

GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, JULY 24, 2017

WORK SESSION – 6:00 P.M. – CANCELLED

REGULAR MEETING – 7:00 P.M.

- I. CALL TO ORDER
- II. PLEDGE TO THE FLAG
- III. ROLL CALL
- IV. APPROVAL OF MEETING AGENDA
- V. CONSENT AGENDA
 1. Approve July 6, 2017 Special Board Minutes
 2. Approve July 10, 2017 Board Minutes
 3. Approve Payment of Invoices in the amount of \$345,280.60 (*A/P checks of \$110,950.01 and payroll of \$234,330.59*)
 4. Approve Reappointment of Pete LaMourie and Bob Wagenmaker to the Planning Commission for terms ending August 31, 2020.
 5. Approve and Execute the Brucker Beach Woods Private Road Maintenance Agreement
- VI. OLD BUSINESS
 1. Approve Bid for 2017 Non-Motorized Pathway – Buchanan and Sleeper Streets
 2. Adopt Hofma Vision Document
 3. Approve July Budget Amendments – Resolution 17-07-02
- VII. NEW BUSINESS
 1. First Reading – Rezoning – R-4 to R-1 – Wood
 2. First Reading – Rezoning – RR to AG – Ehlert
- VIII. REPORTS AND CORRESPONDENCE
 1. Correspondence
 2. Committee Reports
 3. Manager’s Report
 - a. June DPW Report
 4. Others
- IX. EXTENDED PUBLIC COMMENTS/QUESTIONS ON NON-AGENDA ITEMS ONLY
(*LIMITED TO THREE MINUTES, PLEASE.*)
- X. ADJOURNMENT

NOTE: The public will be given an opportunity to comment on any agenda item when the item is brought up for discussion. The supervisor will initiate comment time.

**GRAND HAVEN CHARTER TOWNSHIP
SPECIAL JOINT MEETING OF THE TOWNSHIP BOARD,
PLANNING COMMISSION, AND PARKS & RECREATION COMMITTEE
THURSDAY, JULY 6, 2017**

SPECIAL MEETING – HOFMA VISION – 7:00 P.M.

I. CALL TO ORDER

The special joint meeting of the Grand Haven Charter Township Board, Planning Commission, and Parks & Recreation Committee was called to order at 7:00 p.m.

Without objection, Trustee Redick was appointed as President Pro Tem.

II. PLEDGE TO THE FLAG

III. ROLL CALL

Board members present: Meeusen, Kieft, Gignac, Redick, and Larsen.

Board members absent: Reenders, Behm.

Commission members present: Chalifoux, Taylor

Commission members absent: Cousins, Lamourie, D. Reenders, Wagenmaker, Wilson

Committee members present: Belter, Hesselsweet, Thoroughman

Committee members absent: Fritz, Moelter-Gray

Also present was Superintendent Cargo, Community Development Director Fedewa and Public Services Director VerBerkmoes.

IV. HOFMA VISION PRESENTATION

Nederveld senior consultant, Jamie Walter, provided a PowerPoint presentation regarding recommendations for the continued development of Hofma Park and Preserve, particularly the so-called Witteveen farm property and the Wolf property.

Development costs for the Witteveen farm property – as presented – are estimated at about \$1 million. Development costs for the Wolf property – as presented – are estimated at about \$5 million.

V. DISCUSSION

Comments included the following:

1. Concern with including a proposed mountain bike trail on the Witteveen farm property due to the location being in an environmentally sensitive area;
2. Concern with the cost of the proposed improvements and a desire to phase any development (*i.e., trying to do too much*);
3. Concern with the using of a lighted trail on the Witteveen farm property since it could become an attractive nuisance;
4. Concern with the amount of trails developed on the Wolf property because – as

- presented – certain trails seem duplicative;
5. Concern with the parking design on the Wolf property because it may force people to cross the roadway and impact pedestrian safety;
 6. Request that trails and/or playground areas be named after the original owner of the Wolf property;
 7. Support for the proposed sports fields because of a need for additional facilities;
 8. Concern with current trail maintenance/construction in Hofma Preserve, to which VerBerkmoes responded;
 9. Support for developing trails for mountain bikes, especially for the youth;
 10. Read a portion of the Witteveen Trust that described the intended development of the land and supported keeping the Witteveen farm property in a more natural state;
 11. Concern that the two-way design of the entry into the Wolf property/Hofma Park would not function well; and,
 12. Recommended that the “pickleball courts” be separated “generationally” from the other facilities.

PUBLIC COMMENTS/QUESTIONS

None

VI. ADJOURNMENT

Without objection, the work session adjourned at 8:35 p.m.

Respectfully Submitted,

Laurie Larsen
Grand Haven Charter Township Clerk

Ron Redick
Grand Haven Charter Township President Pro Tem

**GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, JULY 10, 2017**

WORKSESSION – 6:00 p.m.

1. The Board discussed a memorandum containing seven (7) options regarding Mercury Park and the in-line skate rink.

Public comments were offered, including:

- ✓ Cheri Clark (9 South Third #205, Grand Haven) stating that the High School has a new hockey coach who is expected to invigorate the program, including in-line hockey;
- ✓ Collen Gerwig (14811 177th Avenue, Grand Haven) who supports maintaining the in-line rink facility; and,
- ✓ Sean Kittredge II (1457 Sullivan Road, Ravenna) who would like to start an in-line hockey league.

After further discussion, staff was instructed to complete a “crack seal repair” of the rink (i.e., Option #2 of the July 5th memo).

2. The Board discussed the Friday, July 7th storm damage and options to assist the public with the removal of storm debris. The members favored a curbside collection option through a third party contractor with residents having to sign-up for the service. Cargo was instructed to prepare a motion for addition to the Board agenda.

REGULAR MEETING

I. CALL TO ORDER

Supervisor Reenders called the regular meeting of the Grand Haven Charter Township Board to order at 7:00 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

Board members present: Reenders, Gignac, Larsen, Behm, Meeusen, and Kieft

Board members absent: Redick

Also present was Manager Cargo.

IV. APPROVAL OF MEETING AGENDA

Motion by Clerk Larsen and seconded by Trustee Behm to approve the meeting agenda with the addition of Storm Debris Removal added under New Business. **Which motion carried.**

V. APPROVAL OF CONSENT AGENDA

1. Approve June 26, 2017 Board Minutes
2. Approve Payment of Invoices in the amount of \$745,579.71 (A/P checks of

\$624,478.27 and payroll of \$121,101.44)

3. Approve Negotiated Quote with Jackson Merkey for \$81,590.00 for Parking Lot Removal & Replacement
4. Approve Bid Documents for Pathway Construction - Buchanan and Sleeper Street

Motion by Treasurer Kieft and seconded by Clerk Larsen to approve the items listed on the Consent Agenda. **Which motion carried.**

VI. OLD BUSINESS

1. **Motion** by Trustee Meeusen supported by Trustee Gignac to approve Resolution 17-07-01, authorizing the adoption of the 2017 Hazard Mitigation Plan for Ottawa and Kent Counties that will work in tandem with the current Grand Haven Township SEOP. **Which motion carried**, as indicated by the following roll call vote:
Ayes: Gignac, Behm, Meeusen, Kieft, Reenders, Larsen
Nays:
Absent: Redick

VII. NEW BUSINESS

1. **Motion** by Trustee Gignac supported by Trustee Behm to instruct staff to schedule a curbside pickup for trees and limbs brought down by the July 8, 2017 storm on a call-in, scheduled basis. Further, staff are authorized to negotiate with contractors (or the city) for the collection and removal of the storm debris on a time and material basis. This is a one-time event that may or may not be repeated for future storm events. **Which motion carried**, as indicated by the following roll call vote:
Ayes: Reenders, Larsen, Gignac, Behm, Meeusen
Nays: Kieft
Absent: Redick

VIII. REPORTS AND CORESPONDENCE

- a. Correspondence was reviewed
- b. Committee Reports
 - i. The Personnel Committee will be meeting on Tuesday, July 11th at 7:00 a.m.
- c. Manager's Report
 - i. June Building report
 - ii. June Enforcement Report
 - iii. Cargo was instructed to provide an update on the School Zone signs authorized by the Board for Rosy Mound and Peach Plains elementary schools.
- d. Others

IX. PUBLIC COMMENTS

1. Charles Edwards (15066 Mercury Drive) thanked the Board for approving a storm debris collection program.

X. ADJOURNMENT

Motion by Clerk Larsen and seconded by Trustee Behm to adjourn the meeting at 7:09 p.m. **Which motion carried.**

Respectfully Submitted,

Laurie Larsen
Grand Haven Charter Township Clerk

Mark Reenders
Grand Haven Charter Township Supervisor



SUPERINTENDENT'S MEMO

DATE: July 19, 2017

TO: Township Board

FROM: Cargo

SUBJECT: Supervisor Reenders' Re-appointments to the Planning Commission

There are two re-appointments to the Planning Commission recommended by Supervisor Reenders, which include the following:

1. **Pete LaMourie** - LaMourie is the Director of Traffic Engineering with Progressive AE in Grand Rapids and provides valuable insights with regard to the traffic impact of developments. LaMourie would like to be reappointed to another three-year term expiring on August 31, 2020.
2. **Bob Wagenmaker** – Wagenmaker is a local builder and developer that provides a practical insights regarding the impacts of various zoning regulations. He is involved in the re-draft of the Township's Zoning Ordinance and would like to be reappointed to another three-year term expiring on August 31, 2020.

If the Board supports the reappointments as proposed, the following motions can be offered:

Move to re-appoint Pete LaMourie and Bob Wagenmaker to the Planning Commission for a three-year term ending August 31, 2020.

If you have any questions or comments prior to the meeting, please contact either Cargo or Supervisor Reenders.



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: July 20, 2017
TO: Township Board
FROM: Stacey Fedewa, Community Development Director
RE: Brucker Beach Woods – Private Road Maintenance Agreement

BACKGROUND

In March 2017, the Township approved an amendment to the Brucker Beach Woods Site Condominium application to convert the public road to private. As with all new private roads in the Township, a Private Road Maintenance Agreement must be executed.

This ensures the Township has the ability to repair the road in the event the development does not maintain the road sufficiently to allow emergency vehicles to gain access.

MOTION

To approve the Agreement, the following motion can be offered:

Motion to authorize Supervisor Reenders and Clerk Larsen to execute the Brucker Beach Woods Private Road Maintenance Agreement.

If you have questions or comments, please contact me at your convenience.

BRUCKER BEACH WOODS PRIVATE ROAD MAINTENANCE
SPECIAL ASSESSMENT CONTRACT

THIS BRUCKER BEACH WOODS PRIVATE ROAD MAINTENANCE SPECIAL ASSESSMENT CONTRACT ("Contract"), is entered into by and between Grand Haven Charter Township, a Michigan charter township, whose address is 13300 - 168th Avenue, Grand Haven, Michigan 49417 (the "Township") and Brucker Beach Woods, LLC, a Michigan limited liability company, whose address is 13876 Lake Sedge Drive, Grand Haven, Michigan 49417 (the "Developer"), and is made with reference to the following facts and circumstances.

RECITALS

A. The Developer desires to develop certain property in the Township as a site condominium (the "Development"), which property is legally described on the attached Exhibit A (the "Property").

B. The Township approved the Development, which includes a private road, with the condition that the Developer enter into a special assessment agreement for private road maintenance with the Township.

C. The Township and the Developer are desirous of entering into a special assessment agreement for private road maintenance for the Development.

AGREEMENT

NOW, THEREFORE, the parties agree as follows:

Section 1. Special Assessment. The Developer agrees to the imposition of a special assessment or assessments on all or any of the lands and units within the Development for the purpose of maintaining the private road in the Development. Such special assessment or assessments may be imposed at any time or times at the discretion of the Township. The special assessment or assessments may be imposed to pay all costs and expenses related to the maintenance of the private road in the Development, including without limitation engineering costs, construction costs, permit costs, right-of-way acquisition costs, legal and financing charges, and all other costs and expenses associated with the maintenance of the private road in the Development.

Section 2. Establishment of Special Assessments. The Developer agrees that the special assessment or assessments described in Section 1 above can be imposed by the Township pursuant to any statute or statutes of the State of Michigan, as the same may be amended from time to time, now or hereafter adopted, which authorize the Township to establish a special assessment district for private road maintenance. The Developer agrees that the lands and lots located within the Development can be included in one or more special assessment districts. To the extent the Township establishes a special assessment district for private road maintenance of all or any part of the private road located within the Development, the special assessments or assessments described in Section 1 above, and the lien described in Section 4 below, shall pertain only to the co-owners of the condominium units within the Development.

Section 3. Cooperation. The Developer agrees that it will cooperate fully and completely with the Township with respect to the imposition of the special assessment or assessments described in Section 1 above. Without limiting the generality of the immediately preceding sentence, the Developer agrees to execute any petition circulated for the purpose of establishing a private road special assessment district and to refrain from signing any petition opposing or objecting to the creation or establishment of a special assessment district. In addition, it is agreed that the execution of this Contract by the Developer shall act as a signature by the Developer and all future owners of all lands and lots included within the Development as a petition for the maintenance of the private road in the Development or, in the alternative, as waiving any objections to the establishment of a special assessment district for the maintenance of the private road in the Development.

Section 4. Lien. This Contract shall constitute a lien on all lands, lots and units located within the Development before other liens except tax liens on the lands, lots and units in favor of any state or federal taxing authority and sums unpaid on a first mortgage of record, in such amount as may be necessary to pay the cost of maintaining the private road in the Development. The costs and expenses included within the scope of this lien shall include all costs and expenses relating to the acquisition, construction, and completion of the private road maintenance, including without limitation engineering costs, construction costs, permit costs, right-of-way acquisition costs, legal financing charges, and all other costs and expenses associated with the acquisition, construction, and completion of private road maintenance.

Section 5. Building Permits. The Developer agrees that the Township may require, before issuing any building permit to construct a principal building on any part of the Property, that the owner of the lot on which the principal building will be located sign an agreement with the Township providing, in substance, that the owner waives notice of and agrees to the terms of this Contract and that the owner understands and agrees that a special assessment may be imposed on the owner's lands or lot at a later date to pay the cost of the maintenance of the private road in the Development.

Section 6. Binding Effect. It is the intent of the parties to make this Contract binding on the Developer, its successors and assigns, and all parties who may at any time own or acquire any interest in any lands or lot or unit located within the Development. All obligations provided

in this Contract with respect to the Developer shall also apply to all parties who at any time purchase any lands or units located within the Development.

Section 7. Recording. This Contract shall be recorded in the office of the Ottawa County Register of Deeds as notice to all parties purchasing lands in the Development of the provisions and requirements of this Contract which apply to the imposition of special assessments to pay the cost of acquiring, constructing, and completing private road maintenance in the Development.

Section 8. Miscellaneous. This Contract shall inure to the benefit of and be binding upon the parties and their respective successors and permitted assigns. All notices and other documents to be served or transmitted shall be in writing and addressed to the parties at the addresses stated on page 1 of this Contract, or such other address or addresses as shall be specified by the parties from time to time and may be served or transmitted in person or by ordinary mail properly addressed and with sufficient postage. This Contract has been executed in the State of Michigan and shall be governed by Michigan law. The waiver by any party of a breach or violation of any provision of this Contract shall not be a waiver of any subsequent breach of the same or any other provision of this Contract. If any section or provision of this Contract is unenforceable for any reason, the unenforceability shall not impair the remainder of this Contract, which shall remain in full force and effect. It is contemplated that this Contract will be executed in multiple counterparts, all of which together shall be deemed to be one contract. Any captions in this Contract are for convenience only and shall not be considered as part of this Contract or in any way to amplify or modify its terms and provisions. All attached exhibits are incorporated by reference as though fully stated in the Contract. This Contract may not be amended other than by a written document signed by both parties.

The parties have executed this Contract as of the dates noted below.

BRUCKER BEACH WOODS, LLC

GRAND HAVEN CHARTER TOWNSHIP

By: _____



By: _____

Mark Reenders, Supervisor

Its: _____

MEMBER

Dated: _____, 2017

7-12

By: _____

Laurie Larsen, Clerk

Dated: _____, 2017

STATE OF MICHIGAN)
) ss.
COUNTY OF OTTAWA)

On this 12th day of July, 2017, before me personally appeared Stave Davis, who, being duly sworn, says that (s)he is the member of Brucker Beach Woods, LLC, and that (s) he has executed the Contract on its behalf.



Kristen Rae DeVerney
~~Kristen Rae DeVerney~~, Notary Public
Ottawa County, Michigan
Acting in Ottawa County, Michigan
My commission expires: 1/27/20

STATE OF MICHIGAN)
) ss.
COUNTY OF OTTAWA)

On this _____ day of _____, 2017, before me personally appeared Mark Reenders and Laurie Larsen, who, being duly sworn, say that they are the Supervisor and Clerk of Grand Haven Charter Township and say that they have executed the Contract on behalf of Grand Haven Charter Township.

, Notary Public
Ottawa County, Michigan
Acting in Ottawa County, Michigan
My commission expires: _____

Prepared by and return to:
Ronald A. Bultje (P29851)
Scholten Fant
P.O. Box 454
100 North Third Street
Grand Haven, MI 49417-0454
(616) 842-3030
GHCT 1145 Brucker Beach Woods Private Road Maintenance Special Assessment Contract 04262017

EXHIBIT A

DESCRIPTION: (TAX MAP #70-03-32-400-004)

FURNISHED LEGAL DESCRIPTION: (TAX MAP #70-03-32-400-004)

COMMENCING AT A POINT 275 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWN 8 NORTH, RANGE 16 WEST, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN; THENCE EAST 450 FEET; THENCE NORTH TO THE SOUTH LINE OF THE PLAT OF SHORE ACRES SUBDIVISION; THENCE FOLLOWING SOUTH OF SAID PLAT TO A POINT DIRECTLY NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH TO THE PLACE OF BEGINNING.

FURTHER DESCRIBED AS:

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 32, T.8N., R.16W., GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.. COMMENCING S88°39'50"E 275 FEET, EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION FOR THE POINT OF BEGINNING;

THENCE N01°20'05"E, A DISTANCE OF 504.15 FEET;

THENCE N65°00'39"E, A DISTANCE OF 105.88 FEET;

THENCE N37°13'40"E, A DISTANCE OF 129.36 FEET;

THENCE S89°06'30"E, A DISTANCE OF 263.10 FEET;

THENCE S00°04'24"E, A DISTANCE OF 658.14 FEET, TO THE SOUTH LINE OF SAID SECTION 32;

THENCE N88°39'50"W, ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6.29 ACRES, MORE OR LESS.

DESCRIPTION IS THE COMBINATION OF PARCELS #70-03-32-400-092 AND #70-03-32-400-093



Manager's Memo

DATE: July 20, 2017
TO: Township Board
FROM: Cargo
RE: Approve Low Bid – Buchanan & Sleeper Streets Pathway Extensions

Construction bids for the Sleeper Street and Buchanan Street pathway extension project were opened on Tuesday, July 18th. There were seven (7) firms that bid on this project ... with bids ranging from a high \$847,814 to a low of **\$639,388**. *(It should be noted that the amount budgeted for this construction project was \$642,930 – which means that the low bid was about 1/2 percent below↓ the construction estimate.)*

The two low bids were Weick Brothers (*Hopkins, Michigan*) and Schmidt Brothers Excavating (*Grand Haven, Michigan*) at \$639,388 and \$641,860, respectively. *(See attached bid tabulations.)*

Prien and Newhof (P&N) are recommending that the Township award the construction contract to Weick Brothers and note that the firm is MDOT prequalified, have worked successfully on a Jamestown Township pathway project, and have worked on other projects with Prien and Newhof construction inspector Scott Post, who provides a positive reference. *(See attached recommendation letter from P&N.)*

If the Board agrees with the recommendation from P&N, the following motion can be offered:

Move to award the Buchanan and Sleeper Streets Pathway Extension project to Weick Brothers for the bid price \$639,388 and to authorize Superintendent Cargo to execute the necessary construction contract.

If there are any questions or comments prior to the meeting, please contact me.

Prein&Newhof

Engineers ■ Surveyors ■ Environmental ■ Laboratory

July 20, 2017
2160615

Mr. Mark Verberkmoes
Grand Haven Charter Township
13300 168th Avenue
Grand Haven, MI 49417

RE: Non-Motorized Path: Buchanan Street and Sleeper Street

Dear Mark:

Bids were received on July 18, 2017 for the non-motorized pathway extensions on Buchanan Street and Sleeper Street. The project includes 8 foot wide non-motorized pathway along Buchanan Street from 168th Avenue to Lakeshore Drive. Also included is pathway along Sleeper Street through the Witteveen property from 168th Avenue to Hofma Preserve. Seven bids were received as shown on the attached bid tabulation. The low bid received for the project was from Weick Bros. Excavating Inc. of Hopkins, Michigan with a bid price of \$639,388.00.

Weick Bros. Excavating, Inc. has successfully completed similar type projects in the past for other local municipalities along with projects with Prein&Newhof. Weick Bros. Excavating is MDOT prequalified. We reviewed the scope of the project with Gary Weick and he confirmed he was comfortable with his bid price and is looking to begin the work as soon as possible as his crews have limited work in the next couple of months. Based on the above, our recommendation is to award of the project to Weick Bros. Excavating for their bid amount of \$639,388.00.

Please give me a call with any questions.

Sincerely,

Prein&Newhof



Kevin S. Kieft, P.E.

KSK/ksk

Enclosure(s): Bid Tabulation

cc: Bill Cargo, Grand Haven Charter Township

Bid Tabulation

Owner: Grand Haven Charter Township				1st		2nd		3rd	
Project Title: 2017 Non-Motorized Pathway - Buchanan Street and Sleeper Street				Weick Bros, Inc. 3029 Weicks Drive Hopkins, MI 49328		Schmidt Bros. Excavating 15400 Lincoln Street Grand Haven, MI 49417		Redline Excavating 190 8th Street, 1405 Holland, MI 49422	
Bid Date & Time: July 18, 2017 at 10:00 AM			Project #: 2160615						
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
I. General									
1	Mobilization, Max \$55,000	1	Isum	\$45,000.00	\$45,000.00	\$10,500.00	\$10,500.00	\$40,000.00	\$40,000.00
2	Traffic Control	1	Isum	\$20,000.00	\$20,000.00	\$5,405.00	\$5,405.00	\$7,500.00	\$7,500.00
Section I Subtotal					\$65,000.00	\$15,905.00	\$47,500.00		
II. Buchanan Street									
1	Shared Use Path, Clearing & Grading, Modified	4,350	l.f.	\$14.00	\$60,900.00	\$9.75	\$42,412.50	\$15.50	\$67,425.00
2	Turf Restoration	4,350	l.f.	\$6.00	\$26,100.00	\$2.52	\$10,962.00	\$6.00	\$26,100.00
3	Shared Use Path, Aggregate, 6 inch	4,850	s.y.	\$6.30	\$30,555.00	\$7.00	\$33,950.00	\$7.00	\$33,950.00
4	165#/s.y. MDOT 13A HMA Base (pathway)	350	ton	\$80.00	\$28,000.00	\$84.75	\$29,662.50	\$82.50	\$28,875.00
5	120#/s.y. MDOT 36A HMA Top (pathway)	255	ton	\$83.00	\$21,165.00	\$95.35	\$24,314.25 *	\$85.25	\$21,738.75
6	HMA Approach	750	s.y.	\$15.68	\$11,760.00	\$36.52	\$27,390.00	\$21.78	\$16,335.00 *
7	Path, Remove	50	s.y.	\$7.00	\$350.00	\$11.00	\$550.00	\$4.50	\$225.00
8	Concrete. Sidewalk, Rem	11	s.y.	\$8.00	\$88.00	\$25.00	\$275.00	\$11.00	\$121.00
9	Remove and Replace 6" Conc Drive	200	sy	\$63.00	\$12,600.00	\$68.55	\$13,710.00	\$55.00	\$11,000.00 *

Bid Tabulation

Owner: Grand Haven Charter Township				1st		2nd		3rd	
Project Title: 2017 Non-Motorized Pathway - Buchanan Street and Sleeper Street				Weick Bros, Inc. 3029 Weicks Drive Hopkins, MI 49328		Schmidt Bros. Excavating 15400 Lincoln Street Grand Haven, MI 49417		Redline Excavating 190 8th Street, 1405 Holland, MI 49422	
Bid Date & Time: July 18, 2017 at 10:00 AM			Project #: 2160615						
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
10	Culvert including Headwalls, Rem	5	ea	\$200.00	\$1,000.00	\$825.00	\$4,125.00	\$1,000.00	\$5,000.00
11	6" Sidewalk Ramp	200	sf	\$20.00	\$4,000.00	\$11.70	\$2,340.00	\$8.35	\$1,670.00
12	Detectable Warning Surface	65	l.f.	\$70.00	\$4,550.00	\$40.00	\$2,600.00	\$60.00	\$3,900.00
13	Pavt Markg, Ovly, Cold Plastic, 6 inch, Crosswalk	210	ft	\$2.00	\$420.00	\$5.80	\$1,218.00	\$12.00	\$2,520.00
14	Remove Tree, 6" to 18"	90	ea	\$225.00	\$20,250.00	\$221.00	\$19,890.00	\$175.00	\$15,750.00
15	Remove Tree, 19" to 24"	20	ea	\$800.00	\$16,000.00	\$746.00	\$14,920.00	\$400.00	\$8,000.00
16	Remove Tree, 25" +	26	ea	\$1,500.00	\$39,000.00	\$1,586.00	\$41,236.00	\$800.00	\$20,800.00
17	Tree, Relocate	1	ea	\$600.00	\$600.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
18	Post, Relocate	4	ea	\$30.00	\$120.00	\$100.00	\$400.00	\$50.00	\$200.00
19	Sign, Relocate	3	ea	\$40.00	\$120.00	\$138.00	\$414.00	\$100.00	\$300.00
20	Stop Sign (18" x 18")	4	ea	\$40.00	\$160.00	\$150.00	\$600.00	\$250.00	\$1,000.00
21	STD 4' Dia Catch Basin (w/ casting)	2	ea	\$2,200.00	\$4,400.00	\$1,954.00	\$3,908.00	\$2,500.00	\$5,000.00
22	STD 2' Dia Catch Basin (w/ casting)	4	ea	\$1,500.00	\$6,000.00	\$1,587.00	\$6,348.00	\$1,800.00	\$7,200.00
23	STD 4' Dia Leaching Basin (w/ casting)	2	ea	\$3,200.00	\$6,400.00	\$3,622.00	\$7,244.00	\$3,500.00	\$7,000.00

Bid Tabulation

Owner: Grand Haven Charter Township				1st		2nd		3rd	
Project Title: 2017 Non-Motorized Pathway - Buchanan Street and Sleeper Street				Weick Bros, Inc. 3029 Weicks Drive Hopkins, MI 49328		Schmidt Bros. Excavating 15400 Lincoln Street Grand Haven, MI 49417		Redline Excavating 190 8th Street, 1405 Holland, MI 49422	
Bid Date & Time: July 18, 2017 at 10:00 AM			Project #: 2160615						
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
24	12" Culvert, CIF	104	l.f.	\$32.00	\$3,328.00	\$20.50	\$2,132.00	\$25.00	\$2,600.00
25	12" CI A Storm Sewer (SLCPP)	594	l.f.	\$34.00	\$20,196.00	\$12.50	\$7,425.00	\$24.00	\$14,256.00
26	18" CI A Storm Sewer (SLCPP)	34	l.f.	\$39.00	\$1,326.00	\$25.00	\$850.00	\$30.00	\$1,020.00
27	24" CI A Storm Sewer (SLCPP)	30	l.f.	\$60.00	\$1,800.00	\$27.00	\$810.00	\$32.00	\$960.00
28	Modular Concrete Block Retaining Wall (lrg Block)	2,000	s.f.	\$11.00	\$22,000.00	\$49.00	\$98,000.00	\$38.00	\$76,000.00
29	Modular Concrete Block Retaining Wall (Small Block)	250	sf	\$45.00	\$11,250.00	\$41.20	\$10,300.00	\$40.00	\$10,000.00
30	NA Green SC-150 50# Erosion Blanket	500	s.y.	\$3.00	\$1,500.00	\$5.00	\$2,500.00	\$2.50	\$1,250.00
31	Silt Fence	390	l.f.	\$2.00	\$780.00	\$1.75	\$682.50	\$3.00	\$1,170.00
32	Split Rail Fence	165	l.f.	\$20.00	\$3,300.00	\$19.00	\$3,135.00	\$20.00	\$3,300.00
33	Treated Lumber Fence	80	ft	\$40.00	\$3,200.00	\$26.00	\$2,080.00	\$25.00	\$2,000.00
34	Landscaping Allowance	165	lsum	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
35	Utility Allowance	80	lsum	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
36	OCRC Fee	1	lsum	\$1,740.00	\$1,740.00	\$1,740.00	\$1,740.00	\$1,740.00	\$1,740.00
Section II Subtotal				\$399,958.00		\$453,623.75 *		\$434,405.75 *	

Bid Tabulation

Owner: Grand Haven Charter Township				1st		2nd		3rd	
Project Title: 2017 Non-Motorized Pathway - Buchanan Street and Sleeper Street				Weick Bros, Inc. 3029 Weicks Drive Hopkins, MI 49328		Schmidt Bros. Excavating 15400 Lincoln Street Grand Haven, MI 49417		Redline Excavating 190 8th Street, 1405 Holland, MI 49422	
Bid Date & Time: July 18, 2017 at 10:00 AM			Project #: 2160615						
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
III. Sleeper Street									
1	Shared Use Path, Clearing and Grading, Modified	4,300	l.f.	\$10.50	\$45,150.00	\$7.55	\$32,465.00	\$12.80	\$55,040.00
2	Restoration	4,300	l.f.	\$2.70	\$11,610.00	\$2.05	\$8,815.00	\$6.00	\$25,800.00
3	Treated 10' Wide Timber Boardwalk	55	l.f.	\$340.00	\$18,700.00	\$618.10	\$33,995.50	\$700.00	\$38,500.00
4	Shared Use Path, Aggregate. 6 inch	4,900	syd	\$8.00	\$39,200.00	\$7.25	\$35,525.00	\$7.00	\$34,300.00
5	165#/s.y. MDOT 13A HMA Base (pathway)	380	ton	\$87.00	\$33,060.00	\$87.00	\$33,060.00	\$91.30	\$34,694.00
6	120#/s.y. MDOT 36A HMA Top (pathway)	275	ton	\$90.00	\$24,750.00	\$99.50	\$27,362.50	\$94.05	\$25,863.75
7	Bench, Relocate	1	ea	\$800.00	\$800.00	\$500.00	\$500.00	\$250.00	\$250.00
8	6" Sidewalk Ramp	24	sft	\$25.00	\$600.00	\$12.00	\$288.00	\$8.35	\$200.40
9	Detectable Warning Surface	8	ft	\$70.00	\$560.00	\$40.00	\$320.00	\$60.00	\$480.00
Section III Subtotal				\$174,430.00		\$172,331.00		\$215,128.15	
Total Bid				\$639,388.00		\$641,859.75 *		\$697,033.90 *	
IV. Sleeper Street Alternate 1									
1	12" Culvert, Conc, C1 IV	50	l.f.	\$20.00	\$1,000.00	\$30.00	\$1,500.00	\$30.00	\$1,500.00

Bid Tabulation

Owner: Grand Haven Charter Township				1st		2nd		3rd	
Project Title: 2017 Non-Motorized Pathway - Buchanan Street and Sleeper Street				Weick Bros, Inc. 3029 Weicks Drive Hopkins, MI 49328		Schmidt Bros. Excavating 15400 Lincoln Street Grand Haven, MI 49417		Redline Excavating 190 8th Street, 1405 Holland, MI 49422	
Bid Date & Time: July 18, 2017 at 10:00 AM			Project #: 2160615						
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
2	CL II Fill	360	cyd	\$20.00	\$7,200.00	\$10.00	\$3,600.00	\$20.00	\$7,200.00
3	Mulch Blanket	280	syd	\$3.00	\$840.00	\$5.00	\$1,400.00	\$1.50	\$420.00
Section IV Total				\$9,040.00		\$6,500.00		\$9,120.00	

* Denotes correction made by Engineer

Bid Tabulation

Owner: Grand Haven Charter Township				4th		5th		6th		7th	
Project Title: 2017 Non-Motorized Pathway - Buchanan Street and Sleeper Street				Brenner Excavating 2841 132nd Avenue Hopkins, MI 49328		McCormick Sand 5430 Russell Road Twin Lake, MI 49457		Kammaing & Roodvoets 3435 Broadmoor SE Grand Rapids, MI 49512		Kalin Construction 2663 Yore Avenue Sodus, MI 49126	
Bid Date & Time: July 18, 2017 at 10:00 AM			Project #: 2160615								
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
I. General											
1	Mobilization, Max \$55,000	1	lsum	\$45,230.00	\$45,230.00	\$55,000.00	\$55,000.00	\$55,000.00	\$55,000.00	\$26,379.00	\$26,379.00
2	Traffic Control	1	lsum	\$15,940.00	\$15,940.00	\$80,000.00	\$80,000.00	\$7,000.00	\$7,000.00	\$6,932.00	\$6,932.00
Section I Subtotal					\$61,170.00	\$135,000.00		\$62,000.00		\$33,311.00	
II. Buchanan Street											
1	Shared Use Path, Clearing & Grading, Modified	4,350	l.f.	\$15.00	\$65,250.00	\$15.00	\$65,250.00	\$21.40	\$93,090.00	\$14.00	\$60,900.00
2	Turf Restoration	4,350	l.f.	\$3.35	\$14,572.50	\$4.00	\$17,400.00	\$2.40	\$10,440.00	\$5.00	\$21,750.00
3	Shared Use Path, Aggregate, 6 inch	4,850	s.y.	\$5.70	\$27,645.00	\$8.50	\$41,225.00	\$9.20	\$44,620.00	\$8.00	\$38,800.00
4	165#/s.y. MDOT 13A HMA Base (pathway)	350	ton	\$85.60	\$29,960.00	\$82.40	\$28,840.00	\$75.00	\$26,250.00	\$103.00	\$36,050.00
5	120#/s.y. MDOT 36A HMA Top (pathway)	255	ton	\$88.80	\$22,644.00	\$85.50	\$21,802.50	\$77.50	\$19,762.50	\$121.00	\$30,855.00
6	HMA Approach	750	s.y.	\$16.80	\$12,600.00	\$16.00	\$12,000.00	\$19.80	\$14,850.00	\$27.00	\$20,250.00
7	Path, Remove	50	s.y.	\$8.55	\$427.50	\$10.00	\$500.00	\$14.00	\$700.00	\$6.00	\$300.00
8	Concrete. Sidewalk, Rem	11	s.y.	\$16.10	\$177.10	\$10.00	\$110.00	\$25.00	\$275.00	\$17.00	\$187.00
9	Remove and Replace 6" Conc Drive	200	sy	\$65.40	\$13,080.00	\$66.00	\$13,200.00	\$65.00	\$13,000.00	\$62.00	\$12,400.00

Bid Tabulation

Owner: Grand Haven Charter Township				4th		5th		6th		7th	
Project Title: 2017 Non-Motorized Pathway - Buchanan Street and Sleeper Street				Brenner Excavating 2841 132nd Avenue Hopkins, MI 49328		McCormick Sand 5430 Russell Road Twin Lake, MI 49457		Kammaing & Roodvoets 3435 Broadmoor SE Grand Rapids, MI 49512		Kalin Construction 2663 Yore Avenue Sodus, MI 49126	
Bid Date & Time: July 18, 2017 at 10:00 AM			Project #: 2160615								
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
10	Culvert including Headwalls, Rem	5	ea	\$321.00	\$1,605.00	\$350.00	\$1,750.00	\$300.00	\$1,500.00	\$897.00	\$4,485.00
11	6" Sidewalk Ramp	200	sf	\$11.00	\$2,200.00	\$12.00	\$2,400.00	\$8.00	\$1,600.00	\$11.00	\$2,200.00
12	Detectable Warning Surface	65	l.f.	\$21.40	\$1,391.00	\$20.00	\$1,300.00	\$51.00	\$3,315.00	\$21.00	\$1,365.00
13	Pavt Markg, Ovly, Cold Plastic, 6 inch, Crosswalk	210	ft	\$3.20	\$672.00	\$3.00	\$630.00	\$2.95	\$619.50	\$3.00	\$630.00
14	Remove Tree, 6" to 18"	90	ea	\$208.50	\$18,765.00	\$200.00	\$18,000.00	\$145.00	\$13,050.00	\$577.00	\$51,930.00
15	Remove Tree, 19" to 24"	20	ea	\$481.50	\$9,630.00	\$440.00	\$8,800.00	\$365.00	\$7,300.00	\$1,627.00	\$32,540.00
16	Remove Tree, 25" +	26	ea	\$883.00	\$22,958.00	\$900.00	\$23,400.00	\$795.00	\$20,670.00	\$2,257.00	\$58,682.00
17	Tree, Relocate	1	ea	\$1,605.00	\$1,605.00	\$500.00	\$500.00	\$850.00	\$850.00	\$700.00	\$700.00
18	Post, Relocate	4	ea	\$374.50	\$1,498.00	\$75.00	\$300.00	\$200.00	\$800.00	\$183.00	\$732.00
19	Sign, Relocate	3	ea	\$107.00	\$321.00	\$100.00	\$300.00	\$150.00	\$450.00	\$106.00	\$318.00
20	Stop Sign (18" x 18")	4	ea	\$134.00	\$536.00	\$250.00	\$1,000.00	\$200.00	\$800.00	\$132.00	\$528.00
21	STD 4' Dia Catch Basin (w/ casting)	2	ea	\$1,755.00	\$3,510.00	\$2,700.00	\$5,400.00	\$2,400.00	\$4,800.00	\$1,765.00	\$3,530.00
22	STD 2' Dia Catch Basin (w/ casting)	4	ea	\$1,227.00	\$4,908.00	\$1,550.00	\$6,200.00	\$1,800.00	\$7,200.00	\$1,283.00	\$5,132.00
23	STD 4' Dia Leaching Basin (w/ casting)	2	ea	\$2,512.00	\$5,024.00	\$3,925.00	\$7,850.00	\$3,600.00	\$7,200.00	\$4,100.00	\$8,200.00

Bid Tabulation

Owner: Grand Haven Charter Township				4th		5th		6th		7th	
Project Title: 2017 Non-Motorized Pathway - Buchanan Street and Sleeper Street				Brenner Excavating 2841 132nd Avenue Hopkins, MI 49328		McCormick Sand 5430 Russell Road Twin Lake, MI 49457		Kamminga & Roodvoets 3435 Broadmoor SE Grand Rapids, MI 49512		Kalin Construction 2663 Yore Avenue Sodus, MI 49126	
Bid Date & Time: July 18, 2017 at 10:00 AM			Project #: 2160615								
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
24	12" Culvert, CIF	104	l.f.	\$19.40	\$2,017.60	\$31.00	\$3,224.00	\$35.00	\$3,640.00	\$21.00	\$2,184.00
25	12" CI A Storm Sewer (SLCPP)	594	l.f.	\$19.80	\$11,761.20	\$18.00	\$10,692.00	\$35.00	\$20,790.00	\$19.00	\$11,286.00
26	18" CI A Storm Sewer (SLCPP)	34	l.f.	\$28.40	\$965.60	\$29.00	\$986.00	\$49.00	\$1,666.00	\$28.00	\$952.00
27	24" CI A Storm Sewer (SLCPP)	30	l.f.	\$43.90	\$1,317.00	\$40.00	\$1,200.00	\$62.00	\$1,860.00	\$38.00	\$1,140.00
28	Modular Concrete Block Retaining Wall (lrg Block)	2,000	s.f.	\$49.90	\$99,800.00	\$32.75	\$65,500.00	\$45.00	\$90,000.00	\$69.00	\$138,000.00
29	Modular Concrete Block Retaining Wall (Small Block)	250	sf	\$64.20	\$16,050.00	\$40.00	\$10,000.00	\$37.00	\$9,250.00	\$49.00	\$12,250.00
30	NA Green SC-150 50# Erosion Blanket	500	s.y.	\$2.25	\$1,125.00	\$2.00	\$1,000.00	\$2.00	\$1,000.00	\$1.59	\$795.00
31	Silt Fence	390	l.f.	\$2.55	\$994.50	\$2.00	\$780.00	\$1.80	\$702.00	\$3.00	\$1,170.00
32	Split Rail Fence	165	l.f.	\$21.40	\$3,531.00	\$15.00	\$2,475.00	\$17.00	\$2,805.00	\$18.00	\$2,970.00
33	Treated Lumber Fence	80	ft	\$53.50	\$4,280.00	\$20.00	\$1,600.00	\$23.10	\$1,848.00	\$24.00	\$1,920.00
34	Landscaping Allowance	165	lsum	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
35	Utility Allowance	80	lsum	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
36	OCRC Fee	1	lsum	\$1,740.00	\$1,740.00	\$1,740.00	\$1,740.00	\$1,740.00	\$1,740.00	\$1,740.00	\$1,740.00
Section II Subtotal				\$439,561.00		\$412,354.50		\$463,443.00		\$601,871.00 *	

Bid Tabulation

Owner: Grand Haven Charter Township				4th		5th		6th		7th	
Project Title: 2017 Non-Motorized Pathway - Buchanan Street and Sleeper Street				Brenner Excavating 2841 132nd Avenue Hopkins, MI 49328		McCormick Sand 5430 Russell Road Twin Lake, MI 49457		Kammaing & Roodvoets 3435 Broadmoor SE Grand Rapids, MI 49512		Kalin Construction 2663 Yore Avenue Sodus, MI 49126	
Bid Date & Time: July 18, 2017 at 10:00 AM			Project #: 2160615								
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
III. Sleeper Street											
1	Shared Use Path, Clearing and Grading, Modified	4,300	l.f.	\$14.50	\$62,350.00	\$9.00	\$38,700.00	\$21.40	\$92,020.00	\$7.15	\$30,745.00
2	Restoration	4,300	l.f.	\$3.35	\$14,405.00	\$3.00	\$12,900.00	\$2.40	\$10,320.00	\$6.00	\$25,800.00
3	Treated 10' Wide Timber Boardwalk	55	l.f.	\$454.50	\$24,997.50	\$425.00	\$23,375.00	\$560.00	\$30,800.00	\$790.00	\$43,450.00
4	Shared Use Path, Aggregate. 6 inch	4,900	syd	\$5.70	\$27,930.00	\$8.50	\$41,650.00	\$9.20	\$45,080.00	\$8.00	\$39,200.00
5	165#/s.y. MDOT 13A HMA Base (pathway)	380	ton	\$93.10	\$35,378.00	\$89.60	\$34,048.00	\$83.00	\$31,540.00	\$103.00	\$39,140.00
6	120#/s.y. MDOT 36A HMA Top (pathway)	275	ton	\$96.30	\$26,482.50	\$92.70	\$25,492.50	\$85.50	\$23,512.50	\$121.00	\$33,275.00
7	Bench, Relocate	1	ea	\$1,284.00	\$1,284.00	\$500.00	\$500.00	\$500.00	\$500.00	\$590.00	\$590.00
8	6" Sidewalk Ramp	24	sft	\$11.00	\$264.00	\$12.00	\$288.00	\$8.00	\$192.00	\$11.00	\$264.00
9	Detectable Warning Surface	8	ft	\$21.40	\$171.20	\$20.00	\$160.00	\$51.00	\$408.00	\$21.00	\$168.00
Section III Subtotal				\$193,262.20		\$177,113.50		\$234,372.50		\$212,632.00	
Total Bid				\$693,993.20		\$724,468.00		\$759,815.50		\$847,814.00 *	
IV. Sleeper Street Alternate 1											
1	12" Culvert, Conc, C1 IV	50	l.f.	\$30.30	\$1,515.00	\$45.00	\$2,250.00	\$78.00	\$3,900.00	\$34.00	\$1,700.00

Bid Tabulation

Owner: Grand Haven Charter Township				4th		5th		6th		7th	
Project Title: 2017 Non-Motorized Pathway - Buchanan Street and Sleeper Street				Brenner Excavating 2841 132nd Avenue Hopkins, MI 49328		McCormick Sand 5430 Russell Road Twin Lake, MI 49457		Kammaing & Roodvoets 3435 Broadmoor SE Grand Rapids, MI 49512		Kalin Construction 2663 Yore Avenue Sodus, MI 49126	
Bid Date & Time: July 18, 2017 at 10:00 AM			Project #: 2160615								
Item No.	Description	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
2	CL II Fill	360	cyd	\$12.10	\$4,356.00	\$18.00	\$6,480.00	\$20.00	\$7,200.00	\$20.00	\$7,200.00
3	Mulch Blanket	280	syd	\$0.91	\$254.80	\$2.00	\$560.00	\$1.00	\$280.00	\$2.00	\$560.00
Section IV Total				\$6,125.80		\$9,290.00		\$11,380.00		\$9,460.00	

* Denotes correction made by Engineer



SUPERINTENDENT'S MEMO

DATE: July 19, 2017

TO: Township Board

FROM: Bill Cargo

SUBJECT: Hofma Vision

Attached, please find a final draft copy of the “Hofma Vision”. This 39-page document provides a plan that can be followed as the Witteveen farm and Wolfe property are developed over the coming years.

After adoption, staff would recommend that the “Hofma Vision” be forwarded to the Parks and Recreation Committee with instructions to prioritize the various projects listed for development of these properties. For example, should the re-development of the Witteveen tree farm into a more “natural site” be a priority, or should the Township focus on the installation of new trails, or should the construction of the Wolfe property boardwalk become a top priority, or should the development of pickleball be a take precedence, etc.

The direction from the Committee will guide future grant applications and provide direction on the appropriation of monies for the Hofma Park and Preserve. *(Recall that the Board previously designated \$250,000 in General Fund monies for future development of parks. Further, \$115,000 appropriated for pickleball will not be utilized during FY2017 and could also be designated for future park improvements.)*

If the Board considers this Hofma Vision, as drafted, to be a reasonable vision for the future development of the Hofma Park and Preserve, the following motion can be offered:

Move to approve and adopt the “Hofma Vision” development plan and to instruct staff to forward the document to the Parks and Recreation Committee for the purposes of prioritizing the \$6± million of improvements contained within the document.

Please contact me if there are any question or comments.

THE HOFMA VISION

JULY, 2017

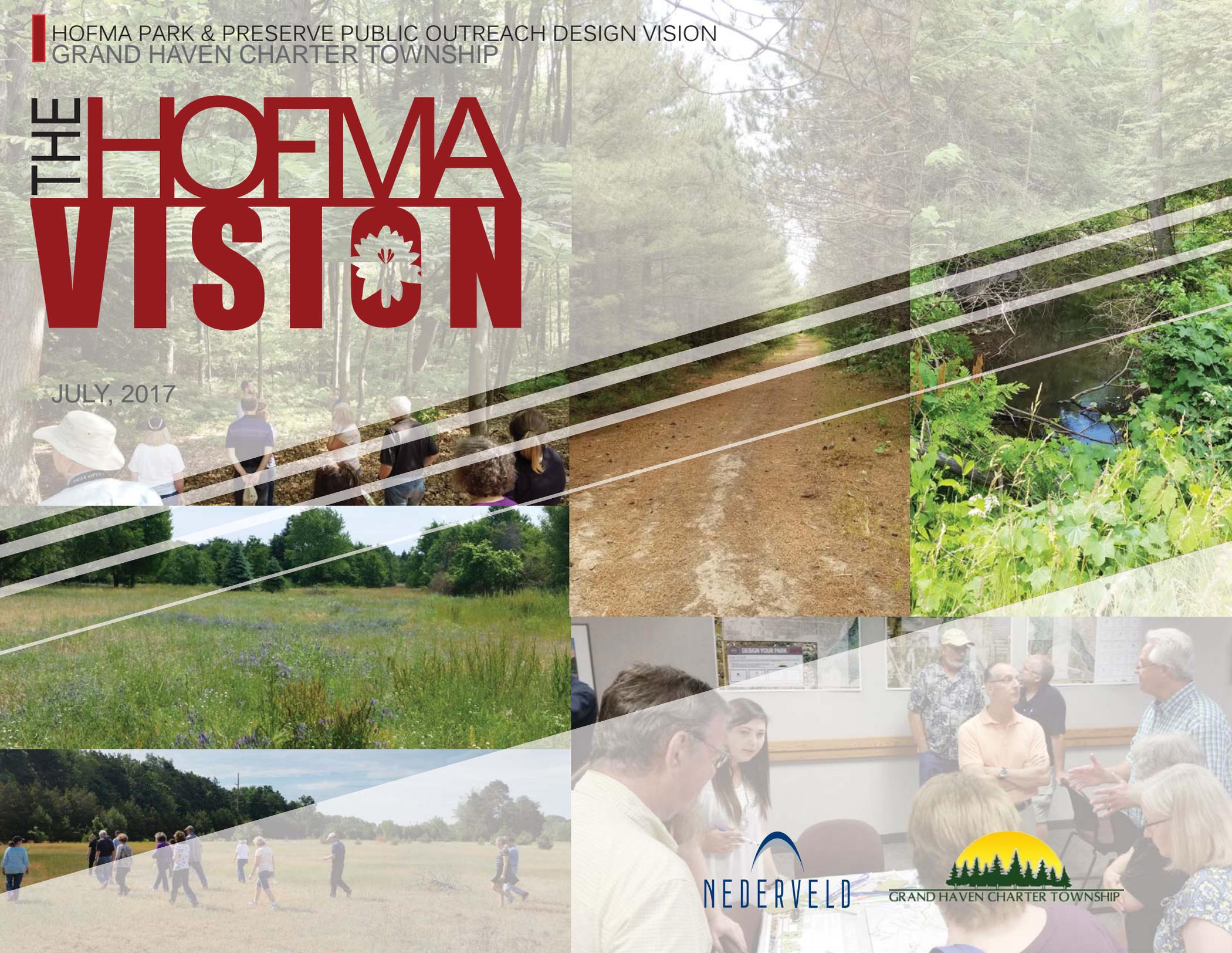




TABLE OF CONTENTS

1

INTRODUCTION

HOFMA PARK & PRESERVE	6-7
WITTEVEEN PROPERTY	8-9
WOLFE PROPERTY	10-11

2

OUTREACH

COMMUNITY OUTREACH PROCESS	14-15
COMMUNITY OUTREACH RESULTS	16-19

3

THE VISION

DESIGN ELEMENTS & THEMES	22-23
WITTEVEEN VISION	24-31
• WITTEVEEN DESIGN	
• WITTEVEEN VISIONING IMAGES	
• WITTEVEEN COST ESTIMATE	
WOLFE VISION	32-37
• WOLFE DESIGN	
• WOLFE VISIONING IMAGES	
• WOLFE COST ESTIMATE	
SUMMARY	38-39

1



INTRODUCTION



HISTORY OF THE PARK & PRESERVE

The legacy of Hofma Park and Preserve began with the generosity of two local physicians, Dr. Edward Hofma and his wife Dr. Elizabeth Hofma. With a keen fascination of conservation and botany, the Hofma's were interested in acquiring lands with the intent of preserving the natural beauty of their community. In the 1920s Edward and Elizabeth purchased a 40 acre, wooded lot of land along Ferris Street. The Hofmas gifted the land to Grand Haven Township in 1936, establishing Hofma Park.

To continue their contributions to their community, the Hofmas founded the Hofma Trust. In 1984, the Board of Trustees of the Hofma Trust approved the dedication of funds to acquire 400 acres of land adjacent to Hofma Park. These newly acquired lands host highly valued wetlands along the Potawatomi Bayou and its tributaries which run throughout the property. A trail and boardwalk were subsequently constructed along a railroad right of way, which was abandoned due to the feasibility of continuing the rail line through the bayou. In 1987, the land was dedicated as Hofma Preserve. Collectively the land of the 400 acre parcel and the original 40 acres of Hofma Park are known as Hofma Park and Preserve.

In recent years, Grand Haven Charter Township has expanded Hofma Park and Preserve with two land acquisitions. The parcel known as the Wolfe property is a 40 acre parcel of land directly west of the original Hofma Park parcel which was purchased from the Catholic Diocese of Grand Rapids. The Witteveen property is comprised of three separate parcels totaling 139 acres, two of which were parts of the Witteveen Estate.



SITE OVERVIEW

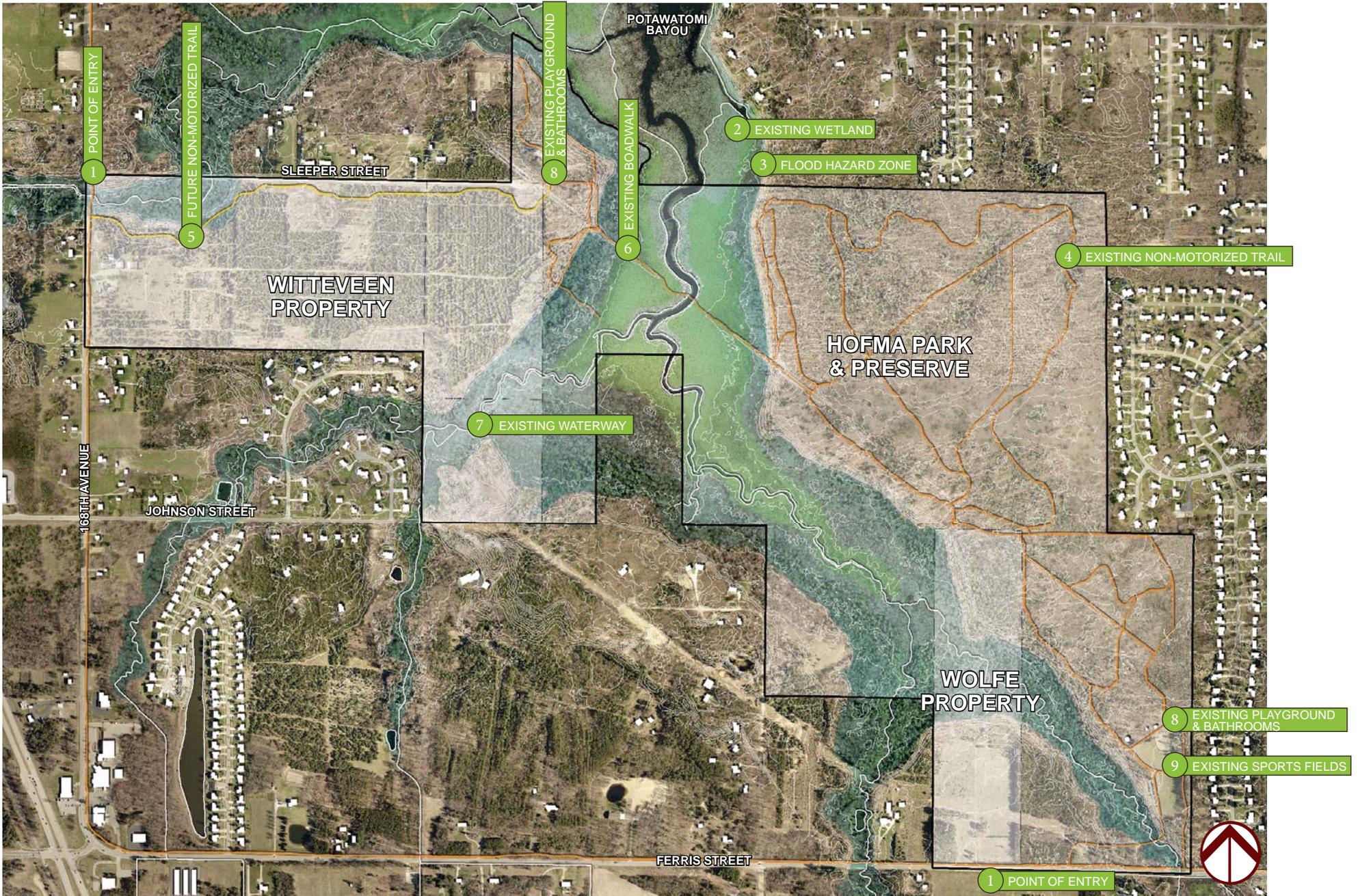
Hofma Park and Preserve provides the community of Grand Haven and its surrounding areas with valued wildlife habitat as well as recreational opportunities.

Aside from recently acquired parcels, the land of Hofma Park and Preserve is predominately naturalized. The uplands of the site are mostly, densely wooded with a mix of hardwoods and pine. The Potawatomi Bayou heavily shapes the lowlands of the site, giving rise to various wetland species along its meandering, tributary waterways. As illustrated in the Existing Conditions Map, (pictured to the right) the waterways leading to the bayou and their associated wetlands as well as the flood hazard zones which bisect the site. These lowland areas make up a significant portion of the site and are flanked by steep slopes on both sides.

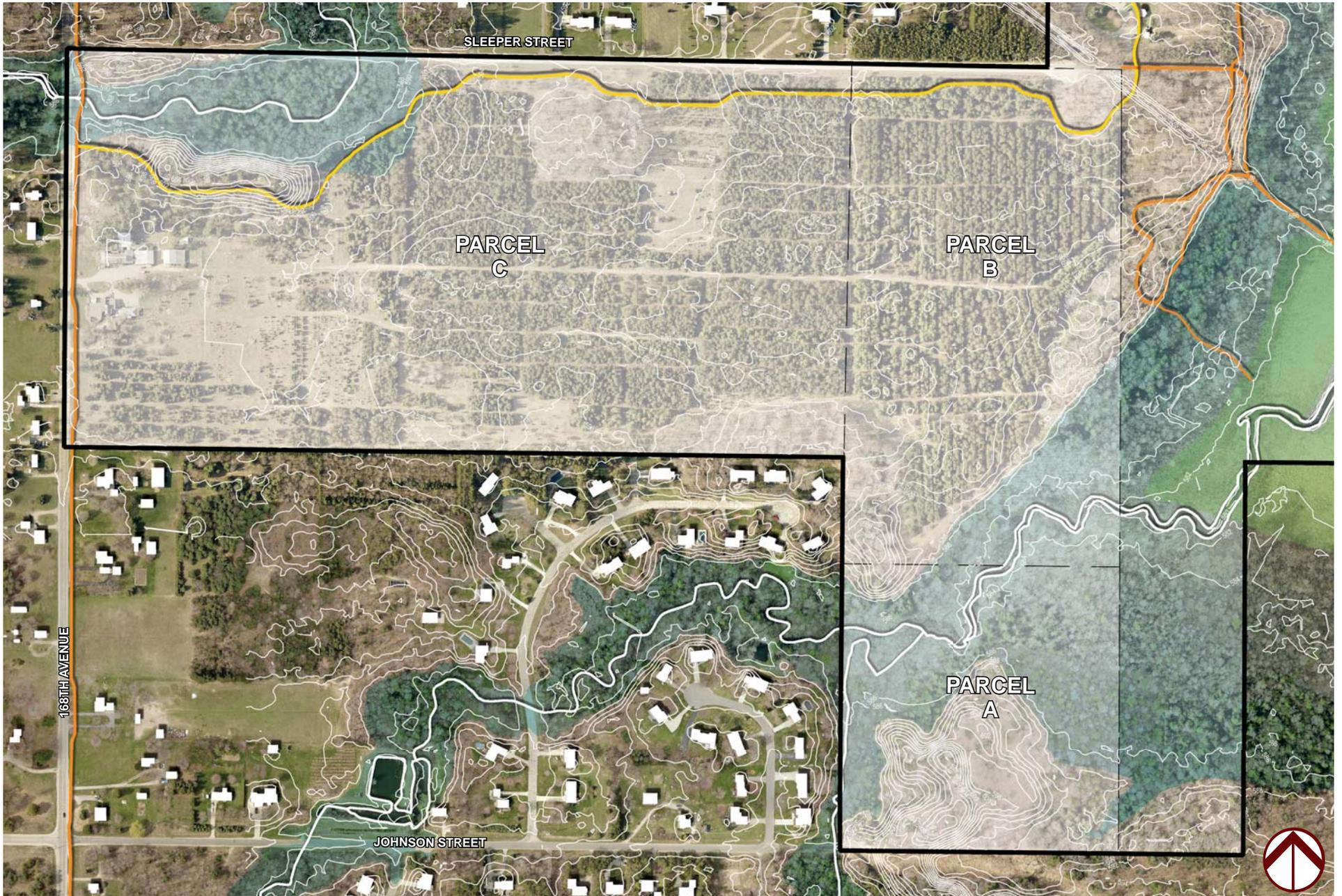


In addition to habitat preservation, Hofma Park and Preserve hosts valuable recreational opportunities. On site recreational facilities include a baseball diamond, youth soccer field, two playgrounds and an extensive multi-use trail network throughout the property. A boardwalk is available to create a connection between the main entrance at Ferris Street and northern entrance at the end of Sleeper Street.

HOFMA PARK & PRESERVE



WITTEVEEN PROPERTY



WITTEVEEN EXISTING CONDITIONS



WITTEVEEN BACKGROUND & EXISTING CONDITIONS

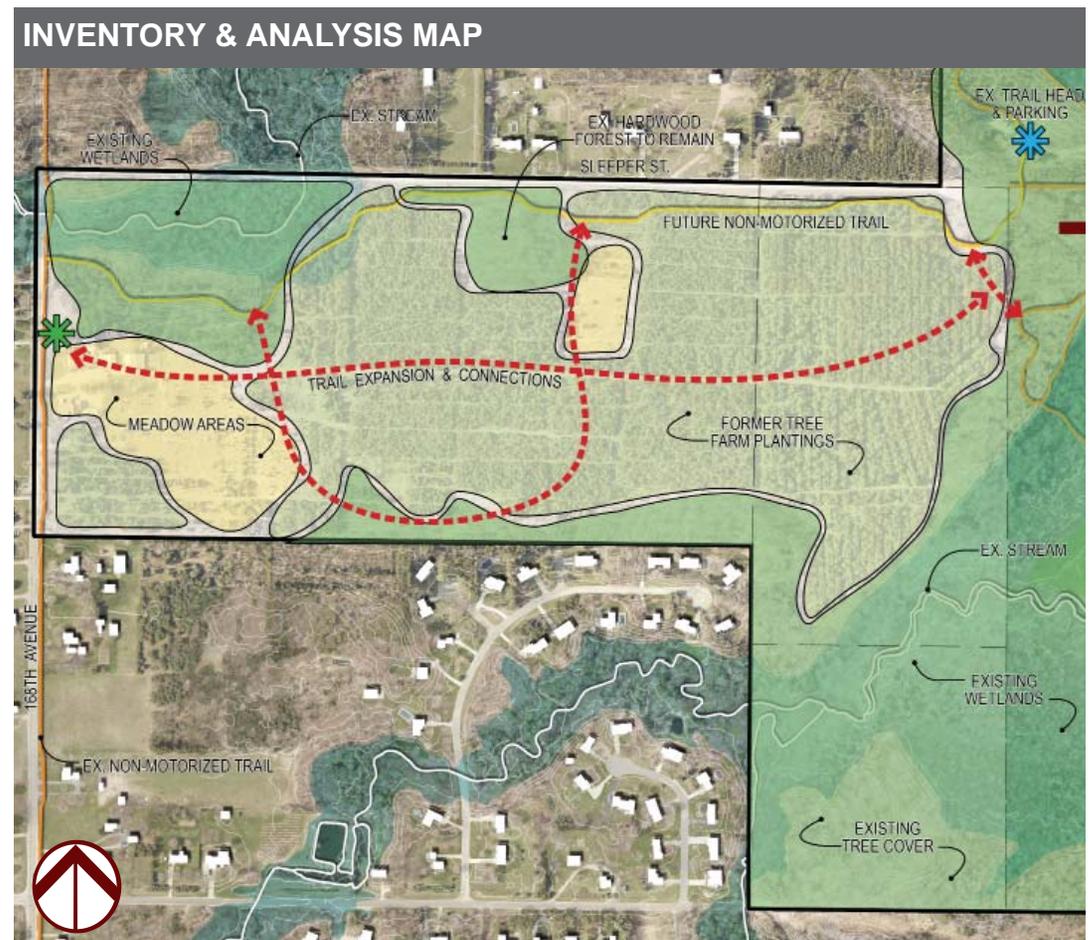
The area known as the Witteveen Property was previously comprised of 3 separate parcels (see Existing Conditions Map to the left). Parcel "C" (81.58 acres) and Parcel "B" (38.19 acres) were originally components of the Witteveen Estate. Grand Haven Charter Township purchased Parcel "A" (21.01 acres) to provide funds to the Witteveen Trust to satisfy federal tax liabilities created by the leaseholds provisions of the trust.

There has been some contention regarding the land use of the parcels of the Witteveen Property. The Witteveen Trust stipulates that Parcel "C" be maintained as a "natural preserve". Although the Trust clearly states that this condition applies to Parcel "C", this language was not explicitly applied to Parcel "B". Due to the ambiguity of the intended land use of Parcel "B", Grand Haven Charter Township consulted with Attorney Kenneth Lampe, who drafted the Witteveen Trust, as well as several local residents who were concerned with the interpretation of the phrase "natural preserve" used in the trust. Lampe and the residents involved agreed that Parcel "B" be beholden to the "natural condition".

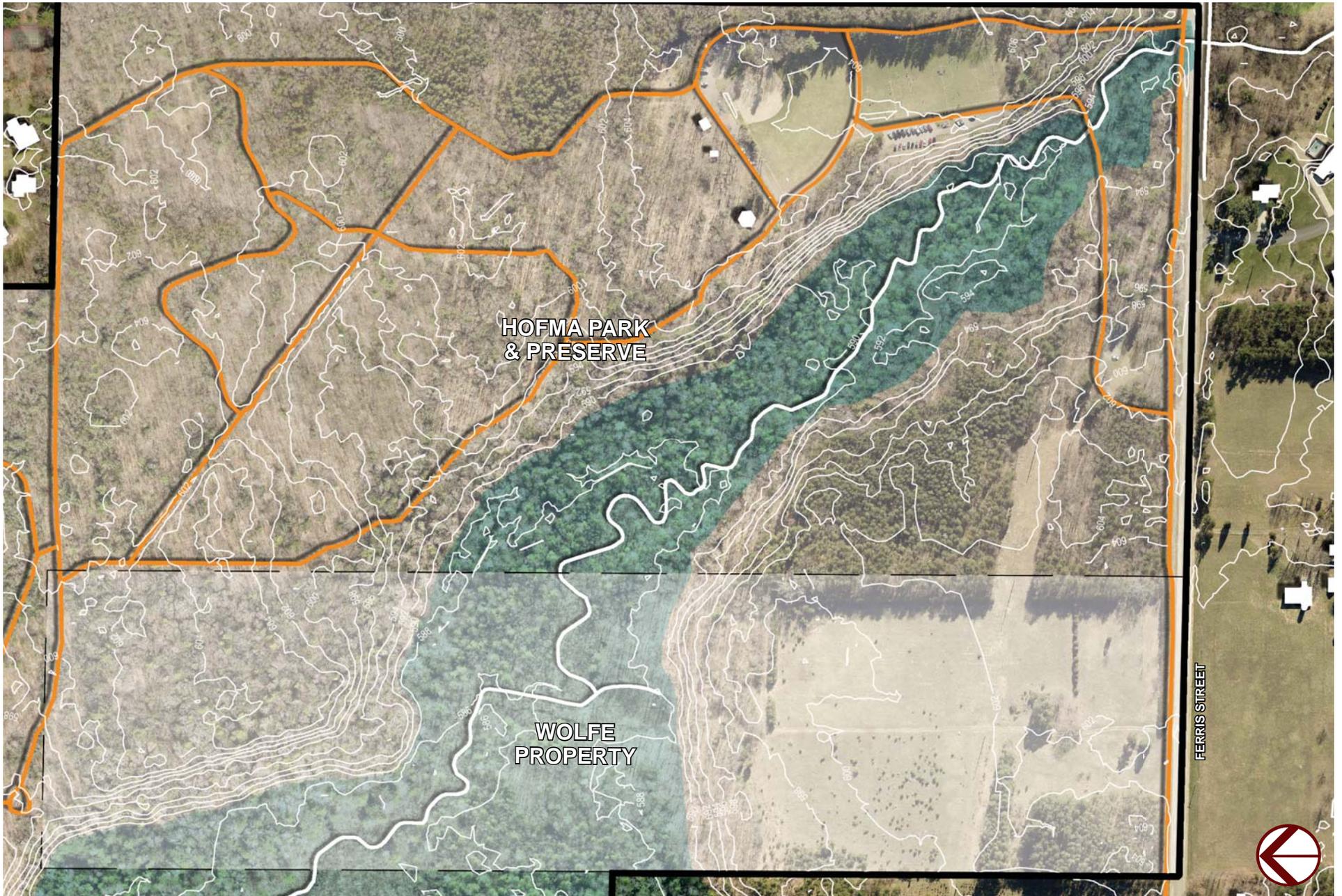
Until the end of 2015, Parcels "C" and "B" were used predominantly as an evergreen tree farm. The majority of the land area within these parcels remains heavily shaped by this land use. While touring the site during the Hofma Vision Community Outreach Event local residents voiced concern regarding the "overgrown" character of the trees of the evergreen farm, which in many cases have grown over 20' in height. The tight spacing of the planted trees has led to many of the existing trees to die back on lower branches due to lack of sun. In addition to the introduced evergreens, there are a number of deciduous opportunistic species that have begun to grow throughout the site. Despite these opportunistic trees, the land remains noticeably gridded by its previous use.

The northern half of Parcel "A" is bisected by the floodplain extending from the Pottawatomi Bayou. Floodplains account for roughly half of this landmass of this parcel, while steep slopes account for most of the remaining area, making it difficult for development.

Some of the most valuable existing features on the Witteveen property are the meadow along 168th Avenue, the wetland on the corner of 168th Avenue and Sleeper Street, a mature stand of hardwood trees midway along Sleeper Street, as well as the naturalized vegetative growth along and below the ridgeline of the lowlands. In addition to the valuable naturalized portions of the site, the eastern plantings of the former tree farm are predominately white pines. Although the spacing of these trees is too tight for their current sizes in most cases, these tree have the potential to be thinned to the appropriate spacing.



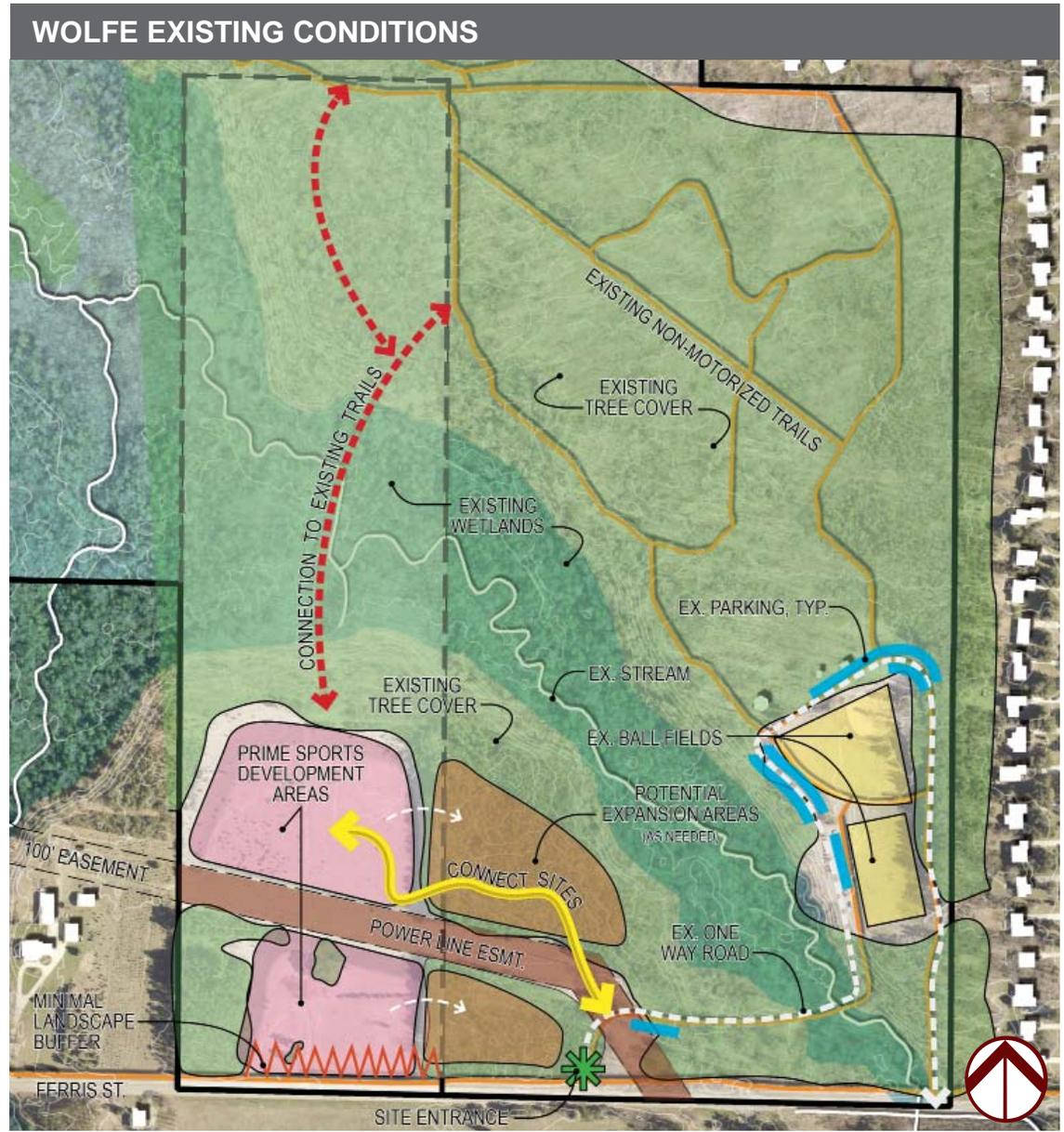
WOLFE PROPERTY



WOLFE EXISTING CONDITIONS

WOLFE EXISTING CONDITIONS

The Wolfe Property is a 40 acre parcel west of the park's main entrance along Ferris Street. The southern third of the property is fairly flat meadow with sparse tree cover. This portion of the property is bisected by a 100' Wolverine powerline easement, which is to remain undeveloped. The site quickly slopes into the lowlands that run through the center of the parcel. This area hosts significant wildlife habitat, but is in the flood hazard zone which impedes most development types. Large hemlocks in this area provide a noteworthy site feature that could offer unique viewing as well as educational opportunities. The northern most portion of the site is a wooded upland with unmapped trails. Although the existing unmarked trails on the Wolfe Property currently connect to the trails in Hofma Park and Preserve, in many cases, they may not be maintained to the standard consistent with marked trails throughout the park. The area directly east of the meadow area on the Wolfe Property is heavily wooded, yet has large areas that are flat. These flat areas may be used to expand land uses found to be appropriate on the Wolfe Property.



MEADOW WITH POWERLINE EASEMENT

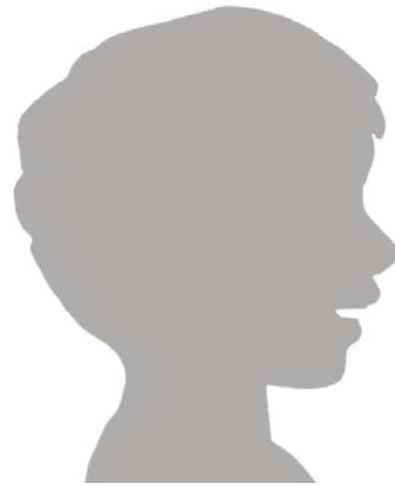


FLOODPLAIN



HEMLOCK FOREST

2



I WANT
SLIDES!



PRESERVE
SPACE FOR
HABITAT

OUTREACH



MORE
TRAILS



YOUTH SPORT
FIELDS

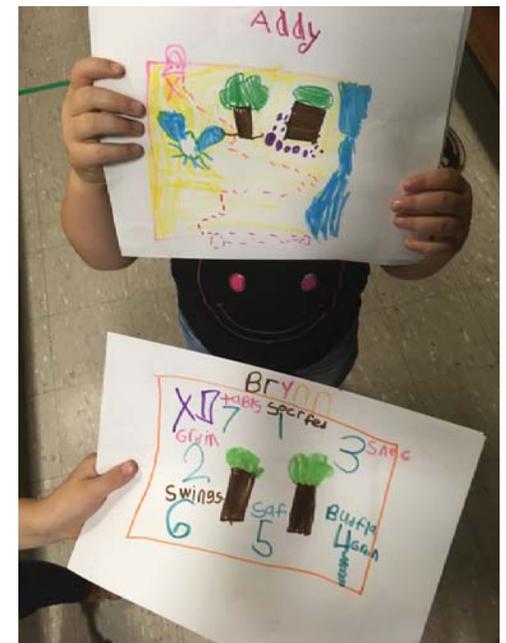
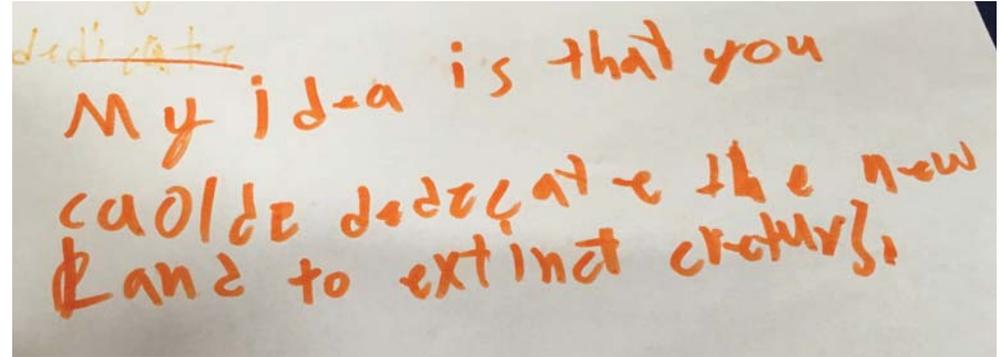
COMMUNITY OUTREACH PROCESS

PROCESS

The outreach process for the Hofma Vision was started by Grand Haven Charter Township in pursuit of a community derived plan that would appropriately serve the public at large. To maximize the community member participation, Grand Haven Charter Township and Nederveld teamed to launch a three-fold outreach campaign.

- 1 Social Media
- 2 Student Input
- 3 Community Engagement Event

SOCIAL MEDIA: Public outreach began with posts on various social media platforms to solicit responses from a broad range of community members. Community members were encouraged to post comments or email Grand Haven Charter Township staff directly to provide input.

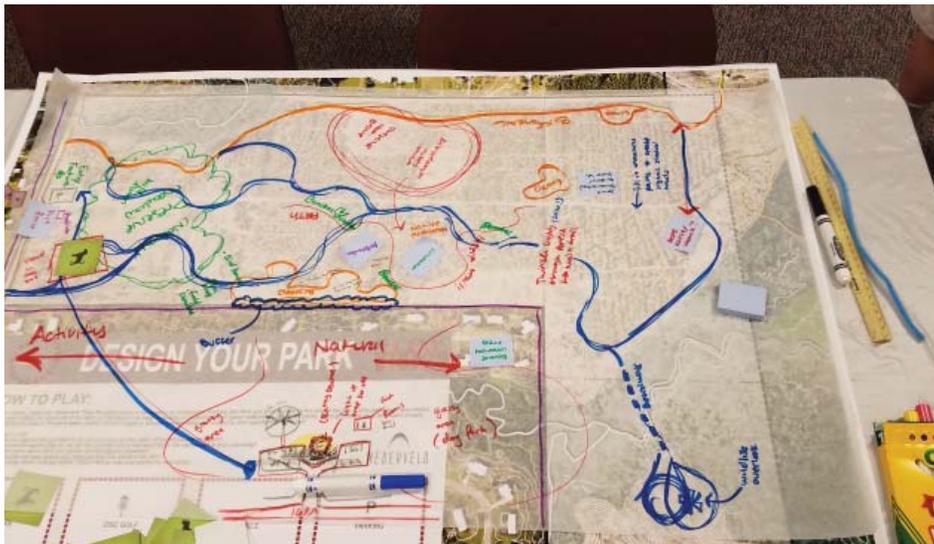


STUDENT INPUT: Grand Haven Charter Township partnered with staff & young community members of the STEM program. An array of input was collected including drawings, letters and models. This input provides the design team with invaluable interpretation of the needs of a community population that will likely heavily use the park. Special attention was paid to the playground area throughout this portion of the outreach process. It is recommended that this input be considered during further development of the playground area at the Wolfe Property.

COMMUNITY OUTREACH PROCESS



COMMUNITY ENGAGEMENT EVENT: In June, 2017, a community engagement event was held to gain an understanding of opportunities and challenges of the sites, gather community input, as well as have community members and designers collaborate to begin the design process. The event began with tours of each site in which participants walked the Wolfe and Witteveen properties with the design team to discuss significant site features. Shortly after, the design workshops were held. The workshops used a game-like activity, having community members place desired site features upon base maps to establish a set of program elements to be added into the final designs.



PUBLIC OUTREACH RESULTS: WITTEVEEN

KEY

GROUPS = The number of groups that requested any number of a design element

FREQUENCY = The total number of instances in which the design element was requested among all design groups

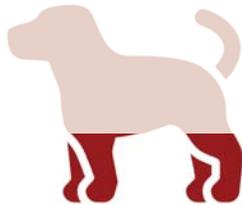
AVERAGE = The average number of design elements requested among all design groups

BIRD WATCHING



67%
GROUPS.....2
FREQUENCY.....2
AVERAGE.....0.67

DOG PARK



33%
GROUPS.....1
FREQUENCY.....1
AVERAGE.....0.33

MOUNTAIN BIKING TRAILS



33%
GROUPS.....1
FREQUENCY.....1
AVERAGE.....0.33

WILDLIFE HABITAT



33%
GROUPS.....1
FREQUENCY.....1
AVERAGE.....0.33

CROSS COUNTRY SKI TRAILS



100%
GROUPS.....3
FREQUENCY.....3
AVERAGE.....

DISC GOLF COURSE



0%
GROUPS.....0
FREQUENCY.....0
AVERAGE.....0

ARBORETUM



67%
GROUPS.....2
FREQUENCY.....2
AVERAGE.....0.67

HIKING TRAILS



33%
GROUPS.....1
FREQUENCY.....1
AVERAGE.....0.33

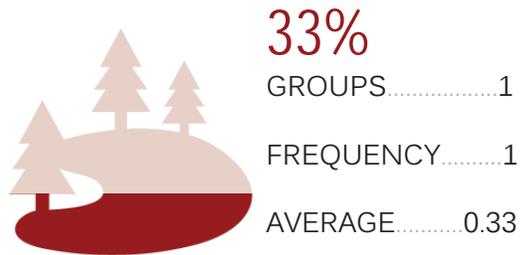
ROPES COURSE



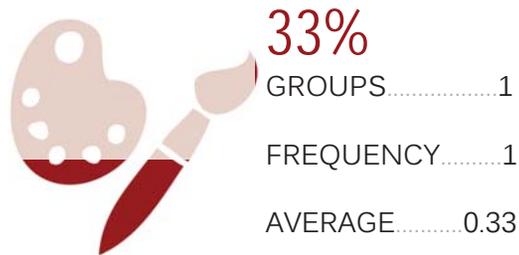
67%
GROUPS.....2
FREQUENCY.....2
AVERAGE.....0.67

PUBLIC OUTREACH RESULTS: WITTEVEEN

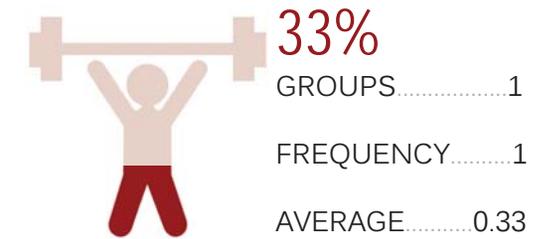
POND



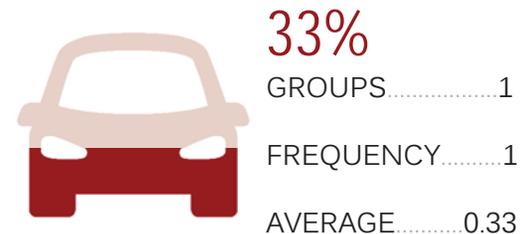
ART



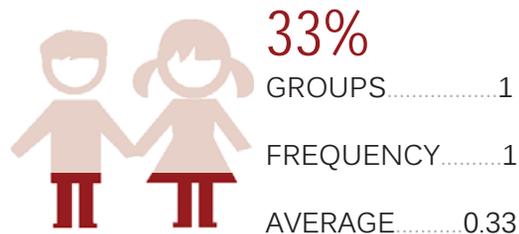
WORKOUT PARKS



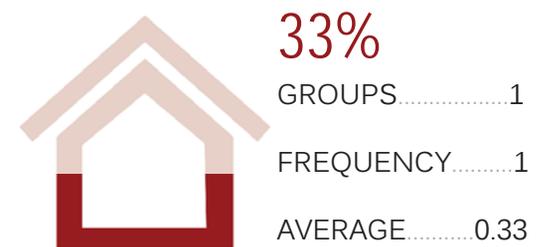
PARKING



CHILDRENS GARDEN



PAVILIONS



ADDITIONAL ELEMENTS

- BENCHES
- BOARDWALK
- PICNIC AREA
- PET WASTE STATIONS
- BIKE MAINTENANCE STATION
- ENTRY FEATURE
- SCENIC OVERLOOK
- EDUCATIONAL OPPORTUNITIES

PUBLIC OUTREACH RESULTS: WOLFE

KEY

GROUPS = The number of groups that requested any number of a design element

FREQUENCY = The total number of instances in which the design element was requested among all design groups

AVERAGE = The average number of design elements requested among all design groups

FOOTBALL FIELDS



0%

GROUPS.....0

FREQUENCY.....0

AVERAGE.....0

TENNIS COURTS



12%

GROUPS.....1

FREQUENCY.....2

AVERAGE.....0.25

VOLLEYBALL COURTS



25%

GROUPS.....2

FREQUENCY.....6

AVERAGE.....0.75

LACROSSE FIELDS



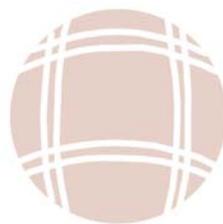
25%

GROUPS.....2

FREQUENCY.....2

AVERAGE.....0.5

BOCCE BALL COURTS



0%

GROUPS.....0

FREQUENCY.....0

AVERAGE.....0

BASEBALL FIELDS



62%

GROUPS.....5

FREQUENCY.....6

AVERAGE.....1.25

BASKETBALL COURTS



25%

GROUPS.....2

FREQUENCY.....4

AVERAGE.....0.5

SOCCER FIELDS



38%

GROUPS.....3

FREQUENCY.....4

AVERAGE.....0.5

MULTI-USE FIELDS



75%

GROUPS.....6

FREQUENCY.....4

AVERAGE.....0.5

PUBLIC OUTREACH RESULTS: WOLFE

PICKLEBALL COURTS



62%

GROUPS.....2

FREQUENCY.....52

AVERAGE.....6.5

ROPES COURSE



25%

GROUPS.....2

FREQUENCY.....2

AVERAGE.....0.25

PARKING



88%

GROUPS.....7

FREQUENCY.....700

AVERAGE.....87.5

PLAYGROUND



50%

GROUPS.....4

FREQUENCY.....7

AVERAGE.....0.875

DISC GOLF COURSE



25%

GROUPS.....2

FREQUENCY.....2

AVERAGE.....0.25

ROCK WALLS



12%

GROUPS.....2

FREQUENCY.....3

AVERAGE.....0.375

WORKOUT PARKS



0%

GROUPS.....0

FREQUENCY.....0

AVERAGE.....0

HIKING TRAILS



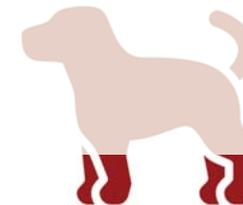
12%

GROUPS.....1

FREQUENCY.....1

AVERAGE.....0.125

DOG PARK



12%

GROUPS.....1

FREQUENCY.....1

AVERAGE.....0.125

PAVILIONS



62%

GROUPS.....5

FREQUENCY.....11

AVERAGE.....1.375

MOUNTAIN BIKING TRAILS



38%

GROUPS.....3

FREQUENCY.....3

AVERAGE.....0.375

CROSS COUNTRY SKI TRAILS



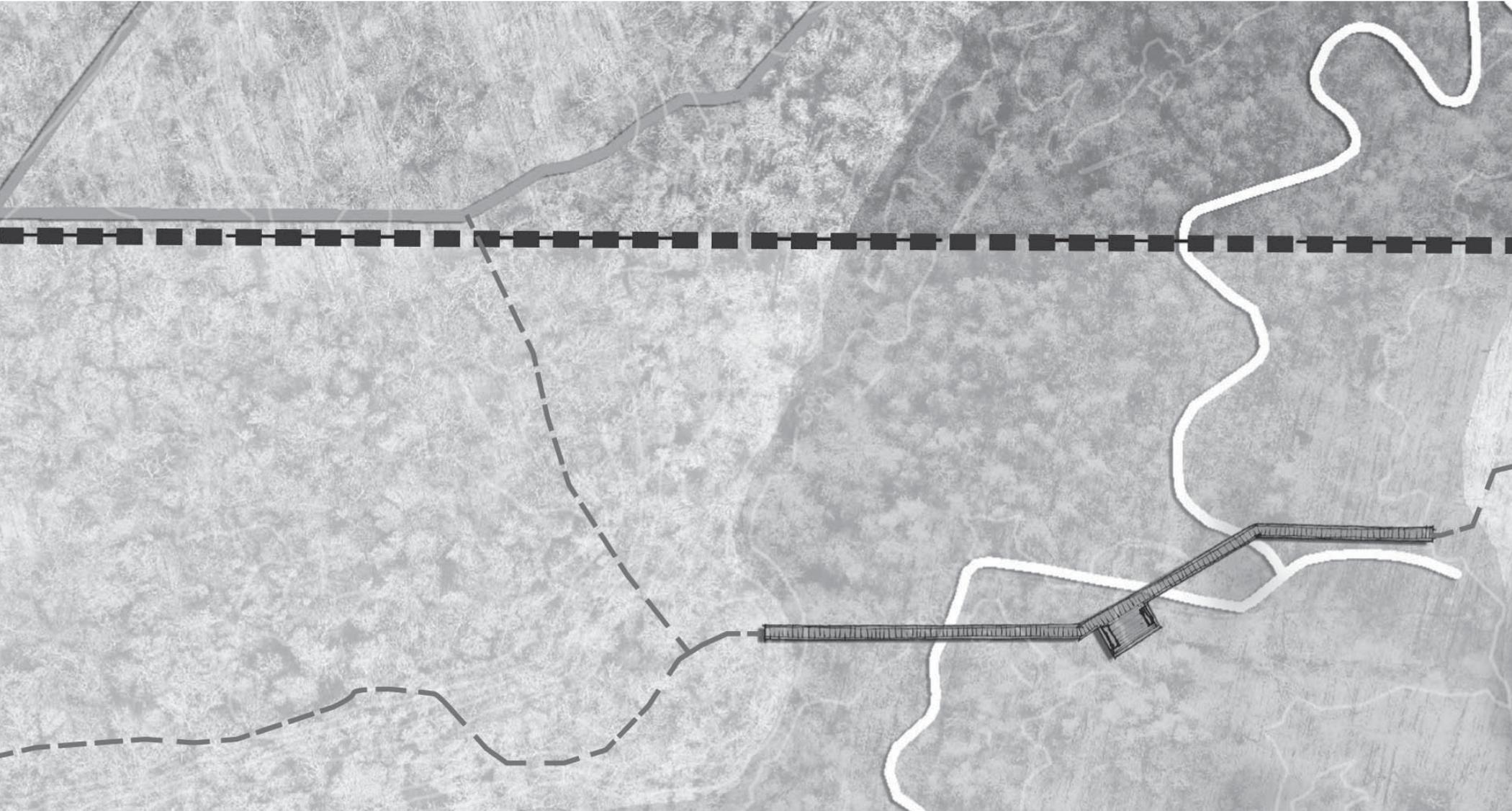
38%

GROUPS.....3

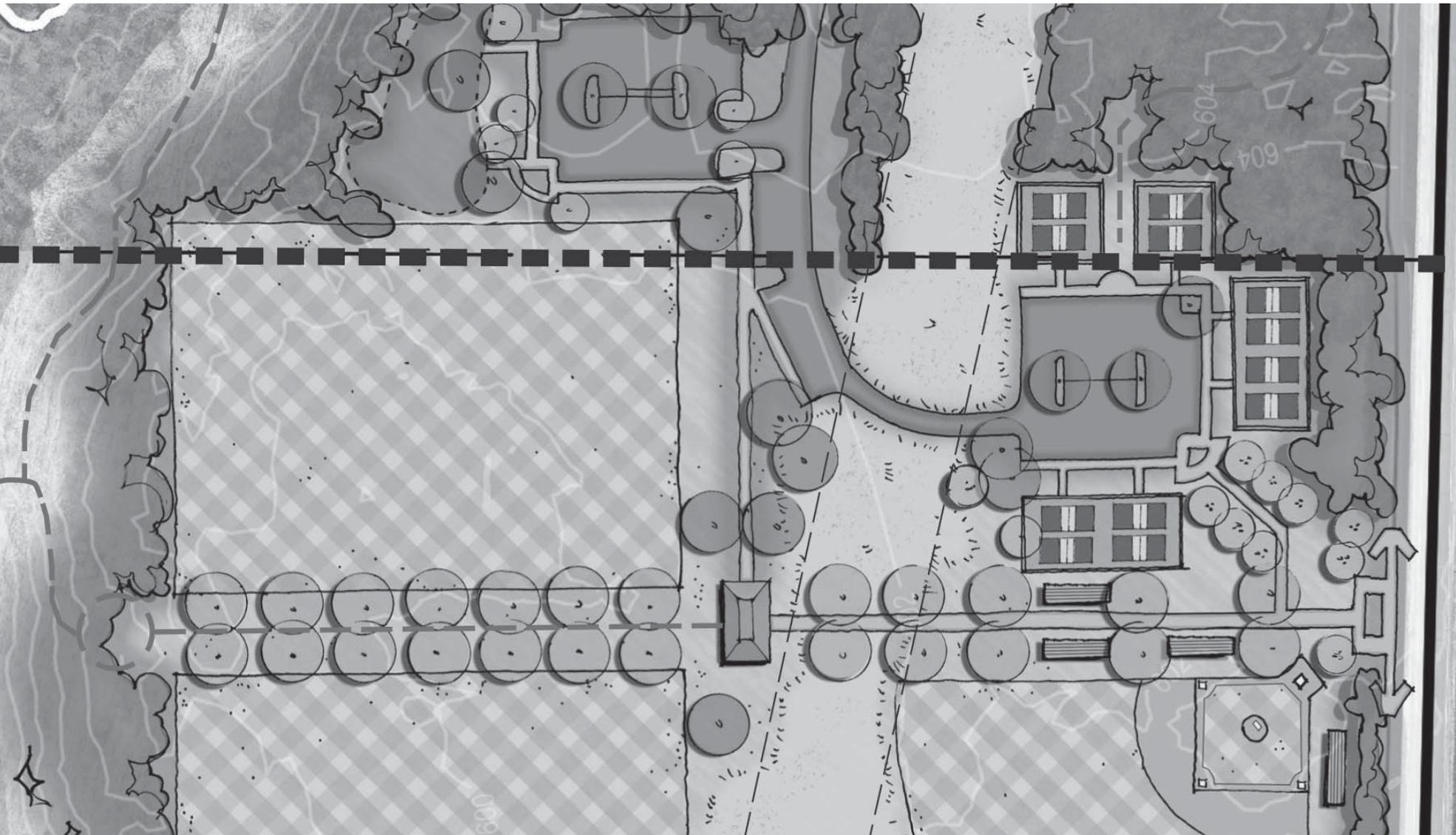
FREQUENCY.....3

AVERAGE.....0.375

3



THE VISION



DESIGN ELEMENTS & THEMES: WITTEVEEN

Through the community outreach process, common design elements to include in the plans and communal themes became increasingly apparent. These shared elements and themes were used to guide the designs of both sites to derive a plan that achieves the goals of the community.

DESIGN ELEMENTS

NATURALIZED LANDSCAPE

WALKING TRAILS

LIT CROSS COUNTRY SKI TRAILS

MOUNTAIN BIKE TRAILS (SEPARATE TO AVOID USE CONFLICTS)

ART INSTALLATIONS THROUGHOUT PARK

OPEN, DOG FRIENDLY AREAS

PROVIDE AMENITIES TO ACCOMMODATE INCREASE IN VISITATION (RESTROOMS, PARKING, ETC.)

CONNECTION TO EXISTING TRAILS

THEMES

CLEAN UP EXISTING VEGETATION

CREATE A MORE NATURALIZED LANDSCAPE

ENRICH WILDLIFE BY ENHANCING AND DIVERSIFYING HABITAT TYPES

SELECTIVELY REMOVE AND REPLACE NON-NATIVE SPECIES

CREATE LOW-IMPACT PASSIVE AND ACTIVE RECREATION OPPORTUNITIES FOR ALL AGES

PROVIDE EDUCATIONAL OPPORTUNITIES



DESIGN ELEMENTS & THEMES: WOLFE



DESIGN ELEMENTS

PROVIDE **AMENITIES** TO ACCOMMODATE INCREASE IN VISITATION (RESTROOMS, PARKING, ETC.)

PICKLEBALL COURTS TO ACCOMMODATE COMMUNITY DEMAND AND POTENTIAL TOURNAMENTS

PAVILION

← **VARIOUS SPORT FIELDS** INCLUDING BASEBALL, LACROSSE, & SOCCER

PLAYGROUND, CLIMBING FEATURE, & ROPES COURSE

CONNECTIONS TO EXISTING **TRAILS**



THEMES

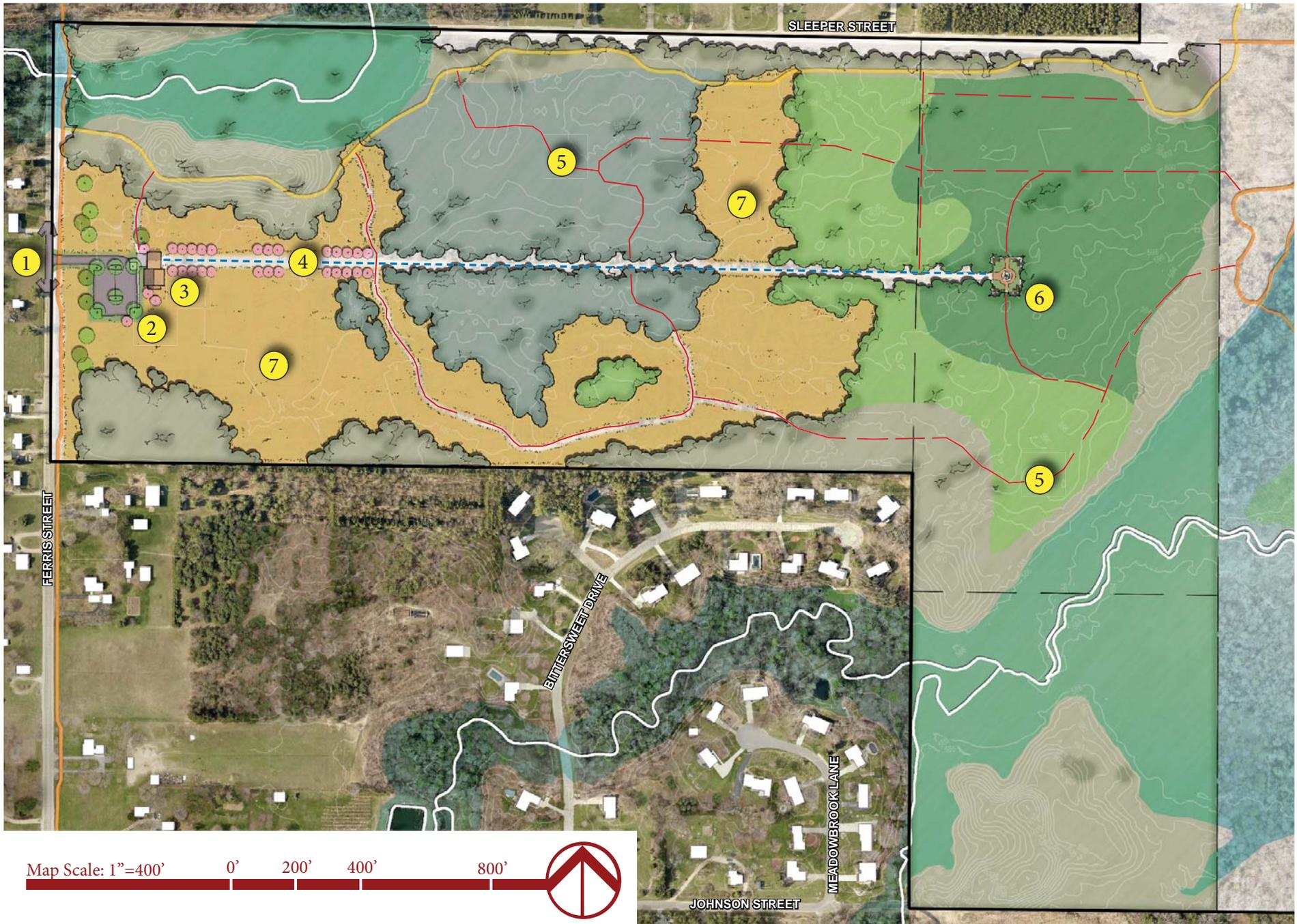
CREATE AN **ACTIVE SPACE** TO ACCOMMODATE COMMUNITY-WIDE **RECREATION** NEEDS

..... PROVIDE RECREATIONAL OPPORTUNITIES FOR **ALL AGES**

← INCREASE **CONNECTIVITY** TO TRAIL NETWORKS

CREATE A **SENSE OF ENTRY**

DESIGN: WITTEVEEN



Map Scale: 1"=400'

0'

200'

400'

800'

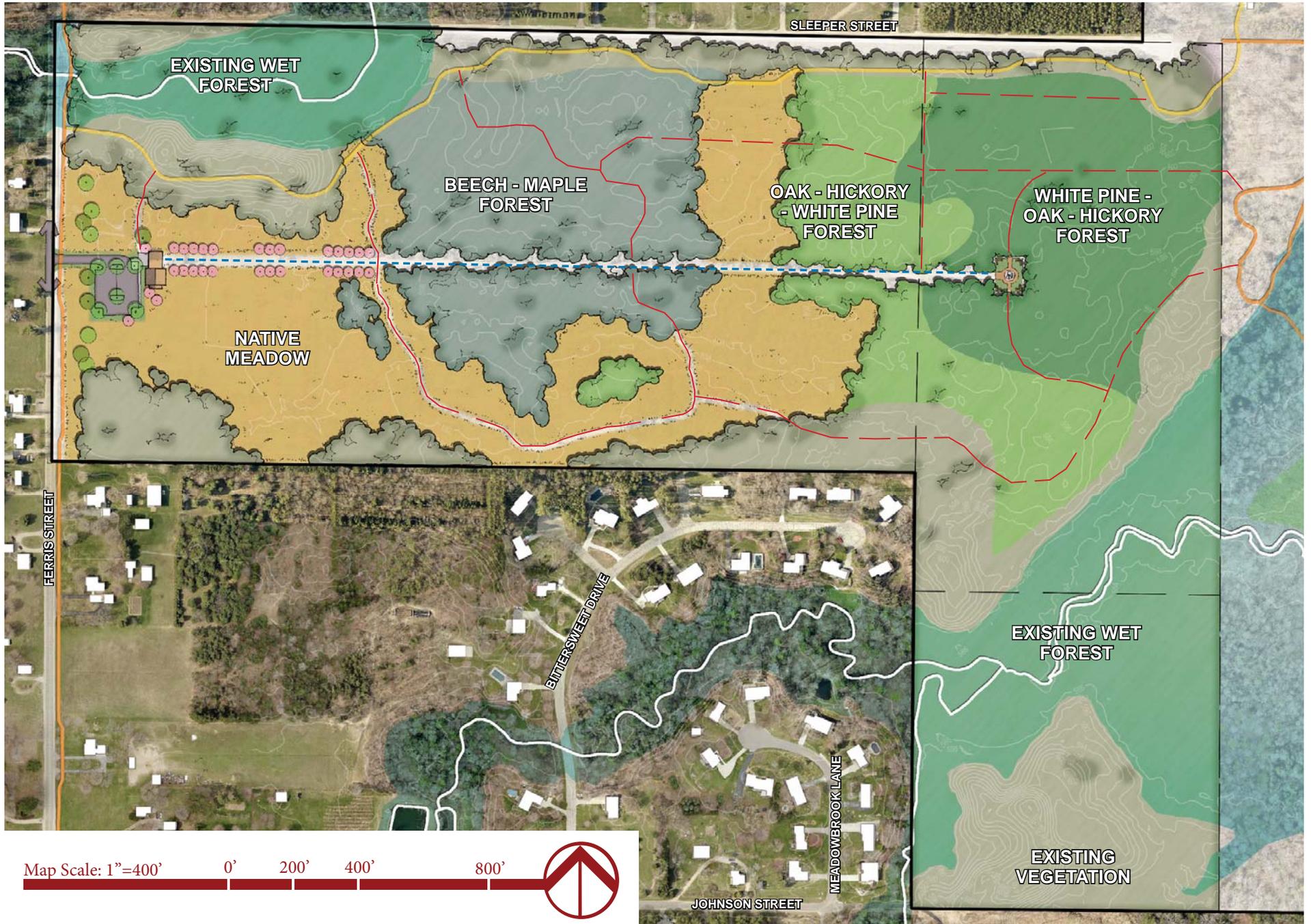


DESIGN FEATURES

- 1 **Main Entrance:** The main access to the site via 168th Avenue allows visitors to enter with a strong axial viewline through the proposed pavilion, along the existing two-track road and ending into the Evergreen Lounge.
- 2 **Parking:** Parking has been provided adjacent to the entrance pavilion and the trail head of the existing two-track road.
- 3 **Pavilion:** The pavilion is intended to provide restrooms, access to water, shade and seating for park visitors.
- 4 **Two-Track Road Converted to Multi-Use Trail:** The central road used in previous tree farming operations provides an opportunity to maintain a strong viewline through the naturalized portions of the plan without compromising valued, existing vegetation.
- 5 **Multi-Use Trails:** To maintain consistency with and connectivity to Hofma Park & Preserve, a network of multi-use trails has been proposed. Trail uses could include hiking, cycling, and cross country skiing. Additionally, interpretive signage and art installations along key trails have been proposed to establish common theming elements throughout the site as well as highlight site features, wildlife, and history.
- 6 **Evergreen Lounge:** This focal point of the design serves as a terminus for the existing two-track road axis. The Evergreen Lounge provides visitors with a more structured area that maintains the regimented pattern of the existing tree plantings, while creating a unique space for art installations, interpretive signage, and seating. It is the intent of this area to create a juxtaposition of linear design elements with natural materials and naturalized secondary plantings.
- 7 **Native Meadow:** This area will expand upon the meadow planting recently install by Grand Haven Charter Township. Further investigation into appropriate, desired species may be required.



DESIGN: WITTEVEEN



Map Scale: 1"=400'

0'

200'

400'

800'



FOREST TYPES



EXISTING VEGETATION: REMOVE INVASIVES, SELECTIVELY THIN EXISTING TREES AND REPLACE WITH NATIVES



BEECH-MAPLE FOREST: EXPAND UPON EXISTING BEECH-MAPLE FOREST



OAK-HICKORY-WHITE PINE FOREST: SELECTIVELY REMOVE WHITE PINES AND REPLACE WITH PREDOMINATELY OAK AND HICKORY



WHITE PINE-OAK-HICKORY FOREST: SELECTIVELY REMOVE WHITE PINES AND REPLACE WITH OAKS AND HICKORIES



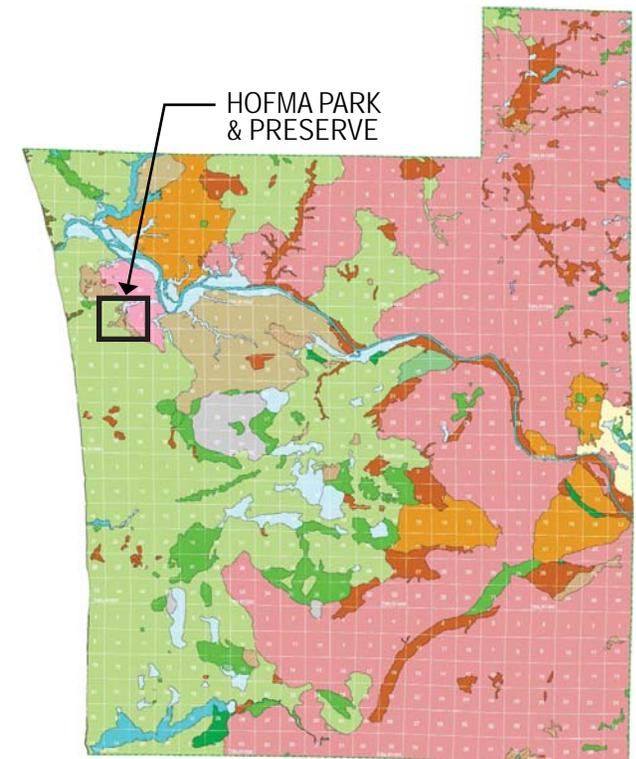
EXISTING WET FOREST: MATCH EXISTING NATIVE VEGETATION AND REMOVE INVASIVES

One of the strongest public sentiments that was voiced throughout the community engagement process was that the Witteveen Property be maintained as a “natural preserve”, as stipulated in the Witteveen Trust. Although much of the site is heavily vegetated, it is largely covered in remnant plantings from the previous tree farm operation. Most species that were introduced during the tree farming era of the site are non-native and are in poor condition. The intent of this plan is to reestablish a “natural” condition on the Witteveen Property while paying homage to the history of the site.

A vegetation map circa 1800 of Ottawa County, published by the Michigan Natural Features Inventory, was used to determine predevelopment conditions of the region and identify potential forest types to reestablish or introduce on the site. According to the map, most of the uplands of the site were beech-sugar maple-hemlock forest, with small portions of oak-hickory forests. The lowlands of the site were predominately covered in black ash swamp. Other significant regional forest types include beech-sugar maple forest and white pine-white oak.

This design outlines a vegetative action plan to diminish non-native trees and thin existing native trees from the tree farm to allow for a naturalized, native planting pattern throughout the site. The existing hardwood stand on the northern side of the site hosts some of the most significant, mature trees on the property. This stand holds many large beech and sugar maple, making it an exemplary area for expansion of common tree species that holds true to the regional historic vegetation patterns. Similarly, the large patch of white pines on the eastern portion of the previous tree farm has many valuable trees, however, many are ill spaced and arranged in a regular, artificial pattern. To encourage healthy growth and biodiversity, this area is proposed to be thinned and populated with oaks, hickory, and other complimentary species. Further tree surveying and direction from a forester should be sought to complete a finalized forestry plan for the Witteveen Property.

OTTAWA COUNTY VEGETATION MAP CIRCA 1800



VISIONING IMAGES: WITTEVEEN

CENTRAL MULTI-USE TRAIL WITH VIEW OF PAVILION

- Existing gravel road to serve as main axial trail
- Create multi-seasonal recreation opportunities
- Pavilion to frame entrance view line & provide restrooms



MEADOW PATH

- Habitat houses as local art installation
- Meadow areas increase edge habitat to enrich biodiversity
- Facilitate responsible pet waste disposal
- Trails to flow through all vegetative types to create interest and maximize educational opportunities



VISIONING IMAGES: WITTEVEEN

EVERGREEN LOUNGE

- Generous clearing in existing white pine stand
- Provide seating for resting, picnics, & wildlife viewing
- Art installation to pay homage to history of the park as well as the Witteveens
- Interpretive signage to educate visitors about local flora and fauna



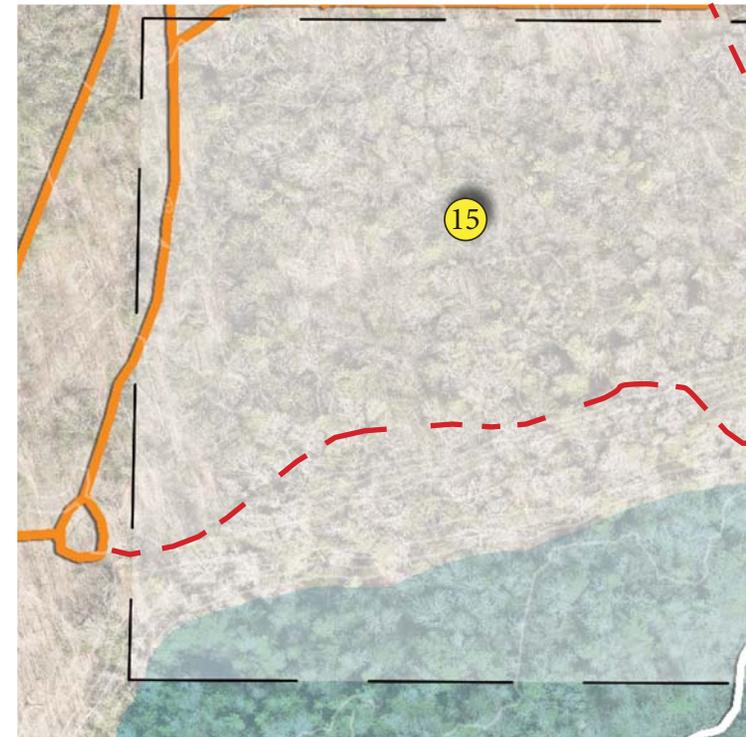
COST ESTIMATE: WITTEVEEN

Item	Cost	Measurment	Unit	Total Cost
Dirt Hiking Trail	\$ 5.50	8256.00	linear feet	\$ 45,408.00
Mountain Biking Trail	\$ 9.00	5800.00	linear feet	\$ 52,200.00
Pavilion	\$ 75,000.00	1.00	lump sum	\$ 75,000.00
Bathrooms	\$ 450.00	500.00	square feet	\$ 225,000.00
Road	\$ 300.00	220.00	linear feet	\$ 66,000.00
Parking	\$ 5.75	17721.00	square feet	\$ 101,895.75
Benches	\$ 850.00	6.00	per unit	\$ 5,100.00
Trash Receptacles	\$ 1,000.00	2.00	per unit	\$ 2,000.00
Bike Racks	\$ 500.00	4.00	per unit	\$ 2,000.00
Grubbing and Tree Removal	\$ 6,000.00	13.10	per acre	\$ 78,600.00
Wild Flower Seed	\$ 1,000.00	13.10	per acre	\$ 13,100.00
Trees, Landscaping, Native Forest Restoration	\$ 65,000.00	1.00	lump sum	\$ 65,000.00
Art and Sculpture	\$ 50,000.00	1.00	lump sum	\$ 50,000.00
Trail Lighting	\$ 60,000.00	1.00	lump sum	\$ 60,000.00
Concrete Walk and Pavilion Pad	\$ 3.75	4333.00	square feet	\$ 16,248.75
Signage (Entry and Interpretive)	\$ 25,000.00	1.00	lump sum	\$ 25,000.00
Subtotal				\$ 882,552.50
10% Contingency				\$ 88,255.25
Total				\$ 970,807.75

DESIGN FEATURES

- 1 Main Entrance:** Currently the main entrance to Hofma Park and Preserve is a one-way, tree-lined drive that ultimately leads past the existing ball fields and out a one-way exit drive. The proposed entrance is meant to preserve the beauty of the current entrance by retaining the existing drive lane and adding a second lane along the existing pine trees to accommodate two-way traffic. Having the two-way access flow into a traffic circle will allow visitors to travel along the existing one-way road, to the proposed amenities on the Wolfe Property, or exit the park. The proposed entrance traffic pattern creates a safe, flexible, and functional circulation pattern.
- 2 Relocated Hofma Memorial Plaque:** With a more pronounced entrance, the Hofma memorial plaque has been used to create a focal point that announces ones entry into the park.
- 3 Parking:** Throughout the community engagement process, numerous participants voiced concern for the lack of parking provided at the existing ball fields. Ample parking has been provided near the various uses proposed to accommodate increased visitation.
- 4 Playground, Ropes Course, & Rock Wall:** The playground area is intended to provide unique recreational opportunities for an array of age groups. Youth groups were highly involved in the community outreach process and provided a considerable amount of ideas for their visions of the playground area. Common elements suggested in youth responses were climbing ropes, slides, playhouses, and rockwalls. It is highly suggested that youth feedback be used in detailed design of the playground.
- 5 Multi-Purpose Field:** Structured recreational opportunities on the flat, clear portions of the Wolfe Property were highly encouraged by community members. To maintain flexibility in fluid recreational needs of the community, multi-purpose fields have been proposed. Each of these fields can be restriped to accommodate either 1 soccer field, 2 youth soccer fields, 2 lacrosse fields, or 1 football field.
- 6 Pavilion:** The pavilion is intended to provide restrooms, access to water, shade and seating for park visitors. It is anticipated that this will be in very high use when large-scale sporting events are being hosted at the park.
- 7 Native Wildflower Meadow:** The developmental stipulations associated with the 100' Wolverine utility easement that bisects the Wolfe Property creates a unique opportunity for a native wildflower meadow. This meadow is meant to soften the more defined edges of the developed portions of the design while providing a wildlife corridor to encourage the movement of local fauna into the park and to diversify habitat types on site.
- 8 Pickleball Courts:** Courts for this fast-growing sport were frequently suggested by community engagement participants. It was further recommended that a complex of courts that could accommodate tournament play be incorporated into the park. Bleachers and sufficient parking have been proposed for high volumes of visitors. Additionally, Quadplexes of pickle ball could later be converted into tennis courts or other game surfaces if community recreational needs shift.

- 9 Baseball Diamond:** Although the existing baseball field on site is in good condition, a lack of parking has made it difficult for park visitors to host larger team events. With a close proximity to adequate parking, the proposed baseball diamond would alleviate this issue.
- 10 Pedestrian & Bicycle Entrance:** The entrance along the existing bike path on the north side of Ferris Street encourages the use of alternative modes of transportation, creates a unique sense of entry to the park, as well as setup a strong viewline along the central axis of the design.
- 11 Multi-use Trails:** A network of multi-use trails has been proposed to maintain consistency with, and connectivity to, Hofma Park & Preserve. Trail uses could include hiking, cycling and cross country skiing.
- 12 Trail Head:** These areas are points of access to the trail network. Trail heads could include informational signage of the park's trails and their associated lengths.

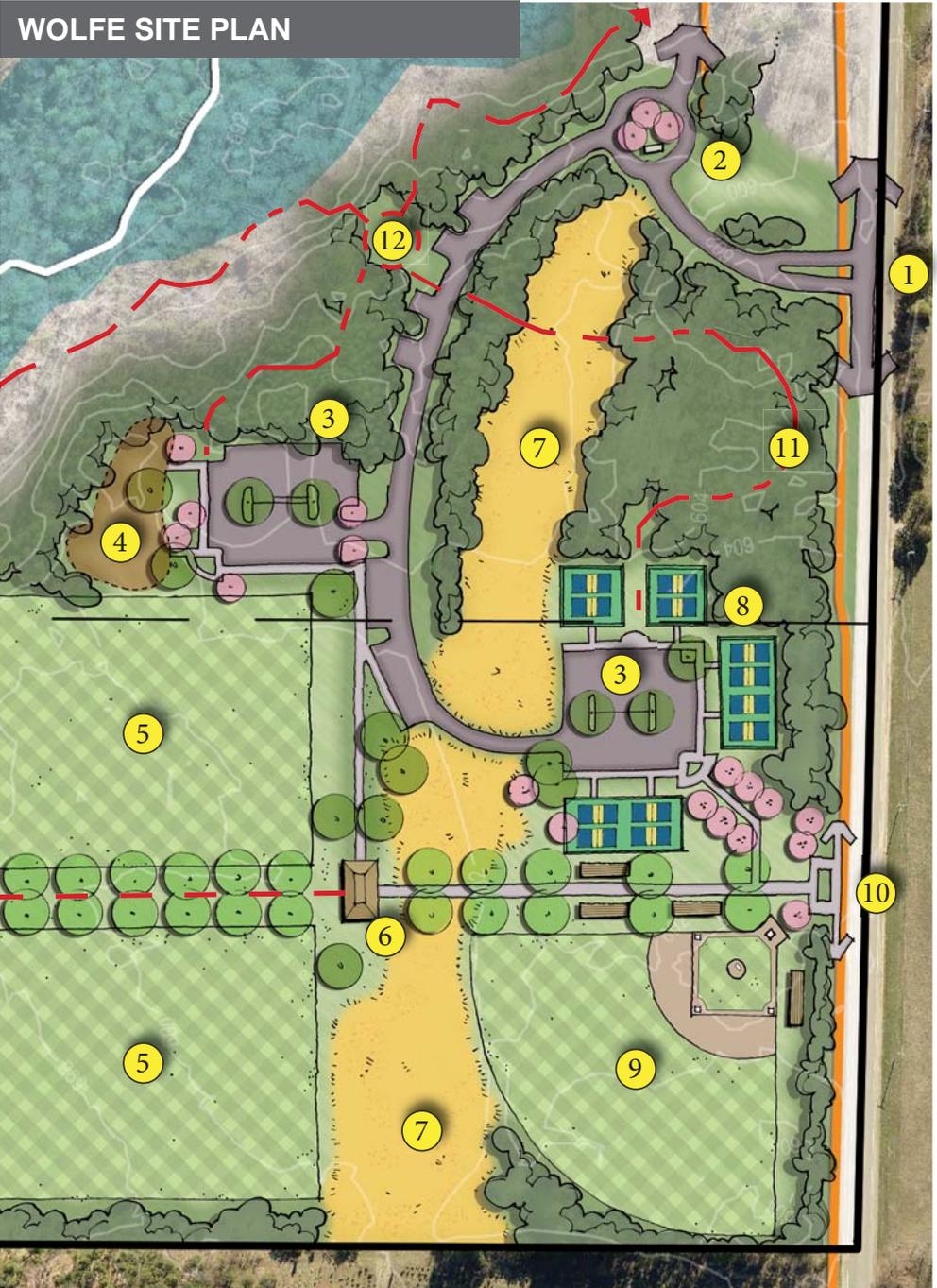


Map Scale: 1"=200'

0' 100' 200' 400'



- 13 **Boardwalk:** Due to the sensitive nature of the flood zone, the boardwalk provides a low impact means of enhancing trail connectivity while remaining sensitive to the fragility of the existing wetlands. The boardwalk is to be constructed of the same materials and style consistent with the existing boardwalk further north on the site.
- 14 **Hemlock Grove Overlook:** One of the most ecologically significant and beautiful features of the Wolfe Property is a stand of mature Hemlocks in the lowlands of the parcel. An overlook provides visitors with an opportunity to take a seat and be immersed in this unique flora of this area.
- 15 **Area of Existing Trails:** Although not previously including in the lands of Hofma Park and Preserve, the northern portion of the Wolfe Property reportedly contains trails that connect to existing trails of the preserve. The existing trail on the Wolfe Property should be maintained and mapped consistent with existing trails of Hofma.



VISIONING IMAGES: WOLFF

WILDFLOWER MEADOW & MULTI-SPORT

- Native wildflower meadow as wildlife corridor through developed portion of the park
- Multi-sport fields to provide flexible recreational options
- Allée of trees reinforces axis from street entrance to trailhead



PLAYGROUND, ROPES COURSE, & ROCK WALL

- Provide a unique recreational space for young community members
- Partially shaded environment for comfort
- Seating to accommodate visitors



VISIONING IMAGES: WOLFF

PICKLEBALL COURTS

- Pickleball complex with bleacher seating
- 12 Courts to accommodate tournaments
- Both shaded and full-sun courts



COST ESTIMATE: WOLFE

Item	Cost	Measurment	Unit	Total Cost
Dirt Hiking Trail	\$ 5.50	6421.00	linear feet	\$ 35,315.50
Wetland Boardwalk and Overlook	\$ 75.00	8443.00	square feet	\$ 633,225.00
Paver trail	\$ 10.00	9567.00	square feet	\$ 95,670.00
Concrete Walk	\$ 3.75	11777.00	square feet	\$ 44,163.75
Baseball Field (inc. irrigation, lighting, bleachers, dugouts, drainage)	\$ 500,000.00	1.00	per field	\$ 500,000.00
Multi Sport field	\$ 2.25	246000.00	square feet	\$ 553,500.00
Multi-Sport Field Irrigation	\$ 18,000.00	5.60	per acre	\$ 100,800.00
Pavilion	\$ 75,000.00	1.00	lump sum	\$ 75,000.00
Bathrooms	\$ 450.00	2500.00	square feet	\$ 1,125,000.00
Pickleball Court	\$ 13,750.00	12.00	per court	\$ 165,000.00
Road	\$ 300.00	1575.00	linear feet	\$ 472,500.00
Parking	\$ 5.75	40424.00	square feet	\$ 232,438.00
Multi-Sport Field Irrigation	\$ 18,000.00	5.60	per acre	\$ 100,800.00
Playground (Playground, Rock Wall, Ropes, Mulch Surface)	\$ 250,000.00	1.00	lump sum	\$ 250,000.00
Additional Bleachers for Pickleball and Baseball	\$ 1,000.00	2.00	per unit	\$ 2,000.00
Benches	\$ 850.00	20.00	per unit	\$ 17,000.00
Trash Receptacles	\$ 1,000.00	15.00	per unit	\$ 15,000.00
Bike Racks	\$ 500.00	20.00	per unit	\$ 10,000.00
Grubbing and Tree Removal	\$ 6,000.00	7.00	per acre	\$ 42,000.00
Wild Flower Seed	\$ 1,000.00	3.20	per acre	\$ 3,200.00
Trees and Landscaping	\$ 50,000.00	1.00	lump sum	\$ 50,000.00
Signage (Entry, Interpretive, Wayfinding)	\$ 31,000.00	1.00	lump sum	\$ 31,000.00
Subtotal				\$ 4,553,612.25
10% Contingency				\$ 455,361.23
Total				\$ 5,008,973.48

FUTURE CONSIDERATIONS

Mountain Bike Trails: Several respondents from the STEM student outreach effort as well as participants of the community engagement event supported the implementation of a mountain bike course on the Witteveen Property. Although this site provides ample space for such a feature, there is little elevation change that would lend itself to a more technical trail. Most elevation change on the site is along the ridgeline between the uplands and flood hazard zone, which contain ecologically sensitive areas. These areas are not conducive to the developmental impact of mountain bike trail installation. Less sensitive areas, however, may be considered for development of a technical mountain bike trail in the future.

Relocation of Existing Ball Fields or Play Ground at Hofma Park: Concerns with what some community members consider insufficient amounts of parking may be cause for future alterations to the existing ball fields and playground area at Hofma Park. Three options for this area were considered by the design team.

- 1 The first option would be to convert the existing playground area into additional parking for the ball fields. Since a larger playground has been proposed adjacent to the Wolfe Property, the existing playground may prove to be redundant, depending on the amount of use of the existing ball fields.
- 2 The second option for this area would be to remove both the playground and existing ball fields to consolidate recreational usages proposed on the Wolfe Property design. The area could be maintained as a clearing of open play, picnicking, and other passive activities.
- 3 Option three would be to keep both the existing ball fields and playground as they are. The existing sport fields could be used as practice or overflow fields during high-use times. Similarly, the existing playground could remain to provide an alternative place for young community members to play. This option may serve as a temporary solution for this area, allowing Grand Haven Charter Township staff to monitor usage prior to the completion of proposed Wolfe Property improvements to assess appropriate future redevelopment options.



Alternative Recreation Opportunities: The Community Demand Research – Regional Healthy Living and Recreational Programming and Facilities for Northwest Ottawa County report released in January, 2017 reported that a considerable amount of regional community members are interested in the facilitation of alternative recreational opportunities. Additionally, the report found that residents of Northern Ottawa County feel that there are a lack of activities which interest teens. These findings point to the need to provide innovative means of engaging community member in the park system.

Alternative recreational opportunities may include collaborative efforts with local yoga, Pilates, and barre studios and facilitated in open fields or pavilions at local parks; outdoor workout facilities; or disk golf courses. Although these specific alternative recreational opportunities were not highly desired by participants of the community engagement event, similar options may be considered as community recreational demands evolve.

Lit Trail: A lit looped cross country trail had been mentioned by various community members. The lit trail was explained to be means of increasing winter use of the park. Permeant lighting for trails, however, could come at a considerable cost. Costs associated with installation and maintenance of fixtures, as well as installation of electrical lines, especially in sensitive areas could prove to be too high to make the project feasible. If a lit trail is to be added into future plans, it would be beneficial to consider using temporary lighting options or solar options to assuage the cost and impact of electrical line installation.

Recurring Site Amenities: Recurring site amenities such as pet waste stations, trail markers, and directional signage should all be part of a cohesive image for the park.

Interpretive Signage: Educational opportunities throughout the park present themselves particularly at entry points, trail heads, scenic overlooks, and along trails. Interpretive signage has been proposed for the Witteveen property to educate visitors about the park's flora and fauna, geology, and history. It is recommended that similar signage be considered throughout the park.



THE HOFMA VISION

The Hofma Vision presents community-based designs for the recently acquired Witteveen and Wolfe properties of Hofma Park and Preserve. Grand Haven Charter Township and Nederveld formed a partnership to create a community outreach campaign to solicit public input for the two properties. As part of the outreach efforts, community members worked directly with the design team of Nederveld in a community engagement event to create schematic concepts and develop thematic design principals to guide the final designs. The designs and accompanying graphics presented in this report (see pages 24-37) were subsequently created by the Nederveld design team with support by Township staff.

Grand Haven Charter Township and Nederveld are proud to present the Hofma Vision to the people of Grand Haven Charter Township.

Special thanks to all those who offered input electronically, those who attended the community engagement event, as well as the staff and students of the STEM program. Your input was an invaluable resource in making the Hofma Vision a success.

THE HOFEMA VISION



SUPERINTENDENT'S MEMO

DATE: June 8, 2016

TO: Township Board

FROM: Cargo

SUBJECT: Budget Amendments – First Half of Fiscal Year 2017

Attached, please find the proposed budget amendments that represent the first half of the Fiscal Year and the resolution necessary to adopt the changes.

These amendments reflect certain additions and changes to FY 2017 Budget that occurred since the budget was adopted by the Board nine months ago (*i.e., October of 2016*).

Specifically, the following budget amendments are proposed:

- 1) The **General Fund** amendments increase↑ revenues by **\$49,670**, mostly related higher than anticipated construction permit fees and reimbursements.

The **General Fund** amendments decrease↓ expenditures by **\$249,570**, mostly related to postponing the Robbins Road and Comstock pathway maintenance to FY 2018 and canceling the construction of pickleball courts at Mercury Park.

That said, there are some accounts under the General Fund that have increased their appropriations. Specifically, the following is noted:

- The Treasurer account is increased↑ by \$6,230 to reflect the hiring of a part-time Deputy Treasurer.
- The Building and Grounds account is increased↑ by \$24,700 to reflect the carry-forward of the Administrative Complex Lighting Project from FY 2016 and the replacement of the server room air cooling system.
- The Community Development account is increased↑ by \$31,600 to reflect the higher than anticipated construction permit fees. (*These increases are offset by increases under the revenues for the same.*)

- The ZBA account is increased↑ by \$400 to reflect higher than anticipated Committee meetings associated with the ZBA.

The undesignated fund balance of the **General Fund** is expected to be about **\$2.22 million** at the end of the current fiscal year while the designated (*for parks*) fund balance of the **General Fund** remains at \$250k.

This is considered to be a very robust and healthy fund balance. (*Staff note that designated portion of the General Fund fund balance could be increased*↑ by \$120k to account for the canceling of the pickleball courts construction.)

- 2) Staff note that the **Municipal Street Fund** expenditures are decreased↓ by \$910 due to higher than anticipated Harbor Transit payments and lower than anticipated road construction costs.

The unassigned fund balance of the **Municipal Street Fund** is expected to be about **\$2,000** at the end of the current fiscal year.

- 3) The **Fire/Rescue Fund** amendments increase↑ revenues by about **\$500** due to higher than anticipated address sign purchases.

However, the Fund's expenditures are also increased↑ by about \$1,450 mostly due to higher than anticipated supplies related to record volume of emergency calls. It is anticipated that labor costs will also have to eventually be adjusted upward↑ to account for the increased volume of calls.

The unassigned cash reserves of the **Fire/Rescue Fund** are expected to be about **\$426k** at the end of the current fiscal year.

- 4) The **DDA Fund** revenues are increased↑ by about **\$24,540** due to higher than anticipated Tax Increment Finance revenues.

The unassigned cash reserves of the **DDA Fund** are expected to be about **\$731k** at the end of the current fiscal year.

- 5) The **Pathway Fund** revenues are increased↑ by about **\$7,150** due to higher than anticipated property tax revenues.

The unassigned cash reserves of the **Pathway Fund** are expected to be about **\$4.05 million** at the end of the current fiscal year.

- 6) The **Sewer Fund** expenditures are increased↑ by **\$8,000** due to replacement of a new pump and VFD project costing more than the original budget estimate.

The unassigned cash reserves of the **Sewer Fund** are expected to be about **\$1.54 million** at the end of the current fiscal year.

- 7) The **Water Fund** revenues are increased↑ by **\$32,250** mostly due to trunkage fees being collected at a rate higher than anticipated. Expenditures are also increased↑ by about **\$10,500** due to the purchase additional wiring harnesses for the MXU replacement program.

The unassigned cash reserves of the Water Fund are expected to be about **\$1.51million** at the end of the current fiscal year.

If the Board supports the proposed budget amendments, the following motion may be offered:

Move to adopt Resolution 17-07-02 that adopts budget amendments for the first half of fiscal year 2017.

If you have any questions or comments, please contact either Cargo or Sandoval at your convenience.

RESOLUTION NO. 17-07-02

WHEREAS, Grand Haven Charter Township has formally adopted the 2017 fiscal year budget;

WHEREAS, the Grand Haven Charter Township Board of Trustees have determined that the proposed attached amendments to this budget are necessary to comply with the requirements of the State of Michigan and to respond to changes that have occurred since the budget was adopted in November of 2016;

NOW, THEREFORE BE IT RESOLVED, that the Board of Trustees of Grand Haven Charter Township determines:

SECTION 1:

This resolution shall be known as the Grand Haven Charter Township 2017 July Budget Amendments.

SECTION 2:

The list of attached amendments to the 2017 fiscal year budget are found to be acceptable and are adopted by the Board.

SECTION 3:

Motion made by _____ and seconded by _____ to adopt the foregoing resolution upon the following roll call vote:

AYES:

NAYS:

ABSENT AND NOT VOTING:

RESOLUTION DECLARED: ADOPTED.

The **motion** carried and the resolution was duly adopted on July 24, 2017.

Laurie Larsen, Township Clerk
Dated: July 24, 2017

GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
GENERAL FUND
July 24, 2017

		From	To	+ or (-)
General Fund Revenues				
478.000	Electrical Permit Fees	47,500	57,500	10,000
479.000	Plumbing Permit Fees	28,000	32,000	4,000
480.000	Mechanical Permit Fees	47,500	67,500	20,000
651.000	Boat Launch Fees	20,000	23,000	3,000
664.000	Interest Income	15,840	18,840	3,000
677.100	Reimbursements - Elections (May Election)	3,500	11,370	7,870
694.000	Miscellaneous Income (Insurance Dividend)	2,000	3,800	1,800
TOTAL GENERAL FUND REVENUE		3,292,130	3,341,800	49,670
Dept. Group 253 - Treasurer				
702.000	Salaries (Deputy Treasurer)	9,490	15,270	5,780
715.000	FICA	890	1,340	450
	Total	26,150	32,380	6,230
Dept. Group 262 - Elections				
936.000	Equipment Maintenance	500	1,000	500
976.000	Equipment Purchases	500	0	(500)
	Total	31,400	31,400	0
Dept. Group 265 - Building & Grounds				
930.000	Maintenance & Repair - B&G (replace A/C for server room)	40,450	48,250	7,800
970.000	Capital Outlay - (External Lighting project)	143,000	159,900	16,900
	Total	346,950	371,650	24,700
Dept. Group 276 - Cemetery				
930.000	Maintenance of Build & Grounds	5,420	4,420	(1,000)
936.000	Equipment Maintenance	2,000	3,500	1,500
936.300	Automotive Maintenance	700	200	(500)
	Total	146,300	146,300	0
Dept. Group 371 - Community Development				
806.000	Electrical Inspections	34,200	41,400	7,200
807.000	Plumbing Inspections	20,160	30,160	10,000
807.100	Mechanical Inspections	34,200	48,600	14,400
861.000	Travel & Mileage	300	500	200
976.000	Equipment Purchases - office chairs	1,000	1,500	500
	Total	514,030	545,630	31,600
Dept. Group 722 - Zoning Board of Appeals				
707.000	Committee Meeting & Conference Pay	150	550	400

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
GENERAL FUND
July 24, 2017**

	From	To	+ or (-)
Total	4,730	5,130	400
Dept. Group 751 - Parks and Recreation			
930.000 Maintenance & Repair of B&G	22,500	27,500	5,000
970.000 Capital Outlay (Pickleball to 2018 budget)	416,500	301,500	(115,000)
Total	269,800	159,800	(110,000)
Dept. Group 757 - Bike Path			
970.000 Capital Outlay (Robbins/Comstock to 2018 budget)	216,500	36,500	(180,000)
970.250 Capital Outlay - Professional Fees	22,500	0	(22,500)
Total	404,120	201,620	(202,500)
TOTAL GENERAL FUND EXPENDITURES	3,653,280	3,403,710	(249,570)
GENERAL FUND - FUND BALANCE:			
Fund Balance (from 2016 Financial Audit)			2,529,911
2017 Revenue			3,292,130
Total Revenue budget amendments			49,670
2017 Amended Revenue			3,341,800
2017 Expenditures			3,653,280
Total Expense budget amendments			(249,570)
2017 Amended Expenditures			3,403,710
Net Budget Amendments			299,240
Projected Total Fund Balance - 12/31/17			2,468,001
Projected Undesignated Fund Balance - 12/31/17			2,218,001
Projected Designated Fund Balance - 12/31/17			250,000

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
MUNICIPAL STREET FUND
July 24, 2017**

	From	To	+ or (-)
Municipal Street Fund Revenues (No Changes)			
TOTAL FUND REVENUE	840,910	840,910	0
Dept. Group 446 - Road Construction			
803.300 Contracted Services - Harbor Transit	375,980	385,070	9,090
873.500 Paved Road Maintenance	10,000	0	(10,000)
TOTAL EXPENDITURES	892,730	891,820	(910)
MUNICIPAL STREET FUND BALANCE:			
Fund Balance (from 2016 Financial Audit)			52,912
2017 Revenue			840,910
Total revenue budget amendments			0
2017 Amended Revenue			840,910
2017 Expenditures			892,730
Total expense budget amendments			(910)
2017 Amended Expenditures			891,820
Net Budget Amendments			910
Projected Total Fund Balance - 12/31/17			2,002

GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
FIRE/RESCUE FUND
July 24, 2017

	From	To	+ or (-)
Fire Fund Revenues			
611.100 Address Sign Income	200	700	500
TOTAL FIRE/RESCUE FUND REVENUE	1,281,180	1,281,680	500
Dept. Group 336 - Fire/Rescue Department			
726.000 Medical Supplies	6,300	7,300	1,000
726.100 Fire Supplies	8,240	9,240	1,000
726.200 Address Sign Expense	150	600	450
801.000 Legal & Professional fees	1,800	800	(1,000)
820.000 Public Education Expense	2,200	1,200	(1,000)
862.000 Vehicle Maintenance & Repair	21,000	22,000	1,000
TOTAL FIRE DEPT. EXPENDITURES	1,138,290	1,139,740	1,450
FIRE DEPARTMENT FUND BALANCE:			
Fund Balance (from 2016 Financial Audit)			284,854
2017 Revenue			1,281,180
Total revenue budget amendments			500
2017 Amended Revenue			1,281,680
2017 Expenditures			1,138,290
Total expense budget amendments			1,450
2017 Amended Expenditures			1,139,740
Net Budget Amendments			(950)
Projected Total Fund Balance - 12/31/17			426,794

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
POLICE SERVICES
July 24, 2017**

	From	To	+ or (-)
Police Services Revenues (No Changes)			
TOTAL FUND REVENUE	416,550	416,550	0
Department Expenditures (No Changes)			
TOTAL EXPENDITURES	448,180	448,180	0
POLICE SERVICES FUND BALANCE:			
Fund Balance (from 2016 Financial Audit)			169,110
2017 Revenue			416,550
Total revenue budget amendments			0
2017 Amended Revenue			416,550
2017 Expenditures			448,180
Total expense budget amendments			0
2017 Amended Expenditures			448,180
Net Budget Amendments			0
Projected Total Fund Balance - 12/31/17			137,480

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
DOWNTOWN DEVELOPMENT AUTHORITY
July 24, 2017**

	From	To	+ or (-)
DDA Revenues			
403.100 Tax Increment Revenues	560,500	585,040	24,540
TOTAL FUND REVENUE	727,140	751,680	24,540
Dept. Group 000 - DDA Department (No Changes)			
TOTAL EXPENDITURES	1,210,510	1,210,510	0
DDA FUND BALANCE:			
Fund Balance (from 2016 Financial Audit)			1,189,837
2017 Revenue			727,140
Total revenue budget amendments			24,540
2017 Amended Revenue			751,680
2017 Expenditures			1,210,510
Total expense budget amendments			0
2017 Amended Expenditures			1,210,510
Net Budget Amendments			24,540
Projected Total Fund Balance - 12/31/17			731,007

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
REFUNDED BUILDING DEBT
July 24, 2017**

	From	To	+ or (-)
Refunded Building Debt - Revenues (No Changes)			
TOTAL FUND REVENUE	211,850	211,850	0
Dept. Group 000 - Twp Building Debt Department (No Changes)			
TOTAL EXPENDITURES	211,850	211,850	0
REFUNDED BUILDING DEBT FUND BALANCE:			
Fund Balance (from 2016 Financial Audit)			318
2017 Revenue			211,850
Total revenue budget amendments			0
2017 Amended Revenue			211,850
2017 Expenditures			211,850
Total expense budget amendments			0
2017 Amended Expenditures			211,850
Net Budget Amendments			0
Projected Total Fund Balance - 12/31/17			318

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
PATHWAY DEBT SERVICE FUND
July 24, 2017**

	From	To	+ or (-)
Pathway Debt Service Revenues (No Changes)			
TOTAL FUND REVENUE	78,550	78,550	0
Dept. Group 000 - Pathway Department (No changes)			
TOTAL EXPENDITURES	78,550	78,550	0
PATHWAY FUND BALANCE:			
Fund Balance (from 2016 Financial Audit)			0
2017 Revenue			78,550
Total revenue budget amendments			0
2017 Amended Revenue			78,550
2017 Expenditures			78,550
Total expense budget amendments			0
2017 Amended Expenditures			78,550
Net Budget Amendments			0
Projected Total Fund Balance - 12/31/17			0

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
PATHWAY FUND
July 24, 2017**

	From	To	+ or (-)
Pathway Revenues			
403.000 Property Taxes	294,830	301,980	7,150
TOTAL FUND REVENUE	4,862,610	4,869,760	7,150

Dept. Group 000 - Pathway Department (No changes)

TOTAL EXPENDITURES	815,480	815,480	0
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PATHWAY FUND BALANCE:

Fund Balance (from 2016 Financial Audit)		0
2017 Revenue		4,862,610
Total revenue budget amendments		7,150
2017 Amended Revenue		4,869,760
2017 Expenditures		815,480
Total expense budget amendments		0
2017 Amended Expenditures		815,480
Net Budget Amendments		7,150
Projected Total Fund Balance - 12/31/17		4,054,280

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
SEWER FUND
July 24, 2017**

	From	To	+ or (-)
Sewer Fund Revenues (No Changes)			
TOTAL SEWER FUND REVENUE	844,000	844,000	0
Dept. Group 590.537 - Sewer Fund			
936.400 Lift Station Maintenance (New pump & VFD)	14,300	22,300	8,000
TOTAL SEWER FUND EXPENDITURES	589,880	597,880	8,000
SEWER FUND CASH RESERVES:			
Projected Cash Reserves (From 2016 Financial Audit)			1,298,562
2017 Revenue			844,000
Total Revenue budget amendments			0
2017 Amended Revenue			844,000
2017 Expenditures			589,880
Total Expense budget amendments			8,000
2017 Amended Expenditures			597,880
Net Budget Amendments			(8,000)
Projected Unassigned Cash Reserves - 12/31/16			1,544,682

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
WATER FUND
July 24, 2017**

	From	To	+ or (-)
Water Fund Revenues			
629.100 Trunkage Fees	78,940	102,940	24,000
649.000 Sale of Materials (Meters)	7,820	13,820	6,000
699.000 Appropriations-Transfers In (Water Debt Fund)	0	2,250	2,250
TOTAL WATER FUND REVENUE	2,595,760	2,628,010	32,250
 Dept. Group 591.536 - Water Department			
970.000 Capital Outlay (Wiring harnesses for MXU)	197,500	208,000	10,500
TOTAL WATER FUND EXPENDITURES	2,372,380	2,382,880	10,500
 WATER FUND CASH RESERVES:			
Projected Cash Reserves (From 2016 Financial Audit)			1,266,324
2017 Revenue			2,595,760
Total Revenue budget amendments			32,250
2017 Amended Revenue			2,628,010
2017 Expenditures			2,372,380
Total Expense budget amendments			10,500
2017 Amended Expenditures			2,382,880
Net Budget Amendments			21,750
Projected Unassigned Cash Reserves - 12/31/16			1,511,454

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
INFORMATION TECHNOLOGIES
July 24, 2017**

	From	To	+ or (-)
IT Revenues (No Changes)			
TOTAL FUND REVENUE	314,270	314,270	0
Dept. Group 000 - IT Department (No Changes)			
TOTAL EXPENDITURES	373,480	373,480	0
INFORMATION TECHNOLOGY FUND BALANCE:			
Fund Balance (from 2016 Financial Audit)			90,565
2017 Revenue			314,270
Total revenue budget amendments			0
2017 Amended Revenue			314,270
2017 Expenditures			373,480
Total expense budget amendments			0
2017 Amended Expenditures			373,480
Net Budget Amendments			0
Projected Total Fund Balance - 12/31/17			31,355

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
RETIREE HEALTH CARE TRUST FUND
July 24, 2017**

	From	To	+ or (-)
Retiree Health Care Revenues (No Changes)			
TOTAL FUND REVENUE	29,870	29,870	0
Dept. Group 000 - Retiree Health Care Department (No changes)			
TOTAL EXPENDITURES	21,510	21,510	0
OPEB FUND BALANCE:			
Fund Balance (from 2016 Financial Audit)			108,195
2017 Revenue			29,870
Total revenue budget amendments			0
2017 Amended Revenue			29,870
2017 Expenditures			21,510
Total expense budget amendments			0
2017 Amended Expenditures			21,510
Net Budget Amendments			0
Projected Total Fund Balance - 12/31/17			116,555



Community Development Memo

DATE: July 18, 2017

TO: Township Board

FROM: Stacey Fedewa, Community Development Director

RE: Wood – Rezoning Application (R-4 to R-1)

BACKGROUND

The applicant, Steve Wood, requests to rezone his 2.65 acre parcel at 14608 Lakeshore Drive (70-03-33-300-059) from Multiple Family (R-4) to Single Family (R-1). On July 17th the Planning Commission adopted a motion recommending the Board approve the proposed rezoning.

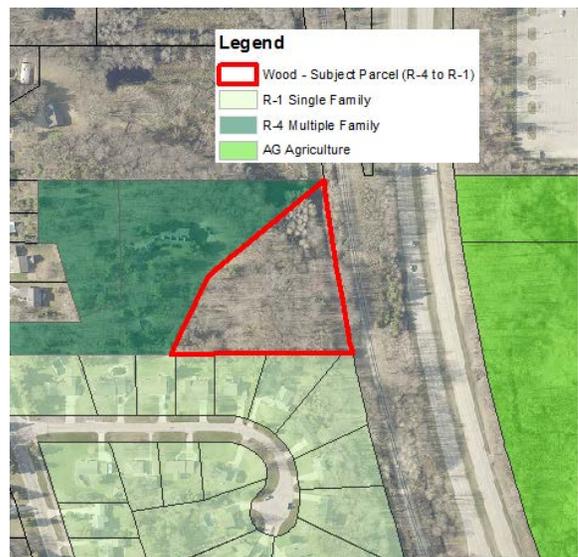
The rezoning application was tested against the “Three C’s” evaluation method.

COMPATIBILITY

*Is the proposed rezoning **compatible** with the existing developments or zoning in the surrounding area?*

The zoning for parcels that border the applicants’ parcel is:

Direction	Current Zoning	Existing Use
North	R-4	Single Family
South	R-1	Single Family
East	AG	Vacant Land
West	R-1	Single Family



The 2016 Future Land Use Map has master-planned the subject parcel for Medium Density Residential, which corresponds to zoning districts R-1 and R-2.

CONSISTENCY

*Is the proposed rezoning **consistent** with the goals and objectives of the Master Plan and does it coincide with the Future Land Use Map in terms of an appropriate use of the land?*

The proposed rezoning is consistent with surrounding land uses and the Statement of Purpose narrative for the R-1 district, which includes:



- The purpose of the R-1 District is to encourage an environment of low-density single-family dwellings, with other residentially related facilities and activities primarily of service to the residents in the area.

CAPABILITY

*Does the proposed rezoning require an extension of public sewer and water, roadway improvements, or enhanced fire and police protection, and if so, is it in an area **capable** of being provided with such services?*

Parcels within the R-1 District should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and if available sanitary sewer.

This parcel is only accessed via a driveway easement and does not have frontage on Lakeshore Drive. Staff will need to discuss whether the Township is logistically able to supply the property with public water. Sanitary sewer is not available.

SAMPLE MOTIONS

If the Township Board finds the rezoning application meets the applicable standards, the following motion can be offered:

Motion to present and postpone the Zoning Map Amendment Ordinance concerning the rezoning of 14608 Lakeshore Drive, Parcel No. 70-03-33-300-059, from Multiple Family (R-4) to Single Family (R-1). Further action will be postponed until August 14th when the zoning map amendment ordinance will be considered for adoption and approval. **This is the first reading.**

If the Township Board finds the rezoning application does not meet the applicable standards, the following motion can be offered:

Motion to deny the Wood rezoning application of parcel 70-03-33-300-059 from Multiple Family (R-4) to Single Family (R-1) because the application does not meet the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map.

If the Township Board finds the rezoning application is premature or in need of revisions, the following motion can be offered:

Motion to table of the Wood rezoning application, and direct the applicant to address the following items:

1. *List the items...*

Please contact me prior to the meeting if you have questions.

Clear Form

Print



RECEIVED 6/27/17

REZONING APPLICATION

Application Type	Fee	Escrow*
Rezoning	\$150	\$500

Applicant Information

Name Steve Wood
 Phone 513-702-2197 Fax n/a
 Address 13 Lakeview Ave Norton Shores, MI 49444
 Email Address slwood1382@gmail.com

Owner Information (If different from applicant)

Name _____
 Phone _____ Fax _____
 Address _____

Property Information

Address/Location 14608 Lakeshore Drive Grand Haven, MI
 Parcel Number 70 - 03 - 33 - 300 - 059 Size (acres) 2.65
 Current Zoning R4 Zoning Requested R1
 Adjacent Zoning North: R1 South: R1 East: ? West: R1
 Master-Planned Zoning _____ Consistent with Master Plan? _____

Other Information

Does Property Abut Township Border? No
 Present Use of the Subject Property? vacant land
 Number & Type of Existing Structures? None
 Subject Property Located on a Paved Road? Yes, via 16.5' wide easement for ingress, egress
 Municipal Water within 2,700 Feet of Subject Property? Yes
 Municipal Sewer within 2,700 Feet of Subject Property? ?

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following requirements for zoning amendments and procedures as stated in Section 27.08. Please submit fourteen (14) copies of the required information with the application.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

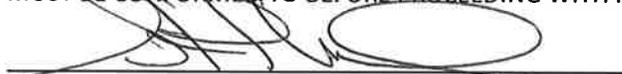
[Signature]
 Signature of applicant

06/27/17
 Date

* To cover cost of legal and consulting fees, may be increased as necessary

NOTICE

IF I PLAN TO SPLIT THE PARCEL(S) AFTER THE ZONING APPROVALS ARE GRANTED, I REALIZE THAT I MUST APPLY FOR A LAND DIVISION WITH THE ASSESSING DEPARTMENT. ALL LAND DIVISION REQUIREMENTS MUST BE CONFORMED TO BEFORE PROCEEDING WITH FURTHER DEVELOPMENT.



Signature of applicant

06/27/17

Date

For Office Use Only

Date Received _____ Fee Paid? _____

Materials Received: Site Plans _____ Location Map _____
Survey _____ Legal Description _____

Dated copy of approved minutes sent to applicant? _____ Date Sent _____

PLANNING COMMISSION USE ONLY

Approval _____

Tabled _____

Denied _____

Conditional Approval _____

The following conditions shall be met for approval:

Signature of Planning Commission Chair

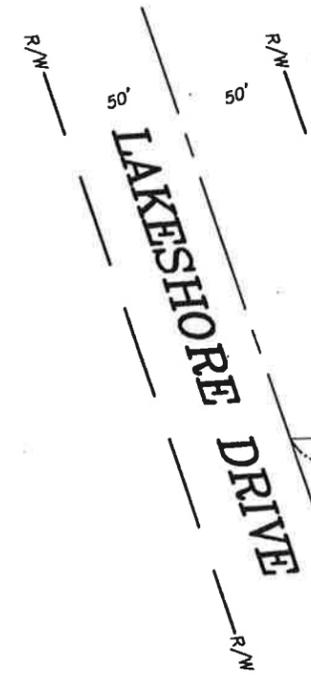
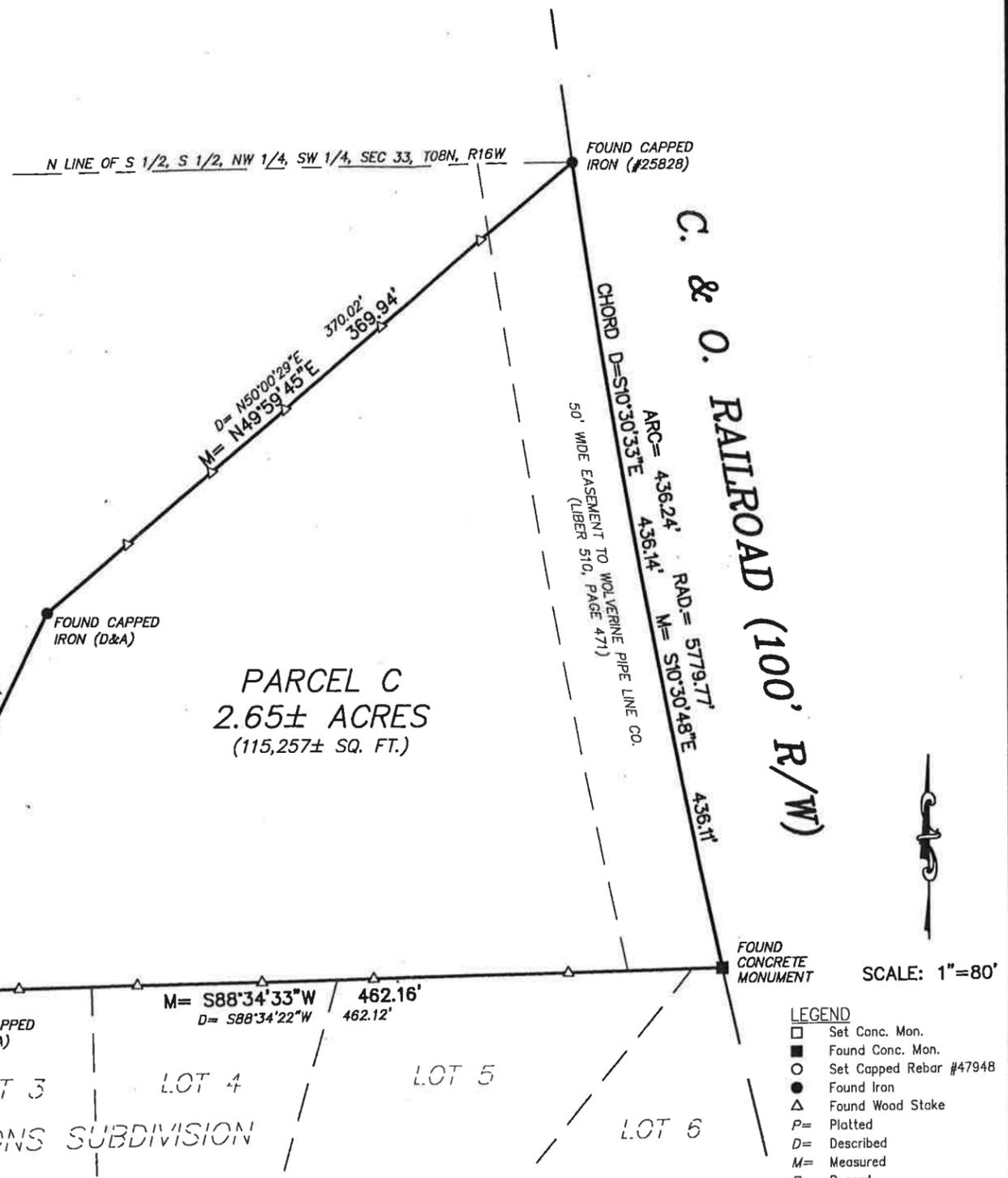
Date

PLAT OF SURVEY

LEGAL DESCRIPTION

PARCEL B: THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 16 WEST, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF SAID SECTION 33, NORTH 89 DEGREES 11 MINUTES 51 SECONDS EAST 608.15 FEET TO THE CENTERLINE OF LAKESHORE DRIVE; THENCE ALONG SAID CENTERLINE, NORTH 18 DEGREES 55 MINUTES 47 SECONDS WEST 1252.61 FEET TO THE NORTH LINE OF REENDER'S SONS SUBDIVISION EXTENDED; THENCE ALONG SAID NORTH LINE, NORTH 88 DEGREES 34 MINUTES 22 SECONDS EAST 432.44 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 26 DEGREES 02 MINUTES 17 SECONDS EAST 225.41 FEET; THENCE NORTH 50 DEGREES 00 MINUTES 29 SECONDS EAST 370.02 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE C. & O. RAILROAD; THENCE ALONG SAID WESTERLY LINE, SOUTHERLY 436.24 FEET ALONG THE ARC OF A 5779.77 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 10 DEGREES 30 MINUTES 33 SECONDS EAST 436.14 FEET TO THE NORTH LINE OF REENDER'S SONS SUBDIVISION; THENCE ALONG SAID NORTH LINE, SOUTH 88 DEGREES 34 MINUTES 22 SECONDS WEST 462.12 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE ATTACHED 16.5 FOOT WIDE EASEMENT FOR INGRESS, EGRESS & UTILITIES. SUBJECT TO EASEMENTS AND RESTRICTIONS APPARENT AND OF RECORD.

16.5 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES: THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 16 WEST, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF SAID SECTION 33, NORTH 89 DEGREES 11 MINUTES 51 SECONDS EAST 608.15 FEET TO THE CENTERLINE OF LAKESHORE DRIVE; THENCE ALONG SAID CENTERLINE, NORTH 18 DEGREES 55 MINUTES 47 SECONDS WEST 1252.61 FEET TO THE NORTH LINE OF REENDER'S SONS SUBDIVISION EXTENDED; THENCE ALONG SAID NORTH LINE, NORTH 88 DEGREES 34 MINUTES 22 SECONDS EAST 52.43 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LAKESHORE DRIVE FOR THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY LINE, NORTH 18 DEGREES 55 MINUTES 47 SECONDS WEST 17.30 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 22 SECONDS EAST 393.79 FEET; THENCE NORTH 26 DEGREES 02 MINUTES 17 SECONDS EAST 89.98 FEET; THENCE SOUTH 63 DEGREES 57 MINUTES 43 SECONDS EAST 16.50 FEET; THENCE SOUTH 26 DEGREES 02 MINUTES 17 SECONDS WEST 100.00 FEET TO THE NORTH LINE OF REENDER'S SONS SUBDIVISION; THENCE ALONG SAID NORTH LINE, SOUTH 88 DEGREES 34 MINUTES 22 SECONDS WEST 398.60 FEET TO THE POINT OF BEGINNING.



16.5' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES

- LEGEND**
- Set Conc. Mon.
 - Found Conc. Mon.
 - Set Capped Rebar #47948
 - Found Iron
 - △ Found Wood Stake
 - P= Platted
 - D= Described
 - M= Measured
 - R= Record

SW CORNER OF SEC 33, T08N, R16W
 S LINE OF SEC 33, T08N, R16W
 D= N89°11'51"E 608.15'



Alan E. Dahl
 Alan E. Dahl P.S. No. 47948

THE DESCRIPTION WAS GIVEN TO US BY THE PERSON CERTIFIED TO, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY THE PERSON CERTIFIED TO, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

DRIESENKA & ASSOCIATES, INC.
 Engineering · Surveying · Testing
 www.driesenga.com

Holland, MI - 616-396-0255
 Grand Rapids, MI - 616-249-3800
 Kalamazoo, MI - 269-544-1455
 Detroit, MI - 616-396-0255

FOR STEVE WOOD	
IN SW 1/4 OF SECTION 33, T. 08 N., R. 16 W.	
DATE 01-04-2016	DRAWN BY GLK
SHEET 1 OF 1	JOB No. 1510704.5A



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: July 18, 2017

TO: Township Board

FROM: Stacey Fedewa, Community Development Director

RE: Ehlert – Rezoning Application (RR to AG)

BACKGROUND

The applicant, John Ehlert, requests to rezone his 24.2 acre of land located on the south portion of the Lincoln Street and Mariposa Street intersection. The new Parcel No. is 70-07-14-200-039. This parcel number was issued in July after the applicant closed on the purchase of two lots, which he combined into the -039 property.

The original parcels that were combined into the -039 parcel consist of 70-07-14-200-023 (19.2 acres) and 70-07-14-200-025 (5 acres). Ultimately, the applicant is proposing to relocate the horses he owns onto this property, and remove them from their current boarding location. The rezoning application was tested against the “Three C’s” evaluation method.

On July 17th the Planning Commission adopted a motion recommending the Board approve the proposed rezoning.

COMPATIBILITY

*Is the proposed rezoning **compatible** with the existing developments or zoning in the surrounding area?* The zoning for parcels that border the applicants’ parcel is:

Direction	Current Zoning	Existing Use
North	RR & R-1	Single Family
South	AG	Vacant Land & Blueberries
East	RR & AG	Residential & Agriculture
West	RR, R-2, PUD	Single Family & Future Stonewater Residential PUD

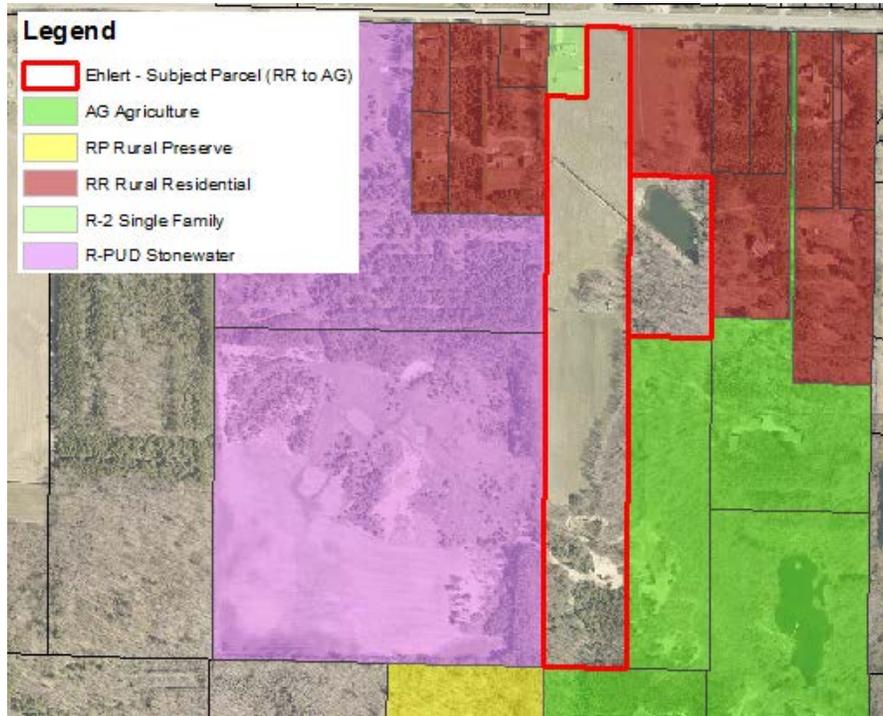
The 2016 Future Land Use Map has master-planned the subject parcel for Agricultural Preservation, which corresponds to the Agricultural (AG) zoning district.

CONSISTENCY

Is the proposed rezoning consistent with the goals and objectives of the Master Plan and does it coincide with the Future Land Use Map in terms of an appropriate use of the land?

The proposed rezoning is consistent with surrounding land uses and the Statement of Purpose narrative for the AG district, which includes:

- The AG District is designed for those open areas of the Township where farming, dairying, forestry operations and other rural type activities exist and should be preserved or encouraged.
- Large vacant areas, fallow land and wooded areas may also be included.
- Although the demand for other uses in these districts may ultimately outweigh their use as zoned, any such zoning changes should be made cautiously with the realization that adequate food supply is essential to the health and welfare of the Township, Country, State and Nation.
- This district is not intended to be used for residential housing; although some residential housing is allowed it is permitted when subordinate to some other agricultural use which is being conducted on the parcel or lot.



The applicants' proposal for the keeping of horses, a domestic-farm type animal is consistent with an Agricultural use. Perhaps in the future the applicant will work towards building a single-family dwelling, but that will be several years from now.

CAPABILITY

*Does the proposed rezoning require an extension of public sewer and water, roadway improvements, or enhanced fire and police protection, and if so, is it in an area **capable** of being provided with such services?*

Parcels within the AG District are not recommended to be supported by any type of infrastructure. That said, Lincoln Street does have municipal water, and after the Stonewater developer extends sanitary sewer from adjacent developments it will become available. However, again staff would need to discuss logistics with the property owner to determine if it is feasible to connect either of those utilities because of the long length of the property.

SAMPLE MOTIONS

If the Township Board finds the rezoning application meets the applicable standards, the following motion can be offered:

Motion to present and postpone the Zoning Map Amendment Ordinance concerning the rezoning of Parcel No. 70-07-14-200-039 from Rural Residential (RR) to Agricultural (AG). Further action will be postponed until August 14th when the zoning map amendment ordinance will be considered for adoption and approval. **This is the first reading.**

If the Township Board finds the rezoning application does not meet the applicable standards, the following motion can be offered:

Motion to deny the Ehlert rezoning application of Parcel No. 70-07-14-200-039 from Rural Residential (RR) to Agricultural (AG) because the application does not meet the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Future Land Use Map.

If the Township Board finds the rezoning application is premature or in need of revisions, the following motion can be offered:

Motion to table of the Ehlert rezoning application, and direct the applicant to address the following items:

1. *List the items...*



GRAND HAVEN CHARTER TOWNSHIP

REZONING APPLICATION

Application Type	Fee	Escrow*
Rezoning	\$150	\$500

Applicant Information

Name JOHN EHLERT
 Phone 616-844-2695 Fax _____
 Address 11853 GARNSEY AVENUE
 Email Address JOHN EHLERT MD @ HOTMAIL.COM (NO CAPS)

Owner Information (If different from applicant)

Name _____
 Phone _____ Fax _____
 Address _____

Property Information

Address/Location 0 Lincoln
 Parcel Number 70-07-14-200-039 Size (acres) 24.2
 Current Zoning RP/RR Zoning Requested AG
 Adjacent Zoning North: RR&R1 South: AG East: RR&AG West: RR, P-2, PUD
 Master-Planned Zoning Ag Preservation Consistent with Master Plan? Y

Other Information

Does Property Abut Township Border? NO
 Present Use of the Subject Property? AG/Vacant land
 Number & Type of Existing Structures? 1 SHED (to be removed)
 Subject Property Located on a Paved Road? Yes
 Municipal Water within 2,700 Feet of Subject Property? Yes
 Municipal Sewer within 2,700 Feet of Subject Property? Yes* after extended by Stonewater Developer

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following requirements for zoning amendments and procedures as stated in Section 27.08. Please submit fourteen (14) copies of the required information with the application.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

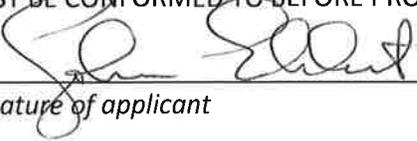
John Ehler
 Signature of applicant

6-28-2017
 Date

* To cover cost of legal and consulting fees, may be increased as necessary

NOTICE

IF I PLAN TO SPLIT THE PARCEL(S) AFTER THE ZONING APPROVALS ARE GRANTED, I REALIZE THAT I MUST APPLY FOR A LAND DIVISION WITH THE ASSESSING DEPARTMENT. ALL LAND DIVISION REQUIREMENTS MUST BE CONFORMED TO BEFORE PROCEEDING WITH FURTHER DEVELOPMENT.


Signature of applicant

6-28-2017 (no plan to split)
Date

For Office Use Only

Date Received _____ Fee Paid? _____
Materials Received: Site Plans _____ Location Map _____
Survey _____ Legal Description _____

Dated copy of approved minutes sent to applicant? _____ Date Sent _____

PLANNING COMMISSION USE ONLY

Approval _____
Tabled _____
Denied _____
Conditional Approval _____

The following conditions shall be met for approval:

Signature of Planning Commission Chair

Date



Legend
 Parcels_

Notes

1:6,541



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.2 Miles 0 0.08

NAD_1983_StatePlane_Michigan_South_FIPS_2113_Feet_Intl
© Latitude Geographics Group Ltd.

**PUBLIC SERVICES DEPARTMENT
END OF THE MONTH REPORT
2017**

WATER

MONTH	WORK ORDERS	METER INSTALLS		REPLACED METERS	REPLACED MXU'S	NEW TAPS		MAIN INSTALLED IN FEET	MILLION GALLONS OF WATER	MILLION GALLONS OF G.R. WATER	G.R. SUPPLEMENTAL WATER
		3/4"	1"			3/4"	1"				
JANUARY	241	3	5	6	155	7	5	0	33.36	1.16	0.00
FEBRUARY	231	3	5	6	155	3	1	0	28.53	1.18	0.00
MARCH	339	4	3	1	197	1	2	0	27.96	1.70	0.00
APRIL	340	2	2	9	268	1	5	500	32.40	1.59	0.00
MAY	188	4	3	3	80	5	4	0	76.10	5.29	0.00
JUNE	172	6	4	9	73	2	3	1245	97.39	5.26	0.00
JULY								0	0.00	0.00	0.00
AUGUST								0	0.00	0.00	0.00
SEPTEMBER								0	0.00	0.00	0.00
OCTOBER								0	0.00	0.00	0.00
NOVEMBER								0	0.00	0.00	0.00
DECEMBER								0	0.00	0.00	0.00
TOTAL YTD	1511	22	22	34	928	19	20	1745	295.73	16.18	0.00
TOTALS		44				39		5250		311.91	16.18

NOTES:

1 1/2" meter installed at 14820 Piper Lane
 2" meter installed at 14834 Piper Lane
 2" meter installed at 14835 Piper Lane
 2" meter installed at 15002 Madeline Court
 2" meter installed at 15060 Tess Court
 2" meter installed at 16808 Piper Lakes

WASTEWATER

MONTH	WORK ORDERS	NEW TAPS	MAIN INSTALLED IN FEET	MILLION GALLONS OF WASTE PUMPED
JANUARY	11	0	0	8.13
FEBRUARY	1	1	0	9.64
MARCH	4	3	0	7.55
APRIL	2	0	0	8.21
MAY	0	2	0	9.73
JUNE	1	2	0	8.21
JULY			0	0.00
AUGUST			0	0.00
SEPTEMBER			0	0.00
OCTOBER			0	0.00
NOVEMBER			0	0.00
DECEMBER			0	0.00
TOTAL YTD	19	8	0	51.46
TOTALS		818		

NOTES: