

Member Ellenwood stated that she would like to see the Rockford Ambulance allocations go toward the medical equipment and supplies.

Member W. Bigney made a motion supported by Member J. Bigney to approve the following 2004-05 CDBG Fund Allocations:

Funds Allocated by County	\$20,168.00
Rockford Ambulance	\$3,000.00
Arbor Circle – Teen Parenting	\$1,000.00
Senior Neighbors	\$8,400.00
North Kent Transit	\$3,000.00
Trestle Park Vault Toilet Project	<u>\$13,245.30</u>
Funds Twp. Approved For Allocation	28,645.30
(Toilet Project awaiting County Approval)	

Motion carried by a voice vote.

EASTBROOK DEVELOPMENT – CONSENT JUDGMENT ORD. #204 – REVISION OF SITE PLAN:

Mr. Kraker from Eastbrook Companies explained that there are two basic reasons for the changes.

1. The entrance to the road was moved farther south to make more room for a school if Rockford chooses to put one there.
2. After reviewing the plan with a design firm and looking at the way the storm water would run it was determined that it would be better for the site and the neighboring lands to change the layout, mostly of the northern portion of the plan. The new plan allows the roads to follow the natural contour of the land thereby allowing for natural drainage off the roofs tops of houses. They had looked at containing all the runoff on site but they have never done that before so took more of an intermediate layout instead.

Member W. Bigney asked what percentage of impervious services where on the site?

Mr. Kraker said they had never figured out those calculations.

Supervisor Hoemke stated that the reason this was coming before the Township Board was because the Consent Judgment that approves this plan states that any major changes must have Township Board Approval, if it had been just a minor change the Site Plan Review Committee could have looked at it and given their approval.

Member Ellenwood asked what amount of open space was left on the new adjusted plan?

Mr. Kraker said they had not calculated those figures, but that it should be about the same as before. Supervisor Hoemke stated that the final version of the plan should have these calculations on it. Member Ellenwood stated she liked the open spaces around the edges of the plan and around the areas of the river but noted the movement of the home sites on the northern portion of the plan closer to the neighboring parcels. She reminded the applicant and the Board that this area was of major concern during the approval process and that the new home sites had been purposely set back farther to protect these neighboring lots.

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Mr. Kraker said that the reason why the northern lots were moved was again because of the storm water runoff.

Member Ellenwood asked if those lots could be pulled back southwardly away from the neighboring lots?

Mr. Kraker stated that he would work to pull lots 96 and 97 back farther.

Member Ellenwood asked a question that she stated was probably premature to ask but wondered if they had looked at constructing a walkway for the school children to access the parcel where the school may be built?

Mr. Kraker said no they of course had not gotten that far, but that could be an issue to look at if negotiations with Rockford School District get that far.

Both Supervisor Hoemke and Member Ellenwood restated the fact that the open space calculations must be on the final site plan.

Member W. Bigney made a motion seconded by Member Ellenwood to approve the Eastbrook Development Consent Judgment Ord. #204 revised site plan with changes made to include open space calculations, movement of lots 96 and 97, and the walkway to the school. Motion carried by a voice vote.

STORM WATER MASTER PLAN FUNDING:

Mr. Bob Bruggink, Township Engineer, stated that the purpose here tonight was to evaluate if the Township would like to proceed with a Storm Water Master Plan. The first step was to adopt a Storm Water Ordinance, which the Township did back in April of 2002.

The second step is to come up with continuity and techniques with a Storm Water Management Plan. This plan would also list items to address. The cost would be approximately \$30,000.00 maybe less for Algoma Township.

Mr. Roger Laninga, Kent County Drain Commissioner, showed the Board a sample storm water map from Grand Rapids Township. He stated that depending on what way the water runs a jurisdiction can come up with separate drain districts. He said that the County Drain Commission does not review site condominium projects and that can lead to problems if the site is not reviewed correctly. He gave an example from Plainfield Township where a certain area of land had two plats, that were reviewed by the Drain Commission, and a site condominium project, that was not reviewed by the Drain Commission, the site condominium engineer did not look at the run off from the neighboring plats when calculating the storm water run off for the site condominium and since then they have had some major problems with run off from the plats into the site condominium. This situation made Plainfield Township realize that they needed a Storm Water Master Plan that maps all areas and drains. He also stated that the County Board of Commissioners thought that this was an important enough issue that they will pay half of the costs of developing a Storm Water Master Plan. Member W. Bigney asked if this was voluntary? Mr. Laninga stated that it is, he said that it is strictly a guide to where and how water is going and a tool for Planning Commissions to use instead of coming up with the information each time a development is proposed.

Member Ellenwood asked if this would be a tool for others to use to look at run off from township to township. Mr. Laninga said that it would, to see the overall picture and to help set policies.

Supervisor Hoemke stated that he could see the advantage. There has been a lot of time spent on these issues in the past but not so much since the adoption of the Storm Water Ordinance.

Site Plan #CCC4 (CRD#304)

Major Revision

Approved by Top Brd
on 2/10/2004

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