



## Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

**Township Board Meeting Agenda**

**January 25, 2016, 7:30 p.m.**

1. Call To Order
2. Prayer For Guidance
  - 2.I. D. Dale Mohr
3. Pledge Of Allegiance To The Flag
4. Roll Call
5. Approval Of Agenda
6. Fire Department Presentation
7. Senior Center Construction Update
8. Communications, Letters And Reports Received For Information
  - 8.I. Utilities Committee Meeting Minutes Of 1/11/2016  
Documents: [UTILITIES160111MINUTES.PDF](#)
  - 8.II. Jenison Historical Association January 2016 Newsletter  
Documents: [JANUARY 2016 JHA.PDF](#)
  - 8.III. Planning Commission Meeting Minutes Of January 20, 2016  
Documents: [PCM160120.PDF](#)
  - 8.IV. Balance Sheet And GL Report  
Documents: [151231BALANCESHEET.PDF](#), [151231GLREPORT.PDF](#)
9. Public Hearings

- 9.I. (PUD1601) (Ordinance No. 2016-01) Ike Koetje For Eagles Roost Condominiums, 547 Baldwin St., Is Requesting Preliminary Planned Unit Development Approval For Condominiums, Along With Various Amenities, On Parcels Of Land Described As P.P. # 70-14-17-200-020, P.P. # 70-14-17-200-021, P.P. # 70-14-08-400-042 And P.P. # 70-14-08-400-015, Located At 7920, 8024 And 8100 36th Ave., Georgetown Township, Ottawa County, Michigan.

Motion: To open (and close) the public hearing.

Motion: To approve the resolution.

Documents: [RESOLUTION.PDF](#), [EAGLES ROOST PRELIMINARY PUD STAFF REPORT.PDF](#), [SITE DEV PLAN.PDF](#), [UTILITY PLAN.PDF](#), [GRD PLAN.PDF](#), [APPLICATION.PDF](#), [CONDO FRONT REV..PDF](#), [NARRATIVE RESTRICTIONS.PDF](#), [SIGN.PDF](#)

10. Public Comments For Items On The Agenda ONLY (Maximum Of Three Minutes Per Person)

11. Consent Agenda

- 11.I. Approval Of The Minutes Of The Previous Meeting

11.I.i. January 11 And January 18, 2016

- 11.II. Approval Of The Bills

- 11.II.i. Bills

Documents: [160122 BILLS.PDF](#)

- 11.III. Approval Of The Final Preliminary (Construction) Plat Of Crimson & Clover

Documents: [CRIMSON PLAT.PDF](#)

12. Request For Cedar Lake No. 12 Sanitary Sewer Laterals Pay Back Agreement

Motion: To approve the request for a standard payback agreement from the Township for reimbursement of the expense of the laterals when the homeowners from the two existing houses (NW and SW corners of Victor Ave. and East View Dr.) utilize the laterals and hook into the sewer system, as recommended by the Utilities Committee.

Documents: [CEDAR LAKE 12 PAYBACK AGREEMENT REQUEST.PDF](#)

13. Second Public Comment (Maximum Of Three Minutes Per Person)

14. Discussion And General Information

15. Meeting Adjourned



**MINUTES OF THE REGULAR GEORGETOWN TOWNSHIP UTILITIES COMMITTEE  
MEETING HELD JANUARY 11, 2016**

The meeting was called to order after the Township Board meeting adjourned.

Present: Richard VanderKlok, Jim Wierenga, Ron Villerius, members; Dan Carlton, Township Superintendent and Rod Weersing, Assistant Manager  
Absent: None

**#160111-01 - Minutes of the December 14, 2015 regular meeting**

Moved by Richard VanderKlok, seconded by Ron Villerius, to approve the Utilities Committee minutes as presented.

MOTION CARRIED UNANIMOUSLY.

**#160111-02 – Request for Cedar Lake No. 12 Sanitary Sewer Laterals Pay Back Agreement**

Moved by Richard VanderKlok, seconded by Jim Wierenga, to recommend to the Township Board to approve the [request](#) for a standard payback agreement from the Township for reimbursement of the expense of the laterals when the homeowners from the two existing houses (NW and SW corners of Victor Ave. and East View Dr.) utilize the laterals and hook into the sewer system.

MOTION CARRIED UNANIMOUSLY.

**#160111-03 – Request for Reimbursement for Cory Estates No. 4**

John Koetje, developer, and Doug Stalsonburg, Exxel Engineering, made comments.

Moved by Richard VanderKlok, seconded by Jim Wierenga, to table the [request](#) for reimbursement of \$50,020 (for water main oversizing, sanitary sewer oversizing, laterals and sewer main) for Cory Estates No. 4 and to the request to enter into a payback agreement for the sanitary sewer and water main on the south side of VanBuren St.

MOTION CARRIED UNANIMOUSLY.

**#160111-04 – Communications, Letters and Reports**

**#160111-05 – Public Comment**

No public comments were made.

**#160111-06 - Other Business**

**#160111-07 – Adjournment**

The meeting was adjourned at 8:37 p.m.

# MEMBER NEWS

## Watch for JHA Dues invoice



The 2016 Dues invoices have been mailed and you should have them by now. Come to the meeting on Thursday January 21 to pay, or mail to our PO box.

## ISSUE 1, JANUARY 2016

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<http://www.jenisonhistory.org>

## New Newsletter Format

Hope you enjoy the new format we are testing out for the newsletter. Your editor has been working on the side lines, testing out new formats and wanting to change to a Microsoft Word format instead of the previous format built and proprietary Apple software.

The old format has been in place for several years,

and a new fresh format was needed. Hopefully this will be easier to edit as the old one was becoming a bit cumbersome.

Thank you for your support of this newsletter and the Association. We would welcome any stories you would like to contribute. Every family has a story, it would be fun to begin highlighting your story's of Jenison

## Minutes of the Jenison Historical Association November 19, 2015

Present: Mike Timmer Gene Kort, Liz Timmer, Nellie DeLaat, Ruth Lowing, Linda Droog, Sandy Wensink, Barb Semeyn, Megan Albro, Ken Williams, Yvonne Williams, Ron Villerius, Mary Raper.

### **Association/Museum Business**

Approve November Agenda: Motion to approve as written. Carried.

Review October Minutes: Motion to approve as written with the following corrections-add Nellie DeLaat to those present and correct spelling of Sandy Wensink's name. Carried

Treasurer's Report: Motion to accept as written. Carried.

Curator/Historian's Report: Ken presented a list of volunteer hours logged for October and November. Total of 192 hours which did not include finishing up with Christmas decorating and today's 2 hour tour.

Assistance given to community people: Patti V. requested info on the VerStrate family (Ronnie was also involved), Jeffery S. brought in pictures of Haires' landing showing the parts of dock underwater., Lee C. shared more pictures of docking boards underwater on the Grand, along with lumbering artifacts he's found near Blendon Landing. Helene V.H. requested info on the Jenison Fuel Co.

~~November 20, 2015 Jenison High School has a student interested in "Job Shadowing", Ken will work with him.~~

Township Representative's Report: Ron reported that a study is being conducted on the Library expansion and a report is to be back in February/March. Decision has been finalized to have the Veterans Memorial at the corner of Main and Baldwin. The Kmart site is progressing as well as the addition to the Senior Center and Rosewood Park upgrade. The township board hopes to have Open House/dedication for the Center and Park by Memorial Day.

Acquisitions Report: No new items recorded.

Maintenance Report: Mike reported he has sorted out paint cans and discarded what he could. The fanning mill has been moved from the front porch to the basement. Some painting was done above the porch but the green trim shingle siding is in need of repainting in the near future. Mike is also working with Dan Carlton on getting an estimate for replacing flashing on roof of front porch, still waiting for quotes.

### Master Plan Report

- Timeline - in planning stage
- Inventory - on going but Sandy is being trained to assist Ruth
- Clear Coat Basement - Mike checked on cost of sealer at \$14.98/gal x 16 gal for approx. \$300.

## Minutes of the Jenison Historical Association (Continued)

Jobs/contacts for 2016: Liz handed out a sheet with assigned duties which was reviewed.

2016 Budget Development: discussion followed as the board worked thru a proposed plan. Motion was made by Ken and Mike to approve as presented. Carried.

Elections: Only one trustee position was up for election this year. Linda was nominated and accepted. She was voted in for 3 more years, and also is willing to continue as Recording Secretary.

Community Expo Report: Our booth was well received. The "Now and Then" picture display was the main attraction. Next year's expo is scheduled for first Saturday in November.

2016 Meeting Locations: Liz has sent in the request for room use at the Library. We will assume at this time that our January meeting will be confirmed.

March/April 2016 Open House Format: Liz presented a list of questions which we reviewed. With some minor changes and a request to divide this list into two separate ones, our history mystery questions were approved.

Holiday Open House is set for Saturday, December 5 from 1-4pm. Volunteers signed up to work.

### **New Business**

Facebook Sites: Mary Raper has posted the museum on to more sites. We now have information about our museum on Counties of West Michigan Genealogy & History and Historic Images of Ottawa County MI.

New Members: Ruth reported two new members have joined. Gunnink and Klein. Ken requested a complete membership list be emailed to the board members.

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Note: If any member is interested in working on any committee, much help is needed to keep the Association going. Please join an upcoming meeting, contact a board member, or email to [info@jenisonhistory.org](mailto:info@jenisonhistory.org). if you have some time to commit. Help is most needed in publishing the newsletter, working open houses and many other area's.

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# Treasurer Report Year End 2015

## Jenison Historical Association Treasurers Report

Date	Num	Transaction	Memo	Category	Amount
<b>Beginning Balance</b>					<b>\$5,966.44</b>
11/19/15	2075	Yvonne Williams	Cleaning Supplies	Misc	(\$13.47)
			Displays	Displays	(\$12.00)
11/28/15	2076	US Postal Service	Postage for Ornament sale	Postage:Ornaments	(\$3.94)
12/7/15	Dep	Deposit	Ornament Sales	Gift Store: Ornaments	\$30.00
			Books Sold	Gift Store: Books	\$10.00
			Mill Print	Gift Store: Prints	\$20.00
			Open House 12/5/15	Donation:Open House	\$210.00
12/10/15	Dep	Deposit	St Pius Special Tour 11/19/15	Donation: Private Tour	\$18.00
			Delta Kappa Gamma 12/8/15	Donation: Private Tour	\$50.00
			Verstrate Research Thank You	Donation	\$20.00
12/12/15	2077	Yvonne Williams	Purchase of Bend in the River	Gift Store Expense: Book	(\$75.00)
			Fresh flowers	Displays	(\$30.00)
12/23/15	Dep	Deposit	Ornament sales	Gift Store:Ornaments	\$65.00
			Book sale	Gift Store: Books	\$10.00
			2 private Tours	Donation: Private Tour	\$15.00
Activity for report period					\$313.59
<b>Checking Account Balance</b>					<b>\$ 6,280.03</b>
<b>Petty Cash</b>					<b>\$50.00</b>
		12/1/12			
<b>Petty Cash Balance</b>					<b>\$ 50.00</b>
<b>ENDING Accounts BALANCE</b>					<b>\$ 6,330.03</b>
<b>2013 Retained Earnings</b>					<b>\$4,979.77</b>
Total Income 2014					\$5,072.60
Total Expenses 2014					(\$4,538.94)
<b>2014 Retained Earnings</b>					<b>\$5,513.43</b>
Total Income 2015					\$3,202.51
Total Expenses 2015					(\$2,435.91)
Petty Cash Box					\$50.00
<b>Cash on Hand</b>					<b>\$6,330.03</b>
Receivables					\$0.00
<b>Total Equity</b>					<b>\$ 6,330.03</b>
<b>SPECIAL RESERVE FUND-RESTORATION PROJECT-BEGINNING BALANCE January 2015</b>					<b>\$ 101.68</b>
<b>SPECIAL FUND-RESTORATION PROJECT-ENDING BALANCE (note, this balance is part of the total Cash on Hand above</b>					<b>\$ 101.68</b>

## Upcoming Open Houses

## JHA Trustee's

### Jenison Museum "History Mystery"

March 2, 2016 – 10 to Noon AM

March 19 – 2 to 4 PM

April 5, 2016 – 10 to Noon AM

April 16, 2016 – 2 to 4 PM

Tour the Museum during the March and April Open Houses to look for clues about Jenison History.

### Jenison Museum Souvenir's

Our newest souvenir in the Gift Shop is still available for sale. This year we are highlighting the Jenison Mill. We also have a few of our previous design from 2012 highlighting the Jenison Museum



**Prices:** \$15 each or two for \$25

*Find us on Facebook at Jenison History Association and become a friend.*

#### Chair

Liz Timmer (2016)  
457-3708

#### Vice Chair/Curator/Tours

Ken Williams (2017)  
772.6523

#### Treasurer/Editor

Ruth Lowing (2017)  
540-4709

#### Social Secretary

Nellie DeLaat (2016)  
457-1193

#### Recording Secretary

Linda Droog (2018)  
457-3016

#### Archivist

Barb Semeyn (2017)  
457-9343

#### Maintenance/Historian

Mike Timmer (2016)  
531-1218

#### Trustee

Yvonne Williams (2017)  
772-6523

Gene Kort (2016)  
534-6769

#### Township Rep

Ron Villerius

(####) = year of term expiration

**Contact Information:** Members may contact the board at the above phone numbers or leave a message at 457-4398 or [info@jenisonhistory.org](mailto:info@jenisonhistory.org)

**Organization Membership in the Historical Association of Michigan**  
Find us on the registry of the Historical Society of Michigan  
[www.hsmichigan.org](http://www.hsmichigan.org)

## 2016 Association Schedule

### Museum Open House Schedule

Saturday, Open House schedule

March 1, 2016 10-12 AM "History Mystery"  
March 19, 2016 2-4 PM - "History Mystery"  
April 5, 2016 10-12 AM - "History Mystery"  
April 16, 2016 2-4 PM - "History Mystery"  
May 3, 2016 - 10-12 AM - "When and Wear"  
May 21, 2016 - 2-4 PM - "When and Wear"  
June 7, 2016 - 10-12 AM - "When and Wear"  
June 18, 2016 - 2-4 PM - "When and Wear"

Check out the web site for the entire 2016 schedule

### Meeting Schedule

Meetings are all open to the public and held on the **3rd Thursday** of the month at 6:45 PM at the Georgetown Library, unless noted. No meeting in December.

Thursday, February 18

Thursday, March 17

Thursday, April 21

Thursday, May 19 - watch for alternate location

Thursday, June 16 - watch for alternate location

Thursday, July 21

Thursday, August 18

Thursday, September 15

Thursday, October 20

Thursday, November 17

> > No meeting in December

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*[www.jenisonhistory.org](http://www.jenisonhistory.org)*

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JENISON HISTORICAL ASSOCIATION

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PO Box 664  
Jenison, MI 49428

**Minutes of the regular meeting of the Georgetown Township Planning Commission, held  
Wednesday, January 20, 2016**

Meeting called to order by Chairman Honderd at 7:30 p.m.

Present: Greg Honderd, Steve Hall, Don Hebel, Donna Ferguson, Tim Smit, Jeannine Bolhouse  
Absent: Richard VanderKlok  
Also present: Mannette Minier, Zoning Administrator

**#160120-01 – Agenda for January 20, 2016**

Moved by Tim Smit, seconded by Donna Ferguson, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

**#160120-02 – Minutes of the regular December 16, 2015 meeting**

Moved by Tim Smit, seconded by Don Hebel, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

**#160120-03 – (PUD1601) (Ordinance No. 2016-01) Ike Koetje for Eagles Roost Condominiums, 547 Baldwin St., is requesting preliminary planned unit development approval for condominiums, along with various amenities, on parcels of land described as P.P. # 70-14-17-200-020, P.P. # 70-14-17-200-021, P.P. # 70-14-08-400-042 and P.P. # 70-14-08-400-015, located at 7920, 8024 and 8100 36<sup>th</sup> Ave., Georgetown Township, Ottawa County, Michigan.**

Todd Stuive, Exxel Engineering, represented the applicant and presented the request.

The Zoning Administrator presented a [staff report](#).

Tim Smit asked if there would be interior sidewalks adjacent to the private street and was told no because this was a PUD.

Greg Honderd stated the following. This proposal meets the intent of the ordinance for a PUD and there are smaller driveways. There are open spaces with walkways and pathways that connect to the adjoining properties and could eventually go all the way to Baldwin. This is a nice feature for residents. Off-site parking is provided and there are options for future parking spaces to be added if needed. The density meets the requirements and they did a nice job with the open space.

The chairman opened the public hearing.

Phil Kramer, 8200 36<sup>th</sup> Ave., asked about the proposal and if the condos would be owner occupied.

Greg Honderd said that it would be up to the owners, but was intended for private ownership.

The chairman closed the public hearing.

Moved by Don Hebel, seconded by Donna Ferguson, to adopt the staff report as finding of fact and to recommend to the Township Board to approve the following resolution:

**Georgetown Charter Township  
Ottawa County, Michigan  
(Ordinance No. 2016-01)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on \_\_\_\_\_, 2016, beginning at 7:30 p.m. and after the second public hearing was held, Township Board Member \_\_\_\_\_ made a motion to adopt this Ordinance, which motion was seconded by Township Board Member \_\_\_\_\_:

**AN AMENDMENT TO THE GEORGETOWN CHARTER TOWNSHIP  
ZONING ORDINANCE, AS AMENDED, AND MAP**

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

ARTICLE 1. The map of the Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to read as follows:

(PUD1601) (Ordinance No. 2016-01) Ike Koetje for Eagles Roost Condominiums, 547 Baldwin St., to have preliminary planned unit development approval for condominiums, along with various amenities, on parcels of land described as P.P. # 70-14-17-200-020, P.P. # 70-14-17-200-021, P.P. # 70-14-08-400-042 and P.P. # 70-14-08-400-015, located at 7920, 8024 and 8100 36<sup>th</sup> Ave., Georgetown Township, Ottawa County, Michigan, as shown on the following documents:

1. [Application](#);
2. [Narrative and restrictions](#);
3. [Site development plan](#) dated 12/11/2015;
4. [Utility plan](#) dated 12/11/2015;
5. [Grading plan](#) dated 12/11/2015;
6. [Elevation](#);
7. [Sign](#).

**Based on the findings that:**

1. The qualifying conditions in Sec. 22.2 are met;
2. The information as per Sec. 22.5 is provided, and
3. The plan meets the ordinance requirements of Sec. 22.10 as follows:
  - a. The qualifying conditions in Sec. 22.2 are met;
  - b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development;
  - c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community;
  - d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning;

- e. The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.
- f. The deviations, regulatory modification from traditional district requirements, are approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.

**And with the following conditions:**

- 1. The parcels shall be combined prior to any building permit approval.**
- 2. As per Sec. 22.2(B), the site will be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works.**
- 3. A Storm Water Drain Permit (written approval by the Drain Commissioner's office) shall be submitted to the Township prior to the issuance of any building permits.**
- 4. At least one of the entrance lanes from 36<sup>th</sup> Ave. shall be a minimum of 20 feet wide in compliance with the Building Code for fire truck access.**
- 5. As per Sec. 22.11, a PUD agreement shall be submitted. The agreement shall be submitted to the Township prior to the issuance of any building permits.**

Except as expressly modified by the above, the balance of the Zoning Map of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

ARTICLE 2. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

ARTICLE 3. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, and map shall remain unchanged and in full force and effect.

ARTICLE 4. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days from the date of publication of this Ordinance or a summary of its provisions in accordance with the law.

The vote in favor of adopting this Ordinance was as follows:

Yeas:

Nays:

Absent:

**MOTION CARRIED UNANIMOUSLY AND ORDINANCE DECLARED ADOPTED.**

## CERTIFICATION

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

Respectfully submitted,

Dated: \_\_\_\_\_, 2016

By \_\_\_\_\_  
Richard VanderKlok  
Georgetown Charter Township Clerk

MOTION CARRIED UNANIMOUSLY.

**#160120-04 – (ST1601) Muusse Site Condo Development, P.P. # 70-14-18-200-054, located at 7976 42<sup>nd</sup> Ave. The request is for site plan approval for a site condo development for 17 lots in the LDR district. Public water and sanitary sewer are proposed to be provided.**

Bob Muusse, developer, represented the applicant and presented the request.

The Zoning Administrator presented a [staff report](#).

Greg Honderd said that the Township will have to see how this works and maybe in the future consider a site condo ordinance.

Bob Muusse said that it is a quicker process and initially time was of the essence.

The chairman opened the floor to public comments.

No one was present to make comments at this time.

The chairman closed the floor to public comments.

**Moved by Steve Hall, seconded by Tim Smit, to adopt the staff report as finding of fact and to approve the site plan for (ST1601) Loumar (Muusse) Site Condo Development, P.P. # 70-14-18-200-054, located at 7976 42<sup>nd</sup> Ave. for a site condo development for 17 lots in the LDR district, as shown on the site plan dated 1/6/16.**

- a. Based on the findings that if the conditions of approval are attached, the applicable standards of the ordinance will be met.**
- b. The conditions of approval shall all be satisfied prior to the issuance of any building permit for any construction within the development.**
- c. Sidewalks shall be installed as per the Township Sidewalk Ordinance (a Sidewalk Compliance Letter was signed by the applicant and submitted to the Township).**
- d. Sidewalks had previously been required to be installed by the developer adjacent to 42<sup>nd</sup> Ave. along the three parcels which were split off from the parent parcel (owned by the developer) prior to the issuance of any building permits for construction within the development. The developer has since sold them. For -053 and -056, signed forms had been submitted stating that sidewalks will be installed. If there is a form, it shall be provide for -055.**

- e. **The developer shall be financially responsible for the streetlights in the same manner that a developer of a plat is responsible for streetlights (a signed street light petition was signed by the applicant and submitted to the Township).**
- f. **An approval letter shall be obtained and submitted from the Ottawa County Road Commission.**
- g. **An approval letter shall be obtained and submitted from the Ottawa County Water Resources Commission.**
- h. **Engineered drawings for the Township Department of Public Works showing connections to the water supply system and the sewer system shall be submitted. As-built plans for all water and sewer installations in the development shall be submitted and become the sole property of the Township.**
- i. **Lot inspection fees shall be submitted for the Township Department of Public Works inspectors to inspect each lot to determine correct connections to utilities (17 lots X \$50 per lot = \$850.00). Each lot shall be inspected.**
- j. **A list containing the lowest building openings for each lot as recorded with the Water Resources Commission shall be submitted.**
- k. **Some of the lots are affected by the proposed drain relocation, especially lots 3, 4, 13 and 14. In addition, lots 10, 11, 12 and 13 are affected by the proposed detention basin. Therefore, the area on these lots may be limited for the building envelope for the principal structure and for the area where accessory structures and uses are allowed to be located (swimming pools, accessory buildings, etc.). Lots 4, 13 and 14 have very little rear yard that is outside of the proposed drain relocation and lots 10,11, 12 and 13 have very little rear yard outside of the proposed detention basin. Therefore, the property owners of these lot will have very little area in the rear yard for any accessory structures or uses. The minutes should note that these situation were self-created by the developer and, therefore, would not meet the standards necessary for a variance to be granted if ever sought by the property owners of these lots for relief from ordinances regulating accessory buildings and uses. **A covenant, deed restriction, or similar legal instrument shall be submitted restricting the use of property on lots 3, 4, 13, 14 due to the drain relocation, and lots 10, 11, 12, 13 due to the detention basin, and that the individual property owners of lots 10, 11, 12 and 13 are required to maintain the far side of the proposed detention basin and that lots 1 and 17 shall not have driveway access to 42<sup>nd</sup> Ave.****
- l. **All houses shall have a minimum 400 square foot attached garage.**
- m. **All fees, including deferred assessments, shall be paid prior to the issuance of any building permits for construction within the site condo development.**
- n. **The developer shall be responsible to pay any costs associated with the Township Attorney reviewing the Master Deed prior to the issuance of any building permit for construction within the development**

MOTION CARRIED UNANIMOUSLY.

### **#160120-05 – Zoning Ordinance Changes**

There was discussion about the [proposed](#) changes. The consensus was to delete the words “(but no metal stamping)” from the tool and die and metal working item allowed by right in the I district. The consensus was to leave vehicle repair, restaurants without a drive-through, exercise and dance studios, and kennels all allowed by right in the I district. The consensus was to require a special use permit for a drive-through restaurant. The consensus was that the HS district was good as proposed. The determination was made to discuss the proposed changes further at the February 3, 2016 Planning Commission meeting.

**#160120-06 – Other Business**

**#160120-07 – Public Comments**

**#160120-08 – Adjournment**

The meeting was adjourned at 9:00 p.m.

Fund 101 General Fund

GL Number	Description	PERIOD ENDED 12/31/2014	PERIOD ENDED 12/31/2015
*** Assets ***			
101-000-001.000	Cash	9,631,666.20	9,896,275.28
101-000-004.000	Petty Cash	1,165.00	1,165.00
101-000-004.001	Petty Cash Ice	376.07	376.07
101-000-020.000	Tax Collection Receivable	1,629,960.64	(2,284,833.08)
101-000-020.184	Due from Rushmore Lake	(18,867.14)	(19,069.97)
101-000-020.185	Due from Sunnyview Lake	(6,077.49)	(6,486.51)
101-000-033.000	Water/Sewer Receivable	200.00	831.22
101-000-040.000	Accounts Receivable	876,980.71	43,646.01
101-000-040.001	Account Receivable Billed	(9,918.38)	(35,338.65)
101-000-040.200	Ice Arena Deposit	6,142.34	19,845.57
101-000-040.300	Prepaid Expenses	180,889.00	191,028.25
101-000-045.000	Special Assessments Receivable	16,936.83	11,785.82
101-000-056.000	Interest Receivable	20,461.00	0.00
101-000-083.100	Due from Emp-Health Insurance	(793.34)	259.07
<b>Total Assets</b>		<b>12,329,121.44</b>	<b>7,819,484.08</b>
*** Liabilities ***			
101-000-202.000	Accounts Payable	566,569.80	607,837.81
101-000-210.000	Contracts Payable	0.00	(0.04)
101-000-214.000	Due to Other Funds	0.00	1,688.15
101-000-228.000	Due to State of Michigan	1,821.97	0.00
101-000-229.000	Due to Federal Government	5,218.45	0.00
101-000-229.100	Due to Federal-Social Security	5,277.10	0.00
101-000-229.200	Due to Federal Government-Medicare	1,234.14	0.00
101-000-231.200	Due to Health Savings Accounts	2,396.67	0.00
101-000-231.300	Deferred Compensation	2,327.39	0.00
101-000-231.500	Due Pension Plan	2,541.14	0.00
101-000-232.000	Due to employees	38,562.30	0.00
101-000-255.000	Customers' Deposits	2,000.00	2,000.00
101-000-255.302	CAM Payles	3,722.45	11,321.33
101-000-256.000	Builders' Deposits	2,400.00	2,500.00
101-000-275.000	Due to Taxpayers-Refunds	0.00	271.28
101-000-339.000	Deferred Revenue	3,839,863.60	0.00
101-000-339.100	Deferred Revenue-Spec Assessments	16,937.39	16,937.39
<b>Total Liabilities</b>		<b>4,490,872.40</b>	<b>642,555.92</b>
*** Fund Balance ***			
101-000-390.000	Fund Balance	8,057,983.87	7,838,249.04
<b>Total Fund Balance</b>		<b>8,057,983.87</b>	<b>7,838,249.04</b>
<b>Beginning Fund Balance</b>		<b>8,057,983.87</b>	<b>7,838,249.04</b>
<b>Net of Revenues VS Expenditures</b>		<b>(219,734.83)</b>	<b>(661,320.88)</b>
<b>Ending Fund Balance</b>		<b>7,838,249.04</b>	<b>7,176,928.16</b>
<b>Total Liabilities And Fund Balance</b>		<b>12,329,121.44</b>	<b>7,819,484.08</b>

Fund 150 Cemetery Perpetual Care Fund

GL Number	Description	PERIOD ENDED 12/31/2014	PERIOD ENDED 12/31/2015
<b>*** Assets ***</b>			
150-000-001.000	Cash	706,285.00	762,110.00
150-000-007.000	Cash-U.S. Gov't Securities	380,000.00	380,000.00
150-000-007.100	US Gov't Securities-Gain	70,626.80	70,626.80
150-000-040.000	Accounts Receivable	0.00	500.00
<b>Total Assets</b>		<b>1,156,911.80</b>	<b>1,213,236.80</b>
<b>*** Liabilities ***</b>			
<b>Total Liabilities</b>		<b>0.00</b>	<b>0.00</b>
<b>*** Fund Balance ***</b>			
150-000-390.000	Fund Balance	1,139,969.00	1,156,911.80
<b>Total Fund Balance</b>		<b>1,139,969.00</b>	<b>1,156,911.80</b>
<b>Beginning Fund Balance</b>		<b>1,139,969.00</b>	<b>1,156,911.80</b>
<b>Net of Revenues VS Expenditures</b>		<b>16,942.80</b>	<b>56,325.00</b>
<b>Ending Fund Balance</b>		<b>1,156,911.80</b>	<b>1,213,236.80</b>
<b>Total Liabilities And Fund Balance</b>		<b>1,156,911.80</b>	<b>1,213,236.80</b>

Fund 257 BUDGET STABILIZATION FUND

GL Number	Description	PERIOD ENDED 12/31/2014	PERIOD ENDED 12/31/2015
*** Assets ***			
257-000-001.000	Cash	1,000,000.00	1,000,000.00
<b>Total Assets</b>		<b>1,000,000.00</b>	<b>1,000,000.00</b>
*** Fund Balance ***			
257-000-390.000	Fund Balance	1,000,000.00	1,000,000.00
<b>Total Fund Balance</b>		<b>1,000,000.00</b>	<b>1,000,000.00</b>
<b>Beginning Fund Balance</b>		<b>1,000,000.00</b>	<b>1,000,000.00</b>
<b>Net of Revenues VS Expenditures</b>		<b>0.00</b>	<b>0.00</b>
<b>Ending Fund Balance</b>		<b>1,000,000.00</b>	<b>1,000,000.00</b>
<b>Total Liabilities And Fund Balance</b>		<b>1,000,000.00</b>	<b>1,000,000.00</b>

Fund 271 Library

GL Number	Description	PERIOD ENDED 12/31/2014	PERIOD ENDED 12/31/2015
<b>*** Assets ***</b>			
271-000-001.000	Cash	836,087.74	131,960.26
271-000-083.100	Due from Emp-Health Insurance	(330.99)	176.30
<b>Total Assets</b>		<b>835,756.75</b>	<b>132,136.56</b>
<b>*** Liabilities ***</b>			
271-000-202.000	Accounts Payable	52,495.33	66,283.46
271-000-228.000	Due to State of Michigan	743.22	0.00
271-000-229.000	Due to Federal Government	1,969.50	0.00
271-000-229.100	Due to Federal-Social Security	2,505.68	0.00
271-000-229.200	Due to Federal Government-Medicare	586.06	0.00
271-000-231.200	Due to Health Savings Accounts	919.98	0.00
271-000-231.300	Deferred Compensation	552.00	0.00
271-000-231.500	Due Pension Plan	911.39	0.00
271-000-232.000	Due to employees	10,220.79	0.00
<b>Total Liabilities</b>		<b>70,903.95</b>	<b>66,283.46</b>
<b>*** Fund Balance ***</b>			
271-000-390.000	Fund Balance	724,498.87	764,852.80
<b>Total Fund Balance</b>		<b>724,498.87</b>	<b>764,852.80</b>
<b>Beginning Fund Balance</b>		<b>724,498.87</b>	<b>764,852.80</b>
<b>Net of Revenues VS Expenditures</b>		<b>40,353.93</b>	<b>(698,999.70)</b>
<b>Ending Fund Balance</b>		<b>764,852.80</b>	<b>65,853.10</b>
<b>Total Liabilities And Fund Balance</b>		<b>835,756.75</b>	<b>132,136.56</b>

Fund 592 Water/Sewer Fund

GL Number	Description	PERIOD ENDED 12/31/2014	PERIOD ENDED 12/31/2015
<b>*** Assets ***</b>			
592-000-001.000	Cash	6,189,391.44	7,027,480.83
592-000-033.000	Water/Sewer Receivable	601,103.71	439,097.60
592-000-033.100	Estimated Unbilled Receivable	624,500.00	0.00
592-000-040.000	Accounts Receivable	5,002.00	8,377.00
592-000-045.000	Special Assessments Receivable	163,264.55	115,235.56
592-000-056.000	Interest Receivable	11,255.00	0.00
592-000-083.100	Due from Emp-Health Insurance	(331.01)	35.72
592-000-084.000	Due from Other Funds	0.00	1,688.15
592-000-110.000	INVENTORY - EQUIPMENT MATERIAL AND PARTS	213,347.56	0.00
592-000-130.000	Land	299,588.05	299,588.05
592-000-136.000	Building, Additions, and Improvements	1,102,721.79	1,102,721.79
592-000-137.000	Acc Depr-Buildings, Additions, & Improve	(863,503.09)	(863,503.09)
592-000-146.000	Office Equipment and Furniture	254,298.20	254,298.20
592-000-147.000	Acc Depr-Office Equipment & Furniture	(215,893.08)	(215,893.08)
592-000-148.000	Vehicles	144,611.95	168,674.81
592-000-149.000	Acc Depr-Vehicles	(125,090.27)	(125,090.27)
592-000-152.000	Water System	25,849,271.29	25,862,945.84
592-000-153.000	Acc Depr-Water Systems	(9,452,541.64)	(9,452,541.64)
592-000-154.000	Sewer Systems	39,863,387.77	40,161,394.43
592-000-155.000	Acc Depr-Sewer Systems	(15,847,574.51)	(15,847,574.51)
<b>Total Assets</b>		<b>48,816,809.71</b>	<b>48,936,935.39</b>
<b>*** Liabilities ***</b>			
592-000-202.000	Accounts Payable	427,740.84	570,753.03
592-000-221.100	Due To Grandville Blendon Hookup	25,200.00	16,200.00
592-000-221.101	Sewer Plant Hookup Charges	234,000.00	198,900.00
592-000-226.100	Due To Blendon Payback	10,284.48	11,934.48
592-000-228.000	Due to State of Michigan	920.59	0.00
592-000-229.000	Due to Federal Government	3,134.22	0.00
592-000-229.100	Due to Federal-Social Security	2,867.82	0.00
592-000-229.200	Due to Federal Government-Medicare	670.68	0.00
592-000-231.200	Due to Health Savings Accounts	1,280.00	0.00
592-000-231.300	Deferred Compensation	235.99	0.00
592-000-231.400	Cancer Insurance	41.08	(51.36)
592-000-231.500	Due Pension Plan	1,336.42	0.00
592-000-232.000	Due to employees	10,595.32	0.00
<b>Total Liabilities</b>		<b>718,307.44</b>	<b>797,736.15</b>
<b>*** Fund Balance ***</b>			
592-000-395.000	Retained Earnings	48,044,389.13	48,098,502.27
<b>Total Fund Balance</b>		<b>48,044,389.13</b>	<b>48,098,502.27</b>
<b>Beginning Fund Balance</b>		<b>48,044,389.13</b>	<b>48,098,502.27</b>
<b>Net of Revenues VS Expenditures</b>		<b>54,113.14</b>	<b>40,696.97</b>
<b>Ending Fund Balance</b>		<b>48,098,502.27</b>	<b>48,139,199.24</b>
<b>Total Liabilities And Fund Balance</b>		<b>48,816,809.71</b>	<b>48,936,935.39</b>

Fund 703 Current Tax Collection

GL Number	Description	PERIOD ENDED 12/31/2014	PERIOD ENDED 12/31/2015
<b>*** Assets ***</b>			
703-000-001.000	Cash	590,014.06	770,720.06
<b>Total Assets</b>		<b>590,014.06</b>	<b>770,720.06</b>
<b>*** Liabilities ***</b>			
703-000-202.000	Accounts Payable	590,014.06	770,720.06
<b>Total Liabilities</b>		<b>590,014.06</b>	<b>770,720.06</b>
<b>*** Fund Balance ***</b>			
<b>Total Fund Balance</b>		<b>0.00</b>	<b>0.00</b>
<b>Beginning Fund Balance</b>		<b>0.00</b>	<b>0.00</b>
<b>Net of Revenues VS Expenditures</b>		<b>0.00</b>	<b>0.00</b>
<b>Ending Fund Balance</b>		<b>0.00</b>	<b>0.00</b>
<b>Total Liabilities And Fund Balance</b>		<b>590,014.06</b>	<b>770,720.06</b>

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PERIOD ENDING 12/31/2015

GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 NORMAL (ABNORMAL)	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - General Fund						
Revenues						
Dept 000-Revenues						
101-000-403.000	Property Taxes	3,838,945.00	3,821,928.08	(6,101.78)	17,016.92	99.56
101-000-408.000	Mobile Home Park Tax	350.00	378.00	31.50	(28.00)	108.00
101-000-415.000	Act 198 Tax	6,200.00	7,768.08	0.00	(1,568.08)	125.29
101-000-416.000	Fee for School Tax Collection	46,000.00	43,072.50	0.00	2,927.50	93.64
101-000-445.000	Penalties and Interest	8,000.00	7,075.96	3.54	924.04	88.45
101-000-454.000	Junk Yard Licenses	225.00	225.00	225.00	0.00	100.00
101-000-455.000	Zoning Permits	33,000.00	34,720.00	1,820.00	(1,720.00)	105.21
101-000-477.000	Building Permits	25,000.00	34,111.08	3,325.59	(9,111.08)	136.44
101-000-480.000	Mechanical Permits	10,000.00	14,209.35	2,082.30	(4,209.35)	142.09
101-000-481.000	Electrical Permit	8,000.00	9,666.67	1,123.65	(1,666.67)	120.83
101-000-484.000	Plumbing Permits	5,000.00	8,001.03	725.70	(3,001.03)	160.02
101-000-574.100	Sales Tax (State Revenue Sharing)	3,500,000.00	2,936,755.00	626,977.00	563,245.00	83.91
101-000-574.101	Statutory Revenue Sharing	83,000.00	103,637.50	20,725.00	(20,637.50)	124.86
101-000-574.200	Maintenance Fee	18,000.00	14,213.63	0.00	3,786.37	78.96
101-000-574.300	State Revenue Fire Protection	2,800.00	0.00	0.00	2,800.00	0.00
101-000-574.500	Returnable License Fee	5,300.00	5,844.85	0.00	(544.85)	110.28
101-000-574.600	Grant Proceeds	0.00	0.00	0.00	0.00	0.00
101-000-599.000	Contribution from Fund Balance	2,821,816.16	0.00	0.00	2,821,816.16	0.00
101-000-608.000	Special Use Permit	2,500.00	3,950.00	0.00	(1,450.00)	158.00
101-000-609.000	Zoning Variances	3,000.00	2,300.00	0.00	700.00	76.67
101-000-610.000	Platting Fees	10,000.00	18,400.00	1,500.00	(8,400.00)	184.00
101-000-611.000	Site Plan and PUD Fees	8,000.00	5,900.00	2,600.00	2,100.00	73.75
101-000-612.000	Rezoning Fees	0.00	2,250.00	0.00	(2,250.00)	100.00
101-000-613.000	Cemetery Deed Transfer Fee	0.00	360.00	30.00	(360.00)	100.00
101-000-634.000	Grave Openings	77,000.00	89,468.00	10,610.00	(12,468.00)	116.19
101-000-635.000	Ice Time Rental	290,000.00	362,810.23	53,750.14	(72,810.23)	125.11
101-000-635.001	Adult Hockey	85,000.00	147,795.80	8,408.00	(62,795.80)	173.88
101-000-635.002	Learn-to-Skate	20,000.00	23,878.16	1,643.75	(3,878.16)	119.39
101-000-635.003	Learn-to-Play	2,000.00	0.00	0.00	2,000.00	0.00
101-000-635.004	Youth Hockey	115,000.00	103,215.45	11,852.41	11,784.55	89.75
101-000-635.005	Camps	7,500.00	11,664.87	0.00	(4,164.87)	155.53
101-000-635.007	Tournaments	0.00	0.00	0.00	0.00	0.00
101-000-635.100	Public Skating	35,000.00	29,451.07	6,994.07	5,548.93	84.15
101-000-635.101	Drop In Hockey	25,000.00	33,175.00	3,505.00	(8,175.00)	132.70
101-000-635.102	Open Free Style Skating	25,000.00	16,184.00	1,596.00	8,816.00	64.74
101-000-635.103	Skate Rental	12,000.00	12,881.00	3,527.00	(881.00)	107.34
101-000-635.104	Skate Mates	1,200.00	1,478.50	558.50	(278.50)	123.21
101-000-635.105	Skate Sharpening	200.00	48.00	0.00	152.00	24.00
101-000-635.200	Vending Machine	1,500.00	1,314.67	45.82	185.33	87.64
101-000-635.201	Video Arcade Machines	1,500.00	1,776.55	171.00	(276.55)	118.44
101-000-635.202	Birthday Parties/Meeting Rooms	3,000.00	3,763.00	(69.00)	(763.00)	125.43
101-000-635.203	Advertising	4,000.00	4,550.00	850.00	(550.00)	113.75
101-000-635.301	Sales Ice Concessions	4,500.00	1,629.00	500.00	2,871.00	36.20
101-000-635.302	Proshop Sales	6,000.00	11,500.00	1,300.00	(5,500.00)	191.67
101-000-636.000	Annual Cemetery Care	200.00	0.00	0.00	200.00	0.00
101-000-639.000	Senior Class Fees	4,000.00	12,175.20	461.00	(8,175.20)	304.38
101-000-639.001	Senior Enrichment Grant	3,000.00	3,000.00	750.00	0.00	100.00
101-000-639.002	Senior Fund Raising	2,000.00	27,156.00	12,353.00	(25,156.00)	1,357.80
101-000-639.003	Senior Rents	900.00	900.00	75.00	0.00	100.00
101-000-639.200	Transportation Fares	42,000.00	53,214.96	3,489.83	(11,214.96)	126.70
101-000-639.201	Transportation Grant	46,309.00	58,894.00	0.00	(12,585.00)	127.18
101-000-641.000	Weed Removal	2,700.00	2,431.22	0.00	268.78	90.05
101-000-643.000	Cemetery Lots	32,000.00	47,125.00	5,925.00	(15,125.00)	147.27
101-000-649.100	Park Entrance Fees	18,000.00	26,688.05	20.00	(8,688.05)	148.27
101-000-650.000	Cable TV	400,000.00	378,503.34	0.00	21,496.66	94.63

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PERIOD ENDING 12/31/2015

GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 NORMAL (ABNORMAL)	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - General Fund						
Revenues						
101-000-650.100	Cable TV C-TEC	600.00	625.63	0.00	(25.63)	104.27
101-000-650.300	Allendale Telephone	4,200.00	1,852.68	0.00	2,347.32	44.11
101-000-650.400	at&t cable fees	224,000.00	226,349.13	0.00	(2,349.13)	101.05
101-000-658.000	Ordinance Fines	90,000.00	72,627.83	5,879.13	17,372.17	80.70
101-000-665.000	Interest	35,000.00	5,046.63	0.00	29,953.37	14.42
101-000-665.100	Interest Assessments	500.00	1,232.37	0.00	(732.37)	246.47
101-000-667.000	Rents	150,000.00	235,924.99	16,759.41	(85,924.99)	157.28
101-000-667.570	Rent-Ice Arena	30,000.00	32,468.02	500.00	(2,468.02)	108.23
101-000-672.000	Special Assessment Revenue	5,000.00	0.00	0.00	5,000.00	0.00
101-000-673.200	Sale of Fixed Assets	528,576.00	538,177.34	9,601.00	(9,601.34)	101.82
101-000-675.000	Donations	0.00	(475.00)	0.00	475.00	100.00
101-000-675.200	Fire Prevention Donation	0.00	228.22	10.00	(228.22)	100.00
101-000-676.000	Fire Dept Cost Recovery	0.00	7,250.00	0.00	(7,250.00)	100.00
101-000-677.000	Election Reimbursement	45,000.00	45,122.61	0.00	(122.61)	100.27
101-000-686.000	Miscellaneous Revenue	10,000.00	13,541.90	206.62	(3,541.90)	135.42
101-000-686.002	EDC Fees	0.00	0.00	0.00	0.00	0.00
101-000-686.005	Ice Arena Shortage	0.00	0.00	0.00	0.00	0.00
101-000-699.000	Transfers In	0.00	0.00	0.00	0.00	0.00
101-000-699.711	Transfers In	40,000.00	0.00	0.00	40,000.00	0.00
Total Dept 000-Revenues		12,864,521.16	9,721,410.15	816,340.18	3,143,111.01	75.57
TOTAL Revenues		12,864,521.16	9,721,410.15	816,340.18	3,143,111.01	75.57
Expenditures						
Dept 101-Township Board						
101-101-702.000	Salaries and Wages	36,500.00	23,586.80	1,661.68	12,913.20	64.62
101-101-702.600	Longevity Pay	400.00	224.64	0.00	175.36	56.16
101-101-715.000	Social Security	2,950.00	1,807.84	127.12	1,142.16	61.28
101-101-726.000	Supplies	500.00	3,452.37	0.00	(2,952.37)	690.47
101-101-820.000	Classes & Training	4,000.00	0.00	0.00	4,000.00	0.00
101-101-828.000	Dues and Memberships	7,000.00	6,201.63	0.00	798.37	88.59
101-101-860.000	Transportation	400.00	0.00	0.00	400.00	0.00
101-101-874.000	Retirement Benefits	4,000.00	2,480.72	170.40	1,519.28	62.02
101-101-900.000	Printing & Publishing	3,000.00	1,510.57	260.00	1,489.43	50.35
101-101-956.000	Miscellaneous Expense	500.00	414.15	0.00	85.85	82.83
Total Dept 101-Township Board		59,250.00	39,678.72	2,219.20	19,571.28	66.97
Dept 171-Supervisor						
101-171-702.000	Salaries and Wages	22,000.00	18,462.60	1,553.46	3,537.40	83.92
101-171-702.600	Longevity Pay	300.00	299.50	0.00	0.50	99.83
101-171-715.000	Social Security	1,700.00	1,416.98	118.84	283.02	83.35
101-171-726.000	Supplies	300.00	0.00	0.00	300.00	0.00
101-171-820.000	Classes & Training	1,200.00	787.63	0.00	412.37	65.64
101-171-828.000	Dues and Memberships	300.00	0.00	0.00	300.00	0.00
101-171-860.000	Transportation	500.00	401.54	98.90	98.46	80.31
101-171-874.000	Retirement Benefits	2,700.00	2,065.33	173.48	634.67	76.49
101-171-956.000	Miscellaneous Expense	500.00	0.00	0.00	500.00	0.00
101-171-970.000	Capital Outlay	500.00	0.00	0.00	500.00	0.00
Total Dept 171-Supervisor		30,000.00	23,433.58	1,944.68	6,566.42	78.11

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PERIOD ENDING 12/31/2015

GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 NORMAL (ABNORMAL)	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - General Fund						
Expenditures						
Dept 172-Superintendent						
101-172-702.000	Salaries and Wages	113,071.00	109,789.67	8,697.60	3,281.33	97.10
101-172-702.600	Longevity Pay	3,000.00	3,088.99	0.00	(88.99)	102.97
101-172-715.000	Social Security	8,800.00	7,967.17	127.38	832.83	90.54
101-172-726.000	Supplies	600.00	514.65	45.95	85.35	85.78
101-172-820.000	Classes & Training	1,800.00	561.70	0.00	1,238.30	31.21
101-172-828.000	Dues and Memberships	1,050.00	1,155.00	360.00	(105.00)	110.00
101-172-834.000	Hospitalization	23,500.00	19,203.19	1,650.05	4,296.81	81.72
101-172-836.000	Life Insurance	200.00	180.18	27.72	19.82	90.09
101-172-837.000	Insurance & Bonds	150.00	150.00	0.00	0.00	100.00
101-172-853.000	Telephone	800.00	0.00	0.00	800.00	0.00
101-172-860.000	Transportation	4,200.00	3,920.00	350.00	280.00	93.33
101-172-874.000	Retirement Benefits	14,000.00	12,924.49	1,006.86	1,075.51	92.32
101-172-956.000	Miscellaneous Expense	500.00	0.00	0.00	500.00	0.00
101-172-970.000	Capital Outlay	1,000.00	0.00	0.00	1,000.00	0.00
Total Dept 172-Superintendent		172,671.00	159,455.04	12,265.56	13,215.96	92.35
Dept 201-General Expense						
101-201-702.900	Salaries & Wages	14,500.00	39,891.62	3,367.47	(25,391.62)	275.11
101-201-715.000	Social Security	1,100.00	2,754.91	191.18	(1,654.91)	250.45
101-201-726.000	Supplies	16,000.00	18,880.53	1,917.86	(2,880.53)	118.00
101-201-727.000	Postage	22,000.00	22,534.00	1,250.00	(534.00)	102.43
101-201-801.000	Legal	30,000.00	27,141.02	2,283.32	2,858.98	90.47
101-201-803.000	Independent Audit	6,000.00	0.00	0.00	6,000.00	0.00
101-201-806.000	Computer	25,000.00	11,323.27	1,060.14	13,676.73	45.29
101-201-820.000	Classes & Training	5,000.00	0.00	0.00	5,000.00	0.00
101-201-837.000	Insurance & Bonds	25,000.00	0.00	0.00	25,000.00	0.00
101-201-874.000	Retirement Benefits	1,624.00	1,211.07	115.24	412.93	74.57
101-201-923.000	Trash Removal	1,000.00	330.86	0.00	669.14	33.09
101-201-930.000	Repairs & Maintenance	15,000.00	10,349.60	1,913.61	4,650.40	69.00
101-201-956.000	Miscellaneous Expense	6,000.00	2,781.75	698.00	3,218.25	46.36
101-201-970.000	Capital Outlay	40,000.00	16,100.20	0.00	23,899.80	40.25
101-201-970.001	Capital Outlay-Fixed Asset	0.00	0.00	0.00	0.00	0.00
Total Dept 201-General Expense		208,224.00	153,298.83	12,796.82	54,925.17	73.62
Dept 215-Clerk						
101-215-702.000	Salaries and Wages	15,000.00	13,191.81	1,123.08	1,808.19	87.95
101-215-702.600	Longevity Pay	300.00	206.50	0.00	93.50	68.83
101-215-715.000	Social Security	1,200.00	1,012.38	85.92	187.62	84.37
101-215-726.000	Supplies	500.00	0.00	0.00	500.00	0.00
101-215-820.000	Classes & Training	1,500.00	757.00	0.00	743.00	50.47
101-215-828.000	Dues and Memberships	800.00	240.00	0.00	560.00	30.00
101-215-860.000	Transportation	500.00	216.10	24.15	283.90	43.22
101-215-874.000	Retirement Benefits	1,600.00	1,459.11	123.98	140.89	91.19
101-215-900.000	Printing & Publishing	0.00	0.00	0.00	0.00	0.00
101-215-956.000	Miscellaneous Expense	500.00	0.00	0.00	500.00	0.00
101-215-970.000	Capital Outlay	0.00	0.00	0.00	0.00	0.00
Total Dept 215-Clerk		21,900.00	17,082.90	1,357.13	4,817.10	78.00
Dept 247-Board of Review						

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PERIOD ENDING 12/31/2015

GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 NORMAL (ABNORMAL)	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - General Fund						
Expenditures						
101-247-702.000	Salaries and Wages	3,500.00	2,101.92	289.92	1,398.08	60.05
101-247-715.000	Social Security	380.00	160.80	22.17	219.20	42.32
101-247-900.000	Printing & Publishing	200.00	0.00	0.00	200.00	0.00
101-247-956.000	Miscellaneous Expense	225.00	0.00	0.00	225.00	0.00
Total Dept 247-Board of Review		4,305.00	2,262.72	312.09	2,042.28	52.56
Dept 253-Treasurer						
101-253-702.000	Salaries and Wages	15,500.00	11,834.99	917.30	3,665.01	76.35
101-253-702.600	Longevity Pay	130.00	139.73	0.00	(9.73)	107.48
101-253-715.000	Social Security	1,200.00	907.51	70.17	292.49	75.63
101-253-726.000	Supplies	50.00	19.74	19.74	30.26	39.48
101-253-727.000	Postage	0.00	0.00	0.00	0.00	0.00
101-253-820.000	Classes & Training	1,500.00	49.95	0.00	1,450.05	3.33
101-253-828.000	Dues and Memberships	50.00	0.00	0.00	50.00	0.00
101-253-860.000	Transportation	200.00	42.04	0.00	157.96	21.02
101-253-874.000	Retirement Benefits	1,700.00	1,303.13	100.32	396.87	76.65
101-253-956.000	Miscellaneous Expense	100.00	0.00	0.00	100.00	0.00
101-253-970.000	Capital Outlay	0.00	0.00	0.00	0.00	0.00
Total Dept 253-Treasurer		20,430.00	14,297.09	1,107.53	6,132.91	69.98
Dept 257-Assessing Department						
101-257-702.000	Salaries and Wages	125,000.00	86,480.97	5,239.22	38,519.03	69.18
101-257-702.600	Longevity Pay	800.00	1,060.09	0.00	(260.09)	132.51
101-257-702.800	Overtime	500.00	5,075.73	1,050.19	(4,575.73)	1,015.15
101-257-715.000	Social Security	8,700.00	6,706.09	479.40	1,993.91	77.08
101-257-726.000	Supplies	5,000.00	4,505.53	0.00	494.47	90.11
101-257-727.000	Postage	7,500.00	6,642.15	0.00	857.85	88.56
101-257-801.000	Legal	2,000.00	0.00	0.00	2,000.00	0.00
101-257-806.000	Computer	4,000.00	3,329.00	0.00	671.00	83.23
101-257-820.000	Classes & Training	3,500.00	730.06	0.00	2,769.94	20.86
101-257-828.000	Dues and Memberships	300.00	95.00	75.00	205.00	31.67
101-257-834.000	Hospitalization	10,000.00	10,985.12	547.38	(985.12)	109.85
101-257-836.000	Life Insurance	200.00	180.18	27.72	19.82	90.09
101-257-860.000	Transportation	1,500.00	2,358.84	97.87	(858.84)	157.26
101-257-874.000	Retirement Benefits	6,500.00	6,615.03	570.60	(115.03)	101.77
101-257-956.000	Miscellaneous Expense	500.00	420.77	0.00	79.23	84.15
101-257-970.000	Capital Outlay	0.00	0.00	0.00	0.00	0.00
Total Dept 257-Assessing Department		176,000.00	135,184.56	8,087.38	40,815.44	76.81
Dept 262-Election						
101-262-702.000	Salaries and Wages	0.00	168.75	0.00	(168.75)	100.00
101-262-715.000	Social Security	0.00	12.91	0.00	(12.91)	100.00
101-262-726.000	Supplies	3,000.00	4,793.54	15.29	(1,793.54)	159.78
101-262-727.000	Postage	3,000.00	4,550.00	350.00	(1,550.00)	151.67
101-262-802.400	Election Inspectors	32,000.00	27,372.00	0.00	4,628.00	85.54
101-262-900.000	Printing & Publishing	2,000.00	925.30	0.00	1,074.70	46.27
101-262-956.000	Miscellaneous Expense	5,000.00	6,179.74	0.00	(1,179.74)	123.59
101-262-970.000	Capital Outlay	0.00	0.00	0.00	0.00	0.00

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PERIOD ENDING 12/31/2015

GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 (NORMAL (ABNORMAL))	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - General Fund						
Expenditures						
Total Dept 262-Election		45,000.00	44,002.24	365.29	997.76	97.78
Dept 276-Cemetery						
101-276-702.000	Salaries and Wages	54,000.00	46,073.31	3,315.20	7,926.69	85.32
101-276-702.600	Longevity Pay	750.00	711.44	0.00	38.56	94.86
101-276-702.800	Overtime	4,200.00	1,282.05	108.78	2,917.95	30.53
101-276-715.000	Social Security	4,100.00	3,603.66	271.70	496.34	87.89
101-276-726.000	Supplies	18,000.00	20,658.80	1,102.20	(2,658.80)	114.77
101-276-741.000	Uniforms	800.00	398.39	283.64	401.61	49.80
101-276-803.000	Independent Audit	800.00	0.00	0.00	800.00	0.00
101-276-806.000	Computer	0.00	841.00	0.00	(841.00)	100.00
101-276-808.000	Memorial Day	600.00	0.00	0.00	600.00	0.00
101-276-820.000	Classes & Training	500.00	130.00	0.00	370.00	26.00
101-276-834.000	Hospitalization	22,000.00	19,295.37	1,657.73	2,704.63	87.71
101-276-836.000	Life Insurance	200.00	180.18	27.72	19.82	90.09
101-276-837.000	Insurance & Bonds	9,000.00	0.00	0.00	9,000.00	0.00
101-276-853.000	Telephone	1,100.00	504.00	45.00	596.00	45.82
101-276-860.000	Transportation	4,200.00	698.05	83.40	3,501.95	16.62
101-276-874.000	Retirement Benefits	5,500.00	4,802.52	381.24	697.48	87.32
101-276-920.000	Natural Gas	3,000.00	1,143.48	155.25	1,856.52	38.12
101-276-921.000	Electric	4,000.00	3,183.14	172.30	816.86	79.58
101-276-923.000	Trash Removal	1,000.00	0.00	0.00	1,000.00	0.00
101-276-930.000	Repairs & Maintenance	40,000.00	37,622.61	250.85	2,377.39	94.06
101-276-956.000	Miscellaneous Expense	0.00	35.00	0.00	(35.00)	100.00
101-276-970.000	Capital Outlay	36,486.16	34,158.16	9,974.00	2,328.00	93.62
101-276-970.001	Capital Outlay-Fixed Asset	0.00	2,769.00	0.00	(2,769.00)	100.00
Total Dept 276-Cemetery		210,236.16	178,090.16	17,829.01	32,146.00	84.71
Dept 301-Sheriff/E-Unit						
101-301-813.100	Ott Cty Personnel Services	1,600,000.00	1,358,370.11	207,438.14	241,629.89	84.90
101-301-881.000	Crime Prevention	2,000.00	0.00	0.00	2,000.00	0.00
Total Dept 301-Sheriff/E-Unit		1,602,000.00	1,358,370.11	207,438.14	243,629.89	84.79
Dept 315-Crossing Guard						
101-315-702.000	Salaries and Wages	70,000.00	55,765.06	5,482.88	14,234.94	79.66
101-315-715.000	Social Security	5,800.00	4,266.12	419.46	1,533.88	73.55
101-315-726.000	Supplies	500.00	47.33	47.33	452.67	9.47
101-315-837.000	Insurance & Bonds	2,500.00	3,000.00	0.00	(500.00)	120.00
101-315-930.000	Repairs & Maintenance	2,500.00	1,560.00	0.00	940.00	62.40
Total Dept 315-Crossing Guard		81,300.00	64,638.51	5,949.67	16,661.49	79.51
Dept 336-Fire Dept						
101-336-702.000	Salaries and Wages	185,000.00	162,080.80	12,636.80	22,919.20	87.61
101-336-702.300	Paid on Call Wages	235,000.00	209,813.72	14,767.54	25,186.28	89.28
101-336-702.600	Longevity Pay	2,700.00	2,585.47	0.00	114.53	95.76
101-336-715.000	Social Security	33,500.00	29,047.32	2,017.38	4,452.68	86.71
101-336-726.000	Supplies	15,500.00	12,788.01	684.14	2,711.99	82.50
101-336-741.000	Uniforms	6,000.00	7,801.13	176.29	(1,801.13)	130.02
101-336-741.100	Turn Out Gear	20,000.00	17,206.59	299.91	2,793.41	86.03

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PERIOD ENDING 12/31/2015

GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 (NORMAL (ABNORMAL))	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - General Fund						
Expenditures						
101-336-803.000	Independent Audit	1,000.00	1,000.00	0.00	0.00	100.00
101-336-806.000	Computer	7,700.00	3,628.70	82.90	4,071.30	47.13
101-336-820.000	Classes & Training	10,000.00	10,478.29	4,858.68	(478.29)	104.78
101-336-828.000	Dues and Memberships	1,500.00	1,786.50	0.00	(286.50)	119.10
101-336-834.000	Hospitalization	58,000.00	45,767.10	3,144.53	12,232.90	78.91
101-336-835.000	Health Services	4,000.00	9,014.75	404.00	(5,014.75)	225.37
101-336-836.000	Life Insurance	500.00	540.54	83.16	(40.54)	108.11
101-336-837.000	Insurance & Bonds	22,000.00	26,066.00	0.00	(4,066.00)	118.48
101-336-853.000	Telephone	3,000.00	2,435.93	174.01	564.07	81.20
101-336-860.000	Transportation	15,000.00	9,611.88	669.66	5,388.12	64.08
101-336-874.000	Retirement Benefits	21,000.00	18,045.93	1,192.24	2,954.07	85.93
101-336-883.000	Fire Prevention	4,000.00	4,995.00	0.00	(995.00)	124.88
101-336-920.000	Natural Gas	22,000.00	12,510.84	1,093.01	9,489.16	56.87
101-336-921.000	Electric	29,000.00	23,070.42	1,959.56	5,929.58	79.55
101-336-923.000	Trash Removal	1,000.00	858.19	68.28	141.81	85.82
101-336-930.000	Repairs & Maintenance	60,840.00	76,495.92	30,969.54	(15,655.92)	125.73
101-336-930.100	Building Repairs	77,500.00	70,413.34	0.00	7,086.66	90.86
101-336-956.000	Miscellaneous Expense	3,500.00	3,100.09	388.50	399.91	88.57
101-336-970.000	Capital Outlay	92,000.00	68,062.57	2,450.73	23,937.43	73.98
101-336-970.001	Capital Outlay-Fixed Asset	0.00	24,921.00	0.00	(24,921.00)	100.00
101-336-970.002	Dive Team Equipment	64,000.00	43,647.06	907.60	20,352.94	68.20
101-336-981.100	Fire Truck	60,000.00	48,446.76	0.00	11,553.24	80.74
Total Dept 336-Fire Dept		1,055,240.00	946,219.85	79,028.46	109,020.15	89.67
Dept 380-Building Dept						
101-380-702.000	Salaries and Wages	165,000.00	126,642.79	9,165.02	38,357.21	76.75
101-380-702.600	Longevity Pay	2,700.00	1,919.35	0.00	780.65	71.09
101-380-702.800	Overtime	7,600.00	4,931.87	96.66	2,668.13	64.89
101-380-715.000	Social Security	13,500.00	10,260.80	723.82	3,239.20	76.01
101-380-726.000	Supplies	3,000.00	1,065.51	21.59	1,934.49	35.52
101-380-741.000	Uniforms	500.00	169.26	0.00	330.74	33.85
101-380-801.000	Legal	30,000.00	11,300.76	0.00	18,699.24	37.67
101-380-802.000	Engineering	2,000.00	0.00	0.00	2,000.00	0.00
101-380-802.100	Inspections-Subcontracted	2,000.00	0.00	0.00	2,000.00	0.00
101-380-803.000	Independent Audit	4,000.00	3,000.00	0.00	1,000.00	75.00
101-380-806.000	Computer	5,000.00	2,761.00	0.00	2,239.00	55.22
101-380-806.200	GIS Ottawa County	10,000.00	9,531.00	0.00	469.00	95.31
101-380-820.000	Classes & Training	1,000.00	296.37	0.00	703.63	29.64
101-380-828.000	Dues and Memberships	0.00	0.00	0.00	0.00	0.00
101-380-834.000	Hospitalization	18,000.00	10,889.69	898.71	7,110.31	60.50
101-380-836.000	Life Insurance	350.00	317.87	51.22	32.13	90.82
101-380-837.000	Insurance & Bonds	10,000.00	7,500.00	0.00	2,500.00	75.00
101-380-860.000	Transportation	3,300.00	2,256.02	173.63	1,043.98	68.36
101-380-874.000	Retirement Benefits	14,000.00	9,138.78	592.84	4,861.22	65.28
101-380-956.000	Miscellaneous Expense	500.00	582.00	77.00	(82.00)	116.40
101-380-962.000	Weed Control	0.00	0.00	0.00	0.00	0.00
101-380-970.000	Capital Outlay	0.00	0.00	0.00	0.00	0.00
101-380-970.001	Capital Outlay-Fixed Asset	0.00	0.00	0.00	0.00	0.00
Total Dept 380-Building Dept		292,450.00	202,563.07	11,800.49	89,886.93	69.26
Dept 445-Drains						
101-445-802.000	Engineering	3,000.00	0.00	0.00	3,000.00	0.00

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GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 NORMAL (ABNORMAL)	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - General Fund						
Expenditures						
101-445-969.000	Drain Tax at Large	424,010.00	401,047.58	285.30	22,962.42	94.58
Total Dept 445-Drains		427,010.00	401,047.58	285.30	25,962.42	93.92
Dept 446-Highway & Street						
101-446-805.000	Construction	2,283,120.00	1,809,250.84	102,236.13	473,869.16	79.24
101-446-828.000	Dues and Memberships	20,000.00	19,197.00	0.00	803.00	95.99
101-446-930.000	Repairs & Maintenance	15,000.00	16,015.84	0.00	(1,015.84)	106.77
101-446-956.000	Miscellaneous Expense	0.00	70.00	0.00	(70.00)	100.00
Total Dept 446-Highway & Street		2,318,120.00	1,844,533.68	102,236.13	473,586.32	79.57
Dept 448-Street Lights						
101-448-805.000	Construction	2,000.00	0.00	0.00	2,000.00	0.00
101-448-921.000	Electric	440,000.00	354,238.31	26,787.00	85,761.69	80.51
Total Dept 448-Street Lights		442,000.00	354,238.31	26,787.00	87,761.69	80.14
Dept 721-Planning Commission						
101-721-702.000	Salaries and Wages	10,000.00	7,200.00	720.00	2,800.00	72.00
101-721-715.000	Social Security	1,000.00	550.78	55.08	449.22	55.08
101-721-804.000	Planner	10,000.00	0.00	0.00	10,000.00	0.00
101-721-820.000	Classes & Training	500.00	0.00	0.00	500.00	0.00
101-721-828.000	Dues and Memberships	800.00	650.00	0.00	150.00	81.25
101-721-860.000	Transportation	100.00	0.00	0.00	100.00	0.00
101-721-900.000	Printing & Publishing	3,500.00	2,125.80	0.00	1,374.20	60.74
101-721-956.000	Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00
Total Dept 721-Planning Commission		25,900.00	10,526.58	775.08	15,373.42	40.64
Dept 722-Zoning Board of Appeals						
101-722-702.000	Salaries and Wages	4,000.00	1,504.00	160.00	2,496.00	37.60
101-722-715.000	Social Security	300.00	115.04	12.24	184.96	38.35
101-722-804.000	Planner	1,000.00	0.00	0.00	1,000.00	0.00
101-722-900.000	Printing & Publishing	1,000.00	793.00	0.00	207.00	79.30
101-722-956.000	Miscellaneous Expense	200.00	0.00	0.00	200.00	0.00
Total Dept 722-Zoning Board of Appeals		6,500.00	2,412.04	172.24	4,087.96	37.11
Dept 751-Parks & Recreation						
101-751-702.000	Salaries and Wages	118,000.00	91,784.37	6,780.80	26,215.63	77.78
101-751-702.200	Park Attendant Wages	0.00	0.00	0.00	0.00	0.00
101-751-702.600	Longevity Pay	1,200.00	1,216.05	0.00	(16.05)	101.34
101-751-702.800	Overtime	7,000.00	5,092.20	245.61	1,907.80	72.75
101-751-715.000	Social Security	8,200.00	7,429.70	537.52	770.30	90.61
101-751-726.000	Supplies	25,000.00	13,346.51	439.61	11,653.49	53.39
101-751-741.000	Uniforms	600.00	529.93	190.16	70.07	88.32
101-751-801.000	Legal	0.00	9,634.00	0.00	(9,634.00)	100.00
101-751-803.000	Independent Audit	1,600.00	1,000.00	0.00	600.00	62.50
101-751-804.000	Planner	0.00	816.00	0.00	(816.00)	100.00
101-751-820.000	Classes & Training	300.00	0.00	0.00	300.00	0.00

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PERIOD ENDING 12/31/2015

GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 NORMAL (ABNORMAL)	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - General Fund						
Expenditures						
101-751-828.000	Dues and Memberships	0.00	0.00	0.00	0.00	0.00
101-751-834.000	Hospitalization	30,000.00	24,024.26	2,282.30	5,975.74	80.08
101-751-836.000	Life Insurance	300.00	285.93	51.22	14.07	95.31
101-751-837.000	Insurance & Bonds	13,500.00	13,000.00	0.00	500.00	96.30
101-751-853.000	Telephone	1,000.00	432.00	35.00	568.00	43.20
101-751-860.000	Transportation	5,000.00	3,078.06	188.93	1,921.94	61.56
101-751-874.000	Retirement Benefits	8,000.00	8,646.50	779.78	(646.50)	108.08
101-751-920.000	Natural Gas	0.00	0.00	0.00	0.00	0.00
101-751-921.000	Electric	15,000.00	15,183.25	693.67	(183.25)	101.22
101-751-923.000	Trash Removal	1,500.00	1,495.70	112.46	4.30	99.71
101-751-930.000	Repairs & Maintenance	80,210.00	78,129.62	899.62	2,080.38	97.41
101-751-930.010	Mowing	80,000.00	31,726.76	0.00	48,273.24	39.66
101-751-930.020	Fertilizer	7,000.00	8,414.46	0.00	(1,414.46)	120.21
101-751-930.030	Sprinkling Repair	12,000.00	5,147.71	0.00	6,852.29	42.90
101-751-930.040	Algae Treatments	3,500.00	4,655.00	0.00	(1,155.00)	133.00
101-751-956.000	Miscellaneous Expense	200.00	642.00	0.00	(442.00)	321.00
101-751-970.000	Capital Outlay	50,000.00	236,722.95	115,920.09	(186,722.95)	473.45
101-751-970.001	Capital Outlay-Fixed Asset	1,358,775.00	1,358,189.11	148,335.06	585.89	99.96
Total Dept 751-Parks & Recreation		1,827,885.00	1,920,622.07	277,491.83	(92,737.07)	105.07
Dept 797-Senior Transportation						
101-797-702.000	Salaries and Wages	61,000.00	54,878.47	4,370.53	6,121.53	89.96
101-797-715.000	Social Security	4,600.00	4,198.29	334.33	401.71	91.27
101-797-803.000	Independent Audit	900.00	900.00	0.00	0.00	100.00
101-797-820.000	Classes & Training	100.00	615.00	615.00	(515.00)	615.00
101-797-837.000	Insurance & Bonds	8,000.00	7,000.00	0.00	1,000.00	87.50
101-797-860.000	Transportation	36,500.00	7,940.78	0.00	28,559.22	21.76
101-797-930.000	Repairs & Maintenance	35,000.00	39,680.06	9,135.78	(4,680.06)	113.37
101-797-956.000	Miscellaneous Expense	2,800.00	2,083.00	0.00	717.00	74.39
101-797-970.000	Capital Outlay	0.00	20,499.00	0.00	(20,499.00)	100.00
Total Dept 797-Senior Transportation		148,900.00	137,794.60	14,455.64	11,105.40	92.54
Dept 799-Senior Center						
101-799-702.000	Salaries and Wages	56,000.00	72,408.82	6,105.04	(16,408.82)	129.30
101-799-702.600	Longevity Pay	500.00	522.29	0.00	(22.29)	104.46
101-799-715.000	Social Security	4,300.00	5,547.40	467.05	(1,247.40)	129.01
101-799-726.000	Supplies	2,500.00	6,153.11	2,531.79	(3,653.11)	246.12
101-799-802.300	Consulting	8,600.00	13,080.00	1,398.00	(4,480.00)	152.09
101-799-803.000	Independent Audit	500.00	0.00	0.00	500.00	0.00
101-799-837.000	Insurance & Bonds	2,000.00	6,722.00	0.00	(4,722.00)	336.10
101-799-853.000	Telephone	1,050.00	1,347.34	122.78	(297.34)	128.32
101-799-860.000	Transportation	200.00	285.71	0.00	(85.71)	142.86
101-799-920.000	Natural Gas	1,600.00	1,045.46	113.98	554.54	65.34
101-799-921.000	Electric	5,500.00	4,945.72	468.28	554.28	89.92
101-799-923.000	Trash Removal	800.00	689.76	56.23	110.24	86.22
101-799-930.000	Repairs & Maintenance	5,000.00	11,315.02	1,417.00	(6,315.02)	226.30
101-799-956.000	Miscellaneous Expense	1,800.00	1,705.60	100.00	94.40	94.76
101-799-970.000	Capital Outlay	5,000.00	12,967.09	0.00	(7,967.09)	259.34
101-799-975.000	Building-New Construction	1,500,000.00	1,362,841.89	374,636.60	137,158.11	90.86
Total Dept 799-Senior Center		1,595,350.00	1,501,577.21	387,416.75	93,772.79	94.12

PERIOD ENDING 12/31/2015

GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 NORMAL (ABNORMAL)	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - General Fund						
Expenditures						
Dept 800-Community Projects						
101-800-801.300	Contractual Services	50,000.00	28,000.00	0.00	22,000.00	56.00
101-800-961.000	Cable TV Consortium	95,000.00	115,318.32	0.00	(20,318.32)	121.39
Total Dept 800-Community Projects		145,000.00	143,318.32	0.00	1,681.68	98.84
Dept 804-Museum						
101-804-726.000	Supplies	200.00	0.00	0.00	200.00	0.00
101-804-837.000	Insurance & Bonds	1,200.00	1,000.00	0.00	200.00	83.33
101-804-853.000	Telephone	300.00	260.17	23.82	39.83	86.72
101-804-920.000	Natural Gas	2,000.00	1,100.95	134.92	899.05	55.05
101-804-921.000	Electric	2,000.00	1,236.45	108.71	763.55	61.82
101-804-930.000	Repairs & Maintenance	6,000.00	1,860.52	43.00	4,139.48	31.01
101-804-956.000	Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00
101-804-970.000	Capital Outlay	0.00	0.00	0.00	0.00	0.00
Total Dept 804-Museum		11,700.00	5,458.09	310.45	6,241.91	46.65
Dept 805-Ice Arena						
101-805-702.000	Salaries and Wages	200,000.00	204,873.43	16,283.71	(4,873.43)	102.44
101-805-715.000	Social Security	15,000.00	15,549.23	1,232.45	(549.23)	103.66
101-805-726.000	Supplies	20,000.00	16,166.30	2,444.89	3,833.70	80.83
101-805-727.000	Postage	500.00	0.00	0.00	500.00	0.00
101-805-801.000	Legal	500.00	0.00	0.00	500.00	0.00
101-805-803.000	Independent Audit	2,000.00	1,000.00	0.00	1,000.00	50.00
101-805-806.000	Computer	25,000.00	30,307.32	325.60	(5,307.32)	121.23
101-805-820.000	Classes & Training	2,000.00	2,124.20	0.00	(124.20)	106.21
101-805-828.000	Dues and Memberships	750.00	225.00	0.00	525.00	30.00
101-805-834.000	Hospitalization	36,000.00	27,449.47	2,297.43	8,550.53	76.25
101-805-836.000	Life Insurance	400.00	407.36	55.44	(7.36)	101.84
101-805-837.000	Insurance & Bonds	20,000.00	18,000.00	0.00	2,000.00	90.00
101-805-853.000	Telephone	2,500.00	1,521.88	136.78	978.12	60.88
101-805-860.000	Transportation	2,000.00	1,612.77	146.05	387.23	80.64
101-805-874.000	Retirement Benefits	15,000.00	13,726.64	998.20	1,273.36	91.51
101-805-900.000	Printing & Publishing	2,000.00	(568.00)	0.00	2,568.00	(28.40)
101-805-920.000	Natural Gas	90,000.00	69,789.85	9,753.47	20,210.15	77.54
101-805-921.000	Electric	225,000.00	220,013.27	19,397.50	4,986.73	97.78
101-805-923.000	Trash Removal	1,500.00	1,711.49	128.18	(211.49)	114.10
101-805-930.000	Repairs & Maintenance	75,000.00	39,736.82	2,573.80	35,263.18	52.98
101-805-956.000	Miscellaneous Expense	2,500.00	68.20	0.00	2,431.80	2.73
101-805-956.001	Credit Card Fees	4,000.00	4,712.24	503.90	(712.24)	117.81
101-805-957.001	Adult Hockey	30,000.00	28,910.00	2,490.00	1,090.00	96.37
101-805-957.002	Learn-to-Skate	7,000.00	2,234.00	0.00	4,766.00	31.91
101-805-957.003	Learn-to-Play	1,000.00	633.20	0.00	366.80	63.32
101-805-957.004	Youth Hockey	25,000.00	21,091.50	10,011.00	3,908.50	84.37
101-805-957.005	Camps	2,500.00	1,329.00	0.00	1,171.00	53.16
101-805-957.007	Tournaments	0.00	0.00	0.00	0.00	0.00
101-805-975.000	Building-New Construction	0.00	0.00	0.00	0.00	0.00
Total Dept 805-Ice Arena		807,150.00	722,625.17	68,778.40	84,524.83	89.53
Dept 965-Transfers Out						
101-965-999.257	Transfer to Stabilization Fund	0.00	0.00	0.00	0.00	0.00

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PERIOD ENDING 12/31/2015

GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 NORMAL (ABNORMAL)	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - General Fund						
Expenditures						
101-965-999.271	Transfers Out-Library	845,000.00	0.00	0.00	845,000.00	0.00
Total Dept 965-Transfers Out		<u>845,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>845,000.00</u>	<u>0.00</u>
TOTAL Expenditures		<u>12,579,521.16</u>	<u>10,382,731.03</u>	<u>1,241,210.27</u>	<u>2,196,790.13</u>	<u>82.54</u>
Fund 101 - General Fund:						
TOTAL REVENUES		12,864,521.16	9,721,410.15	816,340.18	3,143,111.01	75.57
TOTAL EXPENDITURES		<u>12,579,521.16</u>	<u>10,382,731.03</u>	<u>1,241,210.27</u>	<u>2,196,790.13</u>	<u>82.54</u>
NET OF REVENUES & EXPENDITURES		285,000.00	(661,320.88)	(424,870.09)	946,320.88	232.04

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PERIOD ENDING 12/31/2015

GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 NORMAL (ABNORMAL)	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 150 - Cemetery Perpetual Care Fund						
Revenues						
Dept 000-Revenues						
150-000-636.100	Perpetual Care	0.00	56,325.00	7,375.00	(56,325.00)	100.00
150-000-665.000	Interest	40,000.00	0.00	0.00	40,000.00	0.00
150-000-666.000	Unrealized Gain on Investment	0.00	0.00	0.00	0.00	0.00
150-000-686.000	Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00
Total Dept 000-Revenues		40,000.00	56,325.00	7,375.00	(16,325.00)	140.81
TOTAL Revenues		40,000.00	56,325.00	7,375.00	(16,325.00)	140.81
Expenditures						
Dept 000-Revenues						
150-000-999.000	Operating Transfers Out	40,000.00	0.00	0.00	40,000.00	0.00
Total Dept 000-Revenues		40,000.00	0.00	0.00	40,000.00	0.00
TOTAL Expenditures		40,000.00	0.00	0.00	40,000.00	0.00
Fund 150 - Cemetery Perpetual Care Fund:						
TOTAL REVENUES		40,000.00	56,325.00	7,375.00	(16,325.00)	140.81
TOTAL EXPENDITURES		40,000.00	0.00	0.00	40,000.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	56,325.00	7,375.00	(56,325.00)	100.00

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PERIOD ENDING 12/31/2015

GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 NORMAL (ABNORMAL)	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 271 - Library						
Revenues						
Dept 000-Revenues						
271-000-599.000	PO Enc Offset	0.00	0.00	0.00	0.00	0.00
Total Dept 000-Revenues		0.00	0.00	0.00	0.00	0.00
Dept 790-Library						
271-790-566.000	State Aid-Library	23,450.00	27,666.54	0.00	(4,216.54)	117.98
271-790-567.000	USF Funds	600.00	791.40	0.00	(191.40)	131.90
271-790-599.000	Contribution from Fund Balance	312,000.00	0.00	0.00	312,000.00	0.00
271-790-626.000	Copier-Microfiche	1,000.00	2,518.25	197.40	(1,518.25)	251.83
271-790-627.000	AV-Rentals	8,500.00	8,898.99	624.00	(398.99)	104.69
271-790-627.100	Library Rental Books	400.00	467.00	15.50	(67.00)	116.75
271-790-656.000	Penal Fines-Georgetown	158,850.00	181,789.58	0.00	(22,939.58)	114.44
271-790-656.100	Penal Fines-Blendon	0.00	0.00	0.00	0.00	0.00
271-790-657.000	Overdue Material Fines	20,000.00	24,279.25	1,250.00	(4,279.25)	121.40
271-790-675.000	Donations	0.00	2,471.50	350.00	(2,471.50)	100.00
271-790-686.000	Miscellaneous Revenue	5,000.00	9,124.73	328.57	(4,124.73)	182.49
271-790-686.001	Fund Raising	0.00	1,899.43	101.25	(1,899.43)	100.00
271-790-686.011	On Going Book Sale	3,200.00	2,399.05	172.50	800.95	74.97
271-790-686.012	Quarterly Book Sale	6,300.00	6,255.24	0.00	44.76	99.29
271-790-686.013	Grants Community	0.00	0.00	0.00	0.00	0.00
271-790-699.000	Transfers In	845,000.00	0.00	0.00	845,000.00	0.00
Total Dept 790-Library		1,384,300.00	268,560.96	3,039.22	1,115,739.04	19.40
TOTAL Revenues		1,384,300.00	268,560.96	3,039.22	1,115,739.04	19.40
Expenditures						
Dept 790-Library						
271-790-702.000	Salaries and Wages	780,000.00	515,760.73	37,624.29	264,239.27	66.12
271-790-702.600	Longevity Pay	8,500.00	6,470.30	0.00	2,029.70	76.12
271-790-715.000	Social Security	59,000.00	38,540.69	2,804.40	20,459.31	65.32
271-790-726.000	Supplies	27,000.00	13,938.16	(6.71)	13,061.84	51.62
271-790-726.001	Supplies from Fund Raising Income	0.00	1,557.97	0.00	(1,557.97)	100.00
271-790-726.400	Janitorial Supplies	5,100.00	1,756.34	220.76	3,343.66	34.44
271-790-727.000	Postage	1,800.00	319.85	151.42	1,480.15	17.77
271-790-801.000	Legal	0.00	0.00	0.00	0.00	0.00
271-790-801.300	Contractual Services	0.00	0.00	0.00	0.00	0.00
271-790-803.000	Independent Audit	1,000.00	1,000.00	0.00	0.00	100.00
271-790-806.000	Computer	16,500.00	15,556.91	1,088.99	943.09	94.28
271-790-809.000	Lakeland Library Coop	46,350.00	35,686.46	0.00	10,663.54	76.99
271-790-820.000	Classes & Training	1,600.00	160.00	0.00	1,440.00	10.00
271-790-828.000	Dues and Memberships	3,000.00	1,409.00	0.00	1,591.00	46.97
271-790-834.000	Hospitalization	63,600.00	60,770.07	5,185.32	2,829.93	95.55
271-790-836.000	Life Insurance	1,420.00	1,123.53	181.38	296.47	79.12
271-790-837.000	Insurance & Bonds	10,500.00	11,800.00	0.00	(1,300.00)	112.38
271-790-853.000	Telephone	1,000.00	422.33	38.29	577.67	42.23
271-790-860.000	Transportation	2,100.00	1,142.25	130.53	957.75	54.39
271-790-874.000	Retirement Benefits	43,500.00	29,755.48	1,901.05	13,744.52	68.40
271-790-884.000	Library Programs	14,800.00	5,476.30	52.73	9,323.70	37.00
271-790-900.000	Printing & Publishing	2,000.00	408.10	0.00	1,591.90	20.41
271-790-920.000	Natural Gas	7,000.00	3,896.95	619.39	3,103.05	55.67
271-790-921.000	Electric	23,000.00	18,460.62	1,529.47	4,539.38	80.26
271-790-923.000	Trash Removal	325.00	415.19	56.23	(90.19)	127.75

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PERIOD ENDING 12/31/2015

GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 NORMAL (ABNORMAL)	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 271 - Library						
Expenditures						
271-790-930.000	Repairs & Maintenance	28,900.00	15,152.27	6,913.24	13,747.73	52.43
271-790-931.000	Rebinding	800.00	0.00	0.00	800.00	0.00
271-790-956.000	Miscellaneous Expense	1,500.00	1,182.23	116.35	317.77	78.82
271-790-970.000	Capital Outlay	40,205.00	15,034.86	3,141.17	25,170.14	37.40
271-790-970.001	Capital Outlay-Fixed Asset	0.00	0.00	0.00	0.00	0.00
271-790-975.000	Building-New Construction	0.00	0.00	0.00	0.00	0.00
271-790-982.000	Books	113,300.00	114,838.08	10,251.66	(1,538.08)	101.36
271-790-982.100	Magazines & Periodicals	19,000.00	9,136.86	1,150.34	9,863.14	48.09
271-790-982.200	AV-Audio Books	9,000.00	1,367.48	294.18	7,632.52	15.19
271-790-982.300	AV-DVD	10,000.00	10,543.55	4,100.79	(543.55)	105.44
271-790-982.400	AV-Music	7,000.00	1,975.94	1,724.48	5,024.06	28.23
271-790-982.500	Digitization-Software	6,000.00	0.00	0.00	6,000.00	0.00
271-790-982.600	Electronic Subscription	29,500.00	32,502.16	18,329.25	(3,002.16)	110.18
Total Dept 790-Library		1,384,300.00	967,560.66	97,599.00	416,739.34	69.90
TOTAL Expenditures		1,384,300.00	967,560.66	97,599.00	416,739.34	69.90
Fund 271 - Library:						
TOTAL REVENUES		1,384,300.00	268,560.96	3,039.22	1,115,739.04	19.40
TOTAL EXPENDITURES		1,384,300.00	967,560.66	97,599.00	416,739.34	69.90
NET OF REVENUES & EXPENDITURES		0.00	(698,999.70)	(94,559.78)	698,999.70	100.00

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PERIOD ENDING 12/31/2015

GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 NORMAL (ABNORMAL)	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 592 - Water/Sewer Fund						
Revenues						
Dept 000-Revenues						
592-000-446.000	Penalties & Arrears	100,000.00	93,124.26	7,375.51	6,875.74	93.12
592-000-599.000	Contribution from Fund Balance	1,452,000.00	0.00	0.00	1,452,000.00	0.00
592-000-628.000	Service Connections	35,000.00	45,729.50	4,510.00	(10,729.50)	130.66
592-000-629.000	Inspections	20,000.00	16,904.00	1,210.00	3,096.00	84.52
592-000-631.000	Labor Billed	1,000.00	6,550.77	300.00	(5,550.77)	655.08
592-000-631.100	Repair Reimbursement	1,000.00	20,421.64	0.00	(19,421.64)	2,042.16
592-000-637.000	Water Turn-On Fee	7,000.00	10,214.29	585.00	(3,214.29)	145.92
592-000-645.000	Water Customer Sales	4,500,000.00	3,660,025.88	356,187.12	839,974.12	81.33
592-000-645.200	Unmetered Water Charge	15,000.00	13,070.00	600.00	1,930.00	87.13
592-000-646.000	Sewage Treatment Sales	4,000,000.00	3,084,965.95	391,929.33	915,034.05	77.12
592-000-646.018	Sewer Revenue-Jamestown	0.00	0.00	0.00	0.00	0.00
592-000-647.000	Meters	80,000.00	89,652.50	7,360.00	(9,652.50)	112.07
592-000-665.009	Interest	15,000.00	1,433.53	0.00	13,566.47	9.56
592-000-665.100	Interest Assessments	6,000.00	10,831.28	288.40	(4,831.28)	180.52
592-000-672.100	Watermain Levied	12,000.00	29,252.34	4,698.00	(17,252.34)	243.77
592-000-672.200	Sewermain Levied	50,000.00	124,141.95	22,100.00	(74,141.95)	248.28
592-000-672.300	Sewer Hookup Levied	270,000.00	220,700.00	18,400.00	49,300.00	81.74
592-000-672.400	Water Hookup Levied	80,000.00	96,330.00	6,480.00	(16,330.00)	120.41
592-000-673.000	Contributed Water Lines-Developers	0.00	0.00	0.00	0.00	0.00
592-000-673.100	Contributed Sewer Lines-Developers	0.00	0.00	0.00	0.00	0.00
592-000-686.000	Miscellaneous Revenue	15,000.00	4,394.63	331.20	10,605.37	29.30
Total Dept 000-Revenues		10,659,000.00	7,527,742.52	822,354.56	3,131,257.48	70.62
TOTAL Revenues		10,659,000.00	7,527,742.52	822,354.56	3,131,257.48	70.62
Expenditures						
Dept 441-Dept of Public Works						
592-441-702.009	Salaries and Wages	640,000.00	515,546.66	39,904.64	124,453.34	80.55
592-441-702.609	Longevity Pay	9,000.00	8,100.05	0.00	899.95	90.00
592-441-702.809	Overtime	14,500.00	11,984.94	377.05	2,515.06	82.65
592-441-715.000	Social Security	50,000.00	38,935.22	2,931.64	11,064.78	77.87
592-441-726.009	Supplies	120,000.00	131,180.95	30,865.42	(11,180.95)	109.32
592-441-726.109	Meters	400,000.00	658,856.36	38,571.69	(258,856.36)	164.71
592-441-727.009	Postage	42,000.00	32,912.76	3,167.00	9,087.24	78.36
592-441-741.009	Uniforms	3,500.00	2,276.46	230.81	1,223.54	65.04
592-441-801.009	Legal	5,000.00	0.00	0.00	5,000.00	0.00
592-441-801.209	State Annual Fee	10,000.00	9,727.72	0.00	272.28	97.28
592-441-802.009	Engineering	25,000.00	23,168.86	0.00	1,831.14	92.68
592-441-803.009	Independent Audit	10,000.00	9,000.00	0.00	1,000.00	90.00
592-441-806.009	Computer	65,000.00	27,242.82	1,132.79	37,757.18	41.91
592-441-810.009	Water Purchased-Ottawa Cty	3,100,000.00	2,243,474.20	113,060.60	856,525.80	72.37
592-441-810.209	Water Purchased-Wyoming	125,000.00	103,311.08	0.00	21,688.92	82.65
592-441-811.009	Sewage Treatment	3,250,000.00	2,863,111.86	283,203.89	386,888.14	88.10
592-441-812.009	Service Connect Install	20,000.00	27,835.25	0.00	(7,835.25)	139.18
592-441-820.009	Classes & Training	3,000.00	2,641.00	750.00	359.00	88.03
592-441-828.009	Dues & Memberships	1,500.00	2,398.02	0.00	(898.02)	159.87
592-441-834.000	Hospitalization	165,000.00	113,102.00	11,093.55	51,898.00	68.55
592-441-836.009	Life Insurance	1,800.00	1,662.25	315.76	137.75	92.35
592-441-837.009	Insurance & Bonds	96,000.00	88,142.02	0.00	7,857.98	91.81
592-441-853.009	Telephone	34,000.00	20,276.27	1,825.30	13,723.73	59.64
592-441-860.009	Transportation	25,500.00	14,816.20	815.82	10,683.80	58.10
592-441-874.000	Retirement Benefits	61,000.00	37,711.11	2,729.54	23,288.89	61.82

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PERIOD ENDING 12/31/2015

GL NUMBER	DESCRIPTION	2015	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2015 NORMAL (ABNORMAL)	MONTH 12/31/2015 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 592 - Water/Sewer Fund						
Expenditures						
592-441-900.009	Printing & Publishing	500.00	95.00	0.00	405.00	19.00
592-441-920.009	Natural Gas	26,000.00	13,195.90	1,621.85	12,804.10	50.75
592-441-921.009	Electric	140,000.00	111,144.60	7,783.12	28,855.40	79.39
592-441-923.009	Trash Removal	1,000.00	853.32	66.84	146.68	85.33
592-441-925.009	Easement Agreements	2,000.00	0.00	0.00	2,000.00	0.00
592-441-930.008	Sewer Backup Expenses	0.00	0.00	0.00	0.00	0.00
592-441-930.009	Repairs & Maintenance	305,000.00	347,562.29	41,054.57	(42,562.29)	113.95
592-441-930.200	Rush Creek Lift Station	0.00	17,276.72	1,795.63	(17,276.72)	100.00
592-441-940.009	Hydrant Rental-Ottawa Cty	2,700.00	1,618.80	0.00	1,081.20	59.96
592-441-956.009	Miscellaneous Expense	5,000.00	7,884.86	4,427.18	(2,884.86)	157.70
592-441-968.009	Depreciation & Depletion	1,700,000.00	0.00	0.00	1,700,000.00	0.00
592-441-970.009	Capital Outlay	200,000.00	0.00	0.00	200,000.00	0.00
Total Dept 441-Dept of Public Works		10,659,000.00	7,487,045.55	587,724.69	3,171,954.45	70.24
TOTAL Expenditures		10,659,000.00	7,487,045.55	587,724.69	3,171,954.45	70.24
Fund 592 - Water/Sewer Fund:						
TOTAL REVENUES		10,659,000.00	7,527,742.52	822,354.56	3,131,257.48	70.62
TOTAL EXPENDITURES		10,659,000.00	7,487,045.55	587,724.69	3,171,954.45	70.24
NET OF REVENUES & EXPENDITURES		0.00	40,696.97	234,629.87	(40,696.97)	100.00
TOTAL REVENUES - ALL FUNDS						
TOTAL REVENUES - ALL FUNDS		24,947,821.16	17,574,038.63	1,649,108.96	7,373,782.53	70.44
TOTAL EXPENDITURES - ALL FUNDS						
TOTAL EXPENDITURES - ALL FUNDS		24,662,821.16	18,837,337.24	1,926,533.96	5,825,483.92	76.38
NET OF REVENUES & EXPENDITURES		285,000.00	(1,263,298.61)	(277,425.00)	1,548,298.61	443.26

**Georgetown Charter Township  
Ottawa County, Michigan  
(Ordinance No. 2016-01)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on \_\_\_\_\_, 2016, beginning at 7:30 p.m. and after the second public hearing was held, Township Board Member \_\_\_\_\_ made a motion to adopt this Ordinance, which motion was seconded by Township Board Member \_\_\_\_\_:

**AN AMENDMENT TO THE GEORGETOWN CHARTER TOWNSHIP  
ZONING ORDINANCE, AS AMENDED, AND MAP**

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

ARTICLE 1. The map of the Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to read as follows:

(PUD1601) (Ordinance No. 2016-01) Ike Koetje for Eagles Roost Condominiums, 547 Baldwin St., to have preliminary planned unit development approval for condominiums, along with various amenities, on parcels of land described as P.P. # 70-14-17-200-020, P.P. # 70-14-17-200-021, P.P. # 70-14-08-400-042 and P.P. # 70-14-08-400-015, located at 7920, 8024 and 8100 36<sup>th</sup> Ave., Georgetown Township, Ottawa County, Michigan, as shown on the following documents:

1. [Application](#);
2. [Narrative and restrictions](#);
3. [Site development plan](#) dated 12/11/2015;
4. [Utility plan](#) dated 12/11/2015;
5. [Grading plan](#) dated 12/11/2015;
6. [Elevation](#);
7. [Sign](#).

**Based on the findings that:**

1. The qualifying conditions in Sec. 22.2 are met;
2. The information as per Sec. 22.5 is provided, and
3. The plan meets the ordinance requirements of Sec. 22.10 as follows:
  - a. The qualifying conditions in Sec. 22.2 are met;
  - b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development;
  - c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community;
  - d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning;
  - e. The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.

- f. The deviations, regulatory modification from traditional district requirements, are approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.

**And with the following conditions:**

- 1. The parcels shall be combined prior to any building permit approval.**
- 2. As per Sec. 22.2(B), the site will be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works.**
- 3. A Storm Water Drain Permit (written approval by the Drain Commissioner’s office) shall be submitted to the Township prior to the issuance of any building permits.**
- 4. At least one of the entrance lanes from 36<sup>th</sup> Ave. shall be a minimum of 20 feet wide in compliance with the Building Code for fire truck access.**
- 5. As per Sec. 22.11, a PUD agreement shall be submitted. The agreement shall be submitted to the Township prior to the issuance of any building permits.**

Except as expressly modified by the above, the balance of the Zoning Map of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

ARTICLE 2. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

ARTICLE 3. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, and map shall remain unchanged and in full force and effect.

ARTICLE 4. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days from the date of publication of this Ordinance or a summary of its provisions in accordance with the law.

The vote in favor of adopting this Ordinance was as follows:

Yeas:

Nays:

Absent:

**MOTION CARRIED UNANIMOUSLY AND ORDINANCE DECLARED ADOPTED.**

CERTIFICATION

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

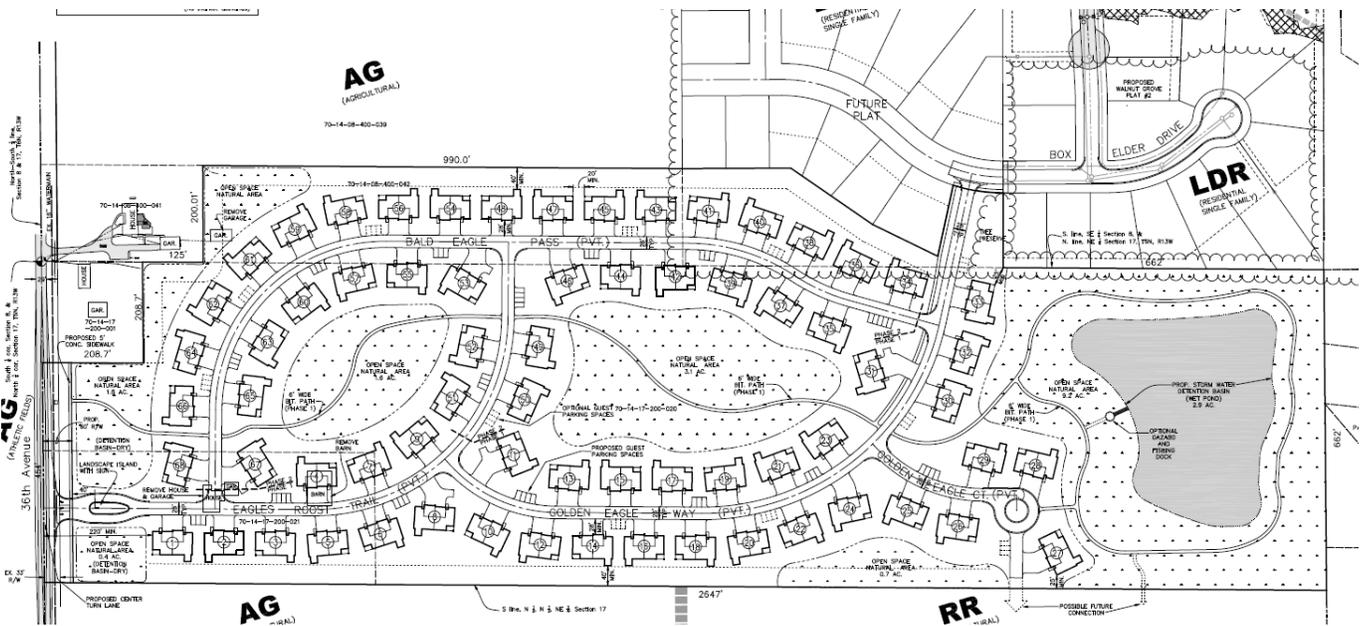
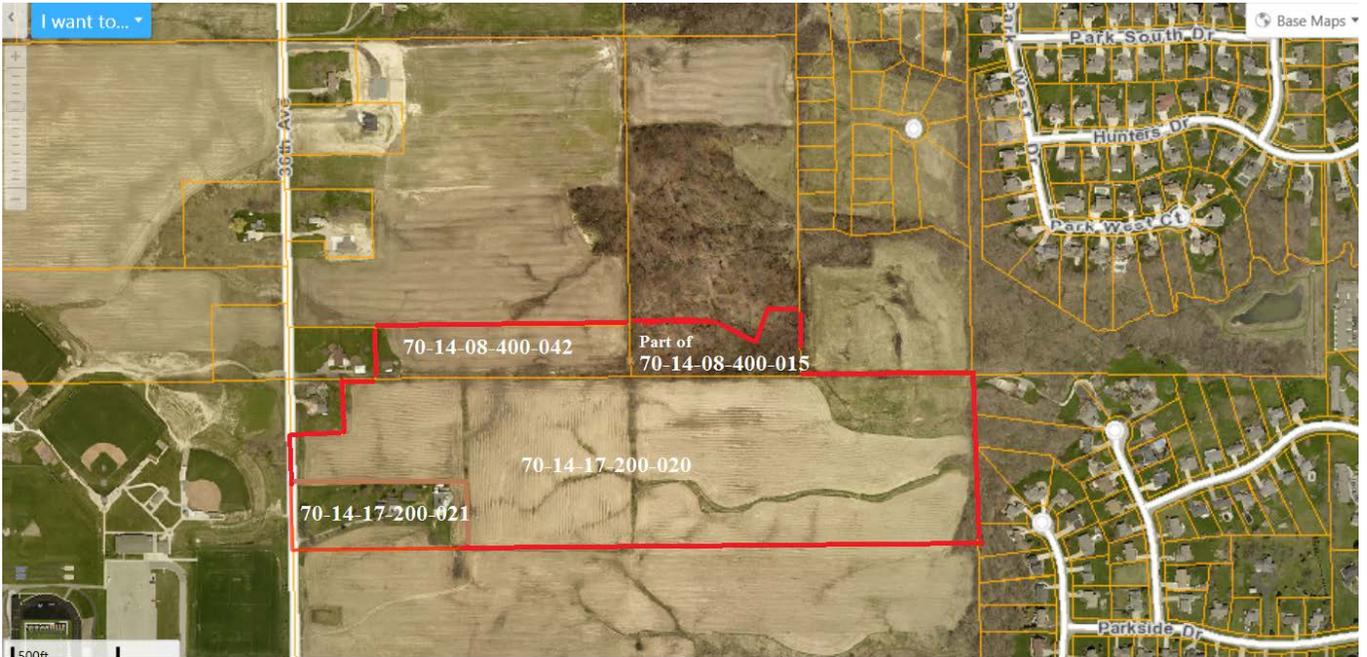
Respectfully submitted,

Dated: \_\_\_\_\_, 2016

By \_\_\_\_\_  
Richard VanderKlok  
Georgetown Charter Township Clerk

# REQUEST

(PUD1601) (Ordinance No. 2016-01) Ike Koetje for Eagles Roost Condominiums, 547 Baldwin St., is requesting preliminary planned unit development approval for condominiums, along with various amenities, on parcels of land described as P.P. # 70-14-17-200-020, P.P. # 70-14-17-200-021, P.P. # 70-14-08-400-042 and P.P. # 70-14-08-400-015, located at 7920, 8024 and 8100 36<sup>th</sup> Ave., Georgetown Township, Ottawa County, Michigan.

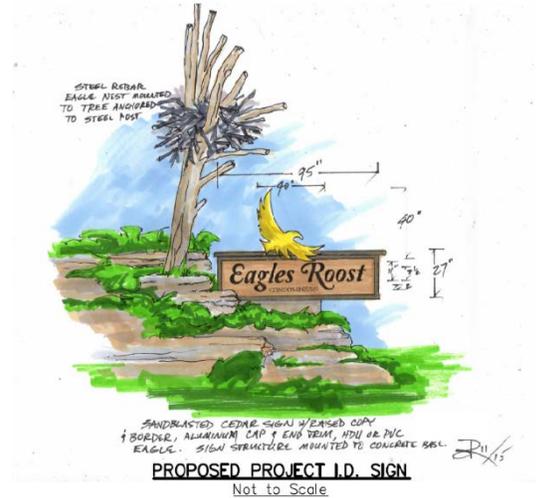


## DEVIATIONS FROM ORDINANCE REQUIREMENTS

The plan proposes 68 duplexes with a total of 136 units on 45.35 acres. The density of 3 units per acre is consistent with the LDR zoning; however, only single family residences, and not duplexed, are allowed in the LDR district. Therefore, the requested deviation is for the duplex units.

The ordinance requires a minimum distance of 25 feet between contiguous buildings and the proposal is for a minimum of 20 feet. Therefore, the requested deviation is for a minimum of five feet less between contiguous buildings.

The ordinance allows two plat entry signs, each with a maximum height of 3 feet and maximum area of 64 square feet. The proposal is for the sign to encompass a steel rebar tree with eagle's next and for a ground mounted sign approximately 8 feet tall and 8 feet wide.



## REVIEW OF THE CONCEPTUAL PLAN AS PER SEC. 22.4:

A pre-application conference was held on Friday, November 20, 2015 at 10:00 a.m. with representatives from Georgetown Township for the purpose of exchanging information, providing guidance to the applicant and determining the eligibility of the request for consideration as a PUD.

### **Sec. 22.2 QUALIFYING CONDITIONS..**

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

- A. **Acreage Requirement:** The PUD site shall be not less than ten (10) acres of fully contiguous property not separated by a public road, railroad, or other such associated feature or barrier. If the PUD is to contain a mixture of residential and non-residential uses, the minimum required area shall be twenty (20) acres. The Planning Commission and Township Board may consider a PUD on lesser acreage if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. In addition, the Planning Commission and Township Board may use the same intent section of the Zoning Ordinance when considering a PUD with property that may be separated by a public road, railroad, or other such associated feature or barrier. It would be up to the applicant to prove why, for example, a physical barrier (road or railroad) separating the acreage would not restrict the applicant's ability to develop a cohesive PUD.

**Met. The site is 45.35 acres.**

- B. **Utilities:** All PUD's shall be served by public water and sanitary sewer facilities. Stormwater must be coordinated with the county drain commission.

**Will be required to be met. This is required to be met and is to be coordinated with the DPW and Drain Commissioner's office. The developer would be responsible to bring the utilities to this site and a Storm Water Drain Permit will be required prior to any construction commencing.**

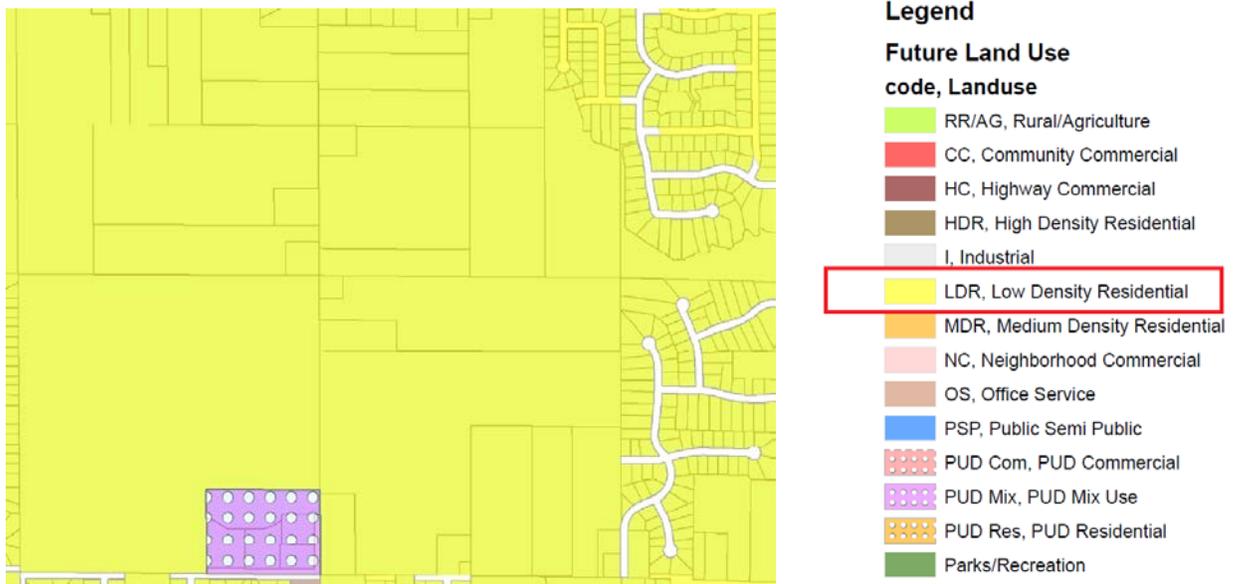
- C. **Land Ownership:** The PUD application must be filed by the landowner, jointly by the landowners, or by an agent. If the application is filed by an agent(s) or other interested party, written approval from the landowner(s) must also be filed.

**Met. Provided.**

- D. **Master Plan:** The proposed uses of the PUD must be substantially consistent with Georgetown Township’s Master Plan for the subject property.

**Met. The proposal appears to be consistent with the text and Future Land Use Map in regard to the uses, the density and the coordinated theme. The Future Land Use Map shows the entire area as LDR. The plan proposes 3 units per acre which is consistent with an overall density of 3 units per acre which meets the intention of page 36 in the Master Plan. The typical building designs that are to encompass a theme as directed in the language of the Master Plan were submitted. Signage also coordinates with the theme.**

**The following is the Future Land Use Map related to the proposed PUD development.**



The Master Plan language states the following:

**General Land Use Policies**

Planned Unit Developments and open space clustering are possible development tools that would provide multiple densities of residential, along with possible commercial uses with flexible zoning requirements.

Planned unit developments shall be consistent with the intent of a PUD as listed in the Georgetown Township Zoning Ordinance, including, to encourage innovation in land use and variety in design, to encourage useful open space, and to provide for enhanced site and building architectural features. Such developments shall provide innovation and desirable design elements. Although the intention is not to direct a developer toward any specific details, PUDs with uses other than solely single family residences shall, at a minimum, contain the following elements:

- An overall design theme with common coordinating architectural elements contained in all buildings and structures as well as signs, rooflines, forms and materials;
- A coordinated color scheme and coordinated textures of materials;
- Drive-through elements and stand-alone structures shall have design elements common to principle structures;
- Creative, desirable and useable open space;
- Buildings and structures designed to provide the best or front face to any adjoining public streets.

E. **Pedestrian:** The PUD must provide for integrated, safe and abundant pedestrian access and movement within the PUD and to adjacent properties. (In addition, the township has a standalone ordinance covering certain sidewalk requirements)

**Met. Interior sidewalks and pedestrian paths are proposed, including connections to the sidewalks on 36<sup>th</sup> Ave., connections to the north and possible future connections to the south.**

E. **Architecture:** The PUD should provide for coordinated and innovative visually appealing architectural styles, building forms and building relationships.

**Met. A typical design was provided. Signage also coordinate with the theme.**

G. **Traffic:** The PUD must provide for safe and efficient vehicular movements within, into and off of the PUD site. In addition, the PUD should integrate traffic calming techniques, along with suitable parking lot landscape islands and other similar techniques to improve parking lot aesthetics, storm water management, traffic flow and vehicular/pedestrian safety.

**Met. A decel lane and left-turn lane will be provided. A condition of approval will be added that at least one of the entrance lanes from 36<sup>th</sup> Ave. shall be a minimum of 20 feet wide in compliance with the Building Code for fire truck access.**

**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

H. **Open Space Requirements:**

1. The PUD development shall contain usable open space in an amount equal to at least twenty (20) percent of the total PUD site. The Planning Commission may consider a PUD with a lesser amount of open space if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. It is noted that open space is a very important element of a PUD and reductions to the open space provision should be granted only as a result of specific, clearly documented reasons (i.e. the PUD may located on a relatively small site in an area where a 20% open space provision would detract from building continuity, historic preservation efforts, etc.)
2. Such open space to be considered usable shall **not include required yards** (required yards need to be individually determined for each PUD project) or buffers, parking areas, drives, rights-of-way, utility or road easements, storm water detention ponds, wetlands (unless determined to be useable by the Planning Commission due to the addition of interpretive boardwalks/walkways, etc. provided in and through the wetland) and structures (Unless the structures are part of the open space i.e. gazebos, etc.).

3. **Such open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the PUD through covenant, deed restriction, open space easement, or similar legal instrument acceptable to the Township;** or, if agreed to by governmental agency, the open space may be conveyed to a governmental agency for the use of the general public.

**Met.** The plan states that 16.8 acres or 37% of the property is open space, which exceeds the minimum amount required.

**Sec. 22.3 PERMITTED USES..**

Any use permitted by right or special land use in any District may be approved within a PUD.

**Met.** **The uses are consistent with the Master Plan and the area.**

**Sec. 22.10 STANDARDS FOR APPROVAL (both preliminary and final).**

A PUD shall be approved only if it complies with each of the following standards:

- A. The proposed PUD complies with all qualifying conditions of Section 22.2. **Appears to be met.**
- B. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development. **Appears to be met.**
- C. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community. **Appears to be met.**
- D. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning. **Appears to be met.**
- E. The proposed PUD meets all the site plan requirements of this Chapter, respective of being either a preliminary or final PUD request (Preliminary PUD's must meet Section 22.5, A and Final PUD's must meet Section 22.8, D.)  
**Appears to be met.**

**Sec. 22.5 PUD APPLICATION**

**A. Preliminary Plan Application Requirements**

1. A completed application form and ten (10) copies of a preliminary development plan shall be provided to the Zoning Administrator. The preliminary plan shall contain the following site plan information:
  - a. The date, north arrow, and scale. The scale shall be not less than 1"=20' for property ten (10) acres and larger and at least 1"=200' for those 20 acres (20) acres or more.

**PROVIDED.**

- b. The name and address of the firm responsible for the preparation of the site plan.

**PROVIDED.**

- c. The name and address of the property owner(s) and petitioner(s).  
**PROVIDED.**
- d. Legal description of the PUD site.  
**PROVIDED.**
- e. The size (in acres) of the PUD site.  
**PROVIDED.**
- f. Property lines and proposed setbacks, shown and dimensioned.  
**PROVIDED.**
- g. A location sketch.  
**PROVIDED.**
- h. The location of all existing structures, driveways, and parking areas within 100' of the PUD site's boundaries.  
**PROVIDED.**
- i. The location and dimensions of all existing structures on the PUD site.  
**PROVIDED.**
- j. The location of all proposed structures on the PUD site. Realizing that this is preliminary, dimensions are not necessary until final approval.  
**PROVIDED.**
- k. The location and dimension of proposed lots or ownership divisions.  
**PROVIDED.**
- l. The location, pavement width and right-of-way width of all abutting roads, streets, alleys or easements.  
**PROVIDED.**
- m. The existing zoning and use of all properties abutting and including the PUD site.  
**PROVIDED.**
- n. The location of all existing vegetation and the general location of all proposed landscape areas, berms, landscape islands and buffers, including any fence or wall areas.  
**PROVIDED.**
- o. The size and location of existing utilities, including a short narrative note on the site plan pertaining to the PUD's proposed utility needs and concepts.  
**PROVIDED.**

- p. The proposed location and estimated size(s) of all surface and subsurface water drainage facilities.

**A Storm Water Drain Permit will be required to be submitted from the Ottawa County Drain Commissioner's office.**

- q. Existing topographic contours at a maximum of five (5) foot intervals. Conceptual topographic patterns for the PUD site shall also be provided, noting major earth moving and/or removal areas (realizing that each building receiving final PUD approval will be required to show actual topographic contours, both existing and proposed).

**PROVIDED.**

- r. Location, type and size of areas to be dedicated for common open space.

**PROVIDED.**

- s. Trash receptacles and method of screening.

**PROVIDED.**

- t. Proposed streets, alleys, curb cuts, acceleration/deceleration lanes, curbed areas, service drives and parking lot locations, including traffic calming concepts, driving surface widths as required by the Ottawa County Road Commission's standards.

**PROVIDED.**

- u. Proposed pedestrian sidewalk movements both within and off the PUD site. Sidewalks are required along all public roadways.

**PROVIDED.**

- v. Proposed lighting concepts/styles and general location areas.

**PROVIDED.**

- w. Proposed architectural style/design concepts that will be incorporated into final approval plans, including both buildings and structures (i.e. - gateways, fence/wall concepts, art work, etc.).

**PROVIDED.**

- x. Proposed setbacks, lot widths, lot areas and building/structure heights.

**PROVIDED.**

- y. Proposed uses to be included in the PUD project.

**PROVIDED.**

- z. Floodplain areas. (Revised 6-27-2005)

**PROVIDED.**

2. **Narrative Statement:** A narrative statement describing:

- a. The objectives of the PUD and how it relates to the Intent of the PUD District, as described in Section 22.1.

**PROVIDED.**

- b. The relationship of the PUD to the qualifying conditions listed in Section 22.2.

**PROVIDED.**

- c. Phases of development and approximate time frames for each phase, including anticipated start and completion dates of construction.

**PROVIDED.**

- d. Proposed deed restrictions, covenants, or similar legal instruments to be used within the PUD.

**PROVIDED.**

**Sec. 22.11 PUD AGREEMENT.**

- A. Prior to the issuance of any building permits or commencement of construction on any portion of the PUD, the applicant shall enter into an agreement with the Township in recordable form, setting forth the applicant's obligations with respect to the PUD.
- B. The agreement shall describe all improvements to be constructed as part of the PUD and shall incorporate, by reference, the final development plan with all required revisions, other documents which comprise the PUD, and all conditions attached to the approval by the Township Board.
- C. A phasing plan shall also be submitted describing the intended schedule for start and completion of each phase and the improvements to be undertaken in each phase.
- D. The agreement shall also establish the remedies of the Township in the event of default by the applicant in carrying out the PUD, and shall be binding on all successors in interest to the applicant.
- E. All documents shall be executed and recorded in the office of the Ottawa County Register of Deeds.

**A condition of approval for the final development approval: the recorded PUD agreement shall be submitted at the time the first building permit application is submitted to the Township.**

**OPTION FOR MOTION-Preliminary Development Plan**

If the Planning Commission determines that the deviations are acceptable and that the requirements of the ordinance have been met and all other elements of the proposal are acceptable, the following motion is offered. If the Planning Commission determines that more revisions are necessary or more information should be provided, the item could be tabled.

Motion: To adopt the staff report as finding of fact and to recommend to the Township Board to approve the following resolution:

**Georgetown Charter Township  
Ottawa County, Michigan  
(Ordinance No. 2016-01)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on \_\_\_\_\_, 2016, beginning at 7:30 p.m. and after the second public hearing was held, Township Board Member \_\_\_\_\_ made a motion to adopt this Ordinance, which motion was seconded by Township Board Member \_\_\_\_\_:

**AN AMENDMENT TO THE GEORGETOWN CHARTER TOWNSHIP  
ZONING ORDINANCE, AS AMENDED, AND MAP**

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

ARTICLE 1. The map of the Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to read as follows:

(PUD1601) (Ordinance No. 2016-01) Ike Koetje for Eagles Roost Condominiums, 547 Baldwin St., to have preliminary planned unit development approval for condominiums, along with various amenities, on parcels of land described as P.P. # 70-14-17-200-020, P.P. # 70-14-17-200-021, P.P. # 70-14-08-400-042 and P.P. # 70-14-08-400-015, located at 7920, 8024 and 8100 36<sup>th</sup> Ave., Georgetown Township, Ottawa County, Michigan, as shown on the following documents:

1. [Application](#);
2. [Narrative and restrictions](#);
3. [Site development plan](#) dated 12/11/2015;
4. [Utility plan](#) dated 12/11/2015;
5. [Grading plan](#) dated 12/11/2015;
6. [Elevation](#);
7. [Sign](#).

**Based on the findings that:**

1. The qualifying conditions in Sec. 22.2 are met;
2. The information as per Sec. 22.5 is provided, and
3. The plan meets the ordinance requirements of Sec. 22.10 as follows:
  - a. The qualifying conditions in Sec. 22.2 are met;
  - b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development;
  - c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community;
  - d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning;
  - e. The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.

- f. The deviations, regulatory modification from traditional district requirements, are approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.

**And with the following conditions:**

- 1. The parcels shall be combined prior to any building permit approval.**
- 2. As per Sec. 22.2(B), the site will be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works.**
- 3. A Storm Water Drain Permit (written approval by the Drain Commissioner’s office) shall be submitted to the Township prior to the issuance of any building permits.**
- 4. At least one of the entrance lanes from 36<sup>th</sup> Ave. shall be a minimum of 20 feet wide in compliance with the Building Code for fire truck access.**
- 5. As per Sec. 22.11, a PUD agreement shall be submitted. The agreement shall be submitted to the Township prior to the issuance of any building permits.**

Except as expressly modified by the above, the balance of the Zoning Map of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

ARTICLE 2. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

ARTICLE 3. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, and map shall remain unchanged and in full force and effect.

ARTICLE 4. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days from the date of publication of this Ordinance or a summary of its provisions in accordance with the law.

The vote in favor of adopting this Ordinance was as follows:

Yeas:

Nays:

Absent:

**MOTION CARRIED UNANIMOUSLY AND ORDINANCE DECLARED ADOPTED.**

CERTIFICATION

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

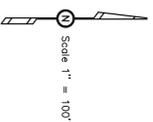
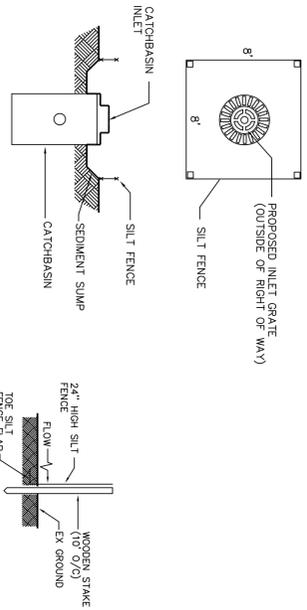
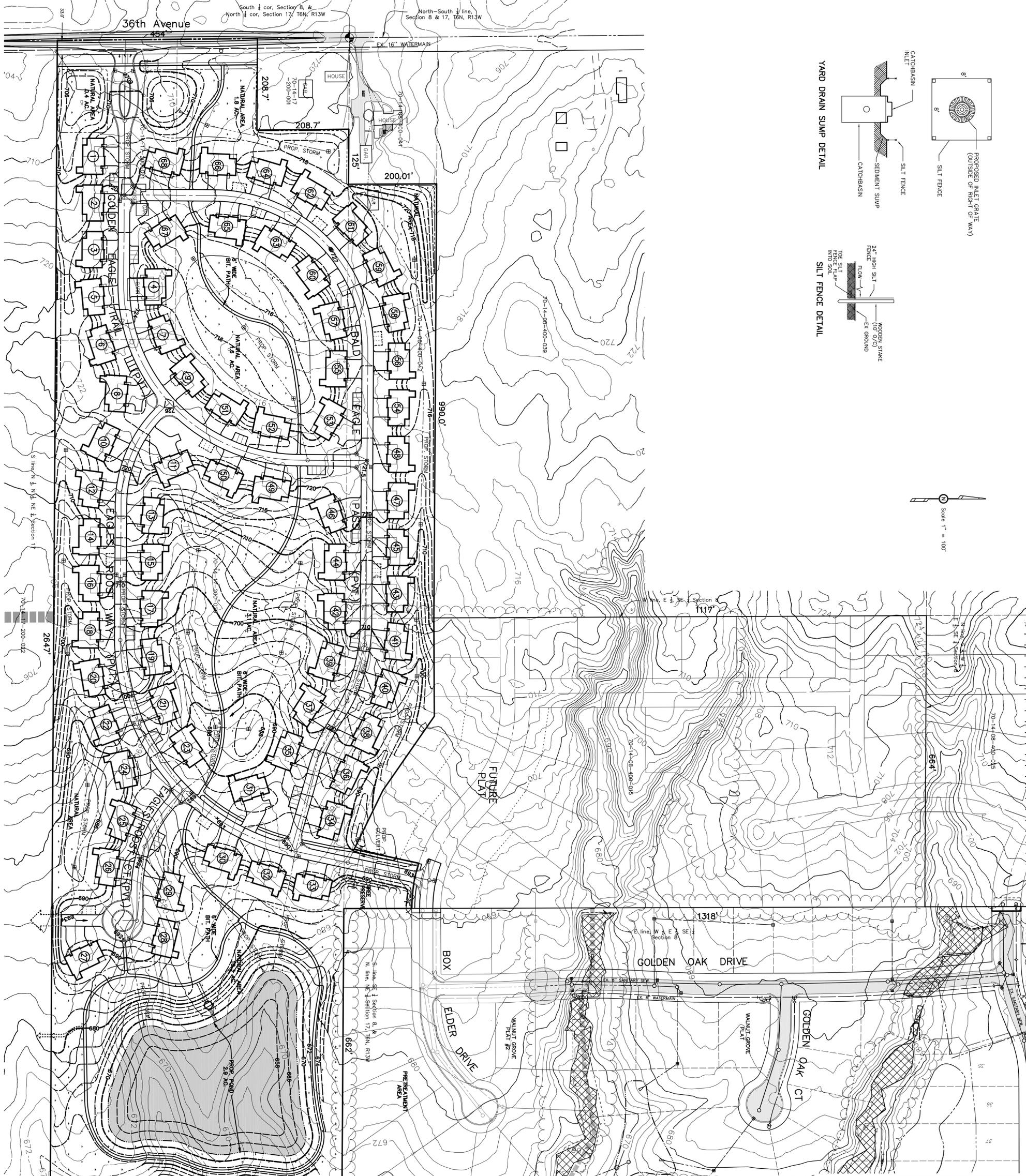
Respectfully submitted,

Dated: \_\_\_\_\_, 2016

By \_\_\_\_\_  
Richard VanderKlok  
Georgetown Charter Township Clerk







**PRELIMINARY**  
**PUD – SITE GRADING PLAN**  
**EAGLES ROOST**  
 For: KOEHL BUILDERS AND DEVELOPERS LLC  
 ATTN: JEFF KOEHL  
 547 BALDWIN STREET  
 EMUSON MI 49428  
 PART OF THE SE 1/4 OF SECTION 8, T8N, R13W, AND  
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

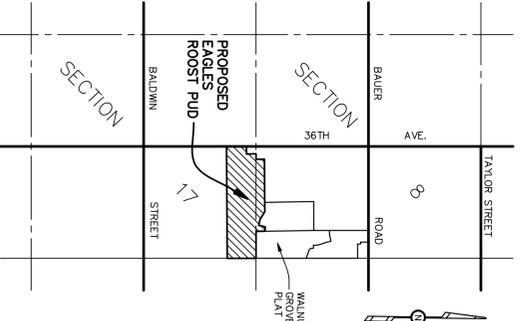
**excel engineering, inc.**  
 planners • engineers • surveyors  
 12211 VIVIS  
 PO BOX 6766  
 GRAND RAPIDS MI 49506  
 www.excelengineering.com  
 Phone: (616) 961-3986  
 Fax: (616) 961-2121

DATE: 10/29/2015  
 SHEET: 3 OF 3

APPROVED BY: TRS  
 DATE: 10/29/2015  
 TITLE NO.: 141894E

PROJ. ENG.: TRS  
 DATE: 10/29/2015

STATE OF MICHIGAN  
 TODD R. STUBBS  
 LICENSED PROFESSIONAL ENGINEER  
 No. 38273



PERMIT NUMBER: EAGLE'S ROOST CONDOMINIUM

## APPLICATION FOR PLANNED UNIT DEVELOPMENT

Georgetown Charter Township  
1515 Baldwin St, P.O. Box 769  
Jenison, MI 49429  
616-457-2340

revised: January 26, 2009

### APPLICANT INFORMATION

COMPANY NAME: KOETJE BUILDERS AND DEVELOPERS PHONE: (616) 457-3450

APPLICANT NAME: IKE KOETJE julie@koetjebuilders.com

ADDRESS: 547 BALDWIN STREET CITY / STATE / ZIP: JENISON, MI 49428

### PROPERTY INFORMATION

COMPANY NAME: SAME AS APPLICANT PHONE: (616) 457-3450

OWNER / AGENT NAME: IKE KOETJE TITLE: MEMBER

ADDRESS: 7930 - 36TH AVENUE CITY / STATE / ZIP: JENISON, MI 49428

PARCEL NUMBER: 70-14-08-400-042, pt. -400-015; 70-14-17-200-020 & -021 ZONING DISTRICT: LDR

LEGAL DESCRIPTION: SEE ATTACHED PARCEL SIZE (IN ACRES): 45.7 ACRES

### PROJECT INFORMATION

DESCRIBE THE NATURE OF THE PROPOSED PLANNED UNIT DEVELOPMENT:  
136 UNIT CONDOMINIUM DEVELOPMENT

CHAPTER 22 IDENTIFIES THE OBJECTIVES TO BE CONSIDERED IN ESTABLISHING A PUD. THESE ARE LISTED IN THE INFORMATION ACCOMPANYING THIS FORM. IN THE SPACE BELOW OR ON ADDITIONAL PAGES, IF NEEDED, STATE HOW THIS REQUEST CONFORMS TO THE OBJECTIVES.  
SEE ATTACHED

### APPLICATION INFORMATION

TEN (10) COPIES OF A COMPLETE SITE PLAN CONTAINING ALL THE INFORMATION REQUIRED BY SEC. 22.5 OF THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE MUST ACCOMPANY THIS APPLICATION FORM, ALONG WITH A FEE, AS ESTABLISHED BY THE TOWNSHIP BOARD. THE ATTACHED INSTRUCTIONS SHOULD BE RETAINED BY THE APPLICANT.

### APPLICANT SIGNATURE

IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. COPIES OF THE ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.GEORGETOWN-MI.GOV. BY SIGNING I ACKNOWLEDGE THERE ARE NO REFUNDS FOR ANY REASON.

APPLICANT SIGNATURE: DATE:

### FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING: DATE OF PLANNING COMMISSION MEETING:

DATE OF TOWNSHIP BOARD MEETING: DATE NOTICE PUBLISHED: DATE PROPERTY NOTICES WERE SENT:





# *Eagles Roost*

CONDOMINIUMS

## PUD Narrative

1. PUD Objective: It is the objective of this PUD development to create sites for 68 duplex condominium buildings (136 total units). Twelve (12) units will have view and all units will have use of the 2.9 acre pond and 16.8 acres of open space. The PUD allows creativity in the design of the private roadways, building placement, open space, walkways, and landscaping over traditional subdivision options.
2. Qualifying Conditions:
  - a) PUD Acreage = 45.35 acres.
  - b) All building-sites will be served with public sanitary sewer and watermain.
  - c) The applicant is the owner of all properties within the PUD Development
  - d) The PUD complies with the intent of the master plan which calls for this area to be LDR (2 to 3 units / acre). Proposed permitted density is 3 units per acre.
  - e) The PUD does provide for safe and abundant pedestrian access and movement. Sidewalks are provided along 36<sup>th</sup> Avenue, walkway connections to and through the open space, walkway around the pond, and a sidewalk for an interconnection to Box Elder Drive is provided.
  - f) Coordinated architectural forms will be provided throughout the development.
  - g) PUD provides for safe and efficient movement of traffic. Multiple looped roadways are provided for safe internal traffic movement and a secondary connection to Box Elder Drive is provided for emergency vehicle access between developments. Visitor parking spaces are provided along the private roadways to minimize on-street parking.
  - h) 16.8 acres of open space is provided which include the 2.9 acre pond and surrounding property. The open space area exceeds the 20% minimum requirement.
3. Project Phasing:

Phase 1 – Buildings 1-33 (2016 - 2018 construction).  
Phase 2 – Buildings 34-68 (2018 – 2020 construction, market dependent).
4. A draft example of the proposed condominium bylaws has been provided to the township for review.





# Eagles Roost - Draft

- c. *Amendment to master deed.* In the event the project continues after the taking by eminent domain, the remaining portion of the project shall be resurveyed and the master deed amended accordingly. If any unit shall have been taken, section 5 of the master deed shall also be amended to reflect the taking and to proportionately readjust the percentages of value of the remaining co-owners based upon the continuing total value of the condominium of 100 percent. The amendment may be completed by an officer of the association duly authorized by the board without the necessity of execution or specific approval by any co-owner.
- d. *Notice to mortgagees.* In the event any unit in the condominium, the common elements, or any portion of them is made the subject matter of an eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the association shall promptly notify each holder of a publicly recorded mortgage lien on any of the units in the condominium.
- e. *Inconsistent provisions.* To the extent not inconsistent with the provisions of this section, section 133 of the act ("contractible projects") shall control upon any taking by eminent domain.

## Section 7

### USE AND OCCUPANCY RESTRICTIONS

**7.1 Residential Use.** Condominium units shall be used exclusively for residential occupancy and no unit or appurtenant common element shall be used for any purpose other than that of a single family residence or purposes incidental to residential use. Home occupations conducted entirely within the residence and participated in solely by members of the immediate family residing in the residence that do not generate unreasonable traffic by members of the general public and do not change the residential character of the unit or neighborhood, are permitted as incidental to primary residential use. No building intended for other business uses, and no apartment house, rooming house, day care facility, foster care residence, or other commercial and/or multiple-family dwelling of any kind shall be erected, placed, or permitted on any unit. To be permitted as a "home occupation," there must be: (1) no sign or display that indicates from the exterior that the residence is being utilized for any purpose other than that of a single family dwelling; (2) no goods or commodities shall be kept for viewing and/or sale upon the unit or within the project; and (3) no mechanical or electrical equipment is used, other than personal computers and other office equipment. In no event shall any barber shop, styling salon, beauty parlor, tea room, day care center, foster home, group home, animal hospital, or any other form of animal care and/or treatment such as dog trimming, be considered as a home occupation. Although garage sales are included within the prohibited uses since commodities are sold at garage sales, garage sales may nonetheless be conducted with the prior written approval of the Association, if the Association determines to permit garage sales, so long as conducted in accordance with any rules or conditions adopted by the Association.

**7.2 Common Areas.** The common elements shall be used only by the co-owners of units in the condominium and by their agents, tenants, family members, invitees, and licensees for access, ingress to, and egress from the respective units, and for other purposes incidental to use of the units; provided, that any parking areas, storage facilities, or other common elements designed for a specific purpose shall be used only for those purposes or other uses approved by the board. The use, maintenance, and operation of the common elements shall not be obstructed,

damaged, or unreasonably interfered with by any co-owner, and shall be subject to any lease or easement presently in existence or entered into by the board at some future date that affects all or any part of the common elements. Parking shall be permitted only on one side of the street, to be specified by the Association. The common areas that consist of easement rights over the adjacent plat, Unity Timbers, may be used by the owners of lots in the plat.

**7.3 Use and Occupancy Restrictions.** In addition to the general requirements of sections 7.1 and 7.2, the use of the project and its common elements by any co-owner shall be subject to the following specific restrictions:

- a. *Exterior changes.* No co-owner shall make any additions, alterations, or modifications to any of the common elements, nor make any changes to the exterior appearance or structural elements of the unit without the prior written approval of the association. The association shall not approve any alterations or structural modifications that would jeopardize or impair the soundness, safety, or appearance of the project. Any co-owner may make alterations, additions, or improvements within the co-owner's unit without the prior approval of the board, but the co-owner shall be responsible for any damage to other units, the common elements, or the property resulting from such alterations, additions, or improvements.
  - b. *Unit rental.* No portion of a unit may be rented, and no transient tenants may be accommodated in any building; provided, that this restriction shall not prevent the rental or sublease of an entire unit together with its appurtenant limited common elements for residential purposes in the manner permitted by these bylaws.
  - c. *Nuisances.* No nuisances shall be permitted on the property nor shall any use or practice be permitted that is a source of annoyance to, or that interferes with the peaceful possession or proper use of the project by the co-owners. No unit shall be used in whole or in part for the storage of rubbish or trash, nor for the storage of any property or thing that may cause the unit to appear in an unclean or untidy condition. No substance or material shall be kept on a unit that will emit foul or obnoxious odors, or that will cause excessive noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding units.
  - d. *Prohibited uses.* No immoral, improper, offensive, or unlawful use shall be conducted on the property, and nothing shall be done or kept in any unit or on the common elements that will increase the rate of insurance for the project without the prior written consent of the association. No co-owner shall permit anything to be done or kept in the co-owner's unit or elsewhere on the common elements that will result in the cancellation of insurance on any unit or any part of the common elements, or that will be in violation of any law.
  - e. *Signs.* No signs or other advertising devices (other than one professionally made unlit sign, or a sign of substantially the same quality and appearance, not larger than four square feet in size, advertising a unit for sale) that are visible from the exterior of the unit or from the common elements shall be displayed on any unit without written permission from the association or its managing agent.
  - f. *Personal property.* No co-owner shall display, hang, or store any clothing, sheets, blankets, laundry, or other articles of personal property outside a unit. This
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restriction shall not be construed to prohibit a co-owner from placing and maintaining outdoor furniture and accoutrements and decorative foliage of a customary nature and appearance on a patio, deck, or balcony appurtenant to a unit; provided, that no such furniture or other personal property shall be stored during the winter season on any open patio, deck, or balcony that is visible from another unit or from the common elements of the project.

- g. *Firearms and weapons.* No co-owner shall use, or permit the use by any occupant, agent, tenant, invitee, guest, or member of the co-owner's family of any firearms, air rifles, pellet guns, B-B guns, bows and arrows, illegal fireworks or other dangerous weapons, projectiles, or devices anywhere on or about the property.
- h. *Pets and animals.* No animals of any kind may be kept or maintained in any unit except for no more than a total of two of any combination of domestic dogs and domestic cats, and/or two caged birds, without the prior written consent of the association, which consent, if given, may be revoked at any time by the association. No exotic, savage, or dangerous animal shall be kept on the property, and no animal may be kept or bred for commercial purposes. Common household pets permitted under the provisions of this subsection shall be kept only in compliance with the rules and regulations promulgated by the board of directors from time to time, and must at all times be kept under care and restraint so as not to be obnoxious on account of noise, odor, or unsanitary conditions. No animal shall be permitted to run loose upon the common elements or within any unit (except the unit owned by the owner of such animal), and the owner of each pet shall be responsible for cleaning up after it.

The association may charge a co-owner maintaining animals a reasonable supplemental assessment if the association determines that such an assessment is necessary to defray additional maintenance costs to the association of accommodating animals within the condominium. The association may also, without liability to the owner of the pet, remove or cause any animal to be removed from the condominium that it determines to be in violation of the restrictions imposed by this section. Any person who causes or permits any animal to be brought to or kept on the condominium property shall indemnify and hold the association harmless from any loss, damage, or liability that the association may sustain as a result of the presence of such animal on the condominium property.

- i. *Recreational vehicles.* No recreational vehicles, snowmobiles, boats, trailers or vehicles other than automobiles and light trucks shall be parked or stored anywhere on the property, except within a unit's garage, with the garage door closed, without the written approval of the association, or for a period of up to 48 hours for the purpose of loading and unloading. No snowmobile, all-terrain vehicle, or other motorized recreational vehicle shall be operated on the property. No maintenance or repair shall be performed on any boat or recreational vehicle except within a garage or residence where totally isolated from public view.
  - j. *Occupancy limitations.* No more than 4 persons shall permanently occupy or reside in any two-bedroom unit, and no more than 5 persons shall permanently occupy or reside in any unit with three or more bedrooms, without the express
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prior written approval of the association. In the event that a violation of this restriction by a family in occupancy of a unit results from the birth or adoption of a child, or the marriage or remarriage of a family member, this restriction shall be suspended as to such family for a period of one year to provide such family a reasonable time to cure such violation or otherwise dispose of the unit.

- k. *Satellite dishes.* A co-owner may install a satellite dish on the co-owner's unit, subject to reasonable prior written approval by the association as to size, location, color, and screening. To the extent required by applicable federal law, the association's regulations shall not unreasonably impair a co-owner's installation, maintenance, or use of the satellite dish.
- l. *Application of restrictions.* Unless there is an election to arbitrate pursuant to these bylaws, a dispute or question as to whether a violation of any specific regulation or restriction contained in this section has occurred shall be submitted to the board, which shall conduct a hearing and render a decision in writing; the decision shall be binding upon all co-owners and other parties having an interest in the project.
- m. *Use of common elements.* The general common elements shall not be used for the storage of supplies or personal property (except for such short periods of time as may be reasonably necessary to permit the placement of trash for collection the next day). No vehicles shall be parked on or along the private drive(s) (except in the event of approved parties or receptions generating a need for off-site parking), and co-owners shall not personally use or obstruct any guest parking areas that may be located on the common elements of the project without the prior consent of the association. No co-owner shall in any way restrict access to any utility line or other area that must be accessible to service the common elements or that affects an association responsibility in any way. In general, no activity shall be carried on nor condition maintained by any co-owner either in the co-owner's unit or upon the common elements that despoils the appearance of the condominium.
- n. *Vehicle limitations.* Each unit may have a maximum of 3 vehicles, 2 of which must be parked in the garage.
- o. *Prohibitions Regarding Pond.* The pond located within the Condominium is burdened by an easement in favor of Lots 17-25 in the adjacent Plat, and may not be used by any co-owners for irrigation, recreation or otherwise. No fertilizer shall be applied within fifty feet (50') of the pond. No irrigation shall be permitted from the pond.

**7.4 Zoning Compliance.** In addition to the restrictions contained in this section, the use of any unit must satisfy the requirements of the zoning ordinances of the municipality in which the project is located in effect at the time of the contemplated use, unless a variance for such use is obtained from the municipality.

**7.5 Rules of Conduct.** Additional rules and regulations consistent with the act, the master deed, and these bylaws concerning the use of units and common elements may be promulgated and amended by the board. Copies of such rules and regulations must be furnished by the board to each co-owner at least 10 days prior to their effective date, and may be revoked at any time by the affirmative vote of 60 percent or more of all co-owners.

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**7.6 Enforcement by Developer.** The project shall at all times be maintained in a manner consistent with the highest standards of a private residential community, used and occupied for the benefit of the co-owners and all other persons interested in the condominium. If at any time the association fails or refuses to carry out its obligations to maintain, repair, replace, and landscape in a manner consistent with the maintenance of such standards, the developer, or any person to whom it may assign this right may, at its option, elect to maintain, repair, and/or replace any common elements or to do any landscaping required by these bylaws and to charge the cost to the association as an expense of administration. The developer shall have the right to enforce these bylaws throughout the development and sales period, which right of enforcement shall include (without limitation) an action to restrain the association or any co-owner from any prohibited activity.

**7.7 Co-owner Enforcement.** An aggrieved co-owner will also be entitled to compel enforcement of the condominium documents by action for injunctive relief and/or damages against the association, its officers, or another co-owner in the project.

**7.8 Remedies on Breach.** In addition to the remedies granted by these bylaws for the collection of assessments; the association shall have the right, in the event of a violation of the restrictions on use and occupancy imposed by this section, to enter the unit and to remove or correct the cause of the violation. Such entry will not constitute a trespass, and the co-owner of the unit will reimburse the association for all costs of the removal or correction. Failure to enforce any of the restrictions contained in this section will not constitute a waiver of the right of the association to enforce restrictions in the future.

**7.9 Reserved Rights of Developer.** The restrictions contained in this section shall not apply to the commercial activities of the developer during the development and sales period. The developer shall also have the right to maintain a sales office, advertising display signs, storage areas, and reasonable parking incident to its sales efforts and such access to, from, and over the property as may be reasonable to enable development and sale of the entire project. The Developer may modify floor plans or develop new floor plans. The front elevation of modified or new floor plans will remain consistent with the style of other units.

**7.10 Assignment and Succession.** Any of the rights granted to or reserved by the developer in the condominium documents or by law may be assigned by it to any other entity or to the association. Any such assignment or transfer shall be made by an appropriate document in writing, signed by the developer and recorded in the public records of the county in which the project is located. Upon such qualification, the assignee will have the same rights and powers as those granted to or reserved by the developer in the condominium documents.

## **Section 8**

### **MORTGAGES**

**8.1 Notice to Association.** Any co-owner who mortgages a unit shall notify the association of the name and address of the mortgagee (referenced in this section as a "mortgagee"), and the association will maintain such information. The information relating to mortgagees will be made available to the developer or its successors as needed for the purpose of obtaining consent from, or giving notice to mortgagee concerning actions requiring consent or notice to mortgagees under the condominium documents or the act.

**8.2 Insurance.** The association shall notify each mortgagee of the name of each

company insuring the condominium against fire, perils covered by extended coverage, and vandalism and malicious mischief, with the amounts of the coverage.

**8.3 Rights of Mortgagees.** Except as otherwise required by applicable law or regulation, a mortgagee has the following rights:

- a. *Inspection and notice.* Upon written request to the association, a mortgagee will be entitled to: (1) inspect the books and records relating to the project upon reasonable notice; (2) receive a copy of the annual financial statement that is distributed to co-owners; (3) notice of any default under the condominium documents by its mortgagor in the performance of the mortgagor's obligations that is not cured within 30 days; and (4) notice of all meetings of the association and its right to designate a representative to attend the meetings.
- b. *Exemption from restrictions.* A mortgagee that comes into possession of a unit pursuant to the remedies provided in the mortgage or by deed in lieu of foreclosure, shall be exempt from any option or right of first refusal on the sale or rental of the mortgaged unit in the condominium documents.
- c. *Past-due assessments.* A mortgagee that comes into possession of a unit pursuant to the remedies provided in the mortgage, or by deed in lieu of foreclosure, shall take the unit free of any claims for unpaid assessments on charges against the mortgaged unit that accrue prior to the time the mortgagee comes into possession, except for assessments having priority as liens against the unit or claims for a pro rata share of such assessments or charges resulting from a reallocation of such assessments charged to all units including the mortgaged unit.

**8.4 Additional Notification.** When notice is to be given to a mortgagee, the board shall also give such notice to the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Veterans Administration, the Federal Housing Administration, the Farmer's Home Administration, the Government National Mortgage Association and any other public or private secondary mortgage market entity participating in purchasing or guarantying mortgages of units in the condominium if the board has notice of such participation.

## Section 9

### LEASES

**9.1 Notice of Lease.** A co-owner, including the developer, intending to lease a unit, shall disclose that fact in writing to the association at least 10 days before presenting a lease form to the prospective tenant and, at the same time, shall supply the association with a copy of the lease form. No unit shall be leased for a period of less than 90 days without the prior written consent of the association.

**9.2 Terms of Lease.** Non-co-owner occupants of a unit shall comply with all the conditions of the condominium documents of the project, and all lease and rental agreements must require such compliance.

**9.3 Remedies of Association.** If the association determines that any non-co-owner occupant has failed to comply with any conditions of the condominium documents, the association may take the following action:

- a. *Notice.* The association shall notify the co-owner of the unit by certified mail

- advising of the alleged violation by the non-co-owner occupant.
- b. *Investigation.* The co-owner will have 15 days after receipt of the notice to investigate and correct the alleged breach by the non-co-owner occupant or to advise the association that a violation has not occurred.
  - c. *Legal action.* If, after 15 days, the association believes that the alleged breach has not been cured or may be repeated, it may institute an action for eviction against the non-co-owner occupant and a simultaneous action for money damages (in the same or in a separate action) against both the co-owner and the non-co-owner occupant for breach of the conditions of the condominium documents. The relief provided for in this section may be by summary proceeding. The association may hold both the non-co-owner occupant and the co-owner liable for any damages to the common elements caused by the co-owner or non-co-owner occupant in connection with the unit or the project.

**9.4 Liability for Assessments.** If a co-owner is in arrears to the association for assessments, the association may give written notice of the arrearage to a non-co-owner occupant occupying the co-owner's unit under a lease or rental agreement and the non-co-owner occupant, after receiving such notice, shall deduct from rental payments due the co-owner the full arrearage, and future assessments as they fall due, and pay them to the association. Such deductions shall not be a breach of the lease agreement by the non-co-owner occupant.

#### Section 10

### TRANSFER OF UNITS

**10.1 Unrestricted Transfers.** An individual co-owner may, without restriction under these bylaws, sell, give, devise, or otherwise transfer the co-owner's unit, or any interest in the unit.

**10.2 Notice to Association.** Whenever a co-owner shall sell, give, devise, or otherwise transfer the co-owner's unit, or any interest in the unit, the co-owner shall give written notice to the association within five days after consummating the transfer. Such notice shall be accompanied by documents evidencing the title or interest transferred.

#### Section 11

### ARBITRATION

**11.1 Submission to Arbitration.** Any dispute, claim, or grievance arising out of or relating to the interpretation or application of the master deed, bylaws, or other condominium documents, and any disputes, claims, or grievances arising among or between co-owners or between co-owners and the association may, upon the election and written consent of the parties to the dispute, claim, or grievance, and written notice to the association, be submitted to arbitration. The parties shall accept the arbitrator's decision and/or award as final and binding. The commercial arbitration rules of the American Arbitration Association, as amended and in effect from time to time, shall be applicable to all such arbitrations.

**11.2 Disputes Involving the Developer.** A contract to settle by arbitration may also be executed by the developer and any claimant with respect to any claim against the developer that might be the subject of a civil action, provided that:

- a. *Purchaser's option.* At the exclusive option of a purchaser or co-owner in the
-

project, a contract to settle by arbitration shall be executed by the developer with respect to any claim that might be the subject of a civil action against the developer, which claim involves an amount less than \$2,500 and arises out of or relates to a purchase agreement, unit, or the project.

- b. *Association's option.* At the exclusive option of the association of co-owners, a contract to settle by arbitration shall be executed by the developer with respect to any claim that might be the subject of a civil action against the developer, which claim arises out of or relates to the common elements of the project, if the amount of the claim is \$10,000 or less.

**11.3 Preservation of Rights.** Election by any co-owner or by the association to submit any dispute, claim, or grievance to arbitration shall preclude that party from litigating the dispute, claim, or grievance in the courts. Except as provided in this section, however, all interested parties shall be entitled to petition the courts to resolve any dispute, claim, or grievance in the absence of an election to arbitrate.

## Section 12

### OTHER PROVISIONS

**12.1 Definitions.** All terms used in these bylaws will have the same meaning assigned by the master deed to which the bylaws are attached, or as defined in the act.

**12.2 Severability.** In the event that any of the terms, provisions, or covenants of these bylaws or of any condominium document are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify, or impair any of the other terms, provisions, or covenants of such documents or the remaining portions of any terms, provisions, or covenants held to be partially invalid or unenforceable.

**12.3 Notices.** Notices provided for in the act, master deed, or bylaws shall be in writing and shall be addressed to the association at its registered office in the State of Michigan and to any co-owner at the address contained in the deed of conveyance, or at such other address as may subsequently be provided. The association may designate a different address for notices to it by giving written notice of such change of address to all co-owners. Any co-owner may designate a different address for notices by giving written notice to the association. Notices addressed as above shall be deemed delivered when mailed by United States mail with postage prepaid or when delivered in person.

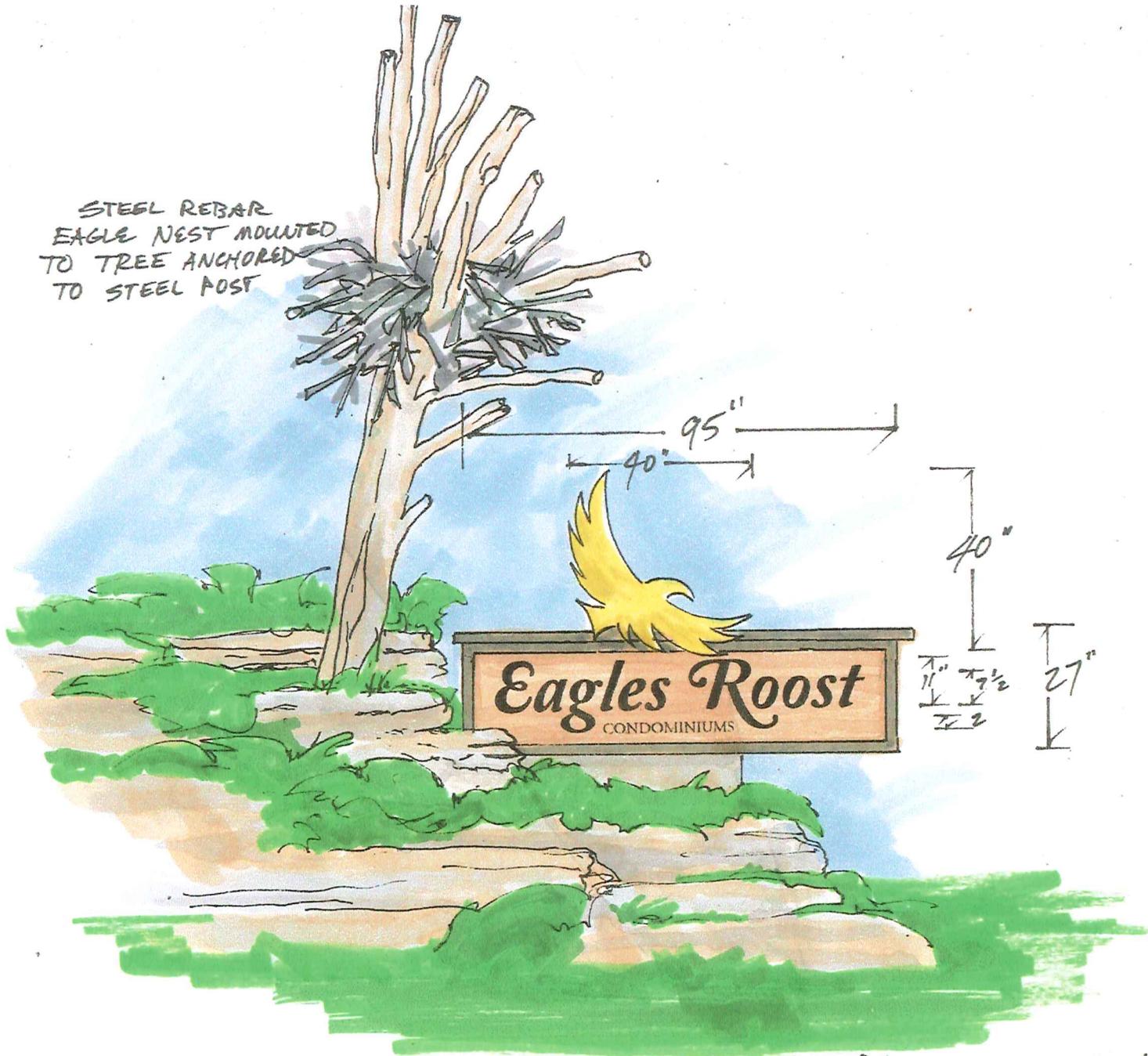
**12.4 Amendment.** These bylaws may be amended, altered, changed, added to, or repealed only in the manner prescribed in the master deed.

**12.5 Conflicting Provisions.** In the event of a conflict between the act (or other laws of the State of Michigan) and any condominium document, the act (or other laws of the State of Michigan) shall govern. In the event of a conflict between the provisions of any one or more of the condominium documents themselves, the following order of priority shall be applied, and the provisions of the document having the highest priority shall govern:

1. the master deed, including the condominium subdivision plan (but excluding these bylaws);
2. these condominium bylaws;
3. the articles of incorporation of the association;

4. the association bylaws;
  5. the rules and regulations of the association; and
  6. the disclosure statement.
-

STEEL REBAR  
EAGLE NEST MOUNTED  
TO TREE ANCHORED  
TO STEEL POST



SANDBLASTED CEDAR SIGN W/ RAISED COPY  
& BORDER, ALUMINUM CAP & END TRIM, HDU OR PVC  
EAGLE. SIGN STRUCTURE MOUNTED TO CONCRETE BASE.

$\frac{3}{8}'' = 1'0''$

*[Signature]*  
11/15

Vendor Code	Vendor Name	Description	Amount
	Invoice		
SNAPON	A DIVISION OF	IDSC HOLDINGS LLC	
	01141626828	DOOR LOCK, 12PC SP SKT SET	350.00
TOTAL FOR: A DIVISION OF IDSC HOLDINGS LLC			350.00
ACTION CHE	ACTION CHEMICAL		
	326509	CLEANING SUPPLIES - SENIOR CENTER	189.67
TOTAL FOR: ACTION CHEMICAL			189.67
ACT COLL	ACTION COLLISION		
	19055	REPAIR ON TOM'S TRUCK	566.60
TOTAL FOR: ACTION COLLISION			566.60
ACTIONFLAG	ACTION FLAG		
	25370	FLAGS	2,160.09
TOTAL FOR: ACTION FLAG			2,160.09
ALLENDALE	ALLENDALE TRUE VALUE HARDWARE		
	1588354	SCREWS, VACCUUM BAGS	16.57
TOTAL FOR: ALLENDALE TRUE VALUE HARDWARE			16.57
AEC	ALLIANCE ENTERTAINMENT		
	PLS93412776	AV-MUSIC	493.91
TOTAL FOR: ALLIANCE ENTERTAINMENT			493.91

Vendor Code	Vendor Name	Description	Amount
AMAZON	AMAZON CREDIT PLAN		
	022865000373	AV-DVD	32.76
	022865052025	AV-DVD	16.19
	022867715044	AV-DVD	27.98
	022867957789	AV-DVD	46.97
	0228690999155	AV-DVD	58.89
	022869132851	AV-DVD	265.48
	037737275390	AV-DVD	45.77
	10510323665	PRINT YOUTH SPANISH	15.86
	135631073521	AV-DVD	200.12
	135632410528	AV-DVD	55.77
	135636087040	AV-DVD	101.07
	135636123067	AV-DVD	12.69
	135638229630	AV-DVD	56.15
	164222720028	AV-DVD	24.87
	164222802386	AV-DVD	144.93
	164226321449	AV-DVD	13.99
	164227974560	AV-DVD	50.61
	164228167506	AV-DVD	43.35
	164228539369	AV-DVD	59.29
	164229387172	AV-DVD	24.98
	164229448964	AV-DVD	96.44
	164229959910	AV-DVD	144.52
	219867675965	AV-DVD	29.59
	219869589557	AV-DVD	17.75
	234260434913	MAGAZINES & PERIODICALS	27.95
	234260493720	MAGAZINES & PERIODICALS	29.95
	2342609443496	MAGAZINES & PERIODICALS	26.00
	234260977994	MAGAZINES & PERIODICALS	32.00
	234261013508	MAGAZINES & PERIODICALS	149.00
	234261326827	MAGAZINES & PERIODICALS	24.97
	234262471304	MAGAZINES & PERIODICALS	21.95
	234263431440	MAGAZINES & PERIODICALS	275.00
	234263757083	MAGAZINES & PERIODICALS	7.99
	234264303492	MAGAZINES & PERIODICALS	21.95
	234265109091	MAGAZINES & PERIODICALS	40.56
	234265483900	MAGAZINES & PERIODICALS	40.00
	234267060133	MAGAZINES & PERIODICALS	25.00
	234267706941	MAGAZINES & PERIODICALS	67.08
	234267755746	MAGAZINES & PERIODICALS	29.50
	234269168405	MAGAZINES & PERIODICALS	37.95
	234269485564	MAGAZINES & PERIODICALS	24.00
	234269628070	MAGAZINES & PERIODICALS.	14.99
	240120166193	AV-MUSIC	58.65
	240121255679	AV-MUSIC	11.51
	240123002265	AV-MUSIC	8.89
	240123439195	AV-MUSIC	31.83
	240127283493	AV-MUSIC	176.80
	240129037323	AV-MUSIC	115.10
	CM002300435436	CREDIT MAGAZINES & PERIODICALS	(15.00)
	CM002302894402	CREDIT MAGAZINES & PERIODICALS	(22.95)
	CM002308017829	CREDIT MAGAZINES & PERIODICALS	(5.82)
	CM002309865718	CREDIT MAGAZINES & PERIODICALS	(4.16)
TOTAL FOR: AMAZON CREDIT PLAN			2,836.71
MISC	AMY VANDERPLOEG		
	100	CPA SERVICES THROUGH DECEMBER	1,625.00
TOTAL FOR: AMY VANDERPLOEG			1,625.00
KEN AUTO	AUTO WARES		
	509-678800	CERAMIC PADS, AGS BRK LUBE	70.94
	509-679033	BATTERIES - SIDEWALK SNOWPLOW	113.99
	CM509-678817	CERAMIC PADS, AGS BRK LUB - RETURNED	(70.94)
TOTAL FOR: AUTO WARES			113.99

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Vendor Code	Vendor Name	Description	Amount
	Invoice		
BRSPORT	B & R SPORTING	GOODS, INC	
	G-100715	SKATE SHARPENER WHEELS	160.00
TOTAL FOR: B & R SPORTING GOODS, INC			160.00
BAKER	BAKER & TAYLOR		
	2031409291	AV-AUDIOBOOK YOUTH	209.22
	2031433242	PRINT ADULT	1,020.98
	2031435960	PRINT YOUTH	894.26
	2031437997	PRINT ADULT	505.52
	2031443969	PRINT ADULT	883.67
	2031462093	PRINT ADULT	676.59
	2031467968	PRINT ADULT	694.28
	2031473642	PRINT ADULT	796.74
	2031490926	PRINT YOUTH	21.99
	2031494284	PRINT ADULT	754.48
	2031494395	PRINT YOUTH	403.87
	2031501459	PRINT ADULT	1,122.85
	2031505586	PRINT YOUTH	229.37
	2031525794	PRINT ADULT	723.15
	2031525944	PRINT YOUTH	645.84
	2031532406	PRINT ADULT	1,403.60
	2031537705	PRINT ADULT	815.72
	2031538006	PRINT YOUTH	73.76
	2031560325	PRINT YOUTH	280.14
	2031569124	PRINT ADULT	229.70
	B04327360	AV-DVD	698.12
	B04544190	AV-MUSIC	827.79
	CM0002722654	CREDIT PRINT YOUTH	(147.01)
	CM0002722655	CREDIT PRINT ADULT	(305.74)
	CM0002728442	CREDIT PRINT ADULT	(77.45)
	CM0002728443	CREDIT YOUTH PRINT	(301.40)
	CM0002739066	CREDIT ADULT PRINT	(302.33)
	CM0002739144	CREDIT PRINT YOUTH	(18.50)
	CM0002740248	CREDIT PRINT YOUTH	(9.26)
	CM0002745144	CREDIT PRINT ADULT	(164.50)
	CM0002746721	CREDIT PRINT YOUTH	(403.62)
	CM0002747218	CREDIT PRINT YOUTH	(261.12)
	CM0002747219	CREDIT PRINT ADULT	(373.11)
	CM0002753595	CREDIT PRINT ADULT	(45.59)
	CM0002755128	CREDIT PRINT YOUTH	(132.33)
	CM0002755129	CREDIT PRINT YOUTH	(9.26)
	CM0002755132	CREDIT PRINT ADULT	(73.03)
	CM0002755133	CREDIT PRINT ADULT	(52.31)
	CM0002755134	CREDIT PRINT ADULT	(63.35)
TOTAL FOR: BAKER & TAYLOR			11,171.73
MISC	BC PIZZA		
	2015NOVDEC	BC PIZZA PARTY REIMBURSEMENT 11/1/2015-12/30/215	426.00
TOTAL FOR: BC PIZZA			426.00
BSM	BLOOM SLUGGETT MORGAN		
	14908	DEC SERVICES	2,283.32
TOTAL FOR: BLOOM SLUGGETT MORGAN			2,283.32
BORGMAN	BORGMAN FORD		
	FOCS155077	2013 FORD F-150 OIL CHANGE	63.92
TOTAL FOR: BORGMAN FORD			63.92

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Vendor Code	Vendor Name	Description	Amount
CENTRON	CENTRON DATA SERVICE CO		
	1-16979	1442 UNITS BILLED	595.27
	1-17107	1069 UNITS BILLED	560.21
	1-17207	ASSESSMENT NOTICES 2016	7,612.50
	1-17262	896 UNITS BILLED	117.86
	1-17264	POSTAGE	1,700.00
TOTAL FOR: CENTRON DATA SERVICE CO			10,585.84
COMM GAR	COMMUNITY GARAGE INC		
	42023#317	SC TRUCK #317 MAINTENANCE & REPAIRS	2,775.50
	42041#317	SC TRUCK #317 MAINTENANCE & REPAIRS	1,625.60
TOTAL FOR: COMMUNITY GARAGE INC			4,401.10
DEMCO	DEMCO, INC.		
	5769992	SHELVING	3,141.17
	5774278	LABELS, LABEL PROTECTORS, PAPER SPINE LABELS	555.43
TOTAL FOR: DEMCO, INC.			3,696.60
EAST	EJ USA, INC		
	3922830	NUTS & BOLTS, SUPPLIES	184.53
TOTAL FOR: EJ USA, INC			184.53
ELECTIONSO	ELECTION SOURCE		
	30127	SINGLE STATION VOTING BOOTH X 52	9,100.00
TOTAL FOR: ELECTION SOURCE			9,100.00
ELITEFUND	ELITE FUND		
	3856	ANNUAL E-RATE SUPPORT SERVICES	37.50
TOTAL FOR: ELITE FUND			37.50
FABTECH	FAB TECH		
	3127	CUTTING EDGES - CEMETARY SNOW PLOW	526.31
TOTAL FOR: FAB TECH			526.31
GEM	GEMMEN'S		
	696727	SCREWS, BATTERIES, BOLTS, PLASTIC CHAIN, DOUBLE SN	75.48
	697138	PAINT BRUSH, PIPE THREAD STICK	10.04
	697178	SPRAYER BOOTS - TK	150.28
	697230	ROLLER COVER, 4" PAINT TRAY	10.04
	697363	WASHER FLUID, 10" CIRC BLADE, 4" BRUSH WHEEL, PAIN	75.69
	697735	WATER SAVER REPAIR, BATTERIES	31.48
	698269	WORK BOOTS - BK	184.46
	699204	ENAMEL SPRAY, BATTERY, SPONGE, TAPE	22.78
	699210	STOP NUT, SCREWS - SIDEWALK SNOWPLOW, GLOVES	125.95
	699362	CONCRETE SEALANT, ROLLER COVER, PLASTIC LINER	9.87
	699513	SCREWS, NUTS, & BOLTS	2.41
TOTAL FOR: GEMMEN'S			698.48
GEN PARTS	GENUINE PARTS COMPANY		
	859734	2013 FORD F150 - BRAKES	79.99
TOTAL FOR: GENUINE PARTS COMPANY			79.99
GORDON	GORDON FOOD SERVICE		
	862122315	KITCHEN SUPPLIES	69.90
TOTAL FOR: GORDON FOOD SERVICE			69.90
GRAND OFF	GRAND OFFICE SUPPLY		
	0181988-001	general office supplies	83.40
TOTAL FOR: GRAND OFFICE SUPPLY			83.40

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Vendor Code	Vendor Name	Description	Amount
	Invoice		
GJCHAMBER	GRANDVILLE-JENISON CHAMBER		
	7252	2016 ANNUAL LUNCHEON	20.00
TOTAL FOR: GRANDVILLE-JENISON CHAMBER			20.00
HPS	HUDSONVILLE PUBLIC SCHOOLS		
	160115	PROPERTY TAX COLLECTIONS	7,509.13
TOTAL FOR: HUDSONVILLE PUBLIC SCHOOLS			7,509.13
J & H	J & H OIL COMPANY		
	3359332	PNL & CONV REC GAS - SIDEWALK PLOWS	276.84
	3359334	DIESEL FUEL - SIDEWALK SNOWPLOWS	253.78
TOTAL FOR: J & H OIL COMPANY			530.62
JPS	JENISON PUBLIC SCHOOLS		
	160115	PROPERTY TAX COLLECTIONS	7,266.96
TOTAL FOR: JENISON PUBLIC SCHOOLS			7,266.96
VANDERWIEL	KIMBERLY VANDERWIELE		
	151231	DECEMBER FITNESS CLASSES	360.00
TOTAL FOR: KIMBERLY VANDERWIELE			360.00
KLEYN	KLEYN MOBILE REPAIR LLC		
	14260	HEATER VALVE REPAIR	462.75
TOTAL FOR: KLEYN MOBILE REPAIR LLC			462.75
KSS ENT	KSS ENTERPRISES		
	961501	12QT BOWL, MOP	92.97
TOTAL FOR: KSS ENTERPRISES			92.97
LAKELAND	LAKELAND LIBRARY COOP		
	16-12920	QUARTERLY OVERDRIVE - JAN-MAR 2016 - MAINTENANCE,	400.00
	16-12959	QUARTERLY BILLING - JAN - MAR 2016 - ADMIN DEPT	675.75
	16-12960	QUARTERLY BILLING - JAN - MAR 2016 - DELIVERY CHAR	566.25
	16-12961	QUARTERLY BILLING - JAN - MAR 2016 - MARC SKY RIVE	589.25
	16-12962	QUARTERLY BILLING- JAN - MAR 2016 - LLC CATALOGING	2,554.25
	16-12963	QUARTERLY BILLING - JAN - MAR 2016 - AUTHORITY CON	143.75
	16-12964	QUARTERLY BILLING - JAN - MAR 2016 - ILS DEPARTMEN	2,552.25
	16-12965	QUARTERLY BILLING - JAN - MAR 2016 - SYNETICS	153.75
	16-12966	QUARTERLY BILLING - JAN - MAR 2016 - SMS ALERT SUB	116.50
	16-12967	QUARTERLY BILLING - JAN - MAR 2016 - IT DEPT ILS S	746.25
	16-12968	QUARTERLY BILLING - JAN - MAR 2016 - IT ADMINISTRA	380.25
	16-12969	QUARTERLY BILLING - JAN - MAR 2016 - E-MAIL ACCOUN	62.50
TOTAL FOR: LAKELAND LIBRARY COOP			8,940.75
LAW	LAW WEATHERS & RICHARDSON		
	140316	PROPERTY AQ	333.00
	140317	SCHLICKER PROPERTY AQ	1,161.00
	140379	ORDINANCE ENFORCEMENT	1,269.50
TOTAL FOR: LAW WEATHERS & RICHARDSON			2,763.50
CENTENO	MARIO CENTENO		
	151107	COMPUTER CLASS 10/3/2015-11/7/2015	240.00
TOTAL FOR: MARIO CENTENO			240.00
MCMASTER	MCMASTER-CARR SUPPLY CO		
	47312269	ACETONE - 1 GALLON	70.09
	47345751	WELDING RODS, MAGNETIC QUICK CLAMP, HAND BRUSH, SQ	303.37
TOTAL FOR: MCMASTER-CARR SUPPLY CO			373.46

Vendor Code	Vendor Name	Description	Amount
Metlife	METLIFE GROUP BENEFITS		
	160113	FEBRUARY DENTAL	1,899.48
TOTAL FOR: METLIFE GROUP BENEFITS			1,899.48
AWWA	MI-AWWA PAYMENT PROCESSING		
	160225 - AF	2016 CROSS CONNECTION SEMINAR - A. FEENSTRA	110.00
	160225 - BK	2016 CROSS CONNECTION SEMINAR - B. KNOPER	110.00
TOTAL FOR: MI-AWWA PAYMENT PROCESSING			220.00
MIELECT	MICHIGAN ELECTION RESOU		
	35034	AVA APPLICATION	1,661.98
TOTAL FOR: MICHIGAN ELECTION RESOU			1,661.98
MISC	MILLER WELDING SUPPLY		
	INV000043357	WATER/SEWER PARTS AND SUPPLIES	2,572.02
TOTAL FOR: MILLER WELDING SUPPLY			2,572.02
MISSIONCOM	MISSION COMMUNICATIONS, LLC		
	1000097	LIFT STATION MONITORING - 1 YEAR	8,892.00
TOTAL FOR: MISSION COMMUNICATIONS, LLC			8,892.00
MLIVE	MLIVE MEDIA GROUP		
	151231	DECEMBER ADS	260.00
TOTAL FOR: MLIVE MEDIA GROUP			260.00
OAI	OTTAWA AREA INTERMEDIATE		
	160115	PROPERTY TAX COLLECTIONS	8,848.86
TOTAL FOR: OTTAWA AREA INTERMEDIATE			8,848.86
OC PU	OTTAWA CO PUBLIC UTILITIES		
	9877	DECEMBER 2015 - WATER	113,060.60
	9881	DECEMBER SEWAGE TREATMENT	283,203.89
TOTAL FOR: OTTAWA CO PUBLIC UTILITIES			396,264.49
OC T	OTTAWA CO TREASURER		
	160115	PROPERTY TAX COLLECTIONS	110,323.26
	32870	QUARTERLY TAX ADJUSTMENTS	6,101.78
	33075	DEC COPS	105,041.11
TOTAL FOR: OTTAWA CO TREASURER			221,466.15
PMYERS	PAMELA MYERS		
	151231	2015 MILEAGE & EXPENSES	99.65
TOTAL FOR: PAMELA MYERS			99.65
SHEPARD	PEGGY SHEPARD		
	160115	JANUARY EXPENSE FORM - ELECTION SUPPLIES	112.43
TOTAL FOR: PEGGY SHEPARD			112.43
PIPELINE	PIPELINE SERVICE INC.		
	1607	TV LIVING EXISTING - SANITARY SEWER	1,071.00
TOTAL FOR: PIPELINE SERVICE INC.			1,071.00
PREMIERCOL	PREMIER COLUMBARIA		
	15-2177	SHIPPING DEPOSIT FOR PREMIER WHITE COLUMBARIUM	4,086.00
TOTAL FOR: PREMIER COLUMBARIA			4,086.00

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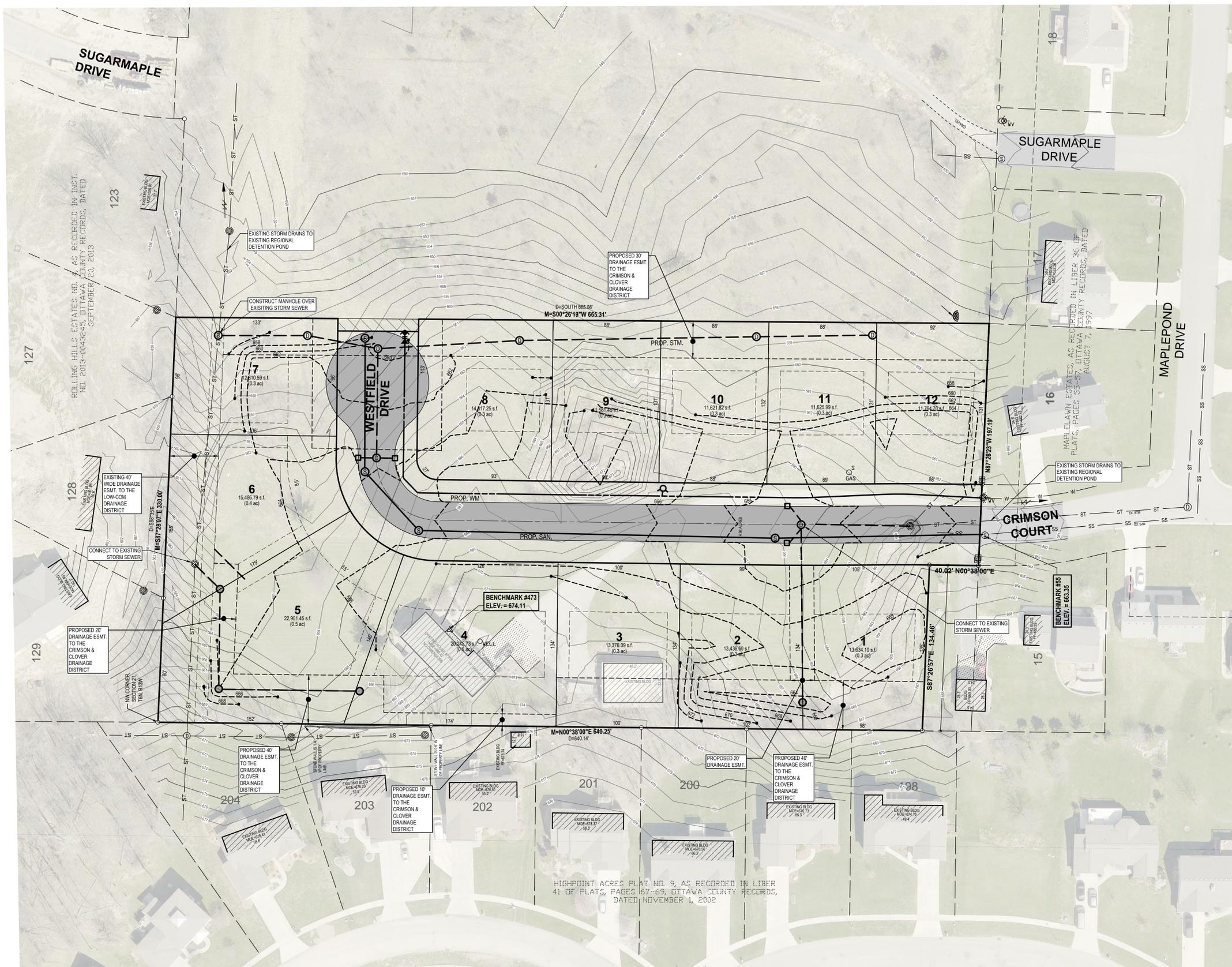
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Vendor Code	Vendor Name	Description	Amount
PR SYS	PRINTING SYSTEMS INC		
	93179	694 ABSENT BALLOT RETURN	393.31
	93180	593 ABSENT VOTER BALLOT OUTER	343.31
TOTAL FOR: PRINTING SYSTEMS INC			736.62
PCI	PROFESSIONAL CODE INSPECTIONS		
	2416	JANUARY INSPECTIONS	21,343.08
TOTAL FOR: PROFESSIONAL CODE INSPECTIONS			21,343.08
REPCO LITE	REPCO LITE PAINTS INC		
	337739	PAINT AND PAINTING SUPPLIES	104.10
TOTAL FOR: REPCO LITE PAINTS INC			104.10
ALLIEDWAST	REPUBLIC SERVICES		
	0240-005995052	TRASH SERVICES - DECEMBER	488.22
TOTAL FOR: REPUBLIC SERVICES			488.22
SMITTER	SMITTER PEST CONTROL COMPANY		
	22474	PEST CONTROL	36.00
TOTAL FOR: SMITTER PEST CONTROL COMPANY			36.00
SPARKLING	SPARKLING IMAGE		
	107259	2007 FORD F150 - OIL CHANGE	40.44
	107372	2010 FORD F150 - OIL CHANGE	40.44
TOTAL FOR: SPARKLING IMAGE			80.88
STORE FRON	STORE FRONTS, INC.		
	58829	FLOW WINDSHIELD - SIDEWALK SNOWPLOW	228.81
TOTAL FOR: STORE FRONTS, INC.			228.81
TDSMETRO	TDS METROCOM		
	160107 - 61645711	SENIOR CENTER PHONE	85.09
	160107 - 61645743	MUSEUM PHONE	23.91
	160107 - 61666221	FIRE PHONE	49.54
	160107 - 61666228	ICE CENTER PHONE	100.56
	160107 - 61666242	W/S PHONE	616.87
TOTAL FOR: TDS METROCOM			875.97
TSC	TRACTOR SUPPLY COMPANY		
	261645	PEAK 6IN FAN - SIDEWALK SNOWPLOW	38.97
	293843	RATCHETING CARGO BARS	99.96
TOTAL FOR: TRACTOR SUPPLY COMPANY			138.93
TRANSNATN	TRANSNATION TITLE AGENCY OF MICHIGA		
	160121	TAX OVERPAYMENT 701415127002	271.28
TOTAL FOR: TRANSNATION TITLE AGENCY OF MICHIGA			271.28
ST OF MI	UNEMPLOYMENT INSURANCE AGENCY		
	2015	UNEMPLOYMENT REIMBURSEMENT 2015	3,927.18
TOTAL FOR: UNEMPLOYMENT INSURANCE AGENCY			3,927.18
UNI MGMT	UNIQUE MANAGEMENT SERVICES INC		
	417746	PLACEMENTS	35.80
TOTAL FOR: UNIQUE MANAGEMENT SERVICES INC			35.80
USPS	UNITED STATES POST OFFICE		
	160111	POSTAGE DUE ACCT AT POST OFFICE	50.00
	160121	POSTAGE DUE - ELECTIONS	160.72
TOTAL FOR: UNITED STATES POST OFFICE			210.72

Vendor Code	Vendor Name	Description	Amount
	Invoice		
TOTAL - ALL VENDORS			756,412.95





**LEGEND**

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROPOSED BITUMINOUS
- EXISTING BITUMINOUS
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- FLOW DIRECTION

**BENCHMARKS**

- BENCHMARK #55** ELEV. = 663.35(NGVD29)  
North edge of sanitary manhole rim located at the North end of Crimson Court.
- BENCHMARK #473** ELEV. = 674.11(NGVD29)  
Southeast corner of concrete porch to House #7169 Crimson Court; South side of house.



**NEDERVELD**  
 www.nederveld.com  
 800.222.1868  
**GRAND RAPIDS**  
 217 Grandville Ave., Suite 302  
 Grand Rapids, MI 49503  
 Phone: 616.575.5190  
**ANN ARBOR**  
**CHICAGO**  
**COLUMBUS**  
**HOLLAND**  
**INDIANAPOLIS**  
**ST. LOUIS**

**PREPARED FOR:**  
 Bass River Development CO., L.L.C.  
 Jay Schippers  
 10032 Winans Street  
 West Olive, MI 49460

**REVISIONS:**

Title	Drawn	Checked	V. Date
Title: Tentative Preliminary Plat	MS	TA	S. Date: 10.06.15
Title: Final Preliminary Plat	MS	JB	S. Date: 10.27.15
Title: Final Preliminary Plat	TA	JB	S. Date: 12.04.15

**CRIMSON & CLOVER**  
**Preliminary Grading & Utility Plan**  
 7169 Crimson Court  
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
15200535

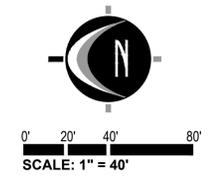
**SHEET NO:**  
**C-102**

**SHEET: 2 OF 2**

**811** Know what's below.  
 CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.





December 16, 2015

Mr. Dan Carlton  
Georgetown Township  
1515 Baldwin Street  
P.O. Box 769  
Jenison, MI 49429-0769

Re: Cedar Lake Estates No. 12  
Sanitary Sewer Laterals Pay Back Agreement

Dear Mr. Carlton:

As part of the construction of Cedar Lake No. 12 it was a township requirement to extend the sanitary sewer in East View Drive to provide sewer laterals to the two (2) existing homes at the NW and SW corners of Victor Avenue and East View Drive. On behalf of the developer we request a standard payback agreement from township for reimbursement of the expense of the laterals when the homeowners utilize the laterals and hook into the sewer system. Please provided a draft of the agreement for our review prior to execution

Sincerely,

Todd R. Stuve, P.E.  
[tstuive@exxelengineering.com](mailto:tstuive@exxelengineering.com)

Enclosure

cc: Ms. Denise Decker, Cedar Valley Associates, Inc.

Q101349E – (Sec. 3-6-13)