meaningless. He noted the standards existed to guide the area's long-term design vision and expressed concern that if every redesign resulted in exceptions for cost reasons, the vision would never be realized. He highlighted walkability and visible street-facing entrances as particularly important given the building's location on Cascade Road, which is central to the village district.

Treasurer Korstange responded that the VDRC's process was not simply

accommodating cost concerns but was evaluating the practical constraints of the existing building stock. She noted the applicant was moving from meeting virtually none of the standards to meeting approximately 70 to 80 percent of them. She emphasized that requiring full compliance would necessitate a complete tear-down and rebuild, which was not feasible for the type of renovation that was being done.

Chair Rowland noted he would have liked to see a pedestrian sidewalk connection to Cascade Road. Mitchell Nol acknowledged the idea had been explored but explained the elevation change of two to three feet and the presence of utility infrastructure made a sidewalk connection between the building and the adjacent bank extremely difficult. Treasurer Korstange confirmed this had been a point of discussion during the VDRC review, and that while she had advocated for the sidewalk connection, the committee had reached a consensus that it was not feasible at this time. The applicant indicated openness to revisiting the issue in the future.

Commissioner Cribbs asked for clarification on which version of the zoning ordinance applied to this application. Sennett confirmed the review was based on the current Zoning Ordinance standards within Section 8.08, not the newly adopted Zoning Ordinance that is currently on hold due to a petition submitted for a referendum. Chair Rowland and Treasurer Korstange clarified this distinguished the Harvest Health application from others, such as the International Beverage application, which had been processed under proposed future standards and was now in a different status.

**Motion by Treasurer Korstange to APPROVE case #25-3905, for Site Plan approval for an exterior remodel of the existing building at 6807 Cascade Road SE, with the following conditions:**

- 1. Departure from the requirements of the following subsections of Section 8.08 is granted: Sections 1,3, 4, 7, 11, and 12.**
- 2. The applicant shall meet the sign requirements of the Thornapple Centre PUD Ordinance.**
- 3. Lighting levels shall meet the requirements of Chapter 19 of the Zoning Ordinance.**

**Supported by Commissioner Madiol.**

**Motion carried unanimously.**

## **ARTICLE 9.**

### **Case #26-3917 – Public Hearing**

**Applicant:** Cascade Charter Township

**Requested Action:** Request to consider amendments to the Township Zoning Ordinance that would allow the Township Board to implement a short-term moratorium for existing and new or emerging land uses.

Legal Counsel Laura Genovich of Foster Swift addressed the Commission, on amendments to the zoning ordinance related to moratoriums. She clarified that a subcommittee had been formed to study potential data center regulations but had not yet met, and that the focus of the evening's discussion was solely the proposed text amendment to establish a moratorium mechanism in the Zoning Ordinance,

not the development of data center-specific regulations.

Genovich provided background on the purpose of moratoriums in zoning law. She explained that municipalities have increasingly encountered new or emerging land uses, including wind energy, solar energy, battery storage, and now data centers, that require time to study and regulate in the zoning ordinance. A moratorium allows a temporary pause on approvals while that study and amendment process takes place. She noted that case law has evolved significantly on the procedural requirements for valid moratoriums, generally indicating that a moratorium should be implemented by ordinance rather than by resolution or motion alone. In some circumstances, however, a resolution may be used if the zoning ordinance specifically authorizes it.

Genovich explained there were two different actions related to moratoriums before or related to the Commission. First, the Township Board had already exercised its police powers to adopt an ordinance placing a moratorium on data center approvals pending regulatory development in the Zoning Ordinance. Second, the text amendment before the Planning Commission that evening proposed a structural change to the Zoning Ordinance itself, which would authorize the Township Board to impose moratoriums by resolution on a forward-going basis for any existing, new, or emerging land uses that needed to be regulated. She emphasized that this mechanism was broader than data centers and was intended to make the township more agile when new land uses arose.

Chair Rowland asked how the mechanism worked procedurally, including whether the board voted to set the duration. Genovich confirmed the board would adopt a resolution and set the time period, which could not initially exceed 12 months. She noted that an additional extension of up to six months could also be granted with public notice.

Commissioner Madiol sought clarification on whether the agenda item included both the moratorium mechanism and data center-specific regulations. Genovich confirmed only the moratorium mechanism was before the Commission that evening. Treasurer Korstange added context, noting the Township Board had already acted under its police powers with a six-month moratorium on data centers with a possible six-month extension.

Chair Rowland raised a question about whether the moratorium mechanism would apply retroactively to existing pending applications. Genovich clarified that the mechanism was intended for emerging land uses in need of zoning regulation and would not affect applications already approved. She also noted the mechanism was not a tool for excluding land uses entirely, but rather for ensuring the zoning ordinance provided adequate regulatory standards before applications were processed.

**Motion by Chair Rowland to open public hearing.  
Supported by Treasurer Korstange.  
Motion carried unanimously.**

Josh Jordan (5479 Whispering Timbers Drive) noted he regularly uses the south entrance to Costco. He commended Commissioner Cribbs on the correct pronunciation of Louisville. Jordan did not raise substantive concerns

regarding the fuel facility expansion.

**Motion was made by Chair Rowland to close public hearing.**

**Supported by Treasurer Korstange.**

**Motion carried unanimously.**

**Motion by Chair Rowland for Case #26-3917, to RECOMMEND APPROVAL of the ordinance to amend the Zoning Ordinance to allow for imposing a temporary moratorium for any application permits, rezoning, licensing or approval for existing, new or emerging land use in the township of Cascade, the initial moratorium shall not exceed 12 months, with one additional extension of up to six months.**

**Supported by Treasurer Korstange.**

**Motion carried unanimously.**

**ARTICLE 10. Acknowledge visitors and those wishing to speak.**

There was no one wishing to speak.

**ARTICLE 11. Other Business**

There was no other business.

**ARTICLE 12. Adjourn**

**The meeting adjourned at 8:00 pm.**

Respectfully submitted,

Commissioner David Madiol, Planning Commission Secretary



# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

## Cascade Planning Department Code Enforcement Monthly Report Month of April 2026

New Cases

5

Closed Cases

9

Total Open Cases

6

### Current Open Enforcement Cases

### Enforcements by Status

05/05/2026

1/1

#### IN PROGRESS

Enforcement #	Address	Category	Filed	Closed
EN260033	4964 STARR ST SE	ZONING	04/16/2026	
EN260034	3525 THORNAPPLE RIV DR SE	ZONING	03/26/2026	
EN260036	1591 LARAWAY LAKE DR SE	CASCADE TWP ORDINANC	04/28/2026	

**Total # for In Progress: 3**

#### MONITOR

Enforcement #	Address	Category	Filed	Closed
EN250118	5138 THORNAPPLE RIV DR SE	ZONING	09/09/2025	
EN250133	2909 BURRWICK DR SE	CASCADE TWP ORDINANC	10/15/2025	
EN260035	8195 45TH ST SE	CASCADE TWP ORDINANC	04/22/2026	

**Total # for Monitor: 3**

**Total # of Enforcements: 6**

## New Enforcement Cases Filed in April 2026

### IN PROGRESS

Enforcement #	Address	Category	Filed	Closed
EN260033	4964 STARR ST SE	ZONING	04/16/2026	
EN260036	1591 LARAWAY LAKE DR SE	CASCADE TWP ORDINANC	04/28/2026	

**Total # for In Progress: 2**

### MONITOR

Enforcement #	Address	Category	Filed	Closed
EN260035	8195 45TH ST SE	CASCADE TWP ORDINANC	04/22/2026	

**Total # for Monitor: 1**

### RESOLVED

Enforcement #	Address	Category	Filed	Closed
EN260037	7606 BUCCANEER DR SE	CASCADE TWP ORDINANC	04/24/2026	04/30/2026
EN260030	7530 DOUBLON DR SE	CASCADE TWP ORDINANC	04/03/2026	04/09/2026

**Total # for Resolved: 2**

**Total # of Enforcements: 5**

## Enforcement Cases Closed in April 2026

### RESOLVED

Enforcement #	Address	Category	Filed	Closed
EN250114	7269 THORNCREST DR SE	ZONING	09/18/2025	04/30/2026
EN260037	7606 BUCCANEER DR SE	CASCADE TWP ORDINANC	04/24/2026	04/30/2026
EN250159	5671 WHITNEYVILLE AVE SE	ZONING	12/15/2025	04/21/2026
EN260017	6313 GREENWAY DR SE	CASCADE TWP ORDINANC	02/17/2026	04/21/2026
EN260005	7840 TIMBER BLUFF DR SE	ZONING	01/13/2026	04/16/2026
EN250154	3801 KRAFT AVE SE	ZONING	12/04/2025	04/15/2026
EN260021	3897 BUTTRICK AVE SE	CASCADE TWP ORDINANC	03/05/2026	04/15/2026
EN260030	7530 DOUBLON DR SE	CASCADE TWP ORDINANC	04/03/2026	04/09/2026
EN260023	6384 CASCADE RD SE	CASCADE TWP ORDINANC	03/06/2026	04/02/2026

**Total # for Resolved: 9**

**Total # of Enforcements: 9**

## Inspection Summary for April 2026

Enforcement #	Address	Status	Filed	Closed
EN260022	3585 APPLE HILL DR SE	Resolved	03/05/26	05/05/26
Complaint: Inoperable vehicle --- tow truck scheduled				

Inspection Type	Status	Scheduled	Completed	Code Officer
General Code	Violations	03/09/26	03/10/26	Ryan Sennett
General Code	Violations	03/24/26	03/24/26	Ryan Sennett
General Code	Violations	04/16/26	04/15/26	Ryan Sennett
General Code	Violations	04/21/26	04/20/26	Ryan Sennett
General Code	Complied	05/06/26	05/05/26	Ryan Sennett

Enforcement #	Address	Status	Filed	Closed
EN260041	2833 CASCADE SPRINGS DR SE	Resolved	05/01/26	05/04/26
Complaint: Concern over an accessory building currently being constructed on the property--- No violation found				

Inspection Type	Status	Scheduled	Completed	Code Officer
Ordinance	No Violation	05/04/26	05/04/26	Ryan Sennett

Enforcement #	Address	Status	Filed	Closed
EN260037	7606 BUCCANEER DR SE	Resolved	04/24/26	04/30/26
Complaint: Pile of asphalt in front yard				

Inspection Type	Status	Scheduled	Completed	Code Officer
General Code	No Violation	04/29/26	04/29/26	Ryan Sennett

Enforcement #	Address	Status	Filed	Closed
EN260017	6313 GREENWAY DR SE	Resolved	02/17/26	04/21/26
Complaint: Vehicle in driveway with no license plate				

Inspection Type	Status	Scheduled	Completed	Code Officer
General Code	Completed	02/17/26	02/17/26	Ryan Sennett
Follow-Up Contact	No Violation	02/25/26	02/25/26	Ryan Sennett
General Code	Violations	03/25/26	03/25/26	Ryan Sennett
General Code	Completed	04/02/26	04/02/26	Ryan Sennett

Enforcement #	Address	Status	Filed	Closed
EN260005	7840 TIMBER BLUFF DR SE	Resolved	01/13/26	04/16/26
Complaint: Temporary fence installed with exterior posts, and not of sound construction--- Owner to replace with a compliant permanent fence when weather allows. This will be monitored, and inspected again in the spring.				

Inspection Type	Status	Scheduled	Completed	Code Officer
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## Inspection Summary Continued

Initial Contact	Completed	01/20/26	01/21/26	Ryan Sennett
Ordinance	Complied	04/17/26	04/16/26	Ryan Sennett

Enforcement #	Address	Status	Filed	Closed
EN250154	3801 KRAFT AVE SE	Resolved	12/04/25	04/15/26

Complaint: Zoning Verification ZV25007, pavement poured in the bufferyard --- Applicant has removed the pavement

Inspection Type	Status	Scheduled	Completed	Code Officer
Ordinance	Complied	05/01/26	04/15/26	Ryan Sennett

Enforcement #	Address	Status	Filed	Closed
EN260021	3897 BUTTRICK AVE SE	Resolved	03/05/26	04/15/26

Complaint: Recreational vehicle parking, accumulation of junk, and suspicion of business being operated from residential property.

Inspection Type	Status	Scheduled	Completed	Code Officer
General Code	Violations	03/09/26	03/10/26	Ryan Sennett
General Code	Complied	04/16/26	04/15/26	Ryan Sennett

Enforcement #	Address	Status	Filed	Closed
EN260030	7530 DOUBLON DR SE	Resolved	04/03/26	04/09/26

Complaint: Commercial vehicle parking---No violation was found

Inspection Type	Status	Scheduled	Completed	Code Officer
General Code	No Violation	04/06/26	04/06/26	Ryan Sennett
General Code	No Violation	04/10/26	04/08/26	Ryan Sennett

Enforcement #	Address	Status	Filed	Closed
EN260023	6384 CASCADE RD SE	Resolved	03/06/26	04/02/26

Complaint: Accumulation of junk in the front yard

Inspection Type	Status	Scheduled	Completed	Code Officer
General Code	Violations	03/09/26	03/10/26	Ryan Sennett
General Code	Complied	03/24/26	04/02/26	Ryan Sennett

Enforcement #	Address	Status	Filed	Closed
EN260033	4964 STARR ST SE	In Progress	04/16/26	

Complaint: Storage container location & drainage alterations

Inspection Type	Status	Scheduled	Completed	Code Officer
Ordinance	Completed	04/20/26	04/20/26	Ryan Sennett
Ordinance	Completed	04/30/26	04/29/26	Ryan Sennett

## Inspection Summary Continued

Enforcement #	Address	Status	Filed	Closed
EN260034	3525 THORNAPPLE RIV DR SE	In Progress	03/26/26	

Complaint: Concern over excavation/fill within regulated wetland area---Complaint forwarded to EGLE

Inspection Type	Status	Scheduled	Completed	Code Officer
Ordinance	Completed	04/21/26	04/21/26	Ryan Sennett
Ordinance	Completed	04/24/26	04/24/26	Ryan Sennett

Enforcement #	Address	Status	Filed	Closed
EN260035	8195 45TH ST SE	Monitor	04/22/26	

Complaint: Noise complaint - being monitored for future complaints

Inspection Type	Status	Scheduled	Completed	Code Officer
General Code	Completed	04/22/26	04/22/26	Zachery Jackson

Enforcement #	Address	Status	Filed	Closed
EN260036	1591 LARAWAY LAKE DR SE	In Progress	04/28/26	

Complaint: Several vehicles parked on the property, with some potentially being inoperable or violating the recreational vehicle parking regulations

Inspection Type	Status	Scheduled	Completed	Code Officer
General Code	Violations	04/29/26	04/29/26	Ryan Sennett

INVOICE DISTRIBUTION REPORT FOR CASCADE CHARTER TOWNSHIP

ALL DATES, POSTED  
OPEN

GL Number	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount
<b>Fund: 101 GENERAL FUND</b>					
<b>Department: 000</b>					
101-000-123-000	BS&A SOFTWARE	PAS - SERVICE FEE 1/6/2026 - 4/6/2026	166692		2,188.34
101-000-123-000	MICHIGAN ASSOCIATION OF	MICH ASSOCIATION OF PLANNING - ANNUAL	ANNUAL DUES		537.50
101-000-231-220	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		3.90
101-000-231-220	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		11.70
101-000-231-221	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		0.00
101-000-231-221	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		102.20
101-000-231-221	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		8.00
101-000-231-221	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		0.00
101-000-231-221	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		114.80
101-000-231-221	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		0.00
101-000-667-003	LITWILLER TREVOR & MORGAN	REFUND FOR PAVILLION RENTAL	345		30.00
101-000-667-003	MORGAN GUPTA	PAVILLION REFUND	341		75.00
Total Department 000					3,071.44
<b>Department: 101 TOWNSHIP BOARD</b>					
101-101-723-000	STATE OF MICHIGAN	CC ADMIN - MIDEAL	61262G		230.00
101-101-860-000	SLATER, SUE	REIMBURSE 14 MILES/ PHONE STIPEND, SU	REIMBURSEMENT		17.40
101-101-924-100	SLATER, SUE	REIMBURSE 14 MILES/ PHONE STIPEND, SU	REIMBURSEMENT		50.00
Total Department 101 TOWNSHIP BOARD					297.40
<b>Department: 215 CLERK</b>					
101-215-724-000	ALBERTS, MICHELLE	REIMBURSE MAMC CERTIFICATE - MICHELLE	REIMBURSEMENT		50.00
Total Department 215 CLERK					50.00
<b>Department: 225 ADMINISTRATIVE</b>					
101-225-724-000	HUMATIX, LLC.	PARKS & FACILITIES INJURY PREVENTION	HUMAT10027		350.00
101-225-727-000	AMAZON.COM	CC ADMIN - KITCHEN & CLEANING SUPPLIE	113-9611255-2890602		76.27
101-225-727-000	AMAZON.COM	CC ADMIN - BINDER, SIGN HOLDER	113-8378421-6015436		29.69
101-225-727-000	AMAZON.COM	CC ADMIN - OFFICE AND KITCHEN SUPPLIE	113-0909712-7916223		68.79
101-225-727-000	AMAZON.COM	CC ADMIN - TOWNSHIP BUSINESS PRIME AN	D01-3576863-7629044		129.00
101-225-730-000	PITNEY BOWES INC	RED INK CARTRIDGE FOR POSTAGE MACHINE	1029362247		132.79
101-225-752-101	AMAZON.COM	CC ADMIN - KITCHEN & CLEANING SUPPLIE	113-9611255-2890602		45.66
101-225-752-101	AMAZON.COM	CC ADMIN - OFFICE AND KITCHEN SUPPLIE	113-0909712-7916223		40.40
101-225-752-101	AMAZON.COM	CC ADMIN - KITCHEN SUPPLIES	113-4132257-7697062		25.99
101-225-752-101	AMAZON.COM	CC ADMIN - COFFEE	113-7251689-9329851		45.99
101-225-794-700	AVAS FLOWERS	CC SLATER - FLOWERS	14526576		101.73
101-225-815-000	ADOBE INC	CC ADMIN - ADOBE APRIL	HD04509012723CUS		324.08
101-225-815-000	CCSI EFAX	CC ADMIN - CCSI EFAX	CCSI		18.99
101-225-815-000	CCSI EFAX	CC ADMIN - CCSI EFAX	CCSI		10.00
101-225-815-000	CCSI EFAX	CC ADMIN - CCSI EFAX	CCSI		10.00
101-225-815-000	CCSI EFAX	CC ADMIN - CCSI EFAX	CCSI		10.00
101-225-815-000	CCSI EFAX	CC ADMIN - CCSI EFAX	CCSI		10.00
101-225-815-050	ZOOM VIDEO COMMUNICATIONS INC	CC ADMIN - MONTHLY SERVICES	INV351116984		307.90
101-225-815-100	MUNIWEB -INGSTRON	WEBSITE HOSTING/ SUPPORT/TRAINING/ DE	1425		320.00
101-225-815-100	MUNIWEB -INGSTRON	WEBSITE HOSTING - APRIL 2026	1460		200.00
101-225-826-000	FOSTER, SWIFT, COLLINS & SMIT	MATTER: 87192-001 / GENERAL PROFESSIO	935187		2,757.31
101-225-826-000	FOSTER, SWIFT, COLLINS & SMIT	MATTER# 87192-00041 / BLOSSER, TODD V	934020		535.50
101-225-826-000	FOSTER, SWIFT, COLLINS & SMIT	MATTER 87192-00001 / GENERAL LEGAL S	939874		11,136.32
101-225-826-000	FOSTER, SWIFT, COLLINS & SMIT	MATTER 87192-00041/ BLOSSER, TODD V C	939973		4,891.09
101-225-880-000	AMAZON.COM	CC ADMIN - CANDY	113-3506859-2561020		35.95
101-225-900-000	YOURMEMBERSHIP.COM	CC ADMIN - JOB POSTING	R77085576		349.00

INVOICE DISTRIBUTION REPORT FOR CASCADE CHARTER TOWNSHIP

ALL DATES, POSTED  
OPEN

GL Number	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount
<b>Fund: 101 GENERAL FUND</b>					
<b>Department: 225 ADMINISTRATIVE</b>					
101-225-967-000	G.O.A.T. TECH, LLC	CC ADMIN - PHONE SERVICES @ WISNER	431467		16.63
101-225-967-000	MAILCHIMP	CC ADMIN - STANDARD PLAN	MC23810165		100.00
Total Department 225 ADMINISTRATIVE					22,079.08
<b>Department: 228 INFORMATION TECHNOLOGY</b>					
101-228-939-000	BUSINESS SOLUTIONS, LLC	IT SERVICES ANNUAL CONTRACT	68427		4,695.00
101-228-939-000	11:11 SYSTEMS, INC.	PRIVATE CLOUD	71336766		531.12
101-228-958-000	BS&A SOFTWARE	PAS - SERVICE FEE 1/6/2026 - 4/6/2026	166692		4,376.66
Total Department 228 INFORMATION TECHNOLOGY					9,602.78
<b>Department: 250 BENEFITS/INSURANCE</b>					
101-250-717-000	MICHIGAN MUNICIPAL LEAGUE	POLICY # 5008070-24 / PAYROLL AUDIT 7	1094208		615.00
101-250-718-000	NATIONAL VISION ADMINISTRATOR	CUST # 5143 / VISION INSURANCE- MAY 2	4479599		198.09
101-250-719-000	WEST MICHIGAN HEALTH INSURANC	HEALTH & DENTAL INSURANCE - MAY 2026	HEALTH INS MAY 2026		24,679.84
101-250-720-000	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		249.75
101-250-720-000	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		37.97
101-250-720-000	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		630.64
101-250-720-000	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		252.64
101-250-721-000	WEST MICHIGAN HEALTH INSURANC	HEALTH & DENTAL INSURANCE - MAY 2026	HEALTH INS MAY 2026		1,823.92
Total Department 250 BENEFITS/INSURANCE					28,487.85
<b>Department: 253 TREASURER</b>					
101-253-724-000	COMFORT INN	CC ADMIN - MMTA CONFERENCE, B. IVOS	1030549245		551.25
101-253-860-000	BRUNO IVOS	REIMBURSE 220 MILES & 1 MEAL / CONFER	REIMBURSEMENT		159.50
101-253-860-000	BRUNO IVOS	REIMBURSE 220 MILES & 1 MEAL / CONFER	REIMBURSEMENT		23.88
Total Department 253 TREASURER					734.63
<b>Department: 257 ASSESSING</b>					
101-257-801-000	ASSESSMENT ADMINISTRATION SER	ASSESSING SERVICES - MAY 2026	INV-000034		22,500.00
101-257-801-000	ASSESSMENT ADMINISTRATION SER	ASSESSING SERVICES - APRIL 2026	INV-000010		22,500.00
101-257-826-000	FOSTER, SWIFT, COLLINS & SMIT	MATTER# 87192-00043 / GUNSON PROPERTI	939927		294.47
101-257-826-000	FOSTER, SWIFT, COLLINS & SMIT	MATTER # 87192-00018	939887		267.70
101-257-826-000	FOSTER, SWIFT, COLLINS & SMIT	MATTER 87192-00040 / GRAND HOSPITALIT	939914		1,686.51
Total Department 257 ASSESSING					47,248.68
<b>Department: 262 ELECTIONS</b>					
101-262-756-000	AMAZON.COM	CC ADMIN - BINDER, SIGN HOLDER	113-8378421-6015436		37.99
Total Department 262 ELECTIONS					37.99
<b>Department: 265 BUILDING AND GROUNDS</b>					
101-265-752-101	SAM'S CLUB MC/SYNCB	CC MCCARTY - VOLUNTEER SPRING SNACKS	52374G		46.96
101-265-787-101	AMAZON.COM	CC ADMIN - KITCHEN & CLEANING SUPPLIE	113-9611255-2890602		35.58
101-265-787-101	AMAZON.COM	CC ADMIN - CLEANING SUPPLIES	113-4630060-0552246		12.91
101-265-863-000	HOEKSTRA COMPANIES, LLC	VEHICLE MAINTENANCE	33856		129.36
101-265-863-000	HOEKSTRA COMPANIES, LLC	VEHICLE MAINTENANCE	33847		953.29
101-265-863-000	THE HOME DEPOT CREDIT SERVICE	ACCT 6035 3221 5394 3356 - VEHCI	0015024		80.41
101-265-863-000	THE HOME DEPOT CREDIT SERVICE	ACCT 6035 3221 5394 3356 - SALT TRUCK	0015093		112.85
101-265-863-000	HOEKSTRA COMPANIES, LLC	MOWER BLADE	33958		114.96
101-265-863-000	NAPA AUTO PARTS	NAPA CREDIT FOR PURCHASE ON INV 24889	251698		(999.99)
101-265-863-000	KINGSLAND'S ACE HARDWARE	CHOKE KNOB	225252		6.29
101-265-863-000	KINGSLAND'S ACE HARDWARE	MAINTENANCE SUPPLIES	225343		5.39
101-265-863-000	KINGSLAND'S ACE HARDWARE	CHAIN OIL, FUEL	225399		81.37

INVOICE DISTRIBUTION REPORT FOR CASCADE CHARTER TOWNSHIP

Check run 5/14/2026

ALL DATES, POSTED  
OPEN

GL Number	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount
<b>Fund: 101 GENERAL FUND</b>					
<b>Department: 265 BUILDING AND GROUNDS</b>					
101-265-863-000	KINGSLAND'S ACE HARDWARE	TRIMMER LINE	225404		62.99
101-265-863-000	LOWE'S	CC MCCARTY - VEHICLE MAINTENANCE	98299G		67.12
101-265-864-000	WEX BANK	ACCT# 0462-00-394745-4 / FUEL CHARGES	112240264		2,024.50
101-265-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		1,970.52
101-265-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		29.83
101-265-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		31.49
101-265-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		0.00
101-265-921-000	CONSUMERS ENERGY	ACCT # 1030 3693 2491 / 5920 TAHOE DR	201276606385		1,507.03
101-265-923-000	DTE ENERGY	DTE ENERGY BILLS 3/27/2026 - 4/27/20	MULTIPLE		477.15
101-265-924-000	COMCAST	CC MAGERS - SERVICES @ 2990 BUTTRICK	8529 11 273 0015086		0.00
101-265-924-000	COMCAST	CC MAGERS - SERVICES @ 2865 THORNHILL	8529 11 273 0159454		0.00
101-265-931-000	DRAYTON AUTOMATIC DOOR LLC	TOWNSHIP DOOR MAINTENANCE	4554		2,514.00
101-265-931-000	THE HOME DEPOT CREDIT SERVICE	ACCT 6035 3221 5394 3356 - PLANTS	5012452		149.88
101-265-931-000	THE HOME DEPOT CREDIT SERVICE	ACCT 6035 3221 5394 3356 - DIRT	5012483		27.27
101-265-931-000	THE HOME DEPOT CREDIT SERVICE	ACCT 6035 3221 5394 3356 - CEILING TI	H2715-300902858		351.96
101-265-931-000	ARROWASTE	ACCT # 91-153550 9 / MULTIPLE INVOICE	MAY 2026		327.21
101-265-931-000	ARROWASTE	2026 SPRING CLEANUP	3295142		0.00
101-265-939-000	VOLGISTICS	CC ADMIN - VOLGISTICS	VOLGISTICS		18.00
101-265-939-000	HUMATIX, LLC.	PARKS & FACILITIES INJURY PREVENTION	HUMAT10027		300.00
101-265-939-000	GOOSE CONTROL OF WEST MICHIGA	GOOSE HAZING 4/1/26 - 4/30/26	260501		425.00
101-265-981-500	THE HOME DEPOT CREDIT SERVICE	ACCT 6035 3221 5394 3356 - YARD TOOLS	4043400		87.94
Total Department 265 BUILDING AND GROUNDS					10,951.27
<b>Department: 276 CEMETERY</b>					
101-276-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		29.45
101-276-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		34.19
Total Department 276 CEMETERY					63.64
<b>Department: 443 YARD WASTE REMOVAL</b>					
101-443-820-000	ARROWASTE	2026 SPRING CLEANUP	3295142		26,495.83
101-443-820-000	PHOENIX RESOURCES LLC	2026 SPRING CLEANUP 440 CU YARDS @ \$1	20721		7,920.00
Total Department 443 YARD WASTE REMOVAL					34,415.83
<b>Department: 447 ENGINEERS/ ENGINEERING</b>					
101-447-801-000	SPALDING DEDECKER	PROJ: CC23006.1T / GARDEN APTS. PHASE	00107474		8,848.50
Total Department 447 ENGINEERS/ ENGINEERING					8,848.50
<b>Department: 448 STREET LIGHTS</b>					
101-448-926-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		176.22
101-448-926-000	CONSUMERS ENERGY	ACCT # 1000 0037 3306/ STREETLIGHTS A	2025220407522		4,834.38
101-448-926-000	CONSUMERS ENERGY	ACCT # 1030 3406 2979/ 49506 LED LIGH	203145351494		6,112.96
Total Department 448 STREET LIGHTS					11,123.56
<b>Department: 701 PLANNING</b>					
101-701-723-000	MICHIGAN ASSOCIATION OF	MICH ASSOCIATION OF PLANNING - ANNUAL	ANNUAL DUES		537.50
101-701-724-000	AMERICAN PLANNING ASSOCIATION	CC ADMIN - NPC26 REFUND	9056303		(785.00)
101-701-801-000	MCKENNA ASSOCIATES, INC.	PROJ: 24-002 / CASCADE TWP PLANNING S	24-002 -17		7,123.50
101-701-900-000	KENT COUNTY CLERK	SPECIAL LAND USE AMENDMENT - RESOLUTI	DEED		30.00
101-701-900-000	MLIVE MEDIA GROUP	ACCT # 65304 / APRIL AFFIDAVITS/PLANN	4024819		697.50
Total Department 701 PLANNING					7,603.50
<b>Department: 756 PARKS</b>					

INVOICE DISTRIBUTION REPORT FOR CASCADE CHARTER TOWNSHIP

ALL DATES, POSTED  
OPEN

GL Number	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount
<b>Fund: 101 GENERAL FUND</b>					
<b>Department: 756 PARKS</b>					
101-756-756-000	CE FAST, LLC DBA FASTSIGNS	YARD SIGNS	467-157212		199.30
101-756-756-000	THORNAPPLE RIVER NURSERY, INC	CRUSHED STONE	1640811		260.00
101-756-756-000	THE HOME DEPOT CREDIT SERVICE	ACCT 6035 3221 5394 3356 - BLACKTOP P	010562		169.74
101-756-756-000	AMAZON.COM	CC ADMIN - BABY CHANGING STATION	113-3682373-6510609		270.10
101-756-756-000	AMAZON.COM	CC ADMIN - BATTERY	113-6151239-5522642		48.08
101-756-756-000	AMAZON.COM	CC ADMIN - PARK SUPPLIES	113-8365519-8136269		48.98
101-756-756-000	AMAZON.COM	CC ADMIN - ELECTRCI DOOR STRIKE, LIGH	113-8716465-8066641		588.99
101-756-756-000	GRAINGER	HAZMAT STORAGE CABINET	9888782993		1,523.08
101-756-756-000	KINGSLAND'S ACE HARDWARE	CORNER GUARD	225215		4.13
101-756-756-000	KINGSLAND'S ACE HARDWARE	BATTERIES	225222		19.79
101-756-756-000	KINGSLAND'S ACE HARDWARE	SUPPLIES	225226		18.52
101-756-756-000	KINGSLAND'S ACE HARDWARE	FENCE STUD	225305		44.99
101-756-756-000	KINGSLAND'S ACE HARDWARE	SUPPLIES	225459		63.85
101-756-756-000	KINGSLAND'S ACE HARDWARE	KEYBLANK	225462		8.98
101-756-756-000	KOETSIER GREENHOUSE	CC MCCARTY - FLOWERS	JXVB		155.80
101-756-850-000	AT&T	ACCT# 287303607022/ AT&T 46 LTE LAPTO	287303607022x414202		184.92
101-756-880-000	THE HOME DEPOT CREDIT SERVICE	ACCT 6035 3221 5394 3356 - BOX	2011332		30.24
101-756-880-000	THE HOME DEPOT CREDIT SERVICE	ACCT 6035 3221 5394 3356 - TOTE	1011393		34.98
101-756-880-000	MARK A. DVORAK	ENTERTAINMENT FOR FRIENDSHIP CONCERT	02233		500.00
101-756-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		240.85
101-756-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		135.31
101-756-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		65.47
101-756-935-000	THE HOME DEPOT CREDIT SERVICE	ACCT 6035 3221 5394 3356 - BLACKTOP P	1422025		252.60
101-756-935-000	VANVOSSEN PROPERTY SERVICES,	MULCH	9058		12,691.00
101-756-935-000	KINGSLAND'S ACE HARDWARE	BOLTS AND WASHERS	225448		18.27
101-756-935-000	ARROWASTE	ACCT # 91-153550 9 / MULTIPLE INVOICE	MAY 2026		329.68
101-756-935-000	ARROWASTE	2026 SPRING CLEANUP	3295142		0.00
101-756-939-000	PREIN & NEWHOF	WATER TESTING	130910		20.00
101-756-939-000	KERKSTRA PORTABLE RESTROOM SE	PORTABLE RESTROOM RENTALS	295064		640.00
101-756-939-000	KERKSTRA PORTABLE RESTROOM SE	RESTROOM RENTALS TIP	295338		100.00
101-756-939-000	KERKSTRA PORTABLE RESTROOM SE	PORTABLE RESTROOM RENTAL	295912		225.00
Total Department 756 PARKS					18,892.65
<b>Department: 803 HISTORICAL</b>					
101-803-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		72.49
101-803-923-000	DTE ENERGY	DTE ENERGY BILLS 3/27/2026 - 4/27/20	MULTIPLE		94.11
Total Department 803 HISTORICAL					166.60
Total Fund 101 GENERAL FUND					203,675.40
<b>Fund: 206 FIRE FUND</b>					
<b>Department: 250 BENEFITS/INSURANCE</b>					
206-250-717-000	MICHIGAN MUNICIPAL LEAGUE	POLICY # 5008070-24 / PAYROLL AUDIT 7	1094208		1,701.00
206-250-718-000	NATIONAL VISION ADMINISTRATOR	CUST # 5143 / VISION INSURANCE- MAY 2	4479599		414.62
206-250-719-000	WEST MICHIGAN HEALTH INSURANCE	HEALTH & DENTAL INSURANCE - MAY 2026	HEALTH INS MAY 2026		32,221.33
206-250-720-000	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		363.25
206-250-720-000	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		55.24
206-250-720-000	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		940.57
206-250-720-000	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		371.53
206-250-721-000	WEST MICHIGAN HEALTH INSURANC	HEALTH & DENTAL INSURANCE - MAY 2026	HEALTH INS MAY 2026		3,351.59
Total Department 250 BENEFITS/INSURANCE					39,419.13

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<b>Fund: 206 FIRE FUND</b>					
<b>Department: 336 FIRE DEPARTMENT</b>					
206-336-723-000	KNOWLES, JEFF	REIMBURSE IAAF MEMBERSHIP DUES - JEFF	REIMBURSEMENT		25.00
206-336-723-000	NATIONAL FIRE SPRINKLER ASSO	CC MAGERS - NFSA MEMBERSHIP, T. STEVE	81536-Y5Z3T7		50.00
206-336-726-000	DINGES FIRE CO.	5 LITER SMOKE LIQUID/ S&H	85119		229.00
206-336-726-000	MICHIGAN STATE FIREMAN'S ASSO	2 BOOKS; LIVE FIRE TRAINING PRINCIPAL	6851		155.54
206-336-726-000	PLUMMERS DISPOSAL SERVICE	FIRE STATION #2- 29990 BUTTRICK - LIV	INV/2026/3004		149.00
206-336-726-000	DETTWILER, JOSHUA	REIMBURSE MEALS NOT INCLUDED IN FDIC	REIMBURSEMENT		89.69
206-336-726-000	GORDON FOOD SERVICE STORE	LIVE FIRE TRAINING	764497818		176.39
206-336-726-000	CROWNE PLAZA	CC MAGERS - LODGING 4/19 - 4/21, J. S	232517		311.64
206-336-726-000	CROWNE PLAZA	CC MAGERS - CROWNE PLAZA CREDIT	CREDIT		(12.47)
206-336-726-500	MICHIGAN CHAPTER INTERNATIONA	CC MAGERS - CONFERENCE, T. PELL	2964295		519.00
206-336-726-500	MICHIGAN CHAPTER INTERNATIONA	CC MAGERS - CONFERENCE, J. KNOWLES	2978358		519.00
206-336-727-000	STAPLES	COPY PAPER	6061668006		40.99
206-336-727-000	AMAZON.COM	CC ADMIN - RETURNED WEBCAM	111-0672530-9665001		(14.99)
206-336-727-000	AMAZON.COM	CC ADMIN - BINDER	111-5179809-4654621		11.65
206-336-727-000	AMAZON.COM	CC ADMIN - OFFICE SUPPLIES	111-0672530-9665001		43.75
206-336-727-000	AMAZON.COM	CC ADMIN - PAPER	111-3712812-8297065		36.53
206-336-727-000	ENGINEERING SUPPLY AND IMAGIN	INK CARTRIDGES FOR PRINTER- FIRE STAT	145673		628.24
206-336-738-000	STAPLES	FIRE MAINTENANCE SUPPLIES	6062971881		613.26
206-336-745-000	WEX BANK	ACCT# 0462-00-394745-4 / FUEL CHARGES	112240264		2,730.23
206-336-745-000	FLYERS ENERGY LLC	ACCT # FMS7060 / FIRE FUEL	CFS-4595894		136.96
206-336-745-000	HOLIDAY INN EXPRESS & SUITES	CC MAGERS - HOLIDAY INN CREDIT	CREDIT		(270.69)
206-336-745-000	HOLIDAY INN EXPRESS & SUITES	CC MAGERS - HOTEL PARKING	41336831		75.00
206-336-752-100	J&B MEDICAL SUPPLY	MEDICAL SUPPLIES	4044330		808.44
206-336-752-151	KINGSLAND'S ACE HARDWARE	FIRE SUPPLIES	225380		85.45
206-336-752-206	D&W FRESH MARKET	CC MAGERS - FOOD	58211G 0826		34.58
206-336-768-000	NYE UNIFORM COMPANY	FIRE UNIFORM - LT. MIKE POOLMAN	944288		255.00
206-336-768-000	NYE UNIFORM COMPANY	FIRE UNIFORM - CAPT. JEFF KNOWLES	944456		160.00
206-336-768-000	NYE UNIFORM COMPANY	FIRE UNIFORM - DREIGH DEERING	941710		240.00
206-336-768-000	NYE UNIFORM COMPANY	FIRE UNIFORM - AUSTIN LITCHFIELD	941731A		162.50
206-336-768-000	SHELDON CLEANERS	ACCT # SB2862/ DRY CLEANING	APRIL 2026		70.75
206-336-791-000	NRS	CC MAGERS - SOCKS, DRY SUIT REPAIR	1622621		317.84
206-336-802-000	COMCAST	CC MAGERS - SERVICES @ 2990 BUTTRICK	8529 11 273 0015086		100.85
206-336-802-000	COMCAST	CC MAGERS - SERVICES @ 2865 THORNHILL	8529 11 273 0159454		232.68
206-336-850-000	COMCAST	ACCT # 8529 11 273 0083548 / XFINITY	XFINITY - MAY 2026		55.37
206-336-850-000	COMCAST	CC MAGERS - SERVICES @ 2990 BUTTRICK	8529 11 273 0015086		0.00
206-336-850-000	COMCAST	CC MAGERS - SERVICES @ 2865 THORNHILL	8529 11 273 0159454		0.00
206-336-850-000	REMARKABLE	CC MAGERS - REMARKABLE SUBSCRIPTION	REMARKABLE		3.99
206-336-863-000	AUTOZONE	CUST# 506134 / PART # 85230- TERM BUT	05023330222		17.15
206-336-863-000	CASCADE AUTOMOTIVE SERVICE	(8) SYN 0w20 OIL/ FILTER ASM-OIL	77433		113.11
206-336-863-000	KLEYN MOBILE REPAIR, LLC.	ENGINE 5 INSPECTION / OIL CHANGE	59468		2,113.24
206-336-863-000	AMAZON.COM	CC ADMIN - WARNING LIGHT	111-9365311-9746642		137.15
206-336-863-000	CASCADE AUTOMOTIVE SERVICE	7 QRTS SAE 5W-30 MOTOR OIL/ OIL FILTE	77569		92.66
206-336-863-000	MURRAY LAKE MARINA INC	CC MAGERS - BOAT 2 MAINTENANCE	74684		598.07
206-336-863-000	TOMMY'S EXPRESS CAR WASH	CC MAGERS - MONTHLY CAR WASH SERVICE	APRIL 2026		149.96
206-336-863-000	THE TOPPER SHOP	CC MAGERS - VEHICLE MAINTENANCE	065466		77.24
206-336-928-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		738.63
206-336-928-000	DTE ENERGY	DTE ENERGY BILLS 3/27/2026 - 4/27/20	MULTIPLE		421.17
206-336-928-000	DTE ENERGY	DTE ENERGY BILLS 3/27/2026 - 4/27/20	MULTIPLE		254.29
206-336-936-000	SUPERIOR PEST CONTROL INC	REGULAR PEST SERVICE @ FIRE STATION #	98375		60.00
206-336-936-000	B&V MECHANICAL INC.	FIRE STATION #1 MONTHLY MAINTENANCE -	111821		525.00

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GL Number	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount
<b>Fund: 206 FIRE FUND</b>					
<b>Department: 336 FIRE DEPARTMENT</b>					
206-336-936-000	SITE ONE	CC MAGERS - SOD LIFTER	164171067-001		130.24
206-336-936-000	ARROWASTE	ACCT # 91-153550 9 / MULTIPLE INVOICE	MAY 2026		237.96
206-336-936-000	ARROWASTE	2026 SPRING CLEANUP	3295142		0.00
206-336-936-002	SUPERIOR PEST CONTROL INC	REGULAR PEST SERVICE @ FIRE STATION #	98361		60.00
206-336-936-002	THE HOME DEPOT CREDIT SERVICE	ACCT 6035 3221 5394 3356 - DISHWASHER	H2715-299790227		926.96
206-336-936-002	AMAZON.COM	CC ADMIN - SPEAKER	111-6162593-4993004		99.89
206-336-936-002	B&V MECHANICAL INC.	FIRE STATION # 2- MONTHLY MAINTENANCE	111820		235.41
206-336-936-002	ARROWASTE	ACCT # 91-153550 9 / MULTIPLE INVOICE	MAY 2026		134.00
206-336-936-002	ARROWASTE	2026 SPRING CLEANUP	3295142		0.00
206-336-937-000	DELL MARKETING LP	VEHICLE COMPUTER REPLACEMENTS 2026	10871218805		6,600.26
206-336-937-000	STEP CG	CC MAGERS - VEHICLE ANTENNA	103012233807		410.72
206-336-939-000	KONICA MINOLTA BUSINESS SOLUT	COPIER/PRINTER LEASE/SERVICE	507884156		99.00
206-336-958-000	STRYKER SALES CORPORATION	2 PC ASSEMBLY BATTERY REPLACEMENT KIT	9212145812		793.94
206-336-958-000	STRYKER SALES CORPORATION	6 PC ELECTASSY- AED INFANT CHILD REDU	9212161759		576.60
206-336-981-000	AMAZON.COM	CC ADMIN - BEVERAFE REFRIGERATOR	111-3598295-7169823		193.98
206-336-981-000	ADOBE INC	CC MAGERS - YEARLY SUBSCRIPTION	3434072124		190.67
Total Department 336 FIRE DEPARTMENT					24,757.47
Total Fund 206 FIRE FUND					64,176.60
<b>Fund: 207 POLICE FUND</b>					
<b>Department: 301 POLICE DEPARTMENT</b>					
207-301-801-000	COUNTY OF KENT	TOWNSHIP LAW EAST PRECINCT SERVICES	26042201114		72,949.23
Total Department 301 POLICE DEPARTMENT					72,949.23
Total Fund 207 POLICE FUND					72,949.23
<b>Fund: 208 OPEN SPACE FUND</b>					
<b>Department: 751 OPEN SPACE PRESERVATION</b>					
208-751-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		238.11
208-751-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		30.85
208-751-923-000	DTE ENERGY	DTE ENERGY BILLS 3/27/2026 - 4/27/20	MULTIPLE		175.46
208-751-923-000	DTE ENERGY	DTE ENERGY BILLS 3/27/2026 - 4/27/20	MULTIPLE		60.57
208-751-923-000	DTE ENERGY	DTE ENERGY BILLS 3/27/2026 - 4/27/20	MULTIPLE		169.10
208-751-923-000	DTE ENERGY	DTE ENERGY BILLS 3/27/2026 - 4/27/20	MULTIPLE		105.01
Total Department 751 OPEN SPACE PRESERVATION					779.10
Total Fund 208 OPEN SPACE FUND					779.10
<b>Fund: 248 DDA</b>					
<b>Department: 190 DDA OPERATIONS/CONSTRUCTION</b>					
248-190-861-100	HOPE NETWORK	2026 MEDICAL TRANSPORTATION SERVICES	100029710		2,370.50
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		152.92
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		103.11
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		108.48
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		92.00
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		30.00
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		54.23
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		53.28
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		48.77
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		245.60
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		53.31

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GL Number	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount
<b>Fund: 248 DDA</b>					
<b>Department: 190 DDA OPERATIONS/CONSTRUCTION</b>					
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		54.48
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		164.66
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		72.84
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		64.56
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		93.40
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		93.03
248-190-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		71.34
Total Department 190 DDA OPERATIONS/CONSTRUCTION					3,926.56
Total Fund 248 DDA					3,926.56
<b>Fund: 249 BUILDING FUND</b>					
<b>Department: 000</b>					
249-000-237-000	CASCADE CHARTER TOWNSHIP	SEWER TRUNKAGE - PARCEL # 41-19-10-10	P# 3418		1,100.00
249-000-607-100	ENGELSMA HOMES LLC	REFUND BUILDING PERMIT- 4260 BRADFORD	#PB260000476		1,709.00
249-000-607-200	VANSINGLE ELECTRIC LLC	REFUND ELECTRIC PERMIT FEE / 4772 BRA	#PE26000542		61.00
Total Department 000					2,870.00
<b>Department: 250 BENEFITS/INSURANCE</b>					
249-250-718-000	NATIONAL VISION ADMINISTRATOR	CUST # 5143 / VISION INSURANCE- MAY 2	4479599		181.47
249-250-719-000	WEST MICHIGAN HEALTH INSURANCE	HEALTH & DENTAL INSURANCE - MAY 2026	HEALTH INS MAY 2026		20,250.01
249-250-720-000	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		159.38
249-250-720-000	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		24.22
249-250-720-000	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		416.37
249-250-720-000	MUTUAL OF OMAHA INSURANCE	GRP ID# G00AC5D 0001/ GROUP INSURANCE	002089118390		167.99
249-250-721-000	WEST MICHIGAN HEALTH INSURANCE	HEALTH & DENTAL INSURANCE - MAY 2026	HEALTH INS MAY 2026		1,874.20
Total Department 250 BENEFITS/INSURANCE					23,073.64
<b>Department: 371 BUILDING DEPARTMENT</b>					
249-371-723-000	MECHANICAL INSPECTORS ASSOC O	CC WILSON - MIAM 2026 DUES, M. BONNEY	BONNEY		100.00
249-371-723-000	MECHANICAL INSPECTORS ASSOC O	CC WILSON - MIAM 2026 DUES, V. MILITO	MILITO		100.00
249-371-723-000	MECHANICAL INSPECTORS ASSOC O	CC WILSON - MIAM 2026 DUES, J. VANTIL	VANIL		100.00
249-371-727-000	AMAZON.COM	CC ADMIN - BATTERIES	113-6534632-3698631		24.99
249-371-860-000	PAUL WESTHOUSE	REIMBURSE 593 MILES - PAUL WESTHOUSE	MILEAGE		429.93
249-371-860-000	BRIAN WILSON	REIMBURSE 94 MILES - BRIAN WILSON	MILEAGE		68.15
249-371-860-000	DOUGLAS WEEKS	REIMBURSE 221 MILES - DOUGLAS WEEKS	MILEAGE		160.23
249-371-860-000	ZENOBI, BLAKE	REIMBURSE 909 MILES - BLAKE ZENOBI	MILEAGE		659.03
249-371-860-000	ROWLADER, DENNIS	REIMBURSE 501 MILES - DENNIS ROWLADER	MILEAGE		363.23
249-371-860-000	JEFFREY C. VANTIL	REIMBURSE 753 MILES - JEFF VANTIL	MILEAGE		545.93
249-371-860-000	VINCENT MILITO	REIMBURSE 603 MILES - VINCE MILITO	MILEAGE		437.18
249-371-860-000	HUYSER, DANIEL A.	REIMBURSE 737 MILES - DANIEL HUYSER	MILEAGE		534.33
249-371-860-000	DEMAAGD, TOM	REIMBURSE 662 MILES - TOM DEMAAGD	MILEAGE		479.95
249-371-860-000	CRAIG SMITH	REIMBURSE 828 MILES - CRAIG SMITH	MILEAGE		600.30
249-371-860-000	MICHAEL BONNEY	REIMBURSE 568 MILES - MIKE BONNEY	MILEAGE		411.80
249-371-923-000	DTE ENERGY	DTE ENERGY BILLS 3/27/2026 - 4/27/20	MULTIPLE		235.01
249-371-923-000	CONSUMERS ENERGY	ACCT # 1030 3693 2491 / 5920 TAHOE DR	201276606385		742.27
249-371-924-000	COMCAST	CC MAGERS - SERVICES @ 2990 BUTTRICK	8529 11 273 0015086		0.00
249-371-924-000	COMCAST	CC MAGERS - SERVICES @ 2865 THORNHILL	8529 11 273 0159454		0.00
249-371-939-000	BS&A SOFTWARE	PAS - SERVICE FEE 1/6/2026 - 4/6/2026	166692		5,133.00
249-371-939-000	FIRST CHOICE COFFEE SERVICE	COST# GR200813 / COFFEE SUPPLIES	DT-1244624		229.76
249-371-981-000	RICOH USA INC	2 PS-IMPL-RSICONN/ [OA]TS IMPLEMENTAT	1106535711		894.00

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GL Number	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount
<b>Fund: 249 BUILDING FUND</b>					
<b>Department: 371 BUILDING DEPARTMENT</b>					
				Total Department 371 BUILDING DEPARTMENT	12,249.09
<b>Department: 964 PAYMENTS TO OTHER TOWNSHIPS</b>					
249-964-964-100	LOWELL TOWNSHIP	PERMIT FEES DUE TO LOWELL	PERMITS - APRIL		1,204.80
249-964-964-200	VERGENNES TOWNSHIP	PERMIT FEES DUE TO VERGENNES TWP	PERMITS - APRIL		1,872.20
249-964-964-300	GRAND RAPIDS CHARTER TOWNSHIP	PERMIT FEES DUE TO GR TWP	PERMITS - APRIL		4,684.00
249-964-964-400	ADA TOWNSHIP	PERMIT FEES DUE TO ADA TWP	PERMITS - APRIL		4,096.80
249-964-964-500	EAST GRAND RAPIDS/CITY OF	PERMIT FEES DUE TO EAST GRAND RAPIDS	PERMITS - APRIL		8,096.80
249-964-964-600	PLAINFIELD CHARTER TOWNSHIP	PERMIT FEES DUE TO PLAINFIELD TWP	PERMITS - APRIL		7,251.20
249-964-964-800	CASCADE CHARTER TOWNSHIP	PERMIT FEES DUE TO CASCADE TWP	PERMITS - APRIL		6,687.45
				Total Department 964 PAYMENTS TO OTHER TOWNSHIPS	33,893.25
				Total Fund 249 BUILDING FUND	72,085.98
<b>Fund: 271 LIBRARY FUND</b>					
<b>Department: 790 LIBRARY</b>					
271-790-921-000	CONSUMERS ENERGY	CONSUMER ENERGRY BILLS FOR APRIL 2026	MULTIPLE		3,771.32
271-790-923-000	DTE ENERGY	DTE ENERGY BILLS 3/27/2026 - 4/27/20	MULTIPLE		864.78
271-790-924-000	COMCAST	CC MAGERS - SERVICES @ 2990 BUTTRICK	8529 11 273 0015086		0.00
271-790-924-000	COMCAST	CC MAGERS - SERVICES @ 2865 THORNHILL	8529 11 273 0159454		0.00
271-790-931-000	THORNAPPLE RIVER NURSERY, INC	CRUSHED CONCRETE	1640733		45.00
271-790-931-000	THE HOME DEPOT CREDIT SERVICE	ACCT 6035 3221 5394 3356 - MAINTENANC	1422386		62.41
271-790-931-000	THE HOME DEPOT CREDIT SERVICE	ACCT 6035 3221 5394 3356 - FLOWERS	5012453		89.98
271-790-931-000	KINGSLAND'S ACE HARDWARE	ALUM ANGLE AND SCREWS	225229		19.92
271-790-931-000	KINGSLAND'S ACE HARDWARE	SCREWS	225322		0.25
271-790-931-000	KINGSLAND'S ACE HARDWARE	CORNER GUARD	225328		8.26
271-790-931-000	KINGSLAND'S ACE HARDWARE	NUTS & BOLTS	225335		7.53
271-790-931-000	KINGSLAND'S ACE HARDWARE	MOP	225394		26.98
271-790-931-000	KINGSLAND'S ACE HARDWARE	VALVE KEY	225431		21.58
271-790-931-000	GODWIN HARDWARE & PLUMBING	CC MCCARTY - UNDERSINK GUARDIAN	QS008661		104.99
271-790-931-000	KOETSIER GREENHOUSE	CC MCCARTY - FLOWERS	JXVB		112.00
271-790-931-000	ARROWASTE	ACCT # 91-153550 9 / MULTIPLE INVOICE	MAY 2026		237.91
271-790-931-000	ARROWASTE	2026 SPRING CLEANUP	3295142		0.00
271-790-931-100	ALLIED UNIVERSAL TECHNOLOGY S	LIBRARY MAINTENANCE	IN1-910477657		2,365.00
				Total Department 790 LIBRARY	7,737.91
				Total Fund 271 LIBRARY FUND	7,737.91
<b>Fund: 703 CURRENT TAX COLLECTION FUND</b>					
<b>Department: 000</b>					
703-000-275-000	CALIBER HOLDINGS LLC	DPP TAX REFUND	05/05/2026		33.06
				Total Department 000	33.06
				Total Fund 703 CURRENT TAX COLLECTION FUND	33.06

INVOICE DISTRIBUTION REPORT FOR CASCADE CHARTER TOWNSHIP

ALL DATES, POSTED  
OPEN

GL Number	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount
--- TOTALS BY FUND ---					
101		GENERAL FUND			203,675.40
206		FIRE FUND			64,176.60
207		POLICE FUND			72,949.23
208		OPEN SPACE FUND			779.10
248		DDA			3,926.56
249		BUILDING FUND			72,085.98
271		LIBRARY FUND			7,737.91
703		CURRENT TAX COLLECTION FUND			33.06
	Total For All Funds:				<u>425,363.84</u>

I certify that the items listed are valid claims against the resources of Cascade Charter Township, and that said items are in compliance with statutory, budgetary, and accounting requirements.

*Lorna Nenciarini*

Lorna Nenciarini  
Finance & Budget Director



# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

## REQUEST FOR BOARD ACTION

**MEETING DATE: May 13, 2026**

**ITEM: An Ordinance to amend Ordinance #8 of 2004, the Waterfall Shoppes PUD as presented in the attached "Ordinance to Amend the Waterfall Shoppes Planned Unit Development AKA "PUD-76".**

**PRESENTER:** Kyle Mucha, McKenna

**INDIVIDUAL PRESENT:** Costco Wholesale

### **EXECUTIVE SUMMARY:**

The Waterfall Shoppes development is an existing mix of different uses involving general retail, restaurant, offices, and hotels. The Township Board granted approval of the Waterfall Shoppes Planned Unit Development ("PUD-76") on April 14, 2004, to develop the 118 acres consisting of a Showcase movie theatre, the old drive-in theater, wetlands, and vacant property, located at 5100 28<sup>th</sup> St SE. The approval also rezoned the property from B-2 and I-Industrial to PUD-76. The subject parcel is in the western portion of PUD 76.

The applicant (Costco Warehouse) is proposing an expansion of the existing Costco fuel facility. Phase 1 of the development (Costco Warehouse Building & Gas Station) states that the site be developed in accordance with the site plan dated March 22, 2004. Therefore, a change to the warehouse building or fuel facility requires a PUD amendment. The signage for the site is regulated by Section X, which states the signs in Phase 1 are limited to those shown in the Elevation Plan dated 12/23/2003. The proposed plans include replacing the signs included in the 12/23/2003 Elevation Plan. Currently, the gas station canopy has two additional signs that are not allowed per the approved Elevation Plan, for a total of four signs on the canopy. Staff could not find record of when these additional signs were added, or if approval was obtained. To replace all four existing signs on the canopy, a PUD text amendment is required to approve the additional two signs.

The proposed expansion project includes the following:

- An approximately 7,860-square-foot fueling canopy addition
- Installation of six (6) new multi-product dispensers (MPDs) (12 MPDs total)
- One (1) 40,000-gallon premium underground storage tank (UST)
- A new controller enclosure
- Relocation of the existing transformer
- Conversion of the existing premium UST to regular

- Relocation of three (3) dispensers
- A new VST
- Replacement of four (4) existing canopy signs
- Site reconfiguration and associated site improvements

## **MARCH 16th, 2026 PLANNING COMMISSION**

### **Summary of Public Comments**

None.

### **Case #26-3912 Planning Commission Motion - March 16th, 2026**

Motion by Vice Chair Kraemer to RECOMMEND APPROVAL of Case #26-3912, for a PUD amendment to the approved Site Plan to allow for site improvements and existing signage at the fuel facility at 5100 28th Street SE, for the following reasons:

1. The amendment to the PUD Ordinance satisfies the PUD standards of review and approval outlined in Section 16.03 of the Cascade Township Zoning Ordinance.

Supported by Treasurer Korstange.

Motion carried unanimously.

### **STRATEGIC PLANS/GOALS:**

#### **Land Use and Economic Development: Priority 2**

Ensure that zoning processes are clear, efficient, and promote both economic development and Township planning goals.

**BUDGET IMPLICATIONS:** No budget implications.

### **IMPLEMENTATION PLAN:**

- March 16, 2026: Planning Commission Public Hearing
- April 22, 2026: Introduce Ordinance to Amend the approved site plan. ***Approved by the Township Board to move to the May 13, 2026 Board Meeting.***
- **May 13, 2026: Adopt the Ordinance to Amend the approved site plan.**
- Amendment is effective seven (7) days after the Ordinance is published.

**DIRECTOR'S RECOMMENDATION:** Yes

**MANAGER'S RECOMMENDATION:** Yes

**ACTION REQUESTED:** Move to approve Resolution 022-2026 adopting Ordinance No. 006-2026, an Ordinance to Amend Ordinance #8 of 2004, the Waterfall Shoppes PUD as presented in the attached "Ordinance to Amend the Waterfall Shoppes Planned Unit Development AKA "PUD-76".

### **ATTACHMENTS:**

1. Resolution & Ordinance
2. March 16<sup>th</sup>, 2026, Planning Commission Packet (pages 9-50)

DRAFT Resolution: April 30, 2026

RBA Introduction: April 22, 2026

Approved:

Published:

**CASCADE CHARTER TOWNSHIP  
KENT COUNTY, MICHIGAN**

**RESOLUTION NO. 022-2026**

**A RESOLUTION TO ADOPT AN ORDINANCE TO AMEND THE TOWNSHIP  
ZONING ORDINANCE NO. 008 OF 2004 THE WATERFALL SHOPPES PLANNED  
UNIT DEVELOPMENT PROJECT**

At a meeting of the Township Board of Cascade Charter Township, Kent County, Michigan, held in the Wisner Center, 2870 Jacksmith Avenue SE, Grand Rapids, Michigan 49546 on the 13<sup>th</sup> day of May 2026, at 7:00 p.m.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following preamble and resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_.

WHEREAS, the Michigan Zoning Enabling Act, 2006 P.A. 110, being MCL 125.3101 *et seq.*, authorizes Cascade Charter Township (“Township”) to adopt reasonable regulations to control the establishment and use of Planned Unit Developments in the Township; and

WHEREAS, the Township desires to amend its Zoning Ordinance to, among other things, amend the Waterfall Shoppes Planned Unit Development Project, which is attached as **Exhibit A**; and

WHEREAS, pursuant to the MZEA, the Township’s Planning Commission held a public hearing on March 16, 2026 to consider amendments to the Zoning Ordinance of the Charter Township of Cascade; and

WHEREAS, the Planning Commission recommended approval of the Amendments to the Township Board; and

WHEREAS, the Planning Commission transmitted a summary of comments received at the hearing and a proposed ordinance to amend the Zoning Ordinance, including any recommendations to the Township Board; and

WHEREAS, the Township finds that adopting such amendments are in the best interest of the public health, safety, and welfare.

THEREFORE, the Township Board of the Charter Township of Cascade resolves as follows:

1. The Township hereby adopts Ordinance No. 006-2026, An Ordinance to Amend the Township Zoning Ordinance No. 008 Of 2004 the Waterfall Shoppes Planned Unit Development Project (the "Ordinance"), attached as Exhibit A.

2. All resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

3. Pursuant to Section 20 of the Michigan Charter Township Act, Act 82 of 1994, MCL 42.1 *et seq.* (the "Act"), the Clerk is directed to publish the Ordinance in accordance with Section 8 of the Act by posting it in the office of the Clerk and on the Township's web site. The Clerk is further directed to publish notice of the posting in a form in accordance with the law in a newspaper of general circulation in the Township within seven (7) days after the posting. The notice, which shall be substantially in the form attached as Exhibit B, shall describe the purpose of the Ordinance and state that the Ordinance is posted in the office of the Clerk and on the Township's web site.

4. Any resolutions or portions of resolutions that are inconsistent with this resolution are hereby repealed.

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The Supervisor declared Resolution 022-2026 adopted.

\_\_\_\_\_  
Susan B. Slater, Clerk  
Cascade Charter Township

**CERTIFICATION**

I HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Cascade Charter Township, County of Kent, Michigan, at a regular meeting held on May 13, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

\_\_\_\_\_  
Susan B. Slater, Clerk  
Cascade Charter Township

## EXHIBIT A

### AN ORDINANCE TO AMEND THE TOWNSHIP ZONING ORDINANCE NO. 008 OF 2004 THE WATERFALL SHOPPES PLANNED UNIT DEVELOPMENT PROJECT

Cascade Charter Township Ordains:

#### **Section 1. Amendment of Section VIII(A)(a)**

Section VIII(A)(a) of Ordinance No. 008 Of 2004 is hereby amended to add references to new fuel facility expansion plans as follows:

" Phase 1 (Costco Warehouse Building & ~~Gas Station~~ Fuel Facility)

a. The Phase one portion of the site shall be developed as shown on the approved site plans signed by the Township. These plans include the following:

- i. Site Plan dated March 22, 2004
  - As amended with Fuel Facility Expansion Site Plan dated 02/20/26
- ii. Landscaping Plan dated April 15, 2004
  - As amended with Fuel Facility Expansion Landscape Plan dated 02/20/26
- iii. Photometric Plan dated December 2, 2003
  - As amended with Fuel Facility Expansion Photometric Plan dated 12/08/25
- iv. Elevation Plan dated December 23, 2003
  - As amended with Fuel Facility Expansion Elevation Plan dated 11/24/25
- v. Floor Plan dated January 9, 2004
  - As amended with Fuel Facility Expansion Floor Plan dated 11/24/25
- vi. Engineering Plan dated March 26, 2004
  - As amended with Fuel Facility Expansion Engineering Plan dated 02/20/26

#### **Section 2. Amendment of Section X(2)**

Section X(2) of Ordinance No. 008 Of 2004 is hereby amended to add references to new fuel facility expansion plans as follows:

2. Wall Mounted signs for the Phase 1 building is limited to the signs as shown on the Costco Wholesale Elevation Plan dated 12/23/2003 and Fuel Facility Elevation Plan dated 11/24/2025, as signed and approved by the Township. Notwithstanding any other provision in this Section, the Fuel Facility is permitted four (4) canopy signs as shown on the approved Elevation Plan.

**EXHIBIT B**

**PLEASE TAKE NOTICE** that at its meeting on April 22, 2026, the Cascade Charter Township Board received a proposed ordinance entitled “An Ordinance to Amend the Township Zoning Ordinance No. 008 Of 2004 the Waterfall Shoppes Planned Unit Development Project,” which was adopted on **May 13, 2026, at 7:00 p.m.**, at a meeting of the Township Board at Wisner Center, 2870 Jacksmith Avenue SE, Grand Rapids, Michigan 49546. The adopted ordinance amends the Waterfall Shoppes PUD including incorporating new updated fuel facility plans.

The adopted ordinance is available in its entirety for public inspection. The adopted ordinance is posted at the office of the Township Clerk, 5920 Tahoe Dr. SE, Grand Rapids, MI 49546-7123 and on the website of the Charter Township of Cascade, [cascadetwp.com](http://cascadetwp.com).

Susan Slater, Clerk  
Cascade Charter Township Hall  
5920 Tahoe Dr. SE  
Grand Rapids, MI 49546-7123  
(616) 949-1508

# CASCADE CHARTER TOWNSHIP

## PLANNING COMMISSION

**MONDAY, March 16, 2026  
6:00 PM**

### **ARTICLE 7.**

#### **Case #26-3912 – Public Hearing**

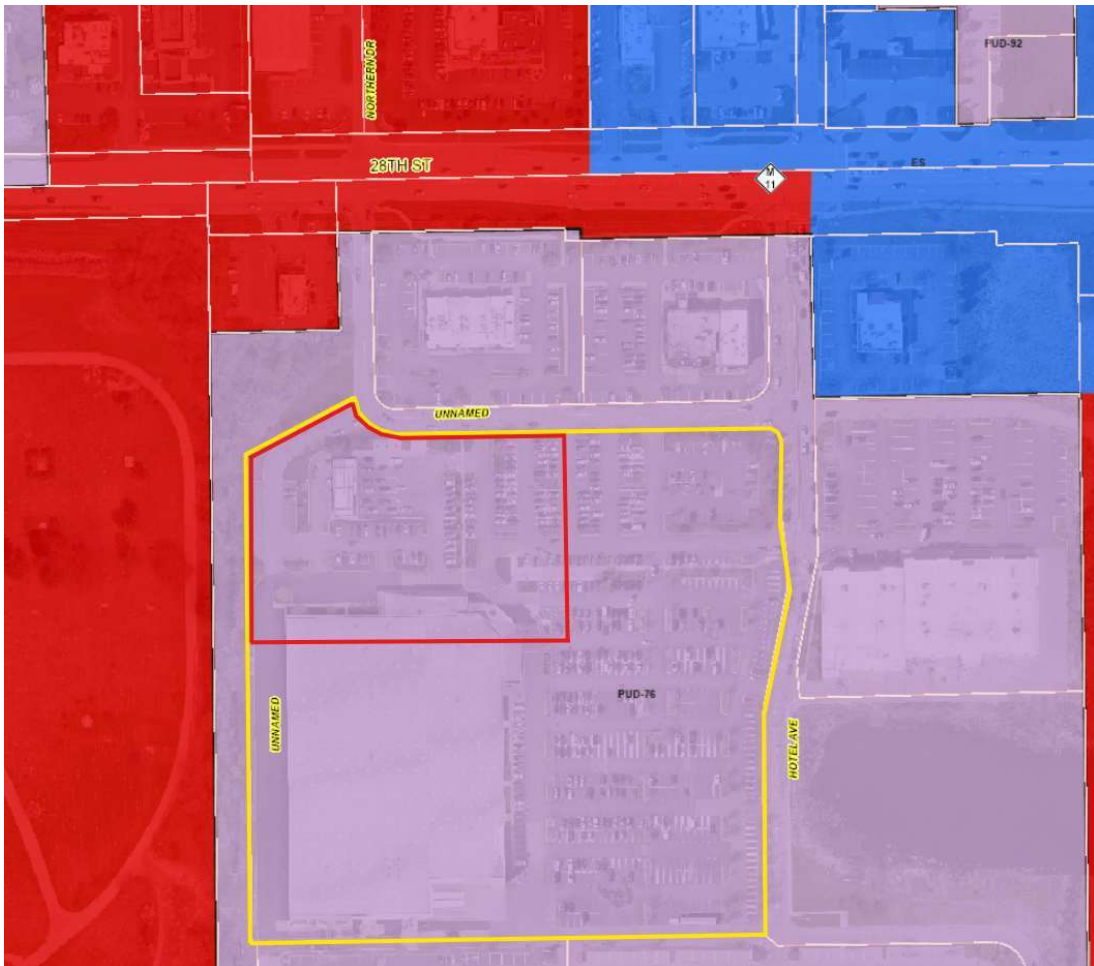
**Applicant:** Costco Wholesale, Joshua Beach

**Property Address:** 5100 28th Street SE

**Parcel Number:** 41-19-18-100-013

**Requested Action:** Request for an amendment to the Waterfall Shoppes PUD, Ord. #8 of 2004 to amend a previously approved Site Plan to expand the existing gas station, reconfigure the associated parking and access area, and amend the text to increase the number of allowed signs.

# Parcel & Zoning Map





# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

## PLANNING COMMISSION STAFF REPORT

STAFF REPORT: Case # 26-3912  
REPORT DATE: March 11, 2026  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: March 16, 2026  
PREPARED BY: Ryan Sennett, Downtown Development Manager

APPLICANT; Costco Wholesale  
c/o Core States Group, Joshua Beach

ADDRESS: 5100 28th Street SE

PARCEL NUMBERS: 41-19-18-100-013

REQUESTED ACTION: Amendment to the approved site plan and text-amendment for PUD – 76, Waterfall Shoppes for an approved fuel station at 5100 28th St. SE.

REQUIREMENTS: Section 16 - PUD Planned Unit Development District

EXISTING ZONING: PUD 76 – Waterfall Shoppe

GENERAL LOCATION: The subject parcel is located in the western portion of PUD 76 – Waterfall Shoppe, which contains multiple , big box stores, small retailers and restaurants, and west of I-96 near the 28<sup>th</sup> St on-ramp.

PARCEL SIZE: Approximately 14.3 acres

EXISTING LAND USE: Costco, Fuel Station

ADJACENT PROPERTIES:

N: PUD 76 – Commercial Strip Mall  
W: GB, General Business - Chapel Hill Cemetery  
S: PUD 76 – Retail Establishments  
E: PUD 76 – Commercial Strip Mall

## **HISTORY**

The Retail warehouse and fuel station have been operating since 2004 as part phase I of the Waterfall Shoppes PUD.

### **Case #03-2540 Waterfall Shoppes – PUD Ordinance**

- 2003-12-01 PC – Basic Plan Review
- 2004-02-02 PC – Preliminary PUD Approval
- 2004-03-15 PC Public Hearing – Recommended for Approval
- 2004-04-14 Township Board Meeting - Approved
- 2004-04-14 Adopted Ordinance #8 of 2004

Approval by the Township Board was granted on April 14, 2004 to develop 118 acres consisting of Showcase movie theatre, the old drive-in theater, wetlands and vacant property, located at 5100 28<sup>th</sup> St SE into a mixed-use development containing retail, restaurants, and hotels. This approval rezoned the property from B-2 and I-Industrial to PUD-76.

### **Case #06-2827 Waterfall Shoppes - PUD Amendment to Signage**

- 2006-08-21 PC Public Hearing – Recommended for Approval
- 2006-09-27 Township Board Meeting – Approved
- 2006-09-27 Adopted Ordinance #9 of 2006

The approved amendment amended the pylon signage plan, to take square footage from one pylon sign and add it to the other.

## **PROPOSED USE**

The applicant is proposing an expansion of the existing Costco fuel facility. The proposed expansion project includes an approximately 7,860-square-foot fueling canopy addition, the installation of six (6) new multi-product dispensers (MPDs) (12 MPDs total), one (1) 40,000-gallon premium underground storage tank (UST), a new controller enclosure, relocation of the existing transformer, conversion of the existing premium UST to regular, relocation of three (3) dispensers, a new VST, replacement of two (2) existing canopy signs, two (2) new canopy signs, and associated site improvements. Specific site improvements include the relocation of the fuel area exit, landscaping, paving and parking directional striping. The applicant has submitted a land use narrative for the project, which is attached. Please note that the landscaping described in the narrative has been changed to include one additional tree and additional shrubs for screening.

Phase 1 of the development (Costco Warehouse Building & Gas Station) states that the site be developed in accordance with the site plan dated March 22, 2004. Therefore, changes to the warehouse building or fuel facility require a PUD amendment. The signage for the site is regulated by Section X, which states the signs in Phase 1 are limited to those shown in the Elevation Plan dated 12/23/2003. The proposed plans include replacing the signs included in the 12/23/2003 Elevation plan and also adding two (2) additional signs to the canopy. A PUD Text-amendment is required to approve the additional two signs on the canopy.

## **SECTION 16.03**

Chapter 16 outlines the process for creating a Planning Unit Development, however, it does not address the process for amendments. Staff recommend reviewing the site plan and text amendments to determine if the proposed amendments demonstrate compliance with the statements found in Section 16.03. The Planning Commission would then direct Staff to work

with Foster Swift to amend the current PUD language to meet the Planning Commission’s recommendations and conditions. The amended ordinance would seek final approval before the Board at a future meeting. Section 16.03 of the Zoning Ordinance requires the following:

<b>Section 16.03 - PUD Standards of Review</b>	
<b>Standard</b>	<b>Findings</b>
<p><i>Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.</i></p>	<p>The fuel facility is an existing use, which was included in the original PUD approval for the Costco site. Staff does not find that site adjustments to the fuel facility would result in any negative impacts on the benefits of the development.</p>
<p><i>In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment</i></p>	<p>The use of this portion of the development will remain the same, and no material increase in the need for public services or utilities is anticipated.</p> <p>The plans were reviewed by the Township Engineer, who found no issues of compliance regarding drainage and stormwater maintenance. The plans result in a net gain of one (1) parking space within this portion of the lot. A minimum of 584 Parking spaces is required, with a maximum allowance of 752 for the site. This project results in a total of 745 parking spaces. Following staff feedback, the applicant has added an additional crosswalk to connect this portion of the site to the sidewalk to the south. There will continue to be one-way circulation with a bypass lane between each dispenser. There is 28ft between each dispenser.</p> <p>The egress point of the fuel facility is being moved from the South-West corner to the North-West corner of the fuel facility portion of the lot. No concerns over the egress point were raised by the Township Engineer. While the proposed exit point is on a curve, it does divert fuel facility traffic away from the building and pedestrian crossings. Staff find that the relocation of the exit from the south to the north does not create any significant safety concerns. Staff find this to be adequate and compliant with the parking requirements. The plans were reviewed by the Fire Department, and no issues were raised regarding emergency vehicle access.</p>

<p><i>The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter</i></p>	<p>The proposed site plan is consistent with the PUD zoning of the property, and the changes do not contradict the 2024 Master Plan.</p> <p>Per the PUD Ordinance, signage for the canopy is to be consistent with the approved Elevation Plans dated 12/23/2003. The plans allow a total of two (2) signs on the canopy to be placed on the North &amp; West elevations. Currently, the canopy has four (4) signs, one on each elevation. Staff could not find record of when the additional two wall signs were permitted, or any record of a PUD amendment to do so. The earliest streetscape images found by staff was from 2016, and shows signage on all four elevations. In 2025, a building permit was approved to replace the signs on all four elevations.</p> <p>The proposed text-amendment would adjust the approved signage for the canopy to allow for four signs, rather than two. With the requested text-amendment being consistent with the signage as it has existed for over 10 years, staff does not object to the proposed amendment. The Planning Commission should deliberate on whether the current signage is appropriate for the site.</p>
<p><i>In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties</i></p>	<p>No negative economic impacts on neighboring properties are anticipated due to the adjustments to the site.</p>
<p><i>The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development.</i></p>	<p>The plans provide a 20-foot perimeter buffer with a 3ft high berm, which meets the requirements of the underlying zoning. The site will also remain compliant with the internal parking landscaping area requirement of the Zoning Ordinance. Following staff feedback, the applicant has added additional shrubs in multiple locations of the fuel facility to provide additional visual screening from the new transformer and the new additive injection system. One additional deciduous tree was added to the landscaping plan as well, resulting in all 16 of the existing deciduous trees being replaced.</p> <p>Staff find that the quantity of deciduous trees and plant material at the portion of the site being altered is sufficient.</p>

<p><i>The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township.</i></p>	<p>The site plan and text amendments do not have any effect on ownership or control of the property.</p>
--	--

**CONSIDERATIONS**

Per the staff review above, the Planning Commission should deliberate on the following:

- The egress point of the fuel facility is being moved from the South-West corner to the North-West corner of the fuel facility portion of the lot. The fuel facility will continue to have one-way circulation, with a bypass lane between dispensers. The Planning Commission should deliberate on the circulation of the site and determine if the relocation of the fuel facility exit is appropriate.
- All 16 of the existing deciduous trees being removed will be replaced and the internal parking landscaping area required for the entirety of the site remains compliant. The landscaping plan includes visual screening in the form of shrubs surrounding the new transformer and new additive injection system. The Planning Commission should deliberate on and determine if the proposed landscaping/screening is sufficient.
- The plans include four (4) total canopy signs on the fuel facility canopy. This is consistent with what is currently existing, but exceeds the maximum allowed per the PUD Ordinance. The Planning Commission should deliberate on and determine if amending the PUD Ordinance to allow for the existing signage to remain on all four elevations of the canopy is appropriate.

**NEIGHBOR COMMENTS**

No comments have been received whether in support or opposition.

**RECOMMENDATION**

Motion to RECOMMEND APPROVAL of Case #26-3912 for a PUD Amendment to the approved site plan to allow for site improvements and additional signage at the fuel facility at 5100 28th St SE for the following reasons:

1. The amendment to the PUD Ordinance satisfies the PUD Standards of Review approval outlined in Section 16.03 of the Cascade Township Zoning Ordinance.

**ATTACHMENTS**

1. Application
2. Land Use Narrative
3. Site Plan
4. Elevations
5. Civil Plan
6. Photometric Plan
7. Landscaping Plan
8. DRAFT Waterfall Shoppes PUD Ordinance



# CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids, Michigan 49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Costco Wholesale c/o Core States Group - Attn: Joshua Beach  
 Address: 18215 72nd Avenue  
 City & Zip Code Kent, Washington 98032  
 Telephone: [REDACTED]  
 Email Address: [REDACTED]

**OWNER: \* (If different from Applicant)**  
 Name: Costco Wholesale c/o Kayleen Burnett  
 Address: 730 lake Drive  
 City & Zip Code: Issaquah, Washington 98082  
 Telephone: [REDACTED]  
 Email Address: [REDACTED]

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. – Rezoning *
<input type="checkbox"/> P.U.D. – Site Condominium *	<input type="checkbox"/> Rezoning
<input checked="" type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance Subdivision
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Plat Review *
<input type="checkbox"/> Zoning Variance	<input checked="" type="checkbox"/> Other: <u>P.U.D. Amendment *</u>

*\* Requires an initial submission of 5 copies of the completed site plan*

BRIEFLY DESCRIBE YOUR REQUEST:\*\*

PUD Amendment to the Waterfall Shoppes #87 to expand the existing Costco fuel facility and to allow up to 4 canopy signs.

(\*\*Use Attachments if Necessary)  
-SEE OTHER SIDE-

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

Land in the Township of Cascade, Kent County, MI, described as follows: That part of Section 18, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan

\_\_\_\_\_  
See attachment for full legal description of property.  
\_\_\_\_\_

\_\_\_\_\_

(\*\*Use Attachments if Necessary)

**PERMANENT PARCEL (TAX) NUMBER:** 41-19 -18-100-013

**ADDRESS OF PROPERTY:** 5100 28th Street SE, Grand Rapid, MI 49512

**PRESENT USE OF THE PROPERTY:** Fuel Facility

**NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:**

Name(s)	Address(es)
_____	_____
_____	_____

**SIGNATURES**

*I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.*

*I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)*

KAMLEEN BURNETT  
Owner – Print or Type Name  
(\*If different from Applicant)

\* *Kamleen Burnett*  
Owner’s Signature & Date  
(\*If different from Applicant)

Joshua Beach  
Applicant – Print or Type Name

Joshua Beach  
Applicant’s Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Rev. 7/27/21

## Legal Description

(PER FIRST AMERICAN TITLE COMMITMENT NO. NCS-1267020-WA1, DATED JUNE 12, 2025)

Land in the Township of Cascade, Kent County, MI, described as follows: That part of Section 18, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan; Commencing at the Northwest Corner of said Section 18; thence North 87 degrees 57 minutes 28 seconds East, 1190.57 feet along the North line of said Section 18 to the West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence South 01 degrees 35 minutes 58 seconds East, 1159.94 feet along said West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence North 88 degrees 24 minutes 02 seconds East, 51.73 feet to the Point of Beginning; thence continuing North 88 degrees 24 minutes 02 seconds East, 783.50 feet; thence North 01 degrees 35 minutes 58 seconds West, 324.97 feet parallel with said West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence Northeasterly 28.96 feet along a 136.50 foot radius curve to the right with a central angle of 12 degrees 09 minutes 21 seconds, the long chord of which bears North 04 degrees 28 minutes 43 seconds East, 28.96 feet, thence North 10 degrees 33 minutes 23 seconds East, 174.38 feet; thence North 01 degrees 28 minutes 11 seconds West, 49.15 feet; thence North 07 degrees 24 minutes 43 seconds West, 60.31 feet; thence North 01 degrees 35 minutes 54 seconds West, 120.50 feet parallel with said West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence 30.63 feet along a 19.50 foot radius curve to the left with a central angle of 90 degrees 00 minutes 00 seconds, the long chord of which bears North 46 degrees 35 minutes 58 seconds West, 27.58 feet; thence South 88 degrees 24 minutes 02 seconds West, 586.34 feet; thence Northwesterly 88.47 feet along 61.33 foot radius curve to the right with a central angle of 82 degrees 39 minutes 04 seconds, the long chord of which bears North 50 degrees 16 minutes 44 seconds West, 81.00 feet; thence South 62 degrees 44 minutes 16 seconds West, 187.09 feet, thence South 01 degrees 35 minutes 58 seconds East; 745.88 feet parallel with said West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18 to the Point of Beginning.

## Land Use Narrative

### Planned Unit Development Amendment, Site Plan Review

Costco Wholesale Fuel Facility Expansion  
Costco Location No. 784  
APN: 41-19-18-100-013  
CW No. 25-0485

**PREPARED BY**  
Core States Group

**PREPARED FOR**

Costco Wholesale

**CLIENT ADDRESS**

730 Lake Drive  
Issaquah, Washington 98027

**SITE ADDRESS**

5100 28<sup>th</sup> Street Southeast  
Grand Rapids, Michigan 49512

**PROJECT NO.**

11214.11

**DATE**

12/12/2025

**JURISDICTION**

City of Grand Rapids

## **Project Location:**

The project site is located at 5100 28th Street Southeast within the jurisdiction of Cascade Township, Michigan (Town). The project site area is 0.89 acres (38,873 square feet) and the overall subject property is 14.27 acres (621,601 square feet). The project site is also identified as Kent County Parcel Number 41-19-18-100-013 (the "Property"). The property is currently zoned Planned Unit Development and is subject to the Waterfall Shoppes Mixed Use Master Plan (PUD) and the Cascade Charter Township Zoning Ordinance (Code). A fuel facility is an allowed use under the PUD.

## **Project Description:**

### Overview

The expansion project includes an approximately 7,860-square-foot fueling canopy addition, the installation of six (6) new multi-product dispensers (MPDs) (12 MPDs total), one (1) 40,000-gallon premium underground storage tank (UST), a new controller enclosure, relocation of the existing transformer, conversion of the existing premium UST to regular, relocation of three (3) dispensers, a new VST, replacement of two (2) existing canopy signs, two (2) new canopy signs, and associated site improvements. Specific site improvements include the relocation of the fuel area exit, landscaping, paving and parking directional striping.

### Grading

Site grading is limited to the installation of the canopy footings, under canopy area, underground storage tank, relocated transformer, new controller enclosure, and improvements to the drive aisles and parking. The project requires excavation for the underground storage tank and will export approximately 1,250 cubic yards of material.

### Parking and Circulation

The project will result in a net gain of one (1) parking stall. The Costco development will provide a total of 745 parking stalls. The Code requires four (4) spaces per 1,000 square feet for general retail and five (5) parking spaces, plus one (1) parking space for air/water service for automobile service stations. Based on these ratios, a minimum of 584 parking spaces is required. The PUD Ordinance allows Costco a maximum of 752 parking stalls. The site will continue to conform to the minimum parking required and maximum parking allowed.

The fuel facility will continue to operate under a one-way circulation design with a full-length bypass lane between each dispenser island. The fuel area exit will be redirected to the north. Three (3) MPDs on the exit side will be relocated to match the 28-foot distance provided between dispensers to improve maneuverability around the center dispensers.

## Transportation

The purpose of the fuel facility expansion is to improve the Costco member's fuel purchasing experience. The added fueling positions, similar to opening additional check lanes in a store, increase the processing capacity of the fuel facility, thereby reducing queues and shortening wait times resulting in a more efficient fuel facility. A negligible increase in trips is anticipated due to latent trips characterized by Costco members that chose not to purchase fuel due to long lines, and reconsidered purchasing fuel after the expansion due to the improved performance of the fuel facility.

## Architectural Design

The fuel canopy addition will be designed to match the existing materials, finishes and colors of the existing fuel canopy to maintain the aesthetic of the existing facility and to continue to complement the existing Costco Warehouse. The facility architecture utilizes ribbed metal wrapped fascia and split-face CMU wrapped canopy columns in a combination of earth tones and red accent.

## Lighting and Signage

The under-canopy lighting will be Costco's standard CREE LED lighting fixtures and the canopy sign lighting will be fascia-mounted LED light fixtures aimed at the signage. The project lighting is designed to provide adequate light for security and safety purposes in conformance with Code.

The existing fuel facility has four (4) 20-square foot externally illuminated "Costco Wholesale" signs; one sign is (1) centered on each façade. While the PUD limits the Costco Fuel Facility to two (2) canopy signs; Code allows more than two (2) canopy signs on Service Stations. Costco is seeking to amend the PUD limitation on Canopy signage to allow the four (4) canopy signs and remain in conformance with Code.

Costco is requesting to amend the PUD to allow for two (2) additional canopy signs for a total of four (4) signs, one (1) on each façade.

## Landscaping

The project will remove approximately 1,226 square feet of landscaping area. The Township Code requires a minimum 20-foot perimeter buffer around the fuel facility. The buffer shall have a berm not exceeding three (3) feet in height with a slope no steeper than 1:3. The berm is not required to be continuous.

The Code requires an internal parking lot landscape area of 30 square feet per parking space in lots with over 100 parking spaces. The minimum size for any internal parking area is 180 square feet. Based on this ratio, approximately 22,350 square feet of internal parking lot landscaping is required. The site will continue to exceed the minimum internal parking lot landscape area.

The project will remove 16 deciduous parking lot trees and will provide 15 new replacement trees.

## Construction

Construction of the facility will be completed in a single phase and will commence after approval of the applicable permits and approvals.

**Purpose of Request:**

Costco is seeking approval of a Planned Unit Development Amendment and Site Plan Review application for the expansion of the existing Costco fuel facility and removing the limitation on canopy signage.

**Planned Unit Development Amendment:**

Pursuant to the Cascade Charter Township Zoning Ordinance, Chapter 16.03, a Planned Unit Development shall be approved if the following findings are made:

- 1) *Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.*

**Response:** The fuel facility is consistent with the 2024 Cascade Township Community Master Plan, and the project does not require a rezone. The Master Plan designates the future land use of the site as Waterfall Shoppes Mixed Use, under which fuel facilities are an allowed use per the Waterfall Shoppes PUD Ordinance. The project is also consistent with the following goals of the Master Plan:

- Goal 3: Enhancing the Viability of Township Business by redeveloping an existing commercial site within the Waterfall Shoppes Mixed Use District
- Goal 5: Maintain Essential Public Services as the existing site is serviced and does not require additional resources as part of the expansion.
- Goal 7: Promote Efficient and Sustainable Growth Principles with infill development and maximizing the use of existing infrastructure.

The fuel facility is an existing use and the expansion provides a benefit to members with the provision of additional fueling positions, increased efficiency, and reduced queues, thereby improving site circulation and the fuel purchasing experience.

- 2) *In relation to underlying zoning, proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden on the subject or surrounding land or property owners and occupants or the natural environment.*

**Response:** The underlying zoning of the Waterfall Shoppes PUD is General Business. The fuel facility is an existing use and the expansion of the use will be able to operate within the existing capacities of public services, facilities and utilities.

- 3) *The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of the chapter regulation PUD development.*

**Response:** The fuel facility is consistent with the 2024 Cascade Township Community Master Plan. The Master Plan designates the future land use of the site as Waterfall Shoppes Mixed Use, under which fuel facilities are an allowed use as described in the Waterfall Shoppes PUD Ordinance. The project is also consistent with the following goals of the Master Plan:

- Goal 3: Enhancing the Viability of Township Business by redeveloping an existing commercial site within the Waterfall Shoppes Mixed Use District
- Goal 5: Maintain Essential Public Services as the existing site is serviced and does not require additional resources as part of the expansion.
- Goal 7: Promote Efficient and Sustainable Growth Principles with infill development and maximizing the use of existing infrastructure.

- 4) *In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.*

**Response:** The fuel facility expansion, as stated previously, will improve the facilities efficiency and site circulation, which will benefit surrounding properties making the development attractive to Waterfall Shoppes Center customers.

- 5) *The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development.*

**Response:** The expansion project will continue to provide the required 20-foot perimeter buffer with 3-foot-high berm. Code/PUD requires 22,350 square feet of landscape; the project will provide 64,154 square feet, which exceed the minimum required by the ordinance.

- 6) *The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township.*

**Response:** The fuel facility is and will continue to be owned and operated by Costco Wholesale following the expansion project.

**Site Plan Review:**

Pursuant to the Cascade Township Zoning Ordinance, Chapter 21.07, shall be approved if the following findings are made:

- 1) *Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use and structures in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation*

**Response:** The project site is a Planned Unit Development (PUD) within the Cascade Township Zoning Ordinance, and the fueling facility expansion is an allowed use subject to a PUD Amendment and a Site Plan Review. The fueling facility will continue to comply with all applicable development regulations of the PUD Ordinance (Waterfall Shoppes #8 of 2004) and the Township Zoning Code, including the development standards, as indicated in the table below:

Development Standard	Requirement	Response
<b>Building Setback</b>	Min. Front Setback: 100 feet Min. Rear Setback: 50 feet Min. Side Setback: 25 feet Perimeter Buffer: 20 feet	The project will not encroach into the setback area and will maintain the current perimeter buffer.
<b>Maximum Building Height</b>	PUD Max. Canopy Height: 17.5 feet	The PUD Ordinance allows for a maximum canopy height of 17.5 feet. The expanded canopy will match the height of the existing canopy and the PUD Ordinance.
<b>Landscaping</b>	<ul style="list-style-type: none"> <li>•Automobile Service Stations require a minimum 20-foot buffer around the perimeter of the fuel facility and be located within the first 20 feet of the property.</li> <li>•The buffer shall have a berm no higher than three (3) feet and slope no greater than one (1) to three (3) (1:3) along the perimeter and not continuous in length.</li> <li>•Internal parking lot landscape area of 30 square feet per parking space in lots with over 100 parking spaces.</li> </ul>	<p>The project provides approximately 64,154 square feet of landscaping area.</p> <p>The site will maintain a 20-foot buffer around the perimeter of the fuel facility a berm sloped at 1:3.</p> <p>Based on this ratio approximately 22,350 square feet of internal parking lot landscaping is required. The site will continue to exceed the internal parking lot landscape area minimum.</p>
<b>Parking</b>	<p>The Code requires four (4) spaces per 1,000 square feet for general retail and five (5) parking spaces, plus one (1) parking space for air/water service for automobile service stations for a minimum of 584 stalls.</p> <p>Maximum of 752 parking spaces.</p>	<p>The project will remove 22 parking stalls and add 23 parking stalls for a net gain of one (1) parking stalls.</p> <p>The site will have a total of 745 parking stalls. The site will exceed the minimum number of spaces by 161 and be seven (7) stalls below the maximum.</p>

Development Standard	Requirement	Response
<p><b>Trees</b></p>	<p>The tree ordinance requires a replacement ratio based on the diameter breast height (DBH) of each removed deciduous tree. If the replacement trees are deciduous trees:</p> <ul style="list-style-type: none"> <li>•&lt;2.5 inches DBH replaces 0.5 removed trees.</li> <li>•Between 2.5- and 3.5-inches DBH replaces one (1) removed tree.</li> <li>•Between 3.5- and 4.5-inches DBH replaces 1.5 removed trees</li> <li>•&gt;4.5 inches DBH replaces two (2) removed trees</li> </ul>	<p>The project will remove 16 deciduous trees for the expansion. Based on these ratios, 15 replacement trees are required for the site.</p> <p>The landscape plan shows 15 replacement trees.</p>
<p><b>Signs</b></p>	<p>The PUD Ordinance limits canopy signage to two (2) wall signs, on the east and north façade, totaling 50.5 square feet.</p>	<p>The existing fuel facility has four (4) 20-square foot externally illuminated “Costco Wholesale” signs; one (1) centered on each façade. While the PUD limits the Costco Fuel Facility to two (2) canopy signs; Code allows more than two (2) canopy signs on Service Stations.</p> <p>Costco is seeking to amend the limitation on Canopy signage to allow the four (4) canopy signs and remain in conformance with Code.</p>
<p><b>Lighting</b></p>	<p>The Township’s lighting standards require to be shielded downward to protect pedestrians and motorists from glare, and light trespass. All parking lots utilized during night-time hours shall be artificially illuminated to a minimum level of 0.5-foot candles and a maximum level of five (5) foot candles, with one (1) foot candle being the desired level of average illumination.</p>	<p>The project will remove two (2) parking lot lights for the expansion. No new parking lot lights are part of this project. Sign lighting fixtures shall be shielded and aimed downward to not project past the object of illumination. Costco’s CREE LED lighting will meet this standard.</p> <p>The under-canopy and sign lighting will be Costco’s standard CREE LED lighting and will be directed downward to prevent off-site glare.</p>
<p><b>Design Criteria</b></p>	<p>The Township’s Special Use standards for automobile service stations requires canopies to be designed to relate to the facades of the main building.</p>	<p>The fuel canopy expansion is designed to match the existing canopy with vertical corrugated metal sheet design with concrete masonry unit (CMU) wrapped columns.</p>

2) *Whether there are ways in which the configuration of the use and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and 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 proposed use and structures*

**Response:** The expansion project and access modifications will refresh the existing use, improve its efficiency, increase its processing capacity, reduce queues and shorten wait times, thereby benefiting Costco members and surrounding properties through improved site circulation and an upgraded fuel facility.

- 3) *The extent to which natural features and characteristics of the large trees, natural groves, and watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate*

**Response:** The project is an expansion of an existing structure and developed commercial. Natural features, watercourses, and large trees are not impacted by the project. The project will remove 16 trees and provide 15 replacement trees consistent with the Township tree ordinance as noted in the developments standards table above.

- 4) *That the location, size, design, and operating characteristics of the proposed use are compatible with the existing and known future land uses and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the city.*

**Response:** The project site has operated as a fuel facility since 2004 as part of the initial Waterfall Shoppes Commercial Center development and is consistent with the PUD Ordinance and future land uses as land zoned General Business. It is anticipated that there will be insignificant increases in noise and traffic due to the expansion; however, those increases will be offset by the improved efficiency of the facility through reduced queues; shortened wait times, and less idling. The expansion project will benefit the surrounding uses through improved site circulation and the upgraded fuel facility.

**Conclusion:**

The responses above and supporting application materials demonstrate that the project meets the approval criteria for a Planned Unit Development Amendment and Site Plan Review.



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**PROJECT:**  
FUEL EXPANSION  
5100 28TH STREET SE  
GRAND HARDS, WA 99122

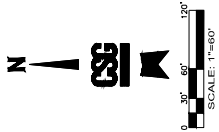
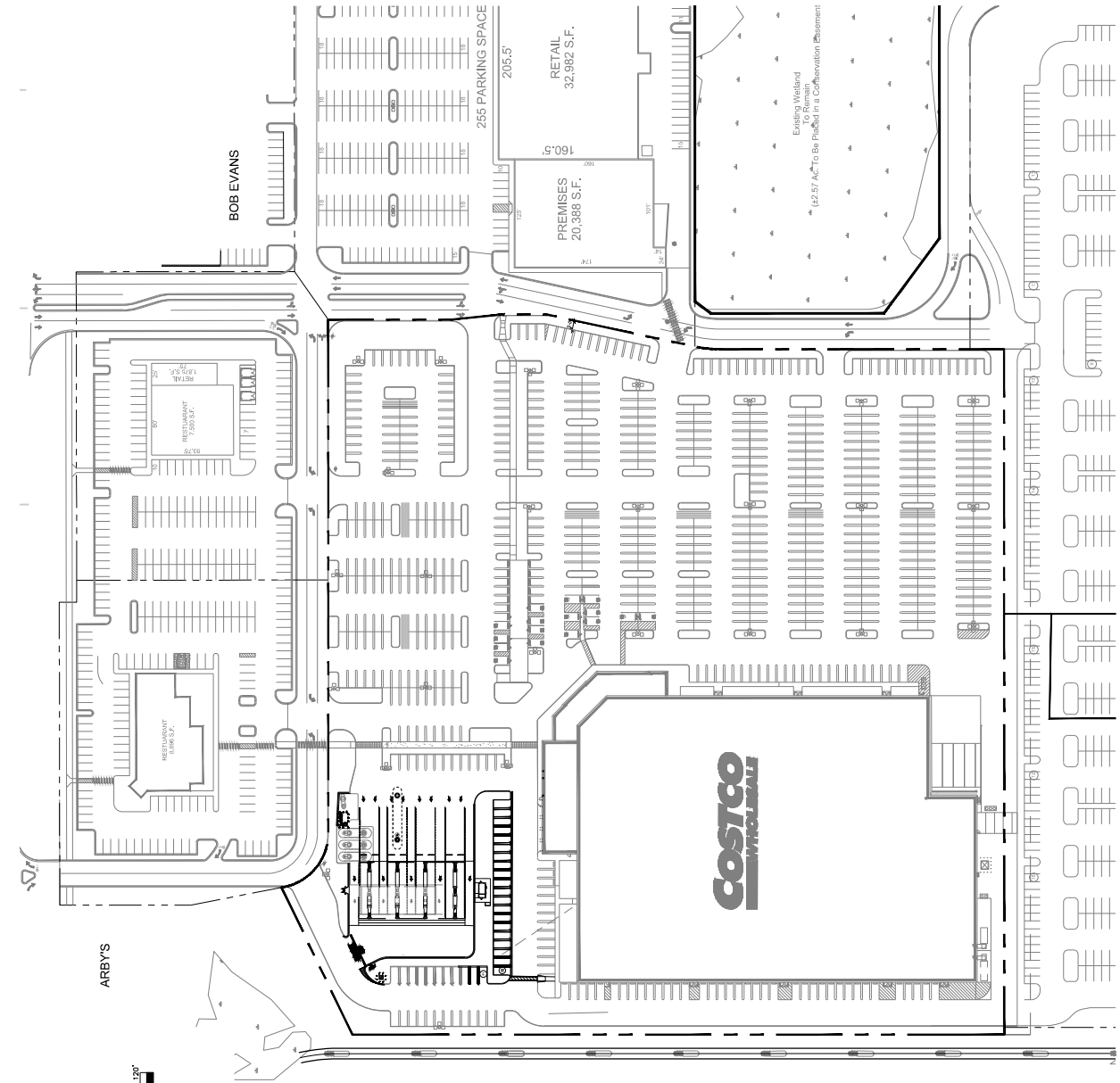
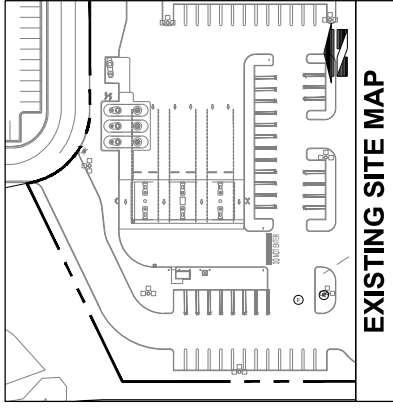
**Client:**  
**Costco Wholesale**  
COSTCO WHOLESALE  
730 LAKE DRIVE  
ISSAQUAH, WA 98027

Revision/Issue	Date	Comment
1	11/18/25	ISSUED

**Drawn:** HPRG  
**Reviewed:** JSI  
**Sheet Date:** 11/18/25  
**Proj. Number:** 11214

**Sheet Title:**  
OVERALL SITE PLAN

Sheet Number:  
**DD-1**





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**Project:**  
FUEL EXPANSION  
5100 28TH STREET SE  
GRAND HARDS, WA 99122

**Client:**  
**Costco**  
COSTCO WHOLESALE  
730 LAKE DRIVE  
ISSAQUAH, WA 98027

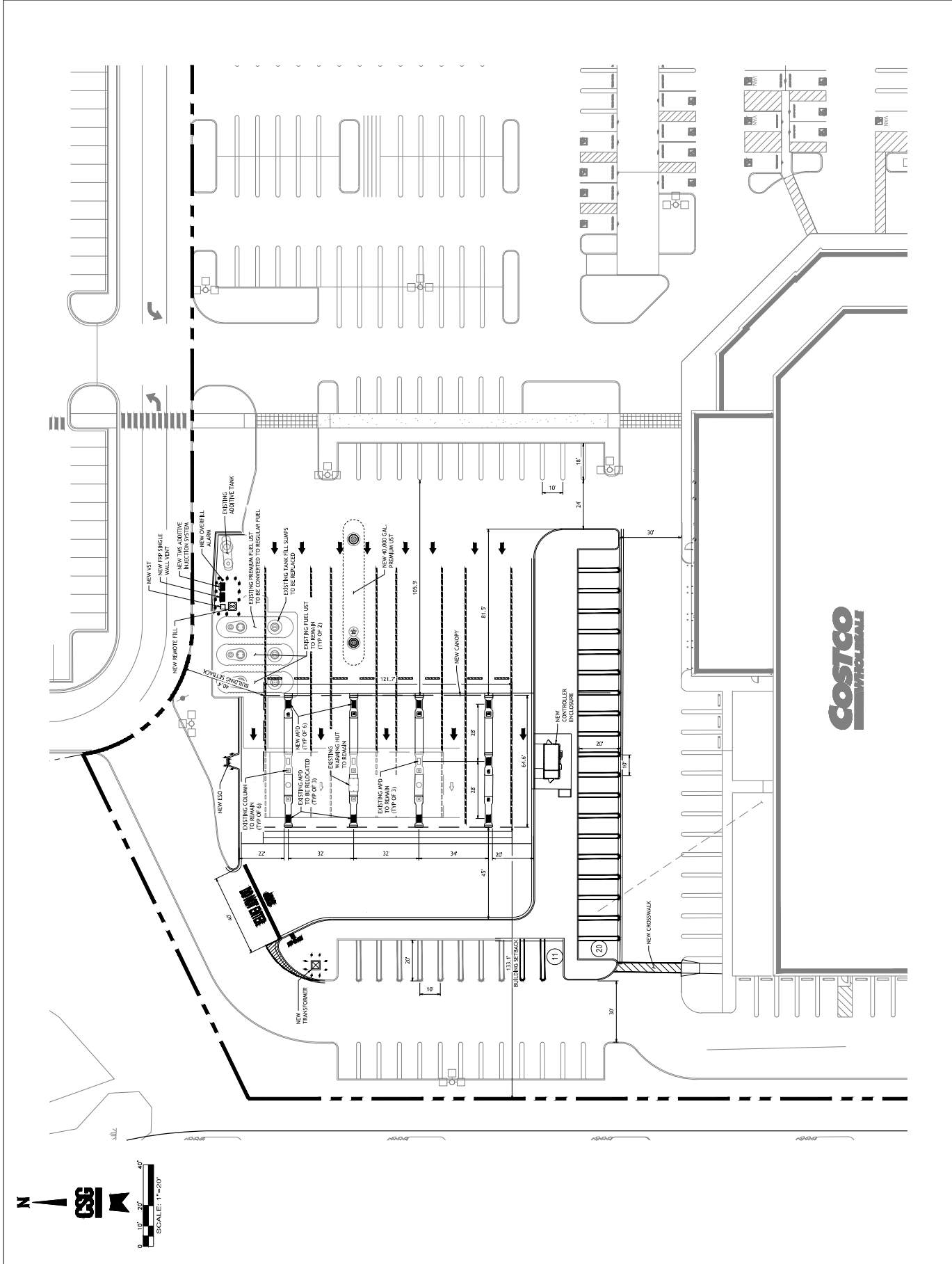
**Revisions:**

NO.	DATE	COMMENTS
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Reviewed: JSI  
Sheet Date: 11/18/25  
Proj. Number: 11214

Sheet Title:  
**DETAILED SITE PLAN**

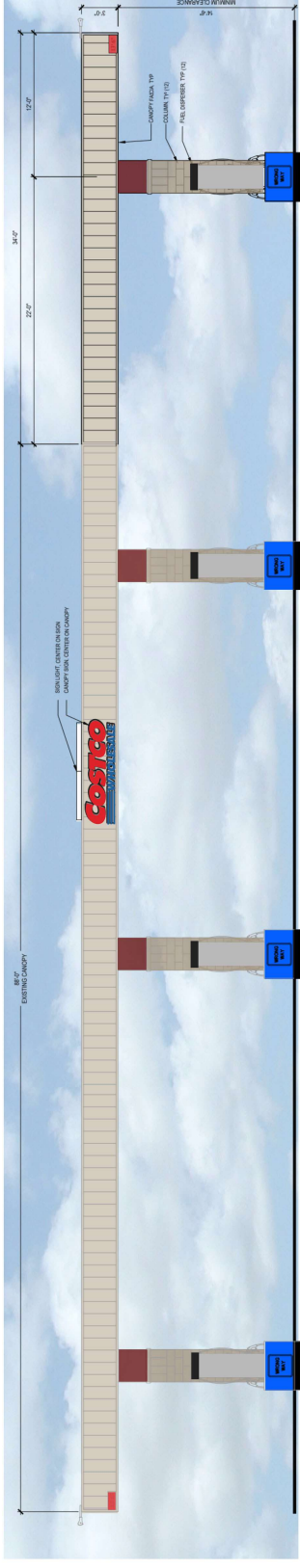
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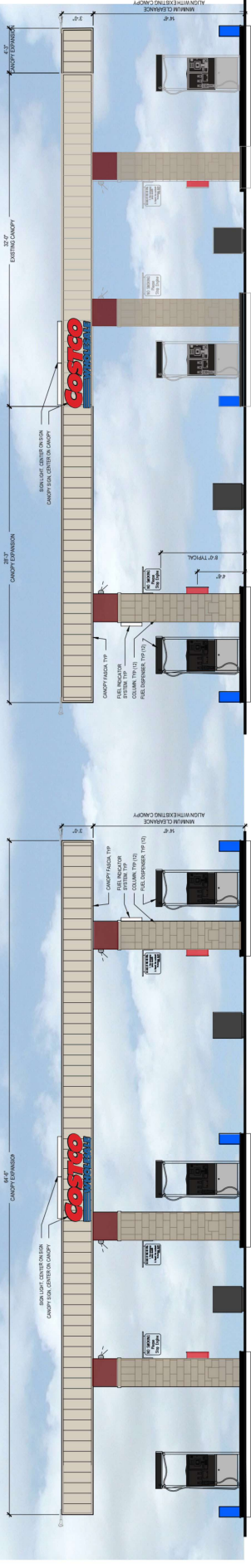









1 EAST SIDE ELEVATIONS (ENTRANCE)  
SCALE: 1/4" = 1'-0"



2 WEST SIDE ELEVATIONS (EXIT)  
SCALE: 1/4" = 1'-0"



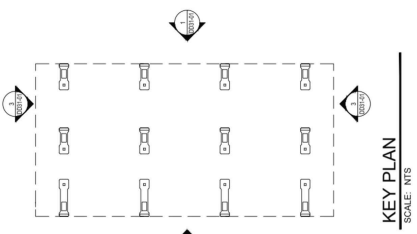
4 NORTH END ELEVATIONS  
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	CANOPY FACIA MATERIAL: COLOR CLASSIC BEIGE		SIGN COLOR: COSTCO RED		FUEL INDICATOR LIGHT SYSTEM
	SIGN COLOR: COSTCO BLUE		COLUMN WRAP OR IF FACE MASONRY COLOR: MEDIUM TAN - MATCH TO EXISTING		

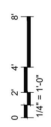
3 SOUTH END ELEVATIONS  
SCALE: 1/2" = 1'-0"



5 CANOPY SIGN  
SCALE: 1/2" = 1'-0"  
SUPPLIED AND INSTALLED BY CANOPY SUPPLIER: Z2 EB



KEY PLAN  
SCALE: NTS



**COSTCO WHOLESALE**  
GRAND RAPIDS, MI # 784  
5145 95TH STREET SE  
GRAND RAPIDS, MI 49512



03-1493-XX  
NOVEMBER 24, 2024  
PRELIMINARY  
ELEVATION  
DD31-01

# PRELIMINARY ELEVATIONS

# COSTCO WHOLESALE

GRAND RAPIDS, MICHIGAN

NOVEMBER 24, 2025





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**PROJECT:**  
 FUEL EXPANSION  
 5100 28TH STREET SE  
 GRAND RAPIDS, MI 49512

**CLIENT:**  
**COSTCO WHOLESALE**  
 730 LAKE DRIVE  
 ISSAQUAH, WA 98027

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**Drawn:** HRFG  
**Reviewed:** JH  
**Sheet Date:** 02/20/24  
**Proj. Number:** 11214

**Sheet Title:**  
 EXISTING CONDITIONS  
 AND DEMOLITION PLAN

**Sheet Number:**  
**P2**

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**EXISTING CONDITIONS AND DEMOLITION PLAN**

**TESS LEGEND**

- FULL DEPTH ASPHALT PAVEMENT REMOVAL
- FULL DEPTH CONCRETE PAVEMENT REMOVAL
- EXISTING CONCRETE TO REMAIN
- PROPOSED INLET PROTECTION
- PROPERTY LINE
- SAW CUT LINE
- PERIMETER PROTECTION
- LIMITS OF INTERFERENCE
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING BARRIER CURB TO REMAIN
- EXISTING CURB AND GUTTER TO BE DEMOLISHED
- EXISTING BARRIER CURB TO BE DEMOLISHED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING MAINLINE CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING STORM DRAIN
- CONSTRUCTION FENCE
- EXISTING STRIPING TO BE REMOVED

**DEMOLITION CALLOUTS**

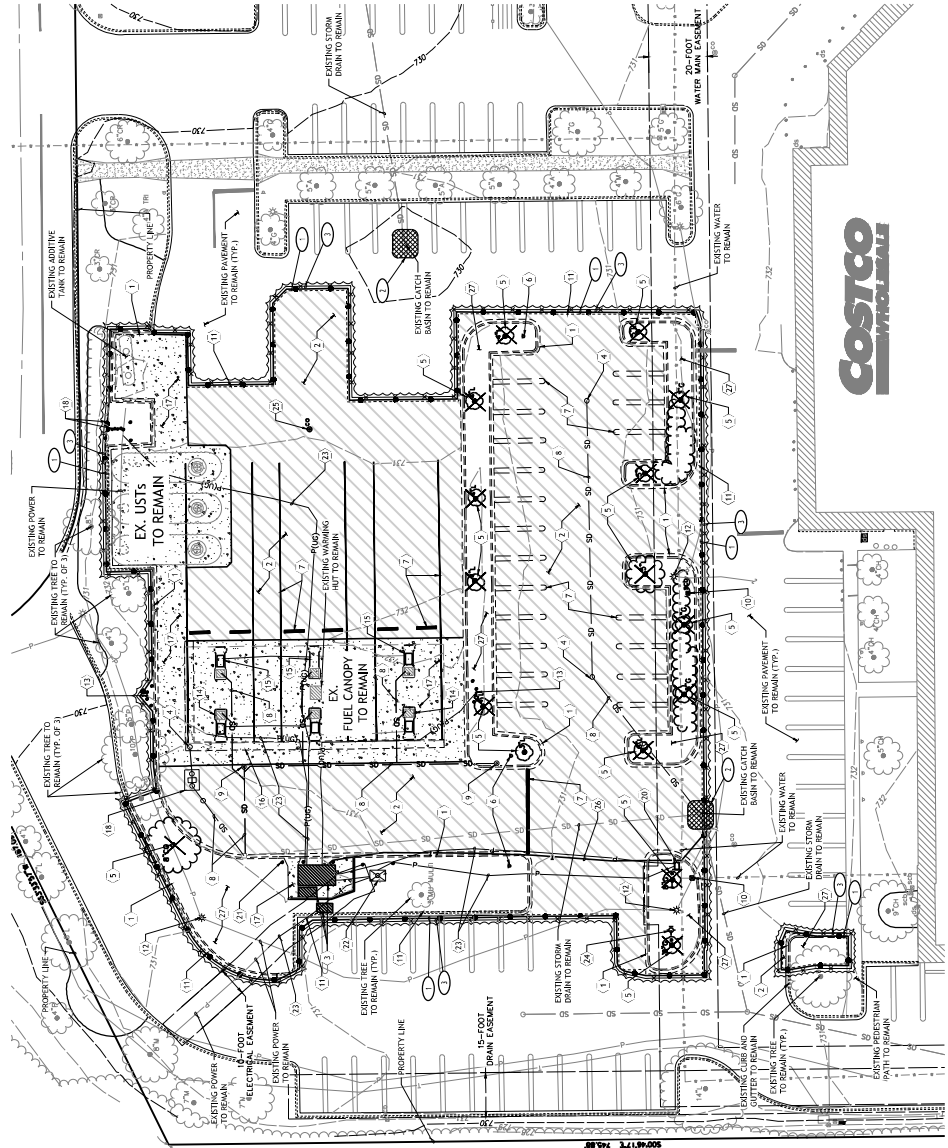
- EXISTING CURB AND GUTTER TO BE REMOVED AND DEPOSED OF OFF-SITE.
- EXISTING PAVEMENT TO BE REMOVED AND DEPOSED OF OFF-SITE.
- EXISTING CONTROLLER ENCLOSURE AND ITS APPURTENANCES TO BE DEMOLISHED. SEE SHEET PH FOR NEW LOCATION OF NEW CONTROLLER.
- EXISTING CATCH BASIN/INLET TO BE REMOVED.
- EXISTING TREE TO BE REMOVED. SEE LANDSCAPE PLANS.
- EXISTING SIGN TO BE REMOVED. CONTRACTOR TO SANDBLAST PAVEMENT TO REMOVE EXISTING PAINT STRIPING.
- EXISTING STORM DRAIN TO BE REMOVED.
- EXISTING STORM DRAIN CLEAN OUT TO BE REMOVED.
- EXISTING IRRIGATION BOX TO BE REMOVED.
- PROPOSED SAWCUT TYP. A, WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT PAVEMENT, SHALL BE REMOVED TO THE FULL DEPTH OF THE EXISTING ASPHALT PAVEMENT. SEE SHEET PH FOR NEW LOCATION OF NEW CONTROLLER.
- EXISTING LOT LIGHT TO BE REMOVED. SEE PLANS FOR OTHERS FOR NEW INSTALLATION. RE-RATE EXISTING ELECTRICAL CONDUIT AS NECESSARY.
- EXISTING E.S.O. TO BE REMOVED AND DEPOSED OF OFF-SITE.
- EXISTING PUMP ISLAND ENDS AND DISPENSERS TO BE REMOVED. PROTECT OFF-SITE. DISPENSERS TO BE REMOVED AND REPLACED ON NEW DISPENSER ISLAND. PROTECT CONDUITS TO REMAIN IN PLACE.
- PORTION OF EXISTING PUMP ISLANDS TO BE REMOVED AND DEPOSED OF OFF-SITE. PROTECT CONDUITS TO REMAIN IN PLACE.
- EXISTING 3'-FOOT CONCRETE WALL TO BE REMOVED AND DEPOSED OF OFF-SITE.
- EXISTING CONCRETE TO BE REMOVED AND DEPOSED OFF-SITE.
- EXISTING AIRD FERMATOR WITH ROLLBACKS TO BE REMOVED.
- EXISTING OIL/WATER SEPARATOR TO BE REMOVED.
- EXISTING POWER BOX TO BE REMOVED.
- EXISTING BOLLARDS TO BE REMOVED.
- EXISTING TRANSFORMER TO BE REMOVED AND REPLACED. SEE SHEET PH FOR NEW LOCATION.
- EXISTING POWER TO BE REMOVED AND DEPOSED OFF-SITE.
- EXISTING HYDRANT TO BE REMOVED AND RELOCATED. CAP EXISTING LINE AT MAIN CONNECTION.
- EXISTING SEWER CLEAN OUT TO BE REMOVED.
- EXISTING COMMUNICATION LINE TO BE REMOVED AND DEPOSED OF OFF-SITE.
- EXISTING LANDSCAPING TO BE REMOVED AND DEPOSED OF OFF-SITE.

**UTILITY CONFLICT NOTE:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

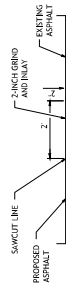
**TREE PROTECTION NOTE:**

EXISTING TREES TO REMAIN WITHIN LIMITS OF INTERFERENCE ARE TO BE PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



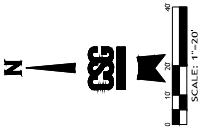
**EROSION/SEDIMENT CONTROL CALLOUTS:**

- CONTRACTOR TO INSTALL COMPOST FILTER DOCS, NET FENCE OR OTHER APPROVED METHOD TO PREVENT ALL-CLAY SAND FROM LEAVING SITE, AND AS DIRECTED BY INSPECTOR OF AUTHORITY (SEE JURISDICTION, SEE DETAIL ON SHEET P3).
- INSTALL PROTECTIVE MATS WITHIN LIMITS OF INTERFERENCE AS REQUIRED TO PREVENT ALL-CLAY SAND FROM ENTERING STORM DRAINAGE SYSTEM, AND AS DIRECTED BY INSPECTOR OF AUTHORITY (SEE JURISDICTION, SEE DETAIL ON SHEET P3).
- CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION FENCE WITH GATE, AS NEEDED TO SECURE AREA OF WORK. CONTRACTOR SHALL COORDINATE PLACEMENT OF FENCE WITH WAREHOUSE MANAGER AND NOTIFY AS NECESSARY DURING CONSTRUCTION.



- NOTES:**
- EXISTING TREES TO REMAIN WITHIN LIMITS OF INTERFERENCE ARE TO BE PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - APPLY 1 FOOT RUBBER SEALANT COMPOUND ALONG JOINT PER ASTM D690.

**LAP JOINT**  
 SCALE: NOT TO SCALE

















Know what's below.  
 Call before you dig.

The contractor is responsible for obtaining the location, depth, and utility information from the appropriate utility companies. The contractor shall be responsible for obtaining the location, depth, and utility information from the appropriate utility companies. The contractor shall be responsible for obtaining the location, depth, and utility information from the appropriate utility companies.

**Project:** FUEL EXPANSION  
 5100 28TH STREET SE  
 GRAND RAPIDS, MI 49512

**Client:** **Corvus**  
 CUSTO, WILMINGTON  
 730 LAKE DRIVE  
 ISSAQUAH, WA 98027

Revision/Issue	DATE	COMMENT
39		

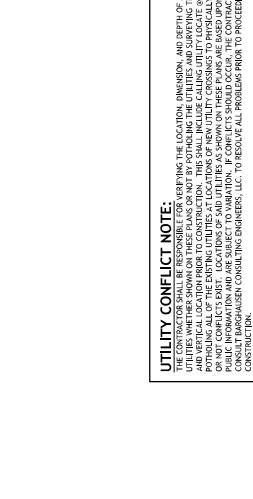
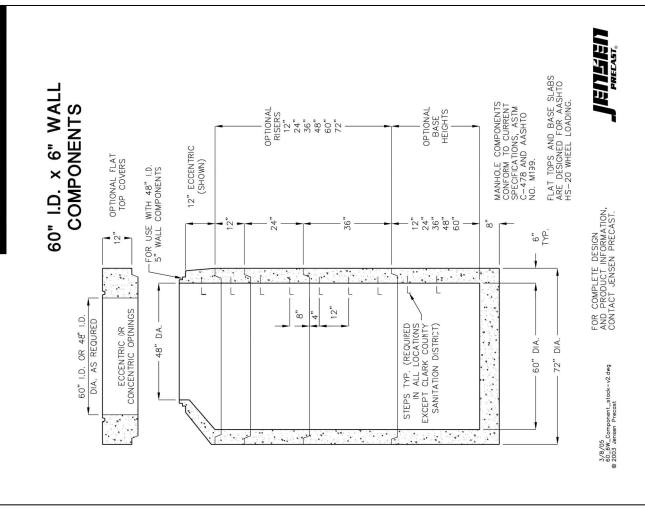
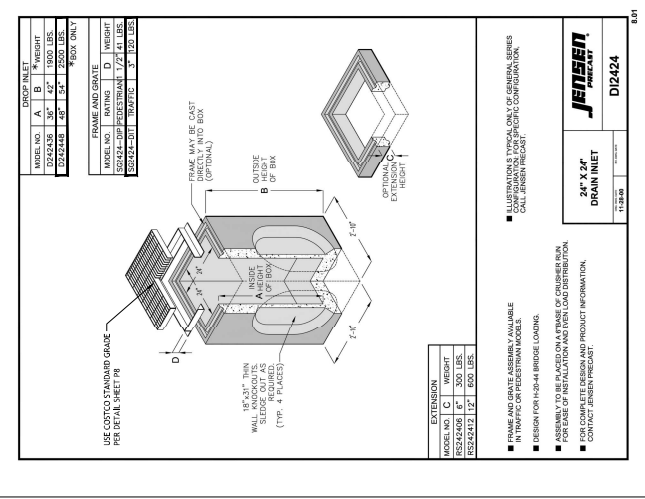
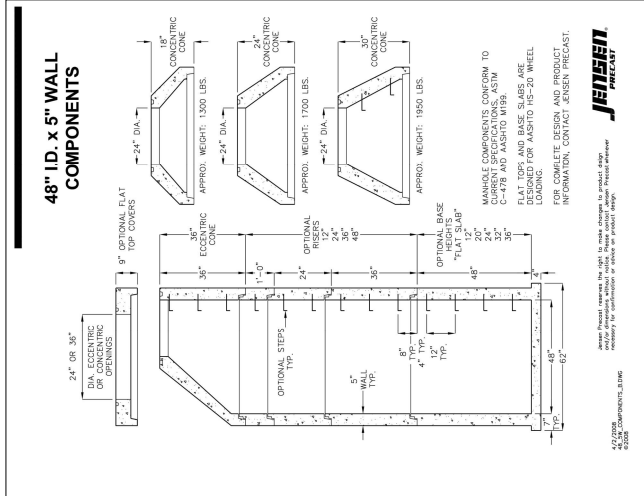
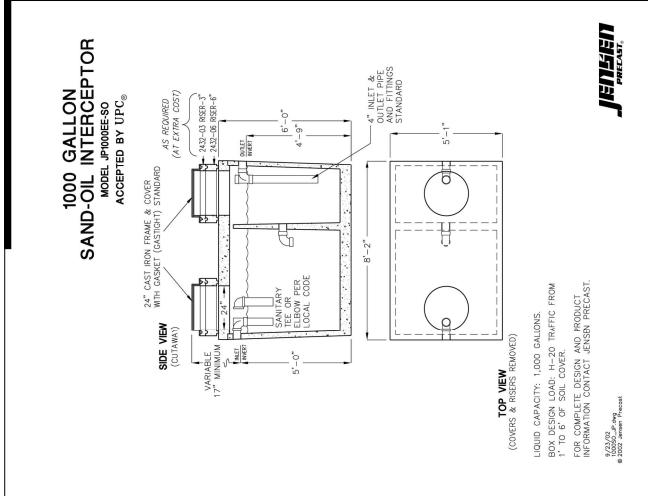
Drawn: HRFG  
 Reviewed: JH  
 Sheet Date: 02/20/26  
 Proj. Number: 11214

Sheet Title: **DETAILS**

Sheet Number: **P9**

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**DETAILS**

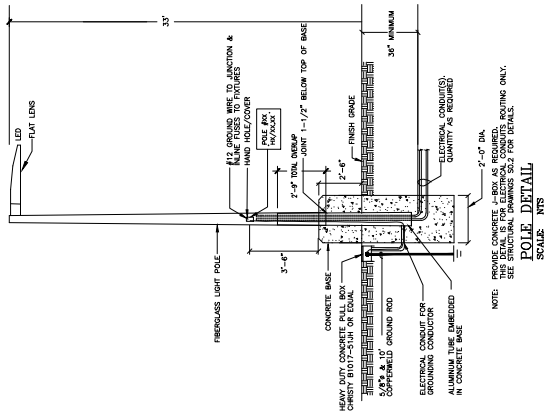
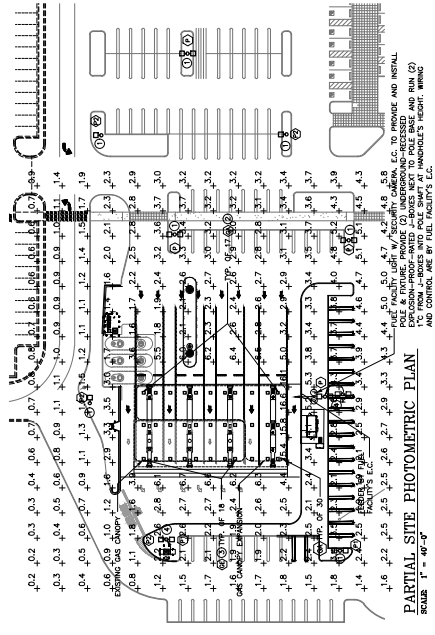


LIGHTING FIXTURE SCHEDULE					
SYM	MANUFACTURER	MODEL	WATT	REMARKS	COLOR
1	LITONIA	D92-LED-P4-SDK-179H-MOULT -D92D	270	EXISTING LITING FIXTURES. 30' P4'S ON POLE.	5000K
2	LITONIA	D92-LED-P1-SDK-179H-MOULT -D92D	140		
3	LITONIA	D92-LED-P1-SDK-179H-MOULT -D92D	140		
4	OREE	EXISTING OREE OPT250 FIXTURE.	86	EXISTING GAS CANOPY LIGHT.	5700K
5	TECHNOT	CEB-S-C-FL-80-1-1H1	86	17' MOUNTING BRACKETS, CLAMP 1, DIM. 2 HANGING DOWNWARD MOUNT.	5000K

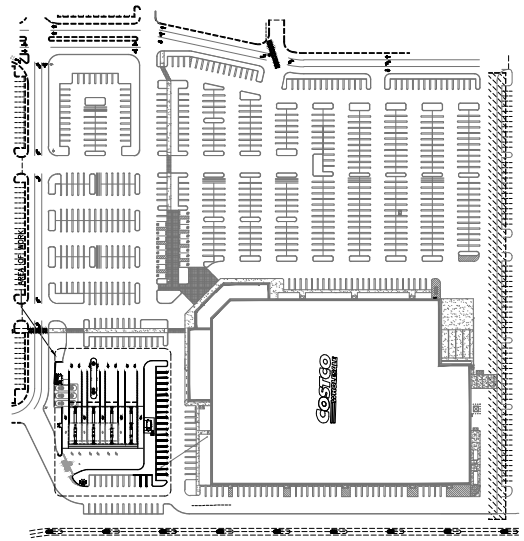
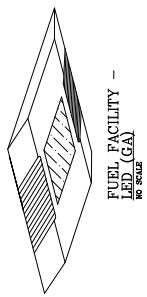
- SYMBOL LEGEND**
- WALKWAY
  - POLE LIGHT
  - FLOOR LIGHT
  - FLOOD LIGHT
  - SIGNAGE
  - MANHOLE BOX
  - FIXTURE TYPE

**PLAN NOTES:**

- 1 EXISTING LIGHT POLE FIXTURE TO REMAIN.
- 2 E.C. TO PROVIDE NEW (17) FIXTURES AT EXPANDED FUEL.
- 3 EXISTING (14) FIXTURES AT EXISTING FUEL FACILITY CANOPY TO REMAIN.
- 4 RELOCATE (1) TO EXISTING EXISTING WALKWAY AND PROVIDE NEW (1) MANHOLE BOX AT EXISTING LOCATION. EXISTING FIXTURE AS REQUIRED. FIELD VERIFY.



NOTE: REINFORCING CONCRETE SHALL BE 3" x 4" DIA. THIS DETAIL IS FOR ELECTRICAL CONDUIT ROUTING ONLY. SEE STRUCTURAL DRAWINGS FOR DETAILS.





## PUD Ordinance - Waterfall Shoppes #8 of 2004

### CASCADE CHARTER TOWNSHIP

Ordinance # 8 of 2004

(As amended by Ord. No 3 of 2005; 5/11/05)

(As Amended by Ord No 9 of 2006; 9/27/06)

(As Amended by Ord No of 2026; DATE)

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE WATERFALL SHOPPES PLANNED UNIT DEVELOPMENT PROJECT.

Cascade Charter Township Ordains:

Section I. An Amendment to The Cascade Charter Township Zoning Ordinance.

The application received from Mark Finkelstein, or assigns (hereinafter referred to as the "Developer"), for Planned Unit Development designation for the proposed Waterfall Shoppes project (herein after referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval on March 15, 2004. The Project is recommended for rezoning from an existing B-2 and I zoning to PUD, Planned Unit Development permitting this mixed use development. This action requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Charter Township Board of Trustees' action on April 14, 2004.

Section II. Legal Description.

The legal description of the Project is as follows:

41-19-18-100-005

E 1/2 NW 1/4 EX THAT PART WHICH WOULD BE INCLUDED IN A STRIP 260 FT WIDE THE ELY LINE OF WHICH IS DESC AS COM AT CEN OF SEC TH NELY IN A STRAIGHT LINE TO A PT 900 FT S OF N SEC LINE A PT 410 FT E OF N 1/4 COR TH N PAR WITH & 410 FT DIST E FROM N&S 1/4 LINE TO N LINE OF SEC & EX N 230 FT OF THAT PART OF W 200 FT OF E 1/2 NW 1/4 LYING S OF CL OF 28TH ST & EX THAT PART OF E 401.5 FT OF NW 1/4 LYING N OF A LINE WHICH IS 350 FT S OF & PAR WITH CL OF 28TH ST \* SEC 18 T6N R10W 72.13 A.

41-19-18-251-002

THAT PART W 1/2 NE 1/4 LYING ELY OF FOL DESC LINE - COM 410 FT E ALONG N SEC LINE FROM N 1/4 COR TH S PAR WITH N&S 1/4 LYINE 900 FT TH SWLY IN A STRAIGHT LINE TO CEN OF SEC & SLY OF SLY LINE OF STL US16 RELOCATED \* SEC 18 T6N R10W 46.72 A.

Section III. General Provisions.

The following provisions shall hereby apply to the Project, in addition to those Provisions outlined in Chapter 16 of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988, as amended). In the event there is a conflict between the provisions of this Ordinance and those of the Cascade Charter Township Zoning Ordinance, the provisions of this Ordinance shall control and govern.

Section IV. Purpose.

The Project occupies approximately 118 acres of land, divided in five separate phases of development, that presently is the site of the old Showcase movie theatre, the old drive-in theater, wetlands and vacant property. The Project is proposed to be developed into a mix of different uses involving general retail, restaurant, offices and hotels. Due to its size, magnitude, mixture of land uses and the timing of

development over a period of years, in which market conditions may change, special land use regulations are deemed necessary by Cascade Township to establish this Planned Unit Development (PUD) District.

The regulations contained herein are established to define the procedures necessary to insure high quality development on the Premises. Additionally, they are designed to achieve integration of the development with adjacent land uses and the natural environment; to permit flexibility in the regulation of land development; to encourage variety in design, lay-out and type of structures constructed within the development; to achieve economy and efficiency in the use of land; to encourage the provision of useful open space; and to provide improved employment opportunities particularly suited to the needs of the residents of Cascade Township and West Michigan.

This Ordinance is further intended to permit flexibility in the regulation of land development by allowing the Developer to modify the concept and design of the proposed development as the market may dictate in the future over the course of the development of the Premises. The provisions of this Ordinance are not intended as a substitute for the Cascade Township Zoning Ordinance and General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township, except as provided herein.

#### Section V. Approval Limitations.

A. The provisions of this Ordinance are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall be enforced.

B. Except as otherwise provided herein, the Developer and his assigns must meet all applicable provisions and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for operation or use.

C. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD if it finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.

D. All conditions contained herein shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval and ordinance amendment. Provided, however, that minor or immaterial changes to the site plan shall not require formal amendment of the PUD approval and ordinance amendment if determined, by the Township Planning Director, to be minor site plan changes as defined by section 21.04 of the Zoning Ordinance as amended.

E. This approval document shall be recorded with the Kent County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.

F. Failure to comply with the site plan or any condition of approval herein shall be deemed a violation of the Cascade Charter Township Zoning Ordinance.

#### Section VI. Permitted Uses.

For land and buildings, the permitted uses for the Waterfall Shoppes PUD are as follows:

- A. Retail Uses; (including, without limitation, warehouse membership clubs and fuel filling facilities);
- B. Shopping Center;

- C. Hotels;
- D. Offices
- E. Restaurants;
- F. Movie theatre
- G. Other uses, either within the existing buildings or new buildings, may be permitted if the Planning Commission feels it will meet the design objectives of the Mixed Use category of the comprehensive plan. This may include the land being used for a residential land use component as well.

#### Section VII. Master Development Plan - Phasing.

The Project shall conform in as much as reasonably possible to the master development plan approved by the Township Board and signed by the Township on May 6, 2004. The intent of the Developer is to develop the project in five separate and distinct phases. Each phase will be required to submit site plans for each phase, building, or site improvement. This will allow the Township to ensure that all required infrastructure is constructed with the appropriate phase and that only those areas needed to be disturbed for each phase, are the areas planned to be disturbed. The Planning Commission shall review and approve all building or site improvement plans prior to the construction of each phase.

All phases of the Project shall comply with the Permitted Uses listed in Section VI and the Specific Development Regulations in Section VIII of this Ordinance. Site plan approval of each phase, building, or site improvement shall only be granted in accordance with Chapters 16 and 21 of the Zoning Ordinance, as may be amended.

Each phase shall be considered complete with the issuance of the required occupancy permit granted by the Township. Phases may be constructed concurrently with the approval of the planning commission.

#### Section VIII. Specific Development Regulations.

The Project shall be developed in accordance with each site plan approved and signed by the Township. The site plan shall indicate where each building will be located and provide appropriate measurements demonstrating compliance with this ordinance. Engineering plans and documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting recognized, acceptable engineering standards and practices. No alterations, expansions or additions may take place to the Project without an amendment to this Ordinance, unless authorized otherwise herein.

It shall be unlawful for any person, firm or corporation to begin the construction of any building or other structure or to begin the alteration or moving of any building or structure within the Premises without receiving site plan review and approval from the Waterfall Shoppes Review Board and The Township Planning Commission.

Composition of the Review Board - All new construction, land use changes, alteration, or moving of buildings and structures shall be reviewed by a five (5) member Review Board. The Developer shall appoint three (3) members, with two (2) being officers of the Developer or their delegates and one (1) being a professional with a background in architecture, engineering, landscape architecture and/or urban planning. The two (2) remaining members shall be representatives of Cascade Township appointed by the Township Supervisor and approved by the Township Board. A simple majority of the membership of this Review Board (hereinafter referred to as the "Board") shall constitute a quorum. An affirmative vote of the majority of the Board members present shall constitute approval, approval with modification, or rejection of a site plan. Developers must request for 5 member Review Board to meet in writing or other

verifiable way. Upon request by Developer for a meeting, the meeting shall take place no later than five (5) business days from the date of request.

Responsibilities of the Review Board - The Board shall receive all site plans for all new construction, land use changes, alteration, or moving of buildings and structures within the Premises. In order to maintain a consistent aesthetic quality, the Review Board shall have sole authority to approve or reject building architectural designs within the Premises. The following is a partial list of items that may be carefully and thoughtfully scrutinized:

- A. Preliminary building plans and specifications;
- B. Exterior surface treatment, including roofs, with color and texture samples or descriptions;
- C. Scale;
- D. Geometry;
- E. Texture;
- F. Harmony with neighboring sites including the landscaping features of the site;
- G. Sun control devices; and
- H. Color.
- I. Landscaping as discussed in this section
- J. Signage as discussed in Section X

The Board's review and findings are subject to review before the Planning Commission. The Board can only grant preliminary approval of a site plan. The Planning Commission shall have the authority to grant final site plan approval. No site plan can be forwarded to the Planning Commission without the express, written approval of the Board.

Review and approval shall be based upon the following considerations:

1. Conformity and harmony of external design with the development and with neighboring structures.
2. Proper siting of buildings and lots as they relate to street frontage and neighboring uses.
3. Conformity of the plans and specifications with the development requirements as well as the purpose and intent of this PUD Ordinance.

The Review Board shall endeavor to review a submitted site plan within a reasonable time period after its submittal. The Board, however, retains the right to request additional information or modifications as it may deem necessary prior to approval or rejection of the plans and specifications. Once the Review Board has made its determination regarding a proposed site plan it shall transmit its findings and recommendations to the Planning Commission. The transmittal shall include the recommendation of the Board, its rationale and the minutes of all meetings in which the site plan was discussed before the Board.

Planning Commission Responsibilities - Following review and approval of a site plan by the Review Board, the Chairman of the Review Board or his authorized representative shall present it to the Planning Commission for final review and approval. The Planning Commission has the right to approve, approve with modifications, or deny site plan approval based upon its own findings of fact.

Limitation - Nothing herein shall require submission to or approval of the Review Board or Planning Commission for plans relating to normal maintenance or alterations to the interior of any structure. When such activities are contemplated, the Township Building Inspector shall be contacted as building permits may be required.

#### A. Design Guidelines, Requirements and Limitations.

This Ordinance also constitutes Township approval of the Phase I site plan attached hereto as Exhibit B. Respecting the other phases of development, with the exceptions listed below, all of the requirements of the Cascade Township Zoning Ordinance, as may be amended, must be complied with for site plan review for any new construction within the Project. Landscaping shall be provided within each Phase consistent with the approved landscape plans for each site as their individual site plans are considered for

approval.

" Phase 1 (Costco Warehouse Building & Gas Station ~~Fuel Facility~~)

a. The Phase one portion of the site shall be developed as shown on the approved site plans signed by the Township. These plans include the following:

- i. Site Plan dated March 22, 2004
  - [As amended with Fuel Facility Expansion Site Plan dated 02/20/26](#)
- ii. Landscaping Plan dated April 15, 2004
  - [As amended with Fuel Facility Expansion Landscape Plan dated 02/20/26](#)
- iii. Photometric Plan dated December 2, 2003
  - [As amended with Fuel Facility Expansion Photometric Plan dated 12/08/25](#)
- iv. Elevation Plan dated December 23, 2003
  - [As amended with Fuel Facility Expansion Elevation Plan dated 11/24/25](#)
- v. Floor Plan dated January 9, 2004
  - [As amended with Fuel Facility Expansion Floor Plan dated 11/24/25](#)
- vi. Engineering Plan dated March 26, 2004
  - [As amended with Fuel Facility Expansion Engineering Plan dated 02/20/26](#)

- b. Parking - The total amount of parking for Phase 1 shall be a maximum of 752 parking spaces.
- c. Lighting - The lights at the gas station shall be turned off each night no later than 11 p.m.
- d. Setback Requirements - No part of the building shall extend closer to any lot line than shown on the approved and signed site plan.
- e. Removal of the two existing non-conforming signs at the site.
- f. Completion of the irrigated landscape boulevard entrance.
- g. Completion of the dual left turn lanes on 28th Street.
- h. Access road to 33rd Street via the Consumers Power property shall be provided.
- i. Mast arms as shown on approved site plan.

" Phase 2 (Area south of the existing Bob Evans restaurant)

- a. Maximum Building Height - 35 feet.
- b. Setbacks - Front 100 feet  
Side - 25 feet  
Rear - 50 feet.

- c. Parking - The minimum number of parking spaces and the design of the parking lot shall be done in accordance with Chapter 19 of the Zoning Ordinance as amended.
- d. Landscaping - the site shall include a landscape buffer around the perimeter of the site. Landscaping shall be used to ensure that all intersections are free from obstructions and shall not cause traffic vision problems. The Waterfall Shoppes Review Board shall recommend the size of the buffer and the number and type of plantings in the buffer.
- e. Lighting - shall meet Section 19.19 of the Zoning Ordinance as amended.

" Phase 3 (Two Building sites along 28th Street)

- a. Maximum Building Height - 35 feet
- b. Setbacks - Front 100 feet\*  
Side - 25 feet  
Rear - 50 feet.

\*The Planning Commission may, at their discretion, approve a smaller front yard setback if they feel the smaller front yard setback will result in a more pedestrian friendly design, better traffic flow and/or parking lot design.

- c. Parking - The minimum number of parking spaces and the design of the parking lot shall be done in accordance with Chapter 19 of the Zoning Ordinance as amended. Once the minimum number of parking spaces are established these spaces may be shared provide the property owners provide the Township with a recorded copy of the shared parking agreement.
- d. Parking shall be limited to no more than 60% of the required parking spaces between the building and the road.
- e. Pedestrian access shall be provided from the sidewalk along 28th Street into the building and through the site to the south for use in other phases.
- f. No access directly to 28th Street shall be permitted for either site.
- g. Landscaping - the site shall include a landscape buffer around the perimeter of the site. Landscaping

shall be used to ensure that all intersections are free from obstructions and shall not cause traffic vision problems. The Waterfall Shoppes Review Board shall recommend the size of the buffer and the number and type of plantings in the buffer.

h. Lighting - shall meet Section 19.19 of the Zoning Ordinance as amended.

" Phase 4 (Area south of Phase 1)

a. Maximum Building Height - 35 feet

b. Setbacks - Front 100 feet\*

Side - 25 feet

Rear - 50 feet.

\*The Planning Commission may, at their discretion, modify the setbacks if they feel the modified setback will result in a more pedestrian friendly design, better traffic flow and/or parking lot design.

c. Parking - The minimum number of parking spaces and the design of the parking lot shall be done in accordance with Chapter 19 of the Zoning Ordinance as amended

d. Landscaping - the site shall include a landscape buffer around the perimeter of the site. Landscaping shall be used to ensure that all intersections are free from obstructions and shall not cause traffic vision problems. The Waterfall Shoppes Review Board shall recommend the size of the buffer and the number and type of plantings in the buffer.

e. Review by the ITP (Interurban Transit Partnership) shall be required to evaluate the need or desire to establish a bus stop in the development or along its 28th Street frontage before site plan approval is awarded.

f. Lighting - shall meet Section 19.19 of the Zoning Ordinance as amended.

g. Pedestrian access shall be provided through the site to connect to the pedestrian ways from the other phases.

" Phase 5 (Marked as future phases on the site plan)

a. Maximum Building Height - 40 feet, (amended by Ord. No 3 of 2005; 5/11/05)

b. Setbacks - Front 100 feet\*

Side - 25 feet

Rear - 50 feet.

\*The Planning Commission may, at their discretion, modify the setbacks if they feel the modified setback will result in a more pedestrian friendly design, better traffic flow and/or parking lot design.

c. Parking - The minimum number of parking spaces and the design of the parking lot shall be done in accordance with Chapter 19 of the Zoning Ordinance as amended

d. Landscaping - the site shall include a landscape buffer around the perimeter of the site. Landscaping shall be used to ensure that all intersections are free from obstructions and shall not cause traffic vision problems. The Waterfall Shoppes Review Board shall recommend the size of the buffer and the number and type of plantings in the buffer.

e. Lighting - shall meet Section 19.19 of the Zoning Ordinance as amended.

f. Pedestrian access - due to the location of these sites pedestrian access shall be evaluated by the The Waterfall Shoppes Review Board. The Board shall provide recommendations to the Planning Commission on the feasibility of providing pedestrian ways to phase 5.

Section X. Signs. The following signs shall be permitted for the entire development:

(Amended by Ord No 9 Of 2006;9/27/06)

1. All Pylon and Monument signs for the site shall be limited to those signs shown on the approved Site Signage Plan dated September 21, 2006. The monument sign at the service drive and 33rd street shall be treated as a directional sign for placement purposes. The business in Phase 3 of the project shall not be permitted to use these signs. In exchange they will have their own signage as described below.

2. Wall Mounted signs for the Phase 1 building is limited to the signs as shown on the Costco Wholesale Elevation Plan dated 12/23/2003 and Fuel Facility Elevation Plan dated 11/24/2025, as signed and approved by the Township. Notwithstanding any other provision in this Section, the Fuel Facility is permitted four (4) canopy signs as shown on the approved Elevation Plan.

3. Wall Mounted signs for Phases 2 and 3 shall be limited to the following:

a. One (1) wall sign or marquee per building, not to exceed one-hundred (100) square feet in total sign area, or;

b. Or, one (1) awning/canopy sign per building, not to exceed thirty-two (32) square feet in total sign area, or;

c. In the event the building has multiple commercial establishments, each commercial establishment's space will be permitted a sign area equal to one square foot for each lineal foot of building frontage (i.e., building frontage on the ground for the front of the building) that each respective commercial establishment occupies, not to exceed 100 sq.ft in total per commercial establishment and no sign shall have a length of more than two-thirds of the subject frontage.

d. Window signs and displays, provided permanent window sign(s) shall not cover more than twenty-five (25) percent of the total window surface and temporary window signs shall not cover more than fifteen (15) percent of the total window surface.

e. One (1) directory wall sign per commercial establishment, not to exceed twenty (20) square feet in total sign area.

3. Wall signs in Phase 4 and 5 - Due to the location of these phases the developer shall be permitted the same wall signage as Wall Signs in Phases 2 and 3. Furthermore, the developer may submit a signage package to the Waterfall Shoppes Review Board to offer alternatives to this section. The Waterfall Shoppes Review shall provided a recommendation to the Township Planning Commission on any deviations from the allowed wall signage. In considering any deviation, the Waterfall Shoppes Review Board shall consider the size of the individual sign, square footage of the total sign package, the location of the signs on the building, the impact the deviation may have any future or existing buildings in the project, the benefit to the community, and the purpose for permitting the deviation.

4. No pole signs or ground-mounted signs are permitted for Phase 2.

5. The monument signs in Phase 3 shall be limited to the following:

One (1) freestanding permanent sign per zone lot. Regardless of the number of businesses, commercial establishments, buildings or tenants per lot, only one (1) such sign shall be permitted per lot and such sign shall not exceed a total sign area of 24 square feet unless it is in compliance with the table below.

SETBACK (feet)	SIGN AREA (square feet)	HEIGHT (feet)
5	24	4
10	30	5
15	40	5.5
20	50	6
25+	60	7

Note: F OR SETBACKS DIFFERENT THAN THOSE LISTED ABOVE, SELECT THE SIGN AREA AND HEIGHT THAT CORRESPONDS TO THE NEXT LOWER SETBACK.

6. Also permitted throughout the entire site is a maximum of 6 directional signs up to a maximum of 6 sq.ft each. The location to be approved by the Planning Department prior to placement of each sign. At least one on these directional signs shall include information directing people to the access road for access to 33rd St. Furthermore, the developer may submit a signage package to the Waterfall Shoppes Review

Board to offer alternatives to this section. The Waterfall Shoppes Review Board shall provide a recommendation to the Township Planning Commission on any deviations from the allowed directional signage. In considering any deviation, the Waterfall Shoppes Review Board shall consider the location of the signs on the site, the impact the deviation may have any future or existing buildings in the project, the benefit to the community, and the purpose for permitting the deviation.

7. The two existing non-conforming Signs located on the property must be removed before the start of phase two.

#### Section XI. Temporary Buildings.

No structure of a temporary nature; trailer, tent or construction shack shall be constructed, placed or maintained within the Project except accessory to and during construction/ renovation of buildings or infrastructure improvements.

#### Section XII. Land Splits

The entire premises shall be under the control of one owner. Should the developer request smaller lots, permission to perform a Land Division must be granted by the Planning Department. The Planning Department will review the proposed land division under the criteria of the Land Division Act and the Cascade Charter Township Zoning Ordinance.

#### Section XIII. Utilities.

A. Public Water and Sanitary Sewer - All buildings within the Project shall be served by public sanitary sewer and water at the developer's expense. No building permits will be issued for any construction within the Project until final approval of the public utility system is approved by the City of Grand Rapids and Cascade Township. This does not preclude the applicant from starting on Phase 1. However, no Occupancy permit will be granted for Phase 1 until the utilities are approved.

B. Stormwater Drainage - All proposed stormwater drainage facilities shall be reviewed and approved by the Township Engineer and the Kent County Drain Commissioner's office prior to the development of the Project. The Developer shall provide the Township Planning Department with copies of all correspondence and permits received from the Kent County Drain Commissioner and Michigan Department of Environmental Quality regarding stormwater disposal and wetland issues.

C. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

#### Section XV. Soil Erosion Control Requirements.

Prior to each phase of construction, the Developer shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the Project. This plan shall be reviewed and approved by the Township Engineer prior to commencing any building on the site.

#### Section XVI. Performance Guarantee.

To insure compliance with this Ordinance and any conditions herein, Cascade Township may require reasonable performance guarantees, as authorized under the Township Rural Zoning Enabling Act to insure completion of improvements such as, but not limited to, landscaping, drainage, lighting, roads, and utilities. The Township Board, Engineer, or Planning Department may require such guarantees at any time they deem necessary to insure completion of the improvements.

#### Section XVII. Reimbursement of Review Fees.

The Developer shall re-imburse the Township for all fees associated with the review of the Project. These fees may include, but not be limited to, legal, engineering, publishing, and planning review fees.

#### Section XVIII. Consistency With Planned Unit Development (PUD) Standards.

The rezoning to Planned Unit Development will result in a recognizable benefit to the ultimate users of the Project and to the community. The conversion of a manufacturing building to a office complex is viewed as a more compatible use to adjacent residential and recreational land uses.

In relation to the underlying zoning (B2, General Business and I, Industrial) the Township finds the Project will not result in a material increase in the need for public services. Utility extensions and construction will be the responsibility of the Developer and will not place a material burden upon the subject property or the surrounding properties. The Project is not anticipated to cause undo impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been approved by the Township Engineer and the appropriate County and State agencies. All stormwater created by this development will be maintained on site.

The Project has been determined by the Township to be compatible with the General Development Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance.

The Township finds the Project will not result in an unreasonable negative economic impact upon surrounding properties.

The Township finds the Project to have more wetlands, green areas, and usable open space than would typically be required by the Township Zoning Ordinance.

Finally, the Township recognizes the Project will be under single ownership or control. The Township recognizes that the Developer or its assigns will retain ownership and control of the project until some of the buildings may be sold to other parties.

Section XIX. Effective Date.

This Ordinance shall become effective upon publication of the ordinance, or a summary thereof, in The Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township. All prior Planned Unit Development ordinances that were previously approved for this property shall become null and void.

The foregoing Ordinance was offered by Board Member Timmons, supported by Board Member Goodyke. The roll call vote being as follows:

YEAS: Carpenter, Goodyke, Julien, Kleinheksel, Parrish, Timmons

NAYS: None

ABSENT: Jones

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Marlene Kleinheksel  
Cascade Charter Township Clerk



# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

## REQUEST FOR BOARD ACTION

**MEETING DATE: May 13, 2026**

### **Accounts Payable Policy**

**PRESENTER:** Lorna Nenciarini, Finance & Budget Director

**INDIVIDUAL PRESENT:** Jade Smith, Township Manager

**EXECUTIVE SUMMARY:** State law (Chapter 41, Section 75 of Revised Statutes of 1846), requires Board approval of “claims” (invoices) prior to their payment. For the majority of invoices, the normal Board meeting schedule (the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays of the month) allows for the proper creation of a payables list, and payment, in a reasonable time frame. Challenges arise when there are longer gaps between Board meetings, such as when a month has 5 Wednesdays, or the Board has altered its schedule (e.g. holding fewer meetings in December), or when an invoice arrives *just after* the publication of the claims list. In these cases, it’s sometimes impossible to both comply with the law and avoid late payment fees.

It’s not uncommon for municipalities to authorize the early payment of claims; in fact, this Board has approved the practice when specific requests have been made. Adoption of a policy that allows the payment of a narrow selection of invoices prior to Board review would conserve dollars and increase vendor relations, and would reduce the number of individual Board actions needed. The attached draft Accounts Payable Policy attempts to honor the Board’s approval authority, while allowing business to flow smoothly.

**STRATEGIC PLANS/GOALS:** Demonstrate fiscal prudence; conserve resources.

**IMPLEMENTATION PLAN:** Individual invoices will be examined for due date conflicts with the Board meeting schedule. All invoices that are processed/paid prior to Board authorization will be included on the next Board list, with the early payment noted.


**BUDGET IMPLICATIONS:** A minor savings may be possible, as late fees will be avoided more easily.

**DIRECTOR’S RECOMMENDATION:** Approval.

**MANAGER’S RECOMMENDATION:** Approval.

**ACTION REQUESTED:** Adopt the Accounts Payable Policy as presented.

**ATTACHMENTS:** Draft Accounts Payable Policy

	<b>CASCADE CHARTER TOWNSHIP, MICHIGAN</b>			
	<b>POLICIES AND PROCEDURES</b>		<b># OF PAGES: 2</b>	<b>POLICY #:</b>
	<b>SUBJECT:</b> ACCOUNTS PAYABLE Policy		<b>APPROVED BY:</b>	
	<b>DEPARTMENT:</b> Administration	<b>SUPERCEDES:</b>	<b>DATE OF ISSUE:</b>	<b>DATE OF EFFECT:</b>

**I. PURPOSE**

The purpose of this policy is to establish processes and procedures for the proper approval and timely payment of claims made against Cascade Charter Township.

**II. POLICY STATEMENT**

It is the policy of the Cascade Township Board of Trustees that all invoices and claims against Township resources shall receive Board approval prior to processing payments.

**III. PROCEDURES**

- A.** A list of claims shall be included in each Board packet. To be considered complete, the list shall include:
  - Vendor name
  - Invoice number
  - Invoice amount
  - The account number to be charged in the Township’s financial system (BS&A)
  - A short description of the goods or services provided
- B.** The Board shall vote to authorize the payment of claims included on the list.

**IV. POLICY EXCEPTIONS**

- A.** The following payment types are excluded from this Policy, and shall not be presented for Board approval:
  - Payment of employee wages (“payroll”)
  - Remittances of amounts withheld from wages (e.g. Federal and State income tax withholding, Social Security and Medicare withholding, Friend of the Court and garnishment obligations, retirement contributions)
  - Remittances of the Township’s portion of payroll obligations (e.g. Social Security and Medicare expenses, retirement contributions)

- Payments that are not required to have Board approval (e.g. distribution of taxes to local units)

**B.** The following payment types may be paid in advance of Board approval:

- Employee benefits (e.g. health, life, disability, retirement)
- Utility payments (e.g. water, electricity, gas, internet/fiber) IF presenting the claim in the normal order of business would result in a late payment fee
- Payment to the Township’s credit card providers (e.g. First Bankcard, Home Depot), IF presenting the claim in the normal order of business would result in a late payment fee
- Payments to the legally-appointed paying agents of the Township’s bond obligations, IF presenting the claim in the normal order of business would result in a late payment fee
- Revenue-sharing payments to the local units that utilize the Township’s Building Inspection services, IF presenting the claims in the normal order of business would result in payments occurring later than the third week of the month

**C.** When the interval between Board meetings is longer than two weeks, a properly presented claim that would result in a late payment if held until the next Board meeting may be paid in advance of Board approval.

**D.** ALL payments made under Policy Exception B shall be reported on the next regularly-scheduled list of claims. The early payment shall be identified in a manner that allows for easy recognition and ease of administration.

## **V. REGULATION**

### **A. Enforcement of Policy**

The Township Manager shall be responsible for the enforcement of the provisions contained within this policy and ensuring the system of internal accounting controls established by this Policy shall be adhered to at all times.

### **B. Adoption/Amendment of Policy**

The Township Board of Trustees shall be responsible for the adoption and amendment of this policy upon the recommendation of the Township Manager and Personnel & Finance Committee.