

Sierra Estates Drain

Board of Determination Meeting
February 1, 2024



Ken Yonker
Kent County Drain Commissioner

Why Are We Here?

- **Application to Layout and Designate Drainage District and Petition** filed by Plainfield Township on August 29, 2023 to *Locate and Establish a Drain*
- **Michigan Drain Code** (Public Act 40 of 1956) mandates a Board of Determination meeting
- **Board** composed of 3 disinterested property owners from outside of affected municipalities
- Determine **necessity** based on public health, convenience or welfare after hearing testimony

PLAINFIELD CHARTER TOWNSHIP

PETITION FOR LOCATING, ESTABLISHING
AND CONSTRUCTING A DRAIN

SIERRA ESTATES DRAIN

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Dated: August 29, 2023



By: Thomas Coleman
Its: Supervisor



By: Cathleen Lowenthal
Its: Clerk



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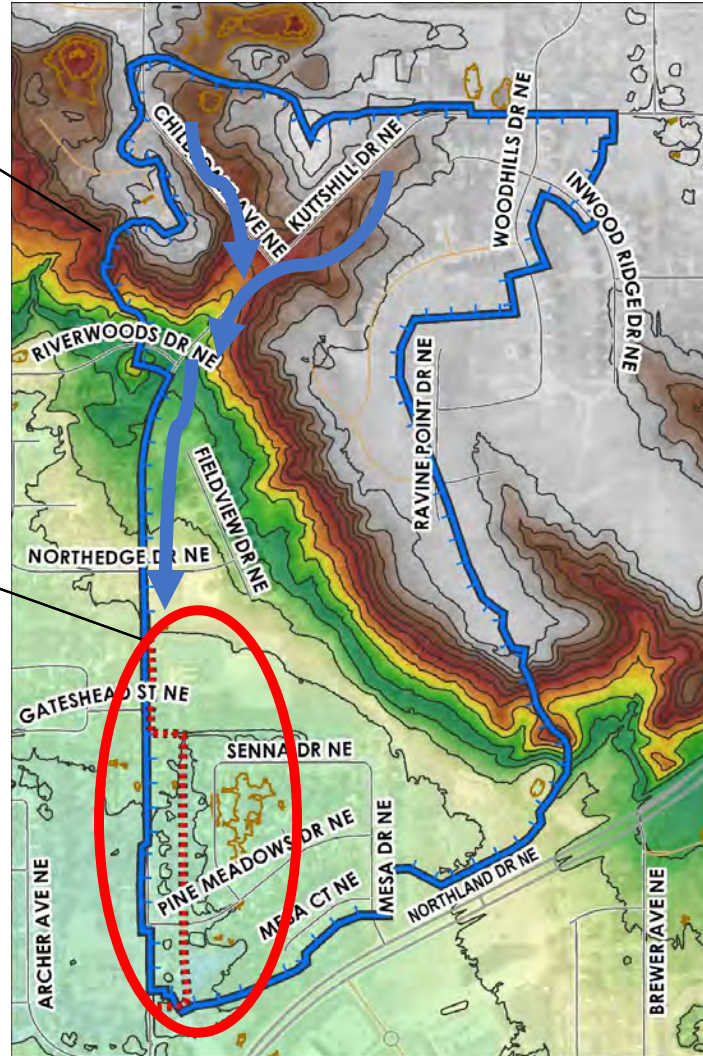


SIERRA ESTATES
DRAIN DRAINAGE
DISTRICT BOUNDARY

Approximate Route
of Drain

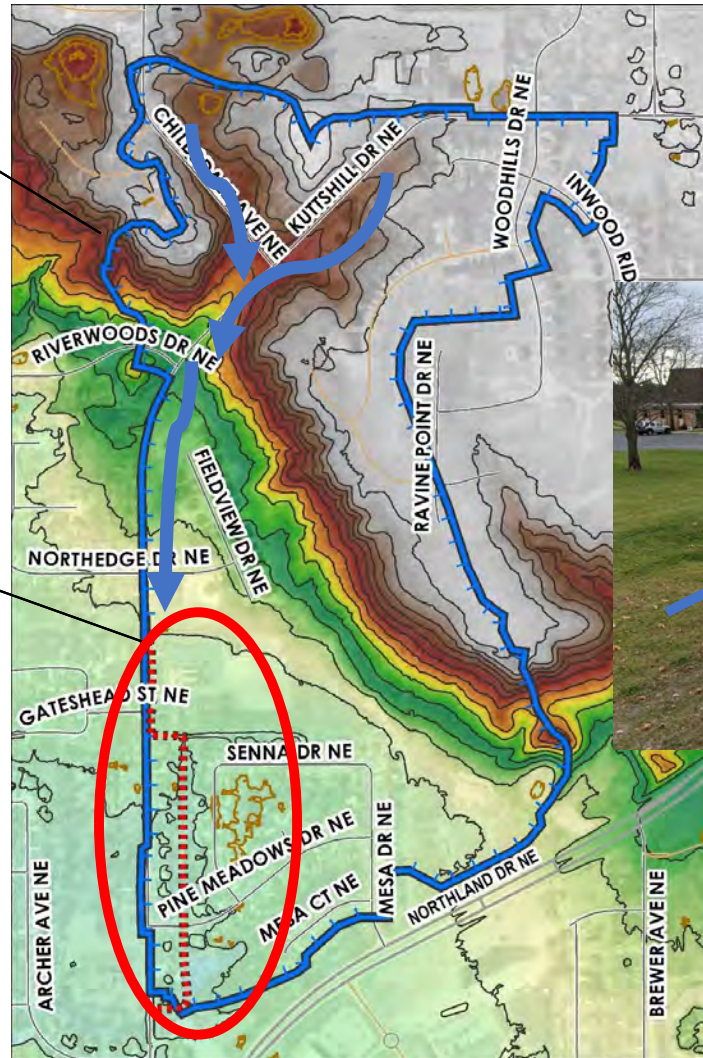
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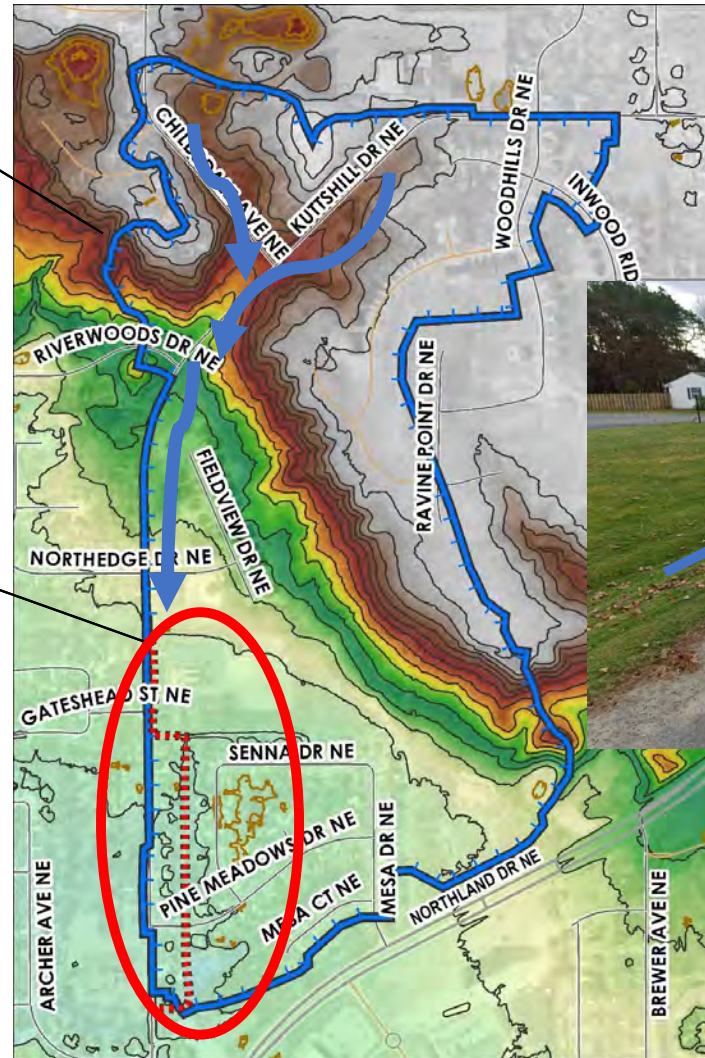
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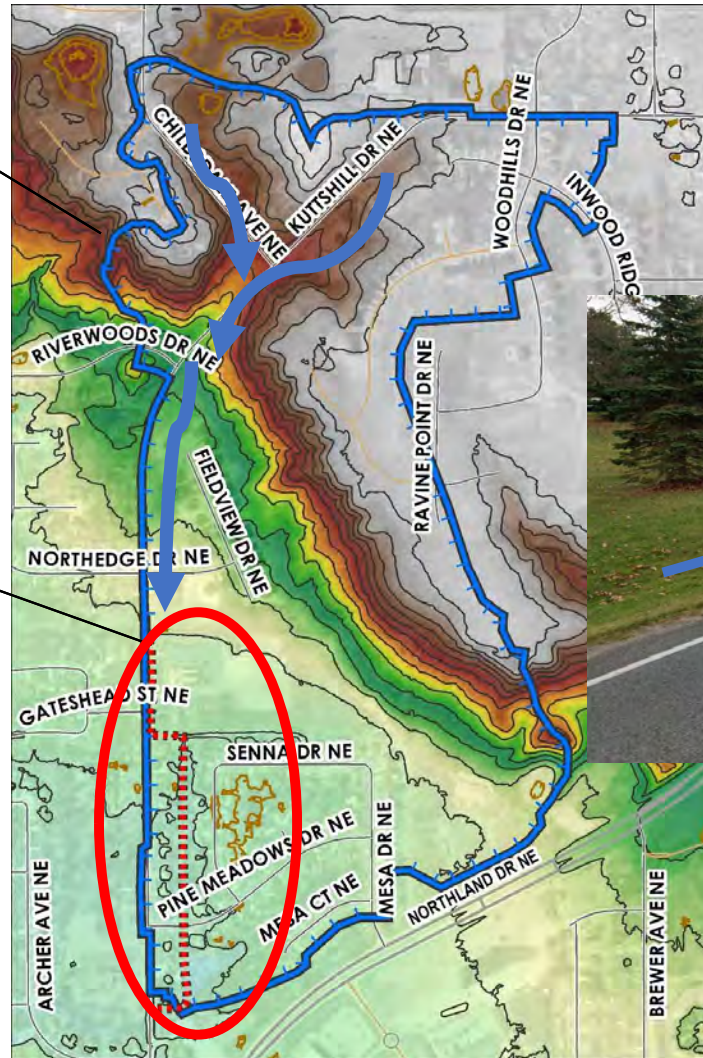
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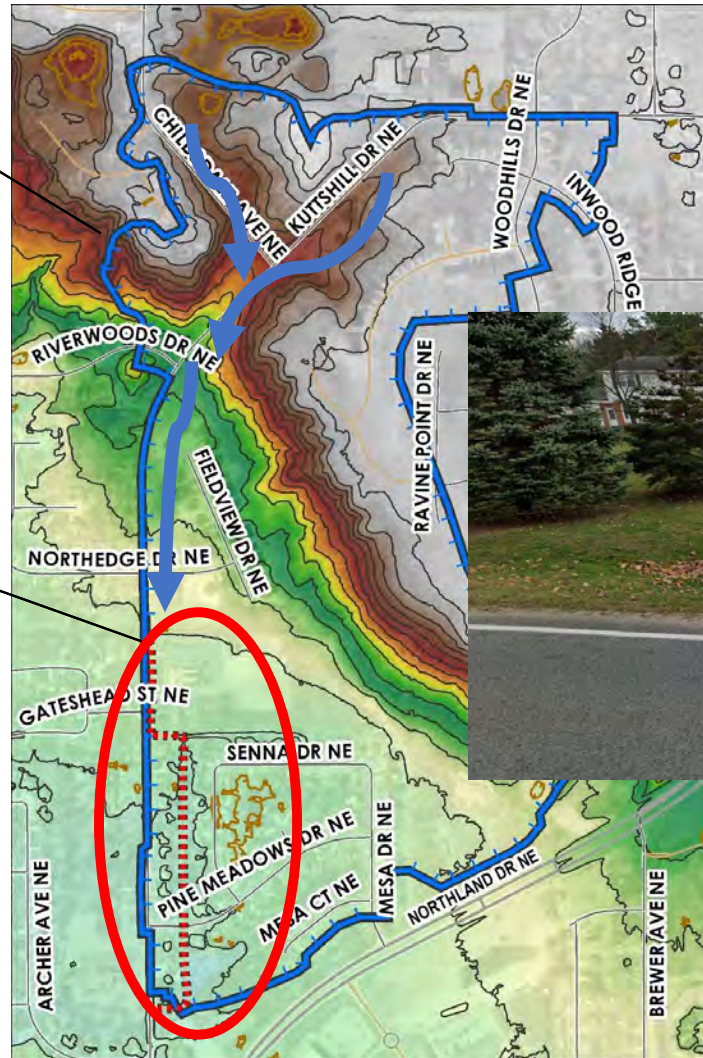
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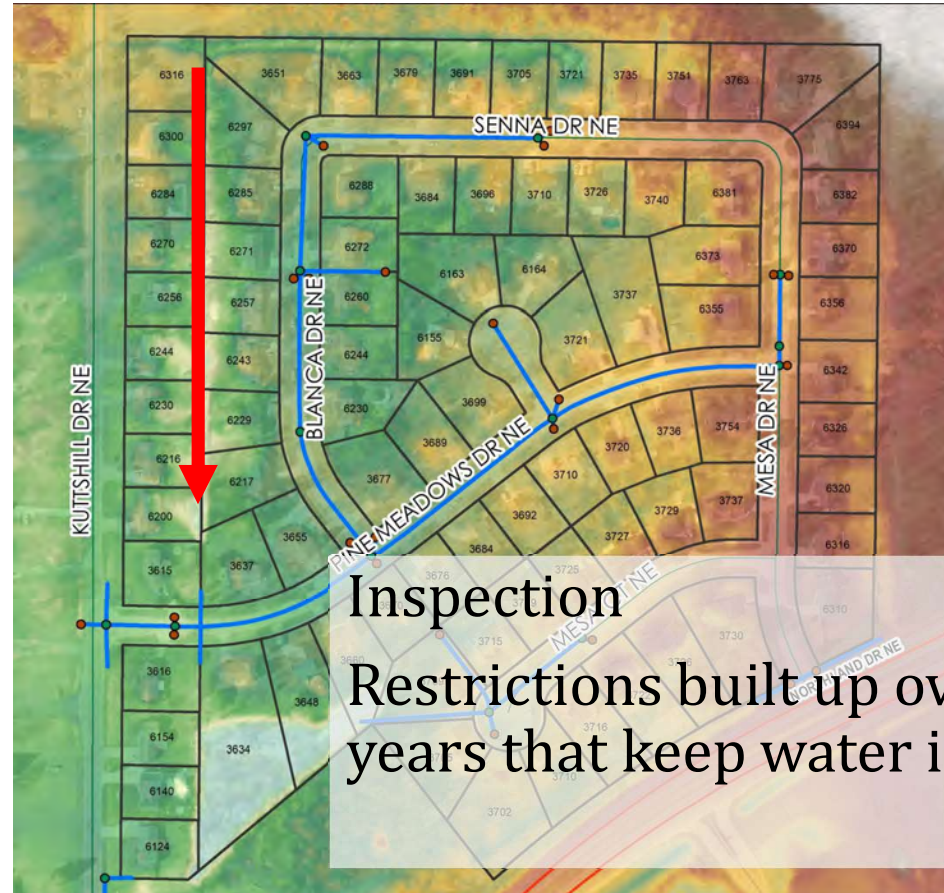
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KCDC was notified of drainage issues in backyard swale in 2021, 2022



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Inspection
Restrictions built up over 40 years that keep water in ditch



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Conclusions and Limitations

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- Restrictions and encumbrances result in poor drainage – more than a single property owner can fix.
- No dedicated public easement or responsibility either to Township or Drain Office
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Preliminary Options

- Restore ditch line and remove restrictions
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Public Comment

Please state your name and address clearly

Address comments to the Board

Limit comments to 3 minutes



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No costs or assessments have been determined



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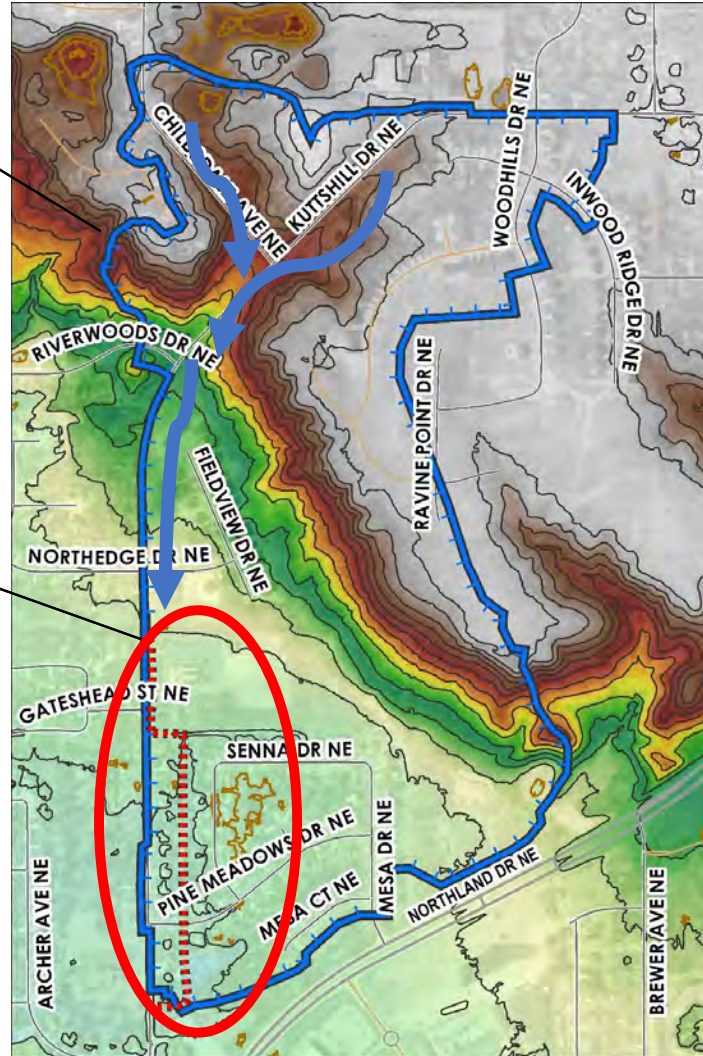


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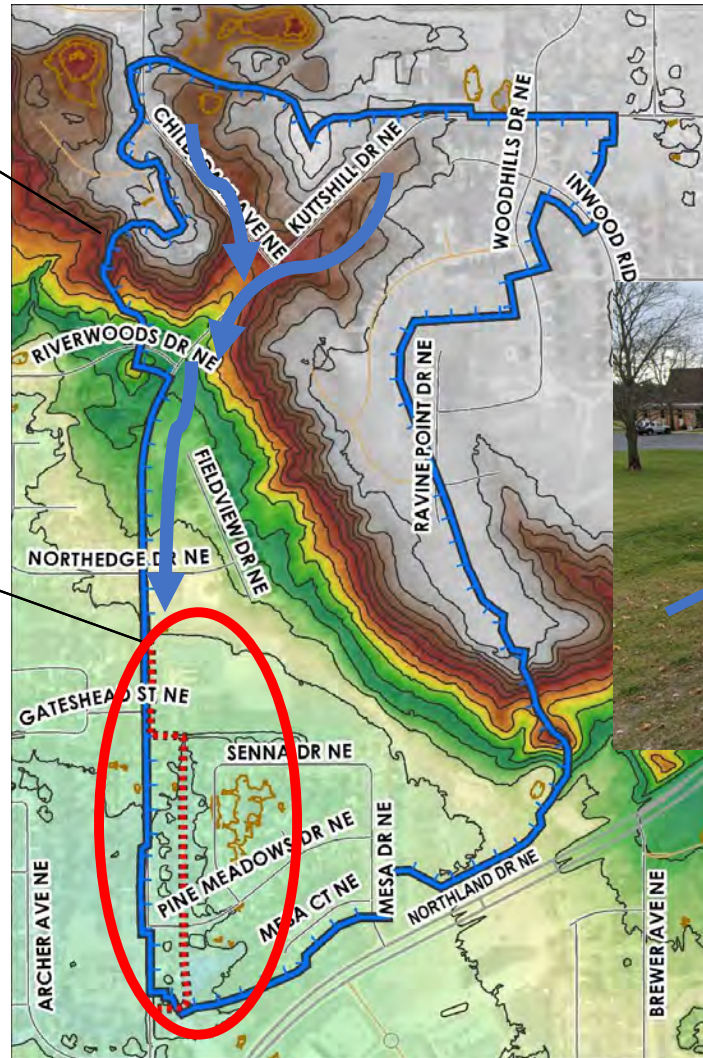
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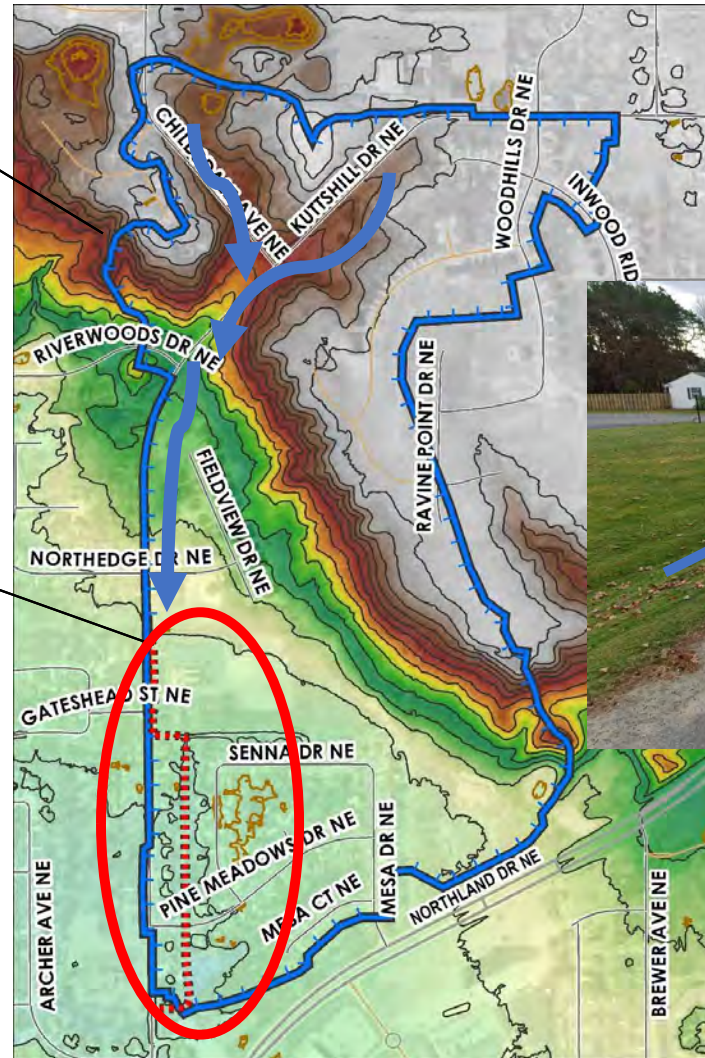
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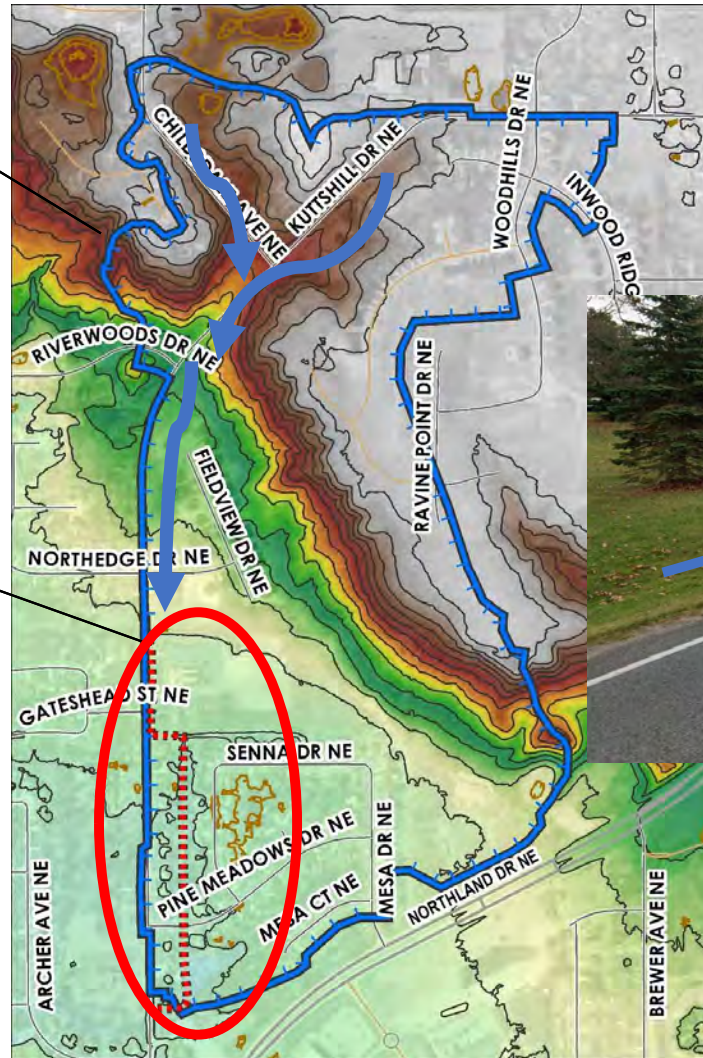
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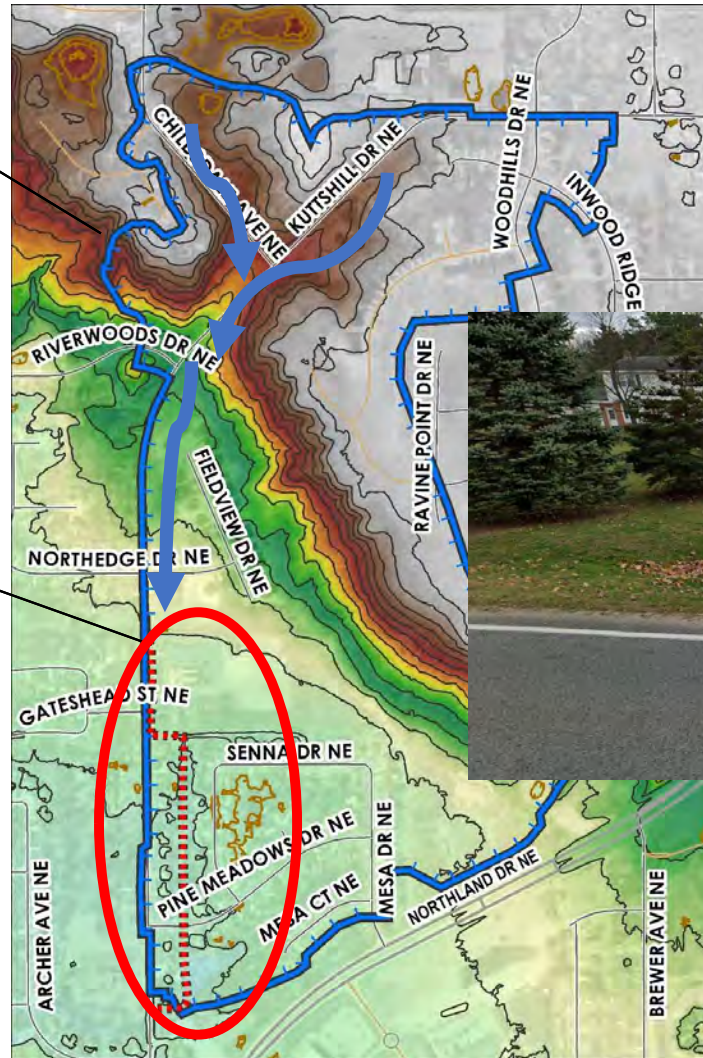
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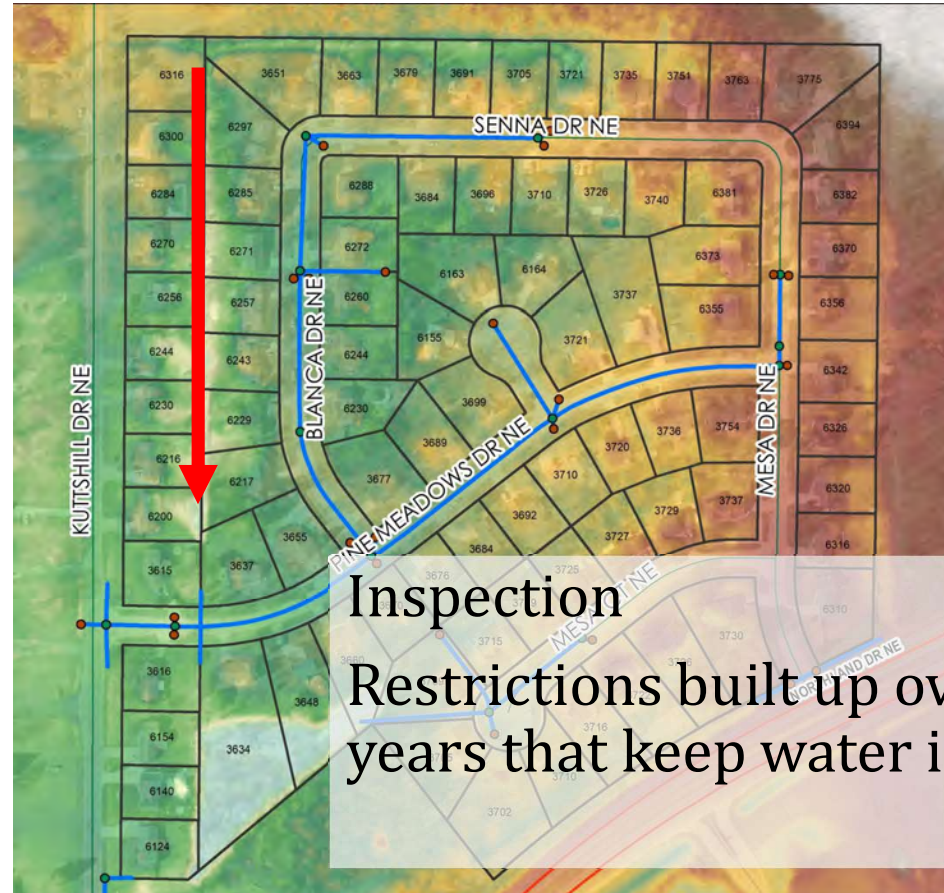
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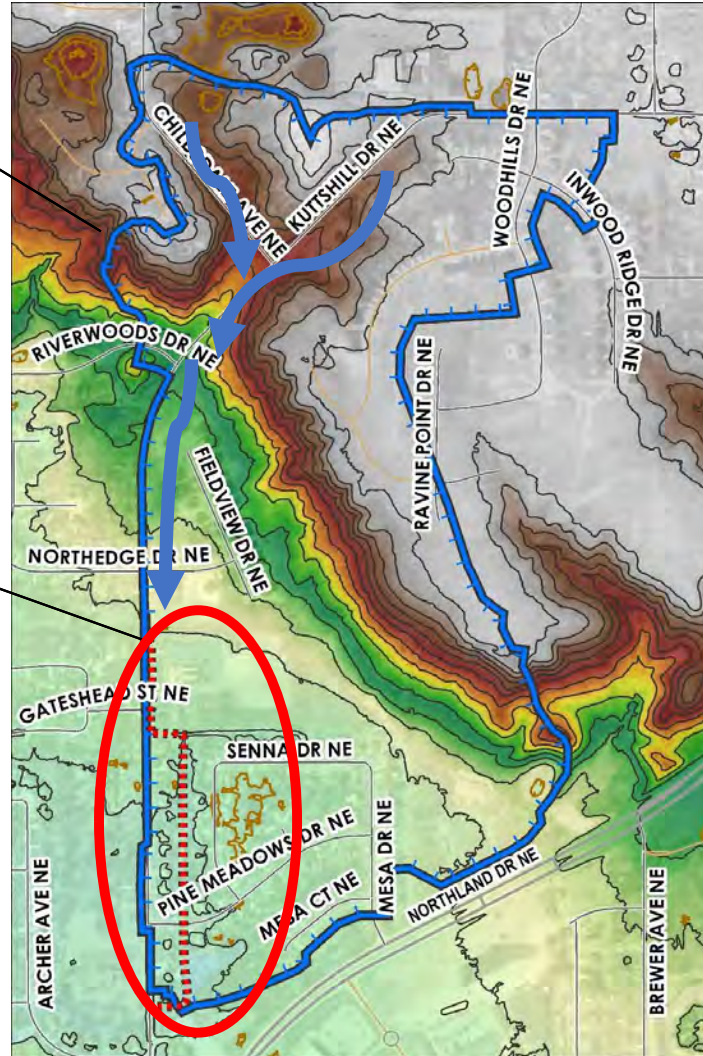


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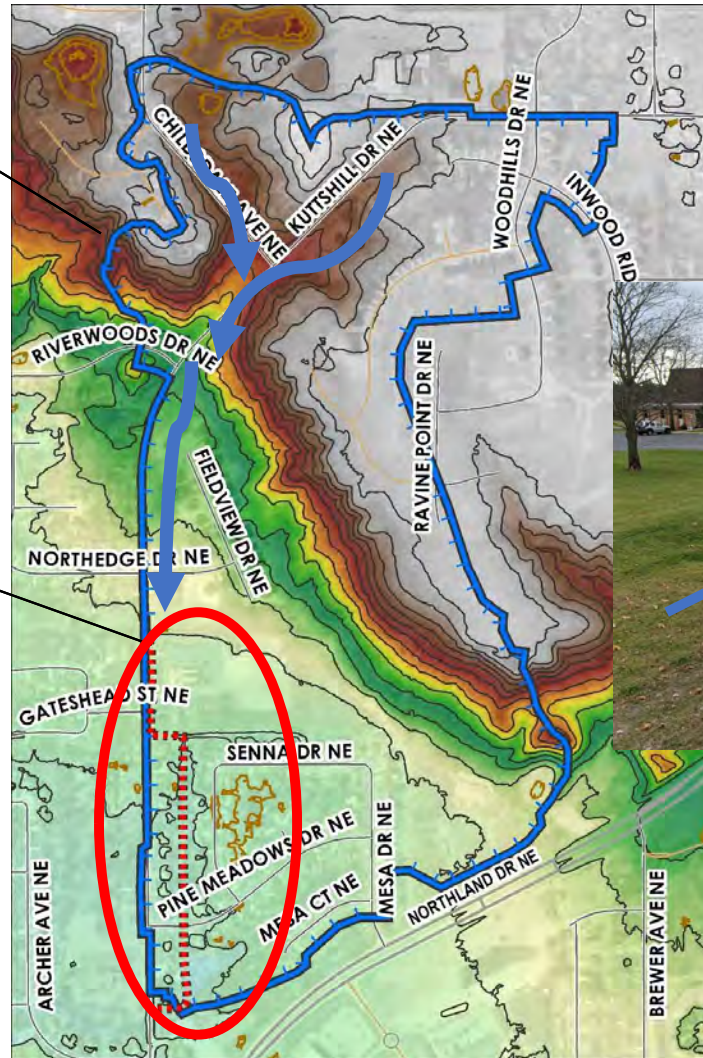
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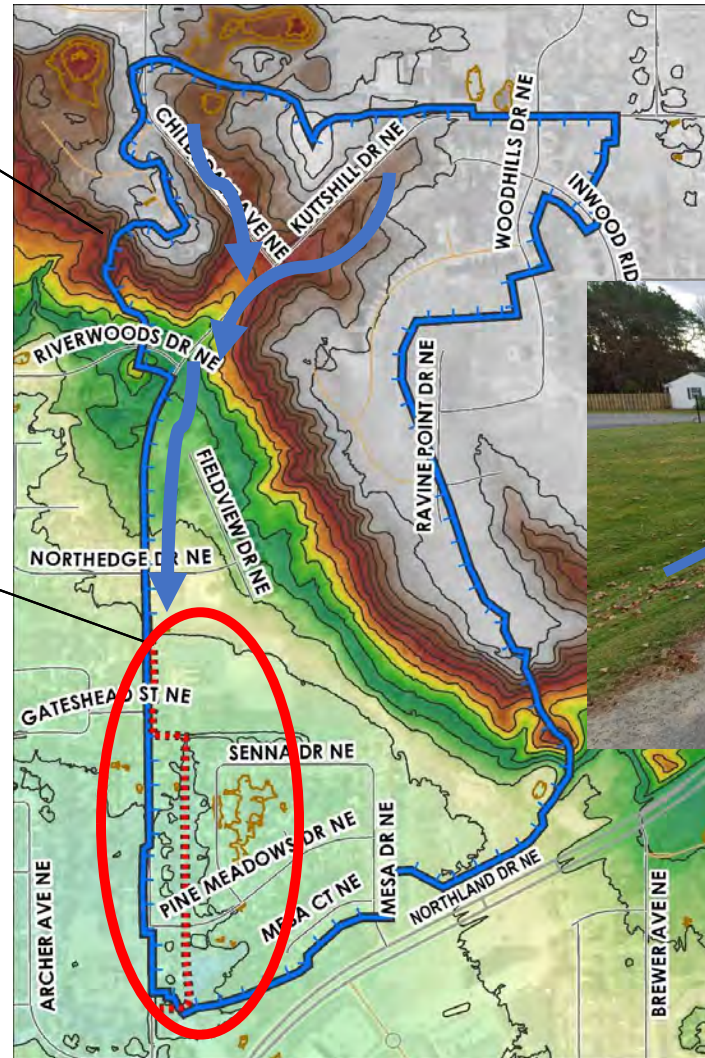
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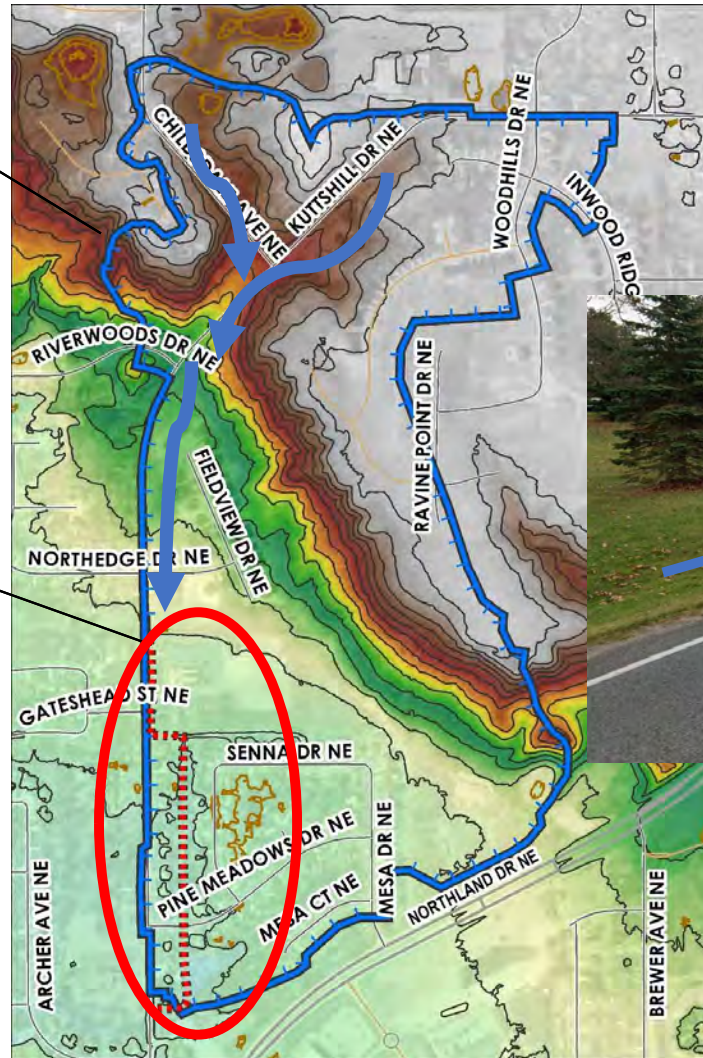
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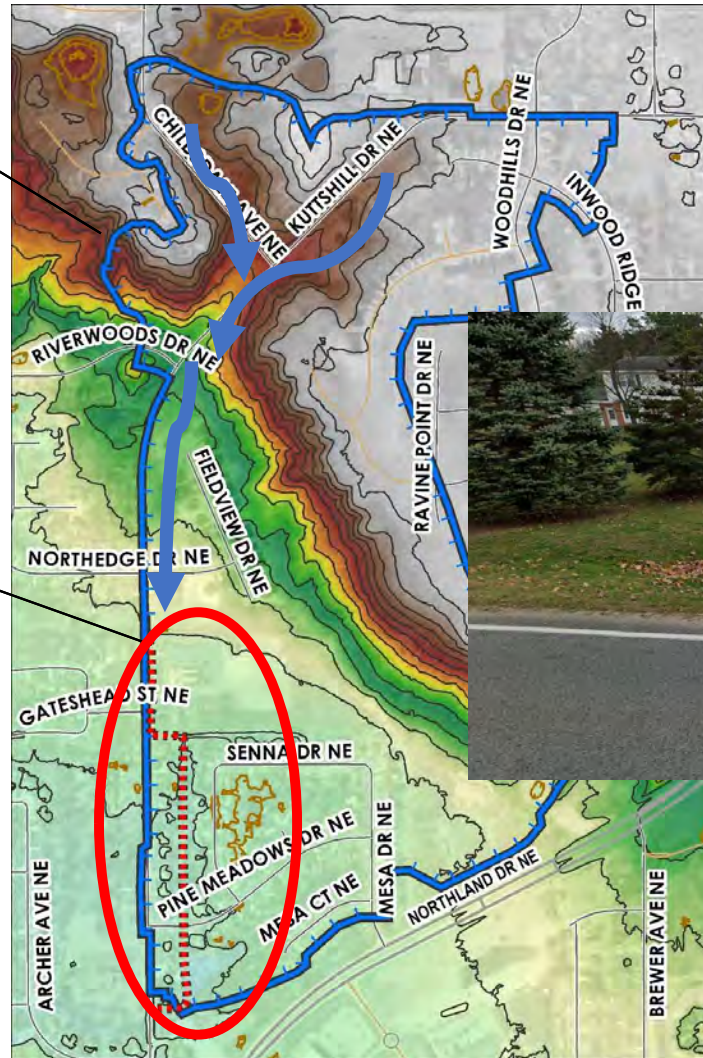
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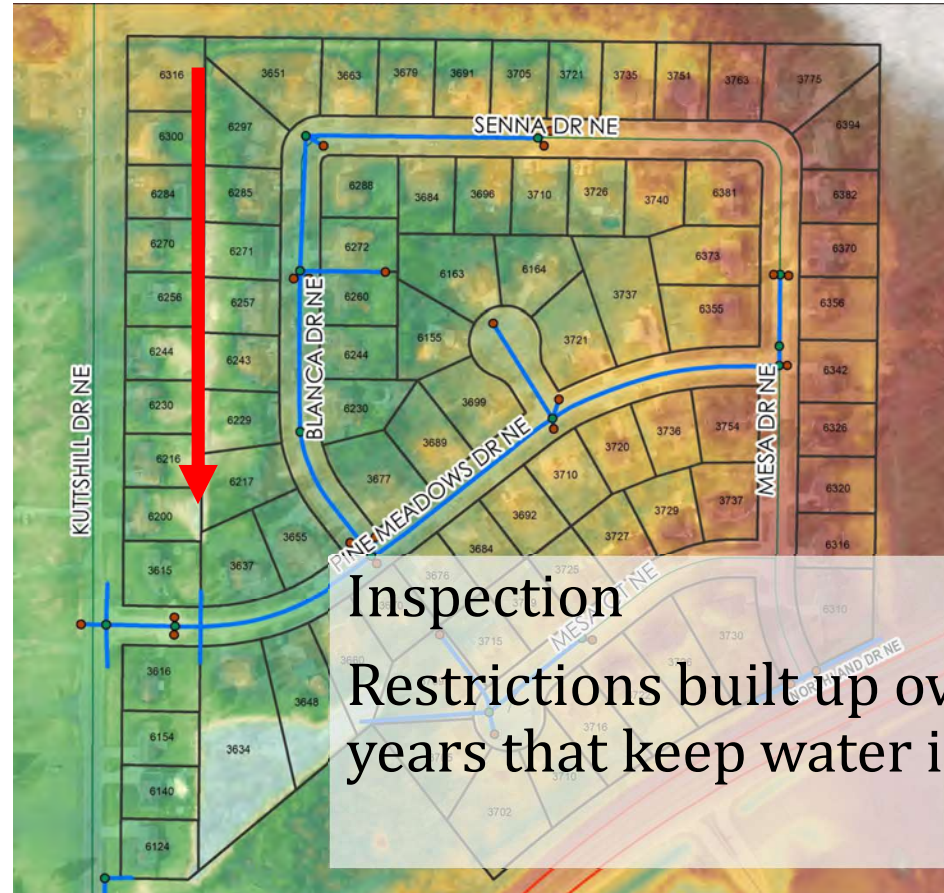
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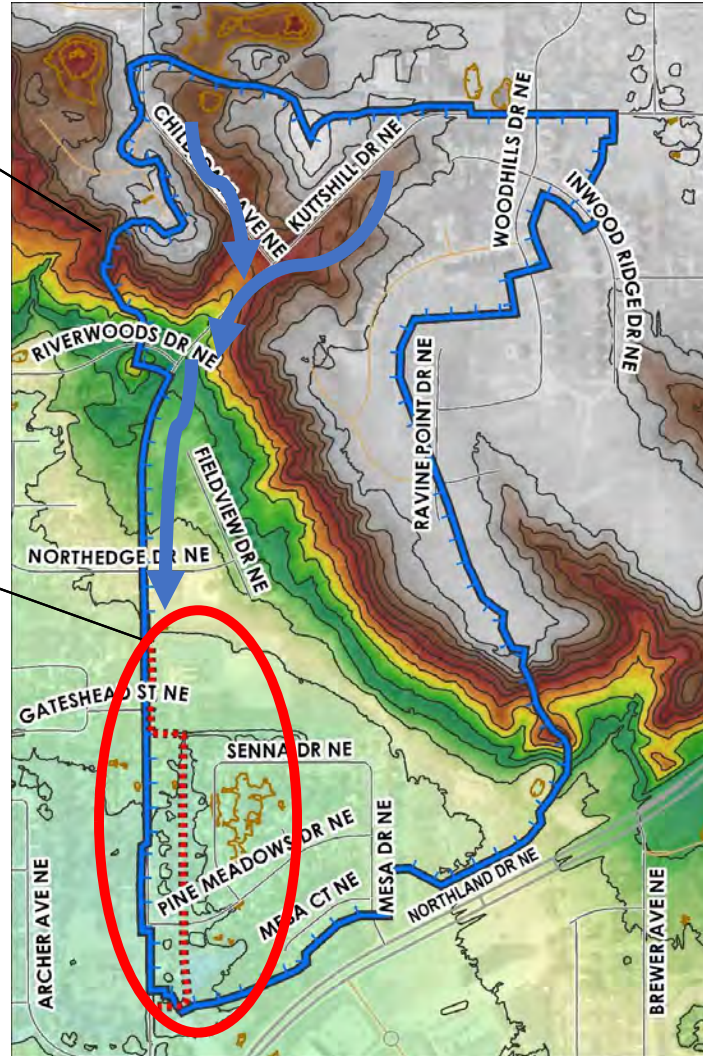


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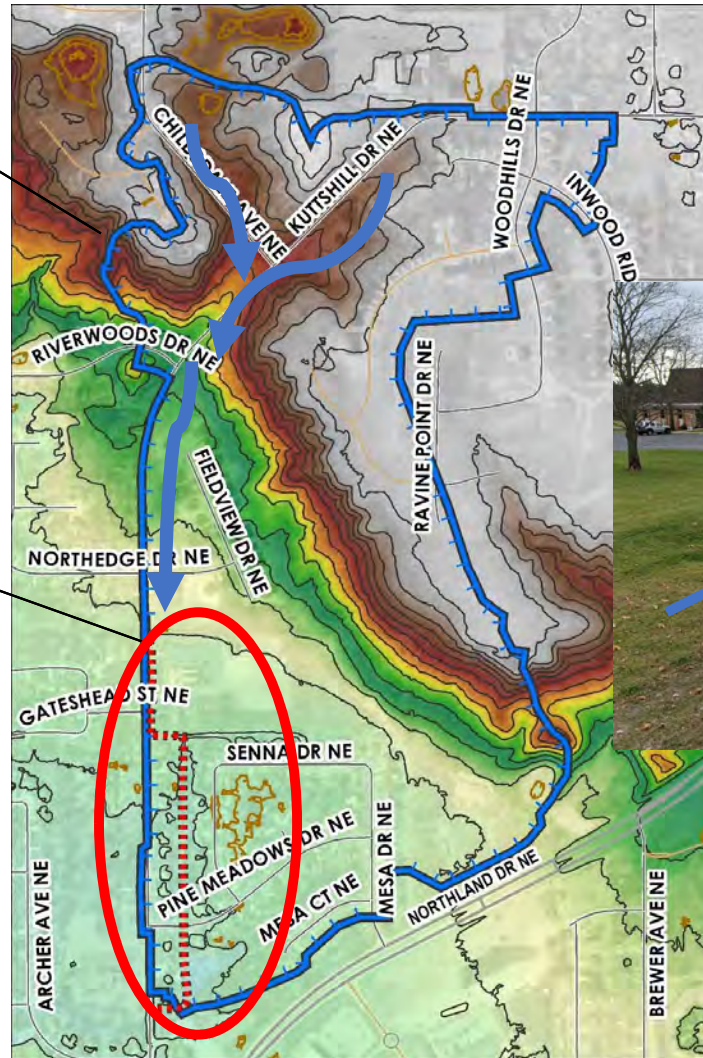
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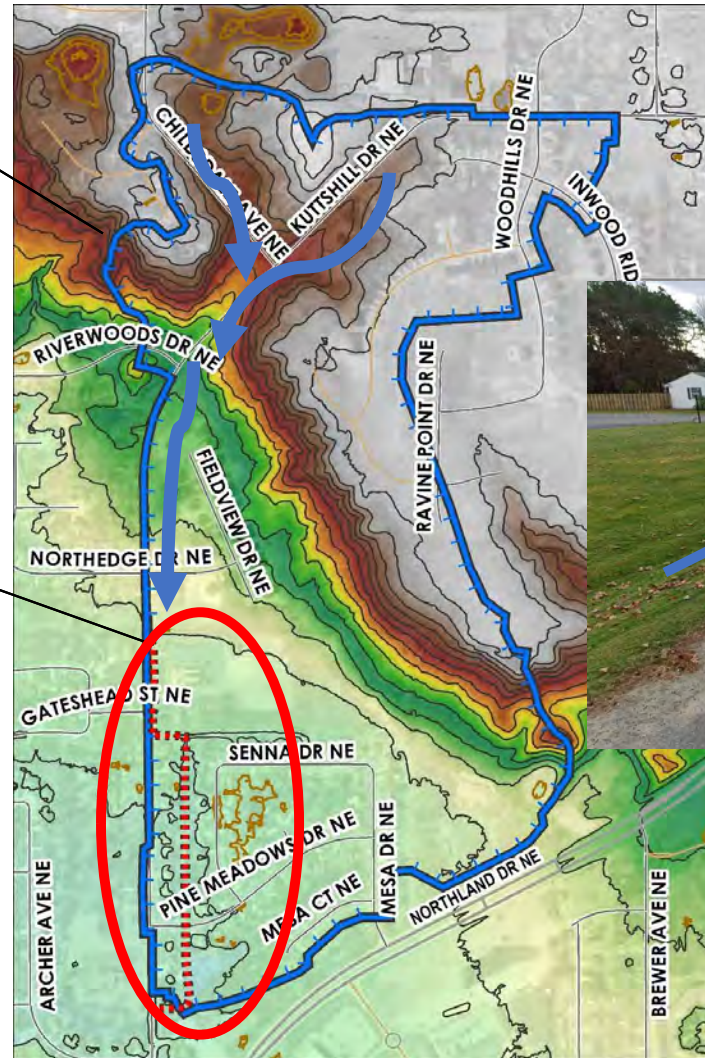
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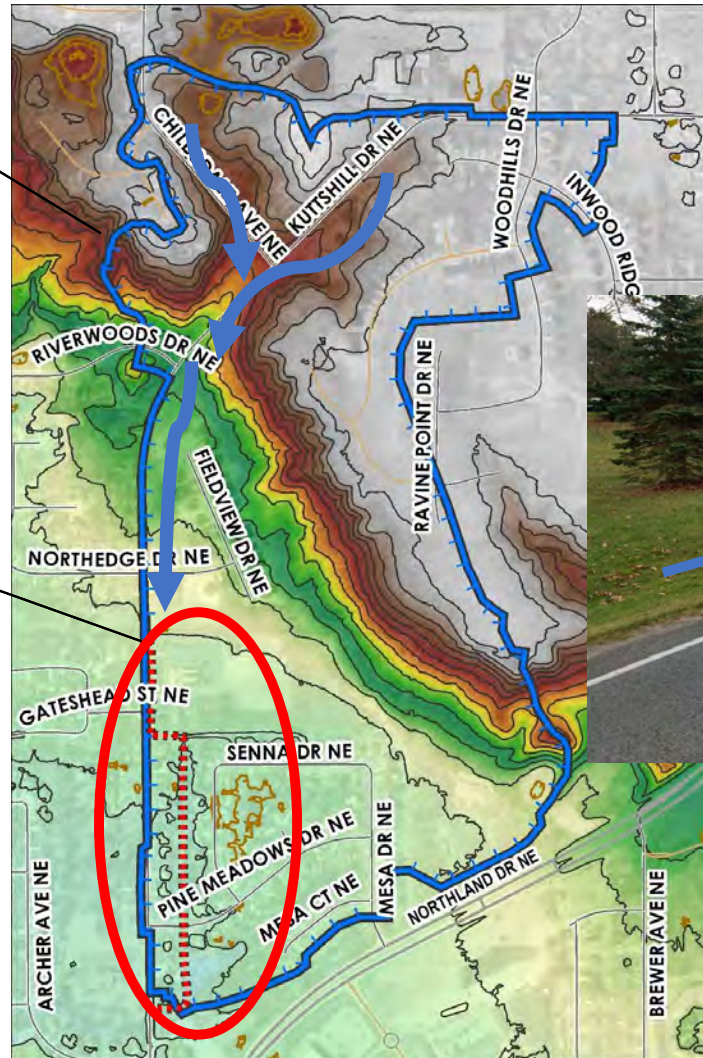
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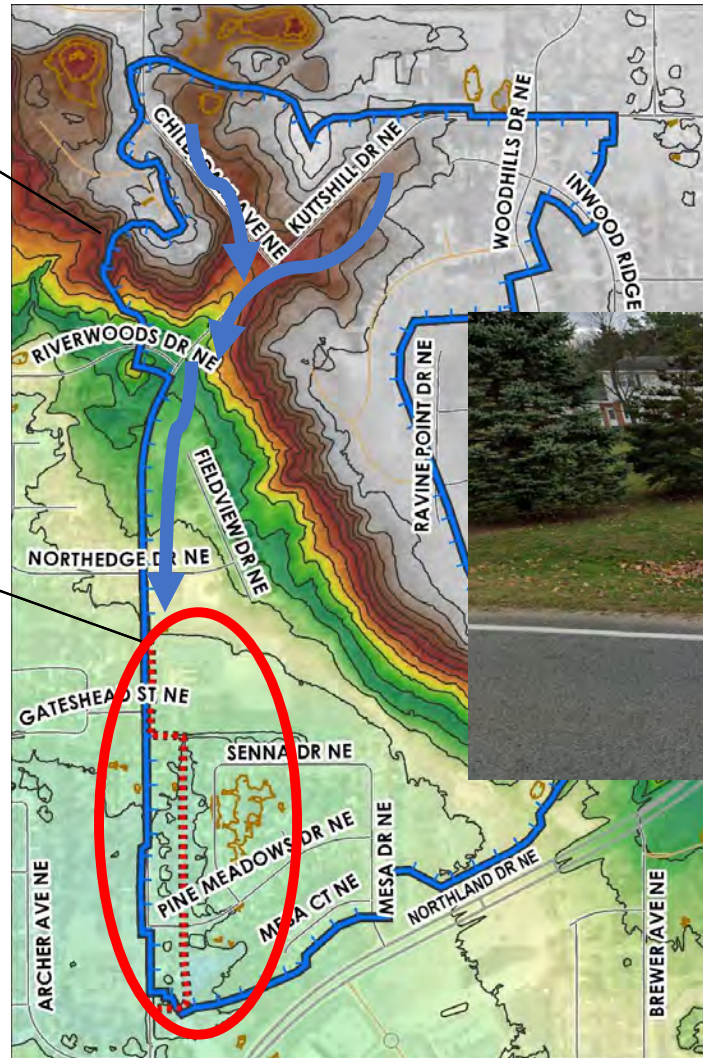
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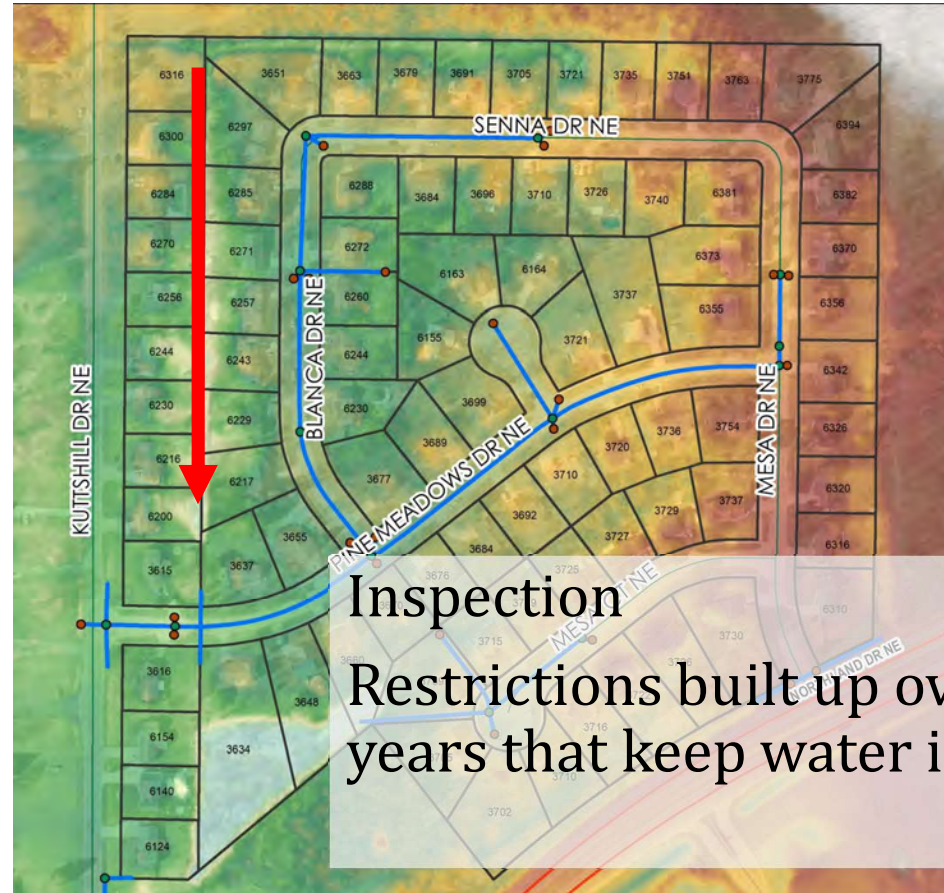
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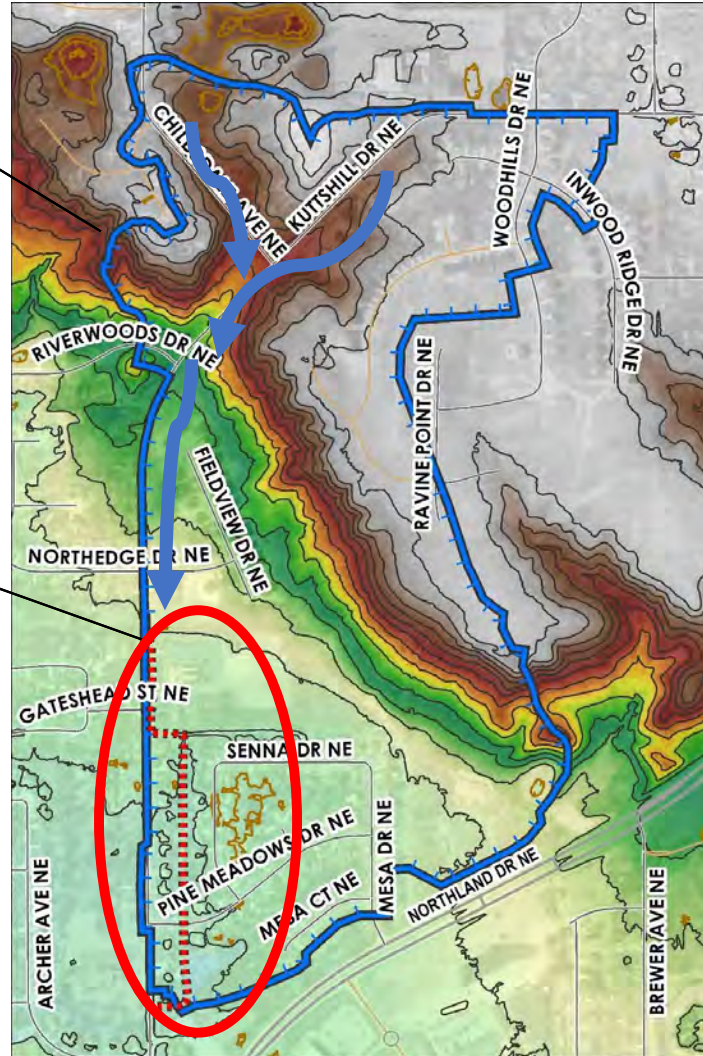


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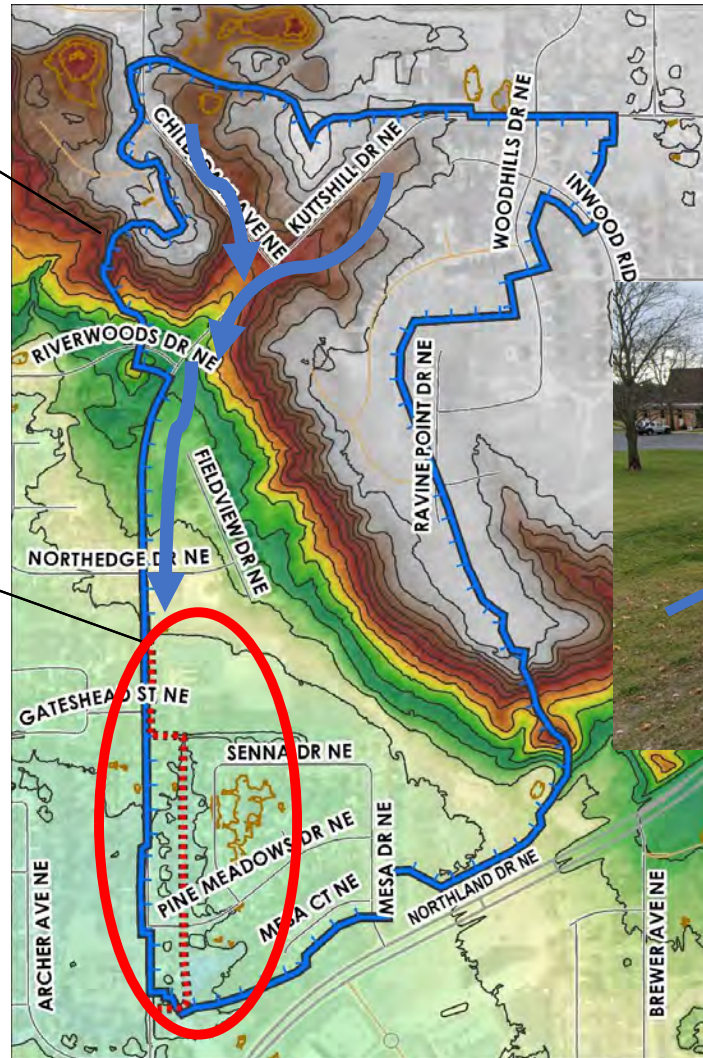
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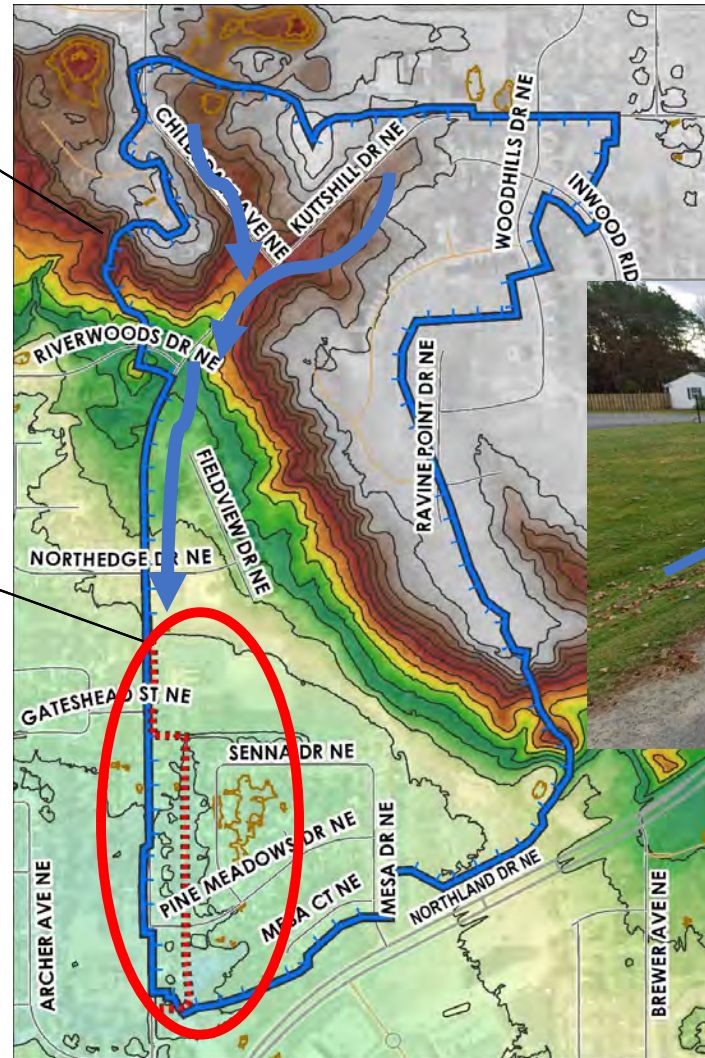
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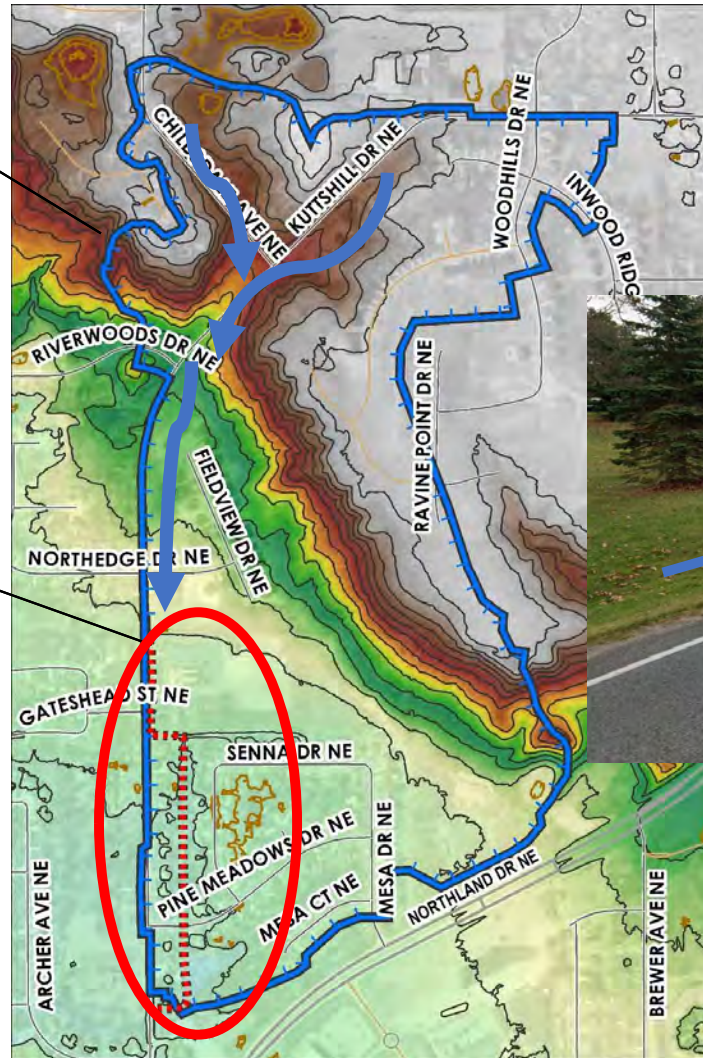
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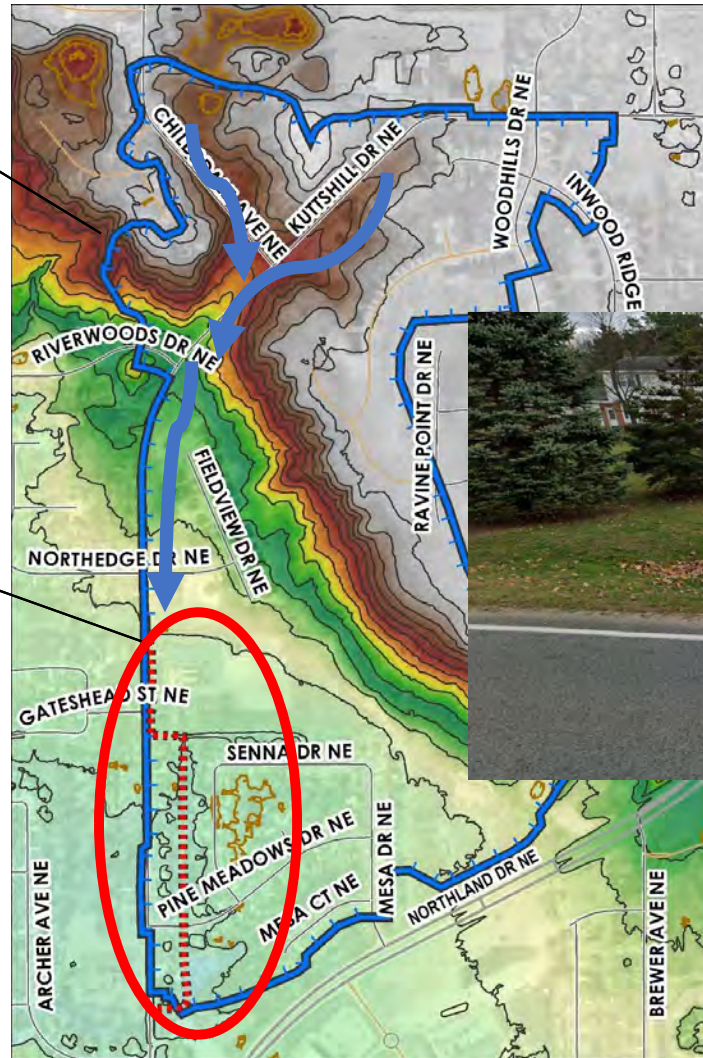
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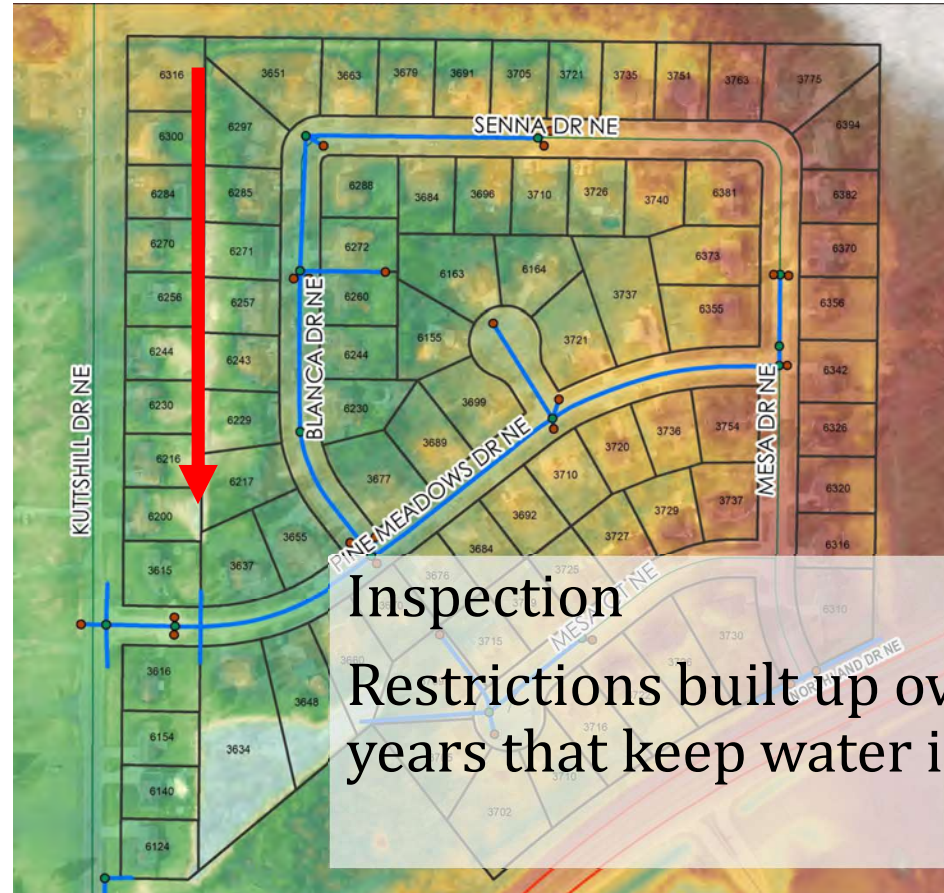
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Next Steps

- Public Testimony
- Board to Determine Necessity of Petition
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 - Process ends
- If Petition deemed “Necessary”
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 - Easements and Rights of Way
 - Obtain required permits and bid any maintenance
 - Day of Review of Apportionments



Reminder

Function of the Board of Determination is to decide whether a problem exists and whether a project is necessary.

If the Board finds the proposal necessary, then the drain commissioner determines possible solutions.

No engineering work has been completed and no projects are identified today

No costs or assessments have been determined



Ken Yonker, Kent County Drain Commissioner

616-632-7911 ken.yonker@kentcountymi.gov

Joel Morgan, Senior Engineer

616-632-7914 joel.morgan@kentcountymi.gov

For Further Questions,
please contact us at:



Sierra Estates Drain

Board of Determination Meeting
February 1, 2024



Ken Yonker
Kent County Drain Commissioner

Why Are We Here?

- **Application to Layout and Designate Drainage District and Petition** filed by Plainfield Township on August 29, 2023 to *Locate and Establish a Drain*
- **Michigan Drain Code** (Public Act 40 of 1956) mandates a Board of Determination meeting
- **Board** composed of 3 disinterested property owners from outside of affected municipalities
- Determine **necessity** based on public health, convenience or welfare after hearing testimony

PLAINFIELD CHARTER TOWNSHIP

PETITION FOR LOCATING, ESTABLISHING
AND CONSTRUCTING A DRAIN

SIERRA ESTATES DRAIN

To the Kent County Drain Commissioner:

The undersigned is Plainfield Charter Township, Kent County, Michigan. This petition has been duly authorized by the governing body of Plainfield Charter Township and requests that the Sierra Estates Drain be located, established, and constructed under the provisions of Chapter 4 of Public Act 40 of 1956, as amended, to alleviate drainage issues in the Drainage District.

The proposed drain is located in Plainfield Charter Township, Kent County, Michigan.

The proposed drain is necessary for the public health, convenience or welfare and benefits the public health in Plainfield Charter Township.

Plainfield Charter Township understands that it will be liable for an assessment at large against it for a percentage of the cost of the proposed drain.

The tentative location of the proposed Sierra Estates Drain is as described in **Exhibit A**.

Dated: August 29, 2023



By: Thomas Coleman
Its: Supervisor



By: Cathleen Lowenthal
Its: Clerk



Please Note:

- Function of the Board of Determination is ***to determine whether a problem exists and whether a project is necessary.***
- If voted necessary, then the drain commissioner is responsible for assessing possible solutions.
- This hearing ***does not*** address scope or corresponding costs of any potential project.
- No project has been decided; ***no assessments known.***

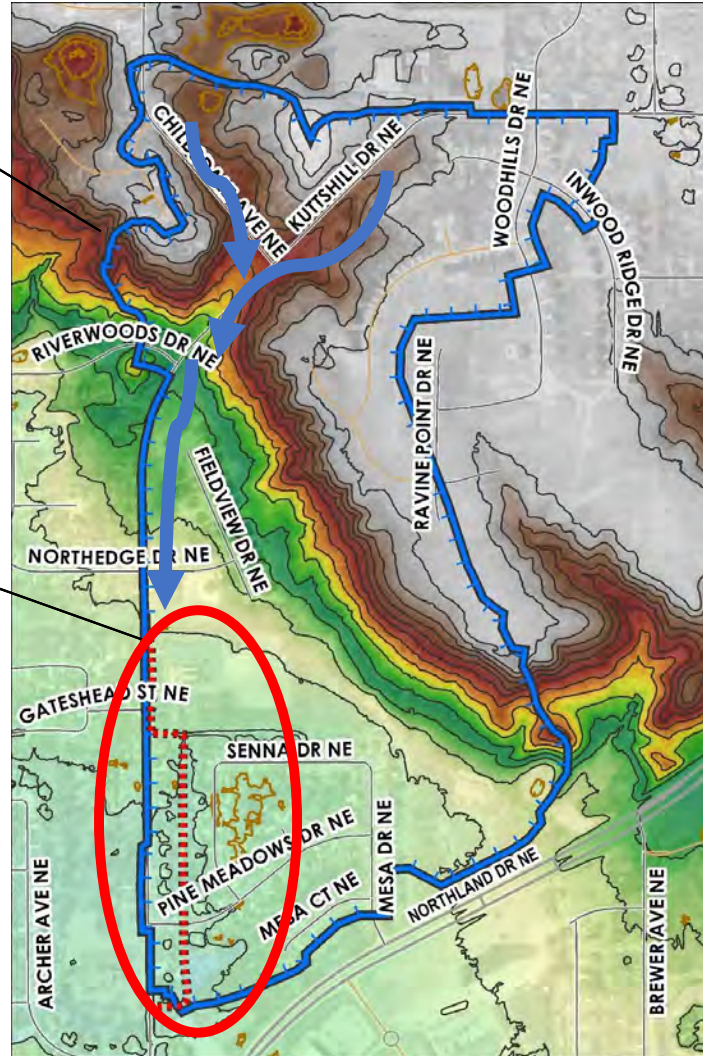


SIERRA ESTATES
DRAIN DRAINAGE
DISTRICT BOUNDARY

Approximate Route
of Drain

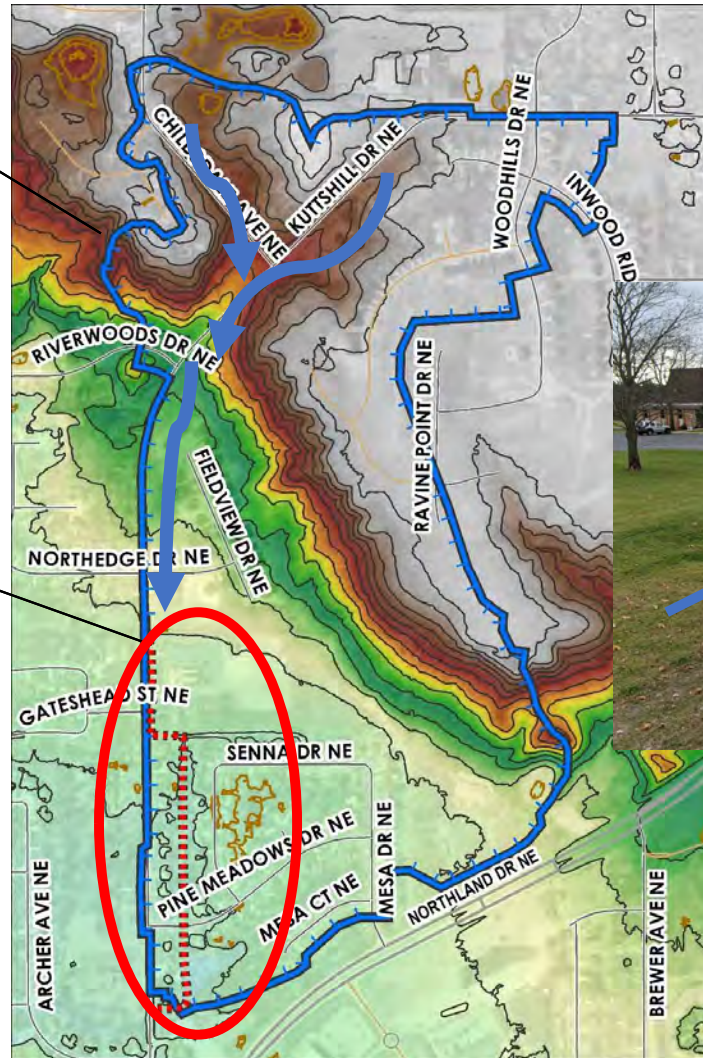
182 Acres

261 Parcels



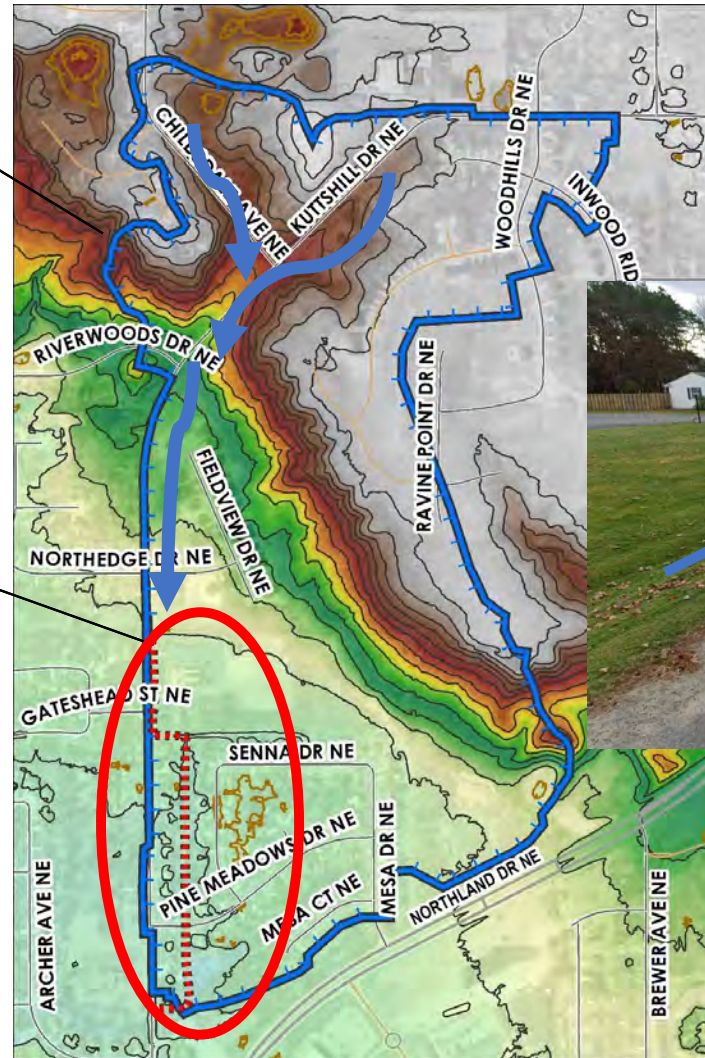
SIERRA ESTATES DRAIN DRAINAGE DISTRICT BOUNDARY

Approximate Route
of Drain



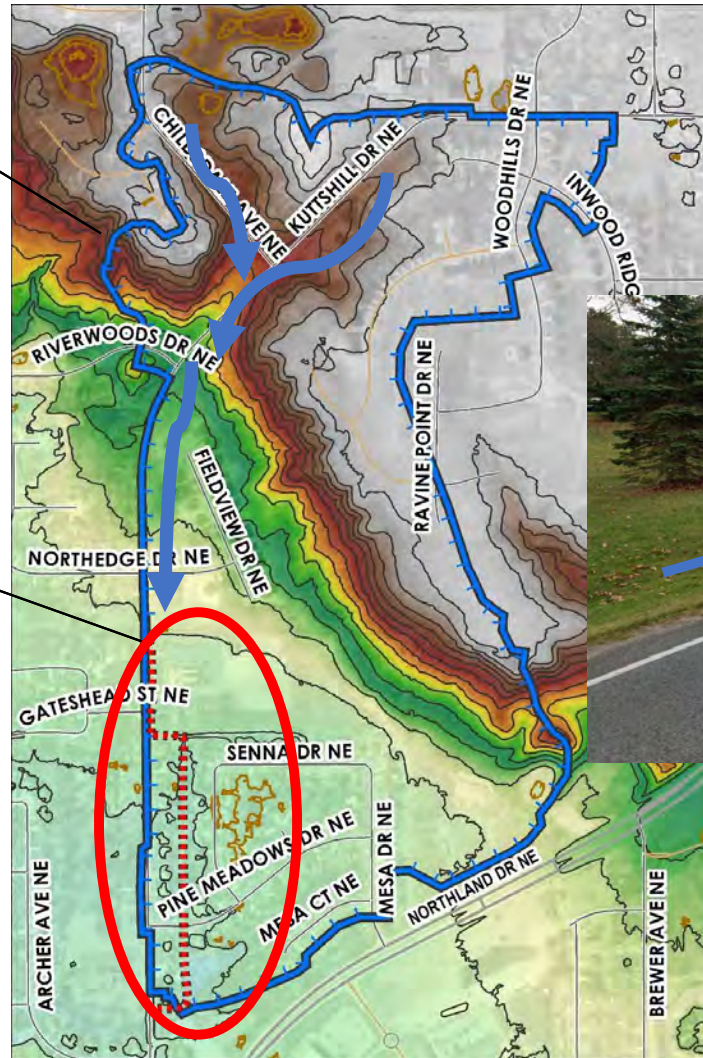
SIERRA ESTATES DRAIN DRAINAGE DISTRICT BOUNDARY

Approximate Route
of Drain



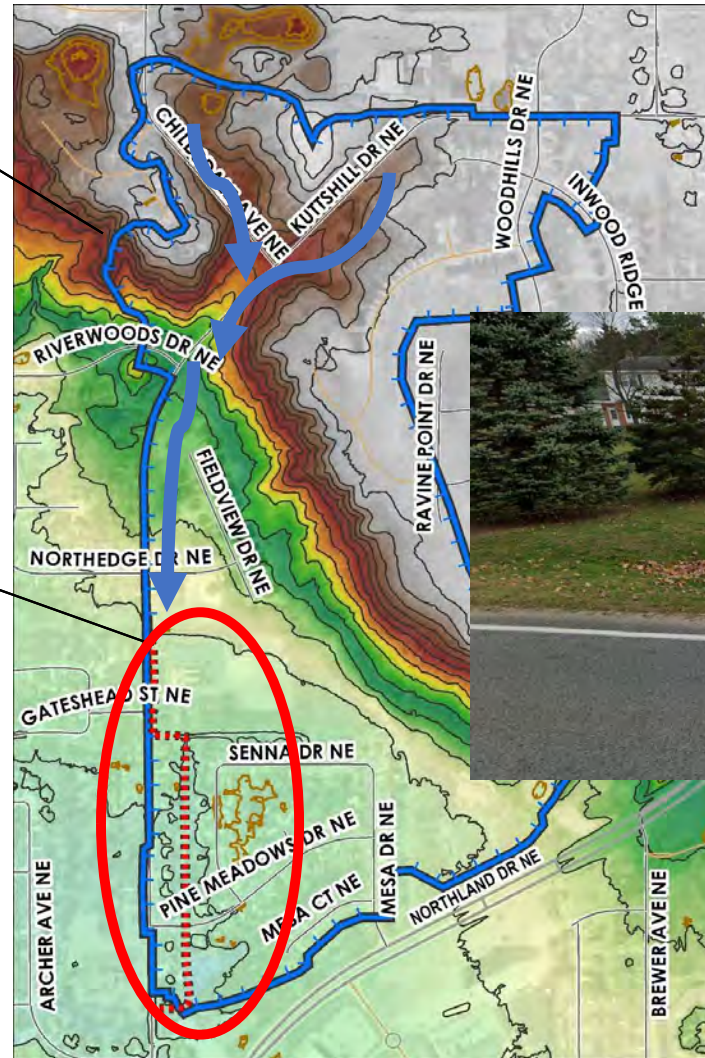
SIERRA ESTATES
DRAIN DRAINAGE
DISTRICT BOUNDARY

Approximate Route
of Drain



SIERRA ESTATES DRAIN DRAINAGE DISTRICT BOUNDARY

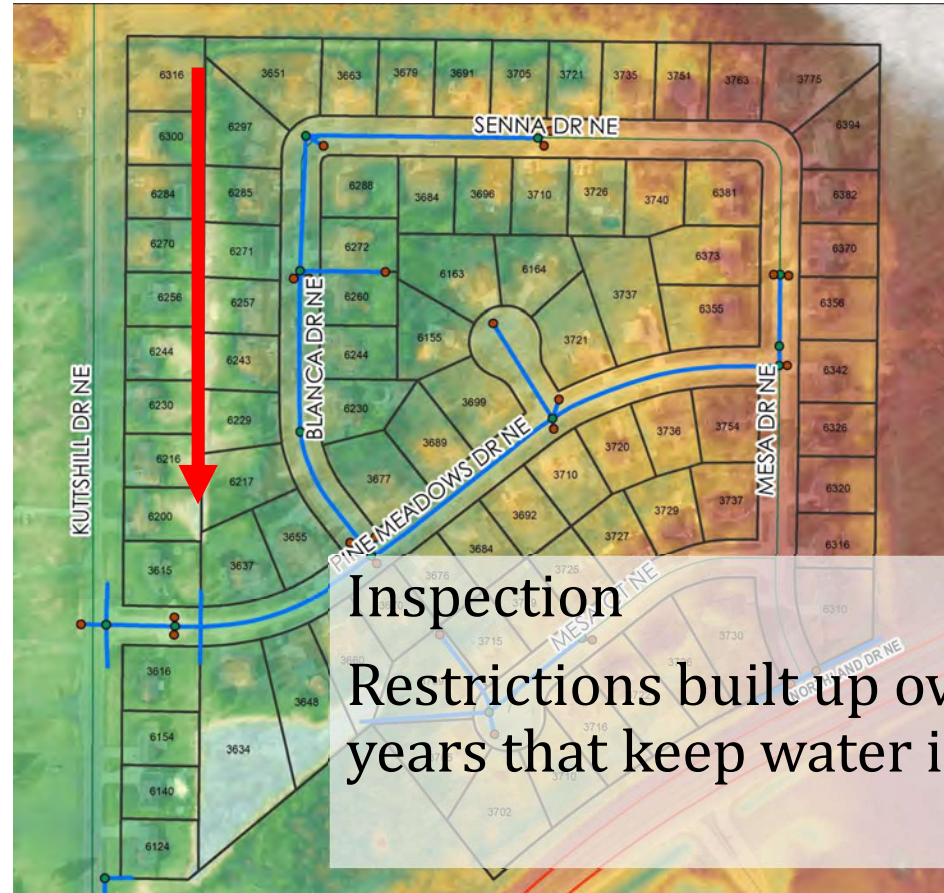
Approximate Route
of Drain



KCDC was notified of drainage issues in backyard swale in 2021, 2022



KCDC was notified of drainage issues in backyard swale in 2021, 2022



Inspection
Restrictions built up over 40 years that keep water in ditch



KCDC was notified of drainage issues in backyard swale in 2021, 2022

Township hosted meetings on February 3, 2022 and November 15, 2022 to discuss drainage issues with affected property owners.



Conclusions and Limitations

- The drainage swale was constructed 40 years ago to handle water from watershed.
- Restrictions and encumbrances result in poor drainage – more than a single property owner can fix.
- No dedicated public easement or responsibility either to Township or Drain Office
- Only public mechanism is today's process.



Preliminary Options

- Restore ditch line and remove restrictions
 - Requires easements from property owner
- Enclose ditch line in a pipe
 - Requires easements from property owners
 - Would enable presence of current encroachments
- Reroute drainage along Kutshill Drive
 - May impact new sidewalk/trail
 - Some water would remain in ditch
- Construct additional detention upstream
 - Requires land acquisition
 - Doesn't address restrictions to flow

Public Comment

Please state your name and address clearly

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