

AGENDA
Cascade Charter Township Planning Commission
Monday, February 05, 2018
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the January 15, 2018 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 17-3421 Lacks Enterprises
Public Hearing
Property Address: 5460 Cascade Rd.
Requested Action: The Applicant is requesting to amend the Golfview PUD to allow short and mid-term lodging building for out of town Lacks employees at the Corporate HQ.**
- ARTICLE 7. Case # 18-3433 Thornapple River Nursery
Property Address: 8080 28th SE
Requested Action: The Applicant is requesting Site Plan Review for new office building.**
- ARTICLE 8. Case # 17-3424 Bentineau Residential LLC
Property Address: 2768 Orange Ave.
Requested Action: The Applicant is requesting to rezone the property to R2 from B1. The applicant is offering a conditional rezoning for three new homes.**
- ARTICLE 9. Case #17-3425 West Bluffs Alpha Lima Ventures
Property Address: 3009 Thornhills SE
Requested Action: The Applicant is requesting to amend the Centennial PUD to allow for 9 additional residential units at the corner of Thornhills and Tahoe.**
- ARTICLE 10. Case # 17-3395 Restaurant Holdings LLC
Property Address: 5039 28th St
Requested Action: The Applicant is requesting to rezone the property to a Planned Unit Development to allow two separate buildings.**
- ARTICLE 11. Any other business**
- Community Development Department 2017 Annual Report
- ARTICLE 12. Adjournment**

Meeting format

- | | | |
|---|---|--|
| 1. Staff Presentation | <i>Staff report and recommendation</i> | |
| 2. Project presentation- | <i>Applicant presentation and explanation of project</i> | |
| a. PUBLIC HEARINGS | | |
| i. Open Public Hearing. | <i>Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants</i> | |
| ii. Close public hearing | | |
| 3. Commission discussion – | <i>May ask for clarification from applicant, staff or public</i> | |
| 4. Commission decision - Options | | |
| a. Table the decision | c. Approve | e. Recommendation to the Township Board |
| b. Deny | d. Approve with conditions. | |

MINUTES
Cascade Charter Township
Planning Commission
Monday, January 15, 2018
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Katsma, Johnson, Lewis, Noordyke, Pennington, Rissi, Robinson, and Williams
Members Absent:
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Noordyke to approve the Agenda. Supported by Member Robinson. Motion carried 9 to 0.

ARTICLE 4. Acknowledge visitors and those wishing to speak to non-agenda items.

None.

ARTICLE 5. Case #17-3425 West Bluffs Alpha Lima Ventures
Public Hearing

Property Address: 3009 Thornhills SE

Requested Action: The Applicant is requesting to amend the Centennial P.U.D. to allow for 9 additional residential units at the corner of Thornhills and Tahoe.

Director Peterson stated that Applicant is requesting Preliminary Plan approval to amend the Centennial Park P.U.D. to allow 9 more residential units, three buildings of three units each for a total of 9 new units. The size of each condominium is about 1,500-1,600 square feet.

This new amendment would bring the total amount of new residential units for the redevelopment of the golf course to 261 units. Sitting on 43 acres, this comes to about 6.06 units per acre. The property is zoned P.U.D. #39 Centennial Park and is Master Planned Community Residential. The community residential designation reflects the existing mixed use nature of the park. The site plan has been revised to comply with the 43 feet setback requirements off from Thornhills.

The project has been reviewed by the City of Grand Rapids relative to the current plan in regards to the pump station that services this development and has not expressed any issue with the requested changes. Curb cut location and new street name have been approved by the Kent County Road Commission ("KCRC").

An earlier traffic study report indicated that the existing roadways have the capacity to handle the redevelopment. The only improvement noted was to clear some vegetation looking North on Thornhills to help sight distance.

Both the Township Engineer and Fire Department have reviewed and approved the plan.

Director Peterson recommends approval of the plan. If approved, Staff will put together the P.U.D. ordinance amendments with the Applicant for Planning Commission review so they can make a recommendation to the Township Board.

Chairman Sperla invited the Applicant to come forward with any comments.

Mr. Rick Palasky of Nederveld came forward to expand on Director Peterson's comment with regards to the traffic study. He pointed out that the traffic study concluded that the existing roadways had the capacity to handle the previously planned daycare facility which would have had a higher volume of traffic than the project now planned. He then offered to answer any questions from the Planning Commission members. Only one question with regards to the name "Bluffs" was asked. Mr. Palasky noted that the name of the development came from a hill that was originally in the spot where the development would be placed.

Motion was made by Member Rissi to open public hearing. Supported by Member Williams. Motion carried 9 to 0.

No members of the public came forward to speak on this issue.

Motion was made by Member Rissi to close public hearing. Supported by Member Robinson. Motion carried 9 to 0.

Motion was made by Member Noordyke to approve Applicant's request to amend the Centennial P.U.D. to allow for 9 additional residential units at the corner of Thornhills and Tahoe. Supported by Member Rissi. Motion carried 9 to 0.

ARTICLE 6. Case #17-3429 Thornapple Covenant Church

Property Address: 6595 Cascade Road S.E.

Requested Action: The Applicant is requesting a Site Plan Review for an addition to the church.

Director Peterson stated that the Applicant is requesting site plan approval to construct a 10,500 sq. ft. building addition. The site plan was reviewed under the criteria of the R1 zoning district.

The building addition would be 35 feet tall as measured to average grade, with the rest of the site complying with zoning setback regulations. The addition will take up some of the parking on the site. This reduction in parking space would not be needed by the church as they have adequate parking without it. Using some of the parking lot will limit the storm water impact since the parking area is already captured for storm water

purposes. New lights will be installed. The initial plan showed the new lights over the existing light level and a new lighting plan will be required.

Both the Township Engineer and Fire Department has reviewed and approved the plan.

Director Peterson is recommending Site Plan Approval for the building addition subject to the condition that the lighting plan is revised.

Chairman Sperla invited the Applicant to come forward with any comments.

Mr. Steve Fridsma, architect, and Ms. Elaine Westhouse came forward. Mr. Fridsma gave a brief overview of the project. The addition will be a multi-use gathering space, gymnasium, meals and youth ministry meetings. There will be barrier free restrooms and an elevator for easy access between levels.

Ms. Westhouse spoke to the milling and repaving of the entire parking lot, storm water capture system, and landscaping plans. She also stated that a new lighting plan had been completed and will be given to Director Peterson.

A brief discussion followed primarily with regards to the lighting and storm water capture system.

Motion was made by Member Pennington to approve the Site Plan for an addition to Thornapple Covenant Church located at 6595 Cascade Road SE, with the condition that a revised lighting plan be submitted.

ARTICLE 7.

Case #17-3428 Quail Ridge Golf Course

Property Address: 8375 36th Street

Requested Action: The Applicant is requesting a Site Plan Review for a new building and tent to host weddings and other events.

Director Peterson stated that the Applicant is requesting site plan approval to construct a 2,500 sq. ft. building with 6,250 sq. ft. tent to host weddings and other events. The site plan was reviewed under the criteria of the P.U.D. zoning district.

The building would be about 17 feet tall and the tent details are not shown, but the plans indicate that the tent will not be taller than the building. The rest of the site complies with zoning for setback regulations. Although, Staff did find that the dumpsters on the site are not enclosed. That will need to take place before occupancy of the building will be permitted.

Discussions have taken place with the Kent County Health Department ("KCHD") and they have indicated that the site has a few outstanding issues that will need to be addressed prior to any permits being issued.

The Fire Department has reviewed and approved the site plan.

The Township Engineer has reviewed and approved the site plan. The detention basin is sufficient to accommodate the new building, because the original clubhouse was planned to be much larger. However, this will be required to enter into the storm water agreement.

Director Peterson recommends approval of the Site Plan for the building and tent addition subject to the following conditions:

1. Submit elevation plans for the tent;
2. Provide approval from KCHD for septic and well on the site prior to issuance of building permit;
3. Enclose the existing dumpsters prior to occupancy permit;
4. Execute the storm water agreement prior to the building permit being issued.

Chairman Sperla invited Applicant to come forward to make any comments.

Mr. Robb Lamer of Exxel came forward on behalf of Applicant. He explained that the plan was to create an outdoor venue for weddings. The building will be small for a wedding party to use for dressing. The tent will be outside the small building with a concrete floor and a patio. The tent is planning to be permanent and not one which will be taken down and put back up as needed. Mr. Lamer touched on all of the conditions asked for by Director Peterson and stated all would be met.

Motion was made by Member Robinson to approve the Site Plan for the building and tent addition subject to the conditions listed above by Director Peterson. Supported by Member Johnson. Motion carried 9 to 0.

ARTICLE 8.

Case #17-3395 Restaurant Holdings LLC

Property Address: 5039 28th Street.

Requested Action: The Applicant is requesting to rezone the property to a Planned Unit Development to allow two separate buildings.

Director Peterson stated that Applicant is requesting Preliminary Plan Approval in order to develop the site into two separate restaurants. This case was tabled at the December 18, 2017 meeting because several items which needed to be addressed. Namely, the signage plan, the lighting plan, a sidewalk on Northern Dr., a new curb cut on Northern Dr., and SAD agreement. All of these items have since been addressed, except the location of the new drive on Northern Drive, the ability to re-distribute some of the pylon signage and parcel size.

Director Peterson recommends the Preliminary Plan be approved with the condition that the Township Attorney review the Applicant's requested conditions of agreement to the SAD. If approved, Staff will put together the P.U.D. ordinance with the Applicant for Planning Commission review so they can then make a recommendation to the Township Board.

Chairman Sperla invited the Applicant to come forward with any comments.

Mr. Brian Sinnott came forward and gave a brief overview of each of what needed to be addressed at the last meeting. Applicant has revised their sign and lighting plans to comply the Township ordinances. They have added the sidewalk on Northern Drive and agreed to participate in the SAD agreement. They cannot, however, agree to remove the curb cut on Northern Drive. Mr. Sinnott stressed how very important that curb cut is to moving forward with this whole project.

Discussion followed primarily on a point which was raised at this time by Director Peterson. The sidewalk which Applicant agreed to put in is listed as 5 feet wide on the plan. In order for the Township to maintain that sidewalk, it would need to be 7 feet wide which is the standard width of sidewalks in the Township.

Motion was made by Member Rissi to approve Applicant's request to rezone the property to a Planned Unit Development to allow two separate buildings with two conditions:

- 1. The Township Attorney review requested conditions of agreement to the SAD; and**
- 2. Staff and Applicant come to a resolution on the width of the sidewalk.**

Supported by Member Johnson. Motion carried 9 to 0.

ARTICLE 9. Any other business

- Special Assessment District Information Q/A
- Regulatory Taking Review Q/A

ARTICLE 10. Adjournment

Motion was made by Member Rissi to adjourn. Supported by Member Lewis. Motion carried 9 to 0. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,
Phil Johnson, Secretary

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: January 26, 2018
MEETING DATE: February 5, 2018
CASE: #17-3421/Lacks HQ

GENERAL INFORMATION

- A. **Applicant:** Lacks Enterprises
B. **Status of Applicant:** Owner
C. **General Location:** South side of Cascade Rd ¼ mile south of Hall St.
D. **Requested Action:** Amend the Golfview P.U.D. to allow short and mid-term lodging building for out of town Lacks employees at the Corporate HQ.
E. **Existing Zoning on Subject Parcels:** Golfview P.U.D.
F. **Zoning on Adjoining Parcels:**
N – R1
S – Golfview PUD
E – Watermark PUD
W – Golfview PUD
G. **Parcel Size:** Approximately 4.3 acres
H. **Existing Land Use on Subject Parcel:** Lacks Corporate Head Quarters
I. **Adjacent Area Land Uses:**
North - Residential
East - Office
South - Office
West - Office

STAFF ANALYSIS

- A. The applicant is requesting Preliminary Plan Review in order to add a short and mid-term lodging for their out of town employees at 5460 Cascade rd.
- B. The project would consist of an approximate 4,300 sqft building and would have 6 apartments. The building would be physically separate from any other building but would be on the same property as the corporate HQ building.
- C. They have indicated that this would only be used for their employees. Currently they have staff from out of town stay at surrounding hotels for extended stays.
- D. The property is part of the larger Golfview PUD that has restrictions on the size of the buildings. The most recent amended to the project allowed for the expansion of the corporate HQ building but did not have a provision for this additional building.
- E. The Golfview PUD has a complicated history of give and take and has now been completely developed. Some of the concerns relative towards amount of development had to do with the amount of traffic that would be generated by the new development. The thought was to have a mix of uses that would allow for traffic to be distributed at different times as well as limit the "9-5 office traffic" by limiting the amount of office that could be developed.
- F. The PUD also tried to adhere to the Cascade Rd corridor study from the mid 90's. The intent in part of this corridor plan was to have the buildings look more residential from the road. However, in this case they would actually be putting up a residential building.
- G. The location of the building would sit behind (and lower) than the existing HQ building. This would make it difficult to see from Cascade Rd. The applicant has provided a couple of elevation drawings and a rendering to show what the building would actually look like from Cascade Rd.
- H. The original approved plan for Golfview did include an additional 10,000 sq ft building just to the west of the proposed site. This building was eliminated as part of a trade off with the original developer when he could not remove the billboard as originally required.
- I. Since the development of Golfview PUD, Cascade Rd has been improved to include a center turn lane at the entrance
- J. The current Master Plan designation for this property is Mixed Use. This designation is a reflection of the uses that are already there. This project does not change that and would not be inconsistent with the master plan. It is actually adding a residential use to the project.
- K. The Township engineer has reviewed and approved the plans.
- L. Fire Dept has reviewed the plans and had no comments

Standards

Section 16.03 of the Zoning Ordinance requires that a Planned Unit Development must demonstrate that:

Standard	Staff Comment
<p>Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.</p>	<p>The property is already zoned PUD. The changes they are asking for are consistent with surrounding residential uses and the master plan.</p>
<p>In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment</p>	<p>The type of use and density is consistent with the master plan would not result in a material increase in the need for public services.</p>
<p>The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter</p>	<p>The project is consistent with the master plan</p>
<p>In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties</p>	<p>The underlying zoning as residential would not result in an unreasonable negative economic impact</p>
<p>The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the</p>	<p>met.</p>

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

Staff Recommendation

Staff recommends approval of the plan. Once approved, we will put together the P.U.D. ordinance amendments with the applicant for your review so you can make a recommendation to the Township Board.

- Attachments:
- Application
 - Site plan
 - Township engineer letter
 - Master plan excerpts
 - Golfview PUD ordinance
 - Cascade Rd corridor plan

LACKS HOSPITALITY INN

This new facility will function for short and mid-term logging of our out of town employees, especially the corporate sales groups. Facility will also benefit prospective top management recruits and their families during the extended interview process. The location of the Lacks Hospitality Inn, within the campus of the Corporate Headquarters, reduces travel and provides services such as meeting rooms, meals at the Corporate Cafe and exercise equipment.

Patrick M. Knight II

Lacks Enterprises

Facilities Engineering

616-560-6293 CELL

616-554-7836 OFFICE

616-554-1514 FAX

PM.Knight@LacksEnterprises.com



January 26, 2018
Project No. 170168

Mr. Steve Peterson
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546-7192

Re: Lacks Corporate Lodging
Site Plan Review

Dear Steve:

We have reviewed the site plan for Lacks Corporate Lodging, prepared by Moore and Bruggink, Inc. The current site plan and basis of this review are dated December 4, 2017. The proposed project is a 4,370 square-foot building on the existing property of Lacks Enterprises located at 5460 Cascade Road. The site is in the Thornapple River watershed, sub-drainage district Schoolhouse Creek.

Stormwater and Drainage

Flood Control

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the stormwater drainage characteristics of the development site. The site is located in Stormwater Management Zone A, which requires retention of the 100-year storm event and infiltration to the greatest extent possible. Where soil conditions or other factors do not allow for adequate infiltration, the SWO requires detention of the 25-year storm event with a controlled release and a direct connection for stormwater runoff for the 100-year storm event, or detention of the 100-year storm event. The SWO also requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period (Water Quality Control) and the 2-year storm event release rate be limited to 0.05 cfs/acre (Bank Erosion Control).

A geotechnical investigation and soil borings were performed. Soils encountered at the site generally consisted of fine clayey to silty sand. The geotechnical investigation concluded the existing soils are not favorable for stormwater infiltration.

Stormwater infiltration of the 100-year storm event is not feasible, therefore the applicant is proposing a stormwater management design to collect all runoff from the new building and convey it to a detention basin sized for the 25-year storm event. All roof drains from the building will drain to the new detention basin. The 25-year storage volume is discharged through an outlet control structure designed to release at a rate of 0.13 cfs/acre. The outlet control structure discharges to the nearby storm sewer system. The proposed stormwater management design is in accordance with the SWO.

Water Quality Control and Bank Erosion Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and infiltrated where conditions permit, or released over a 24-hour period, and the 2-year storm event release rate be limited to 0.05 cfs/acre. The proposed stormwater management design will collect all runoff from the building and release it through an outlet control structure and 4-inch orifice. The proposed design is in accordance with the SWO.

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Stormwater Runoff

The applicant provided stormwater calculations to size the onsite detention basin and outlet control structure. All stormwater runoff from the new building will discharge to the detention basin. Therefore, the site will not see an increase in rate of stormwater leaving the site.

Drainage Plan

The applicant has submitted drawings, calculations and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the included for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include at a minimum sediment and debris removal from the detention basin and routine cleaning of catch basin sumps.

Utilities

New public water and sanitary sewer utilities are not proposed for the site. The new building will connect to the existing sanitary sewer lateral onsite. A new 1-1/2-inch water service is proposed for the new building. City of Grand Rapids permits will be required for the water and sanitary sewer connections prior to construction taking place.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence along the limits of disturbance and silt sacks in adjacent catch basins. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate given the expected work.

Summary

The proposed stormwater design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain an SESC permit and water/sanitary sewer permit with the City prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

If you have any questions, please contact me at 616.464.3786 or nrtorrey@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "N. Torrey", is positioned above the printed name.

Nathan R. Torrey, PE

jlk

Attachment

By email

cc: Michael L. Berrevoets, PE – FTCH



Cascade Charter Township

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, 5/14/2008

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

NR – Not Received, Needs Follow-up, See Comments

Lacks Corporate Lodging

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
Stormwater runoff from the site discharges to an onsite detention basin and storm sewer system.
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map
Existing and proposed contours have been provided. Soil map information is not required.
- OK (3) Development tributary area to each point of discharge from the development.
The applicant provided tributary areas for that portion draining to the new detention basin.
- OK (4) Calculations for the final peak discharge rates
The applicant provided calculations for the proposed stormwater detention basin.
- OK (5) Calculations for any facility or structure size and configuration
The applicant provided calculations for the proposed stormwater detention basin.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided plans showing all proposed storm water runoff facilities.
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
Significant offsite flows were not identified by the applicant.
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
A construction schedule was included on the plans.
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin.



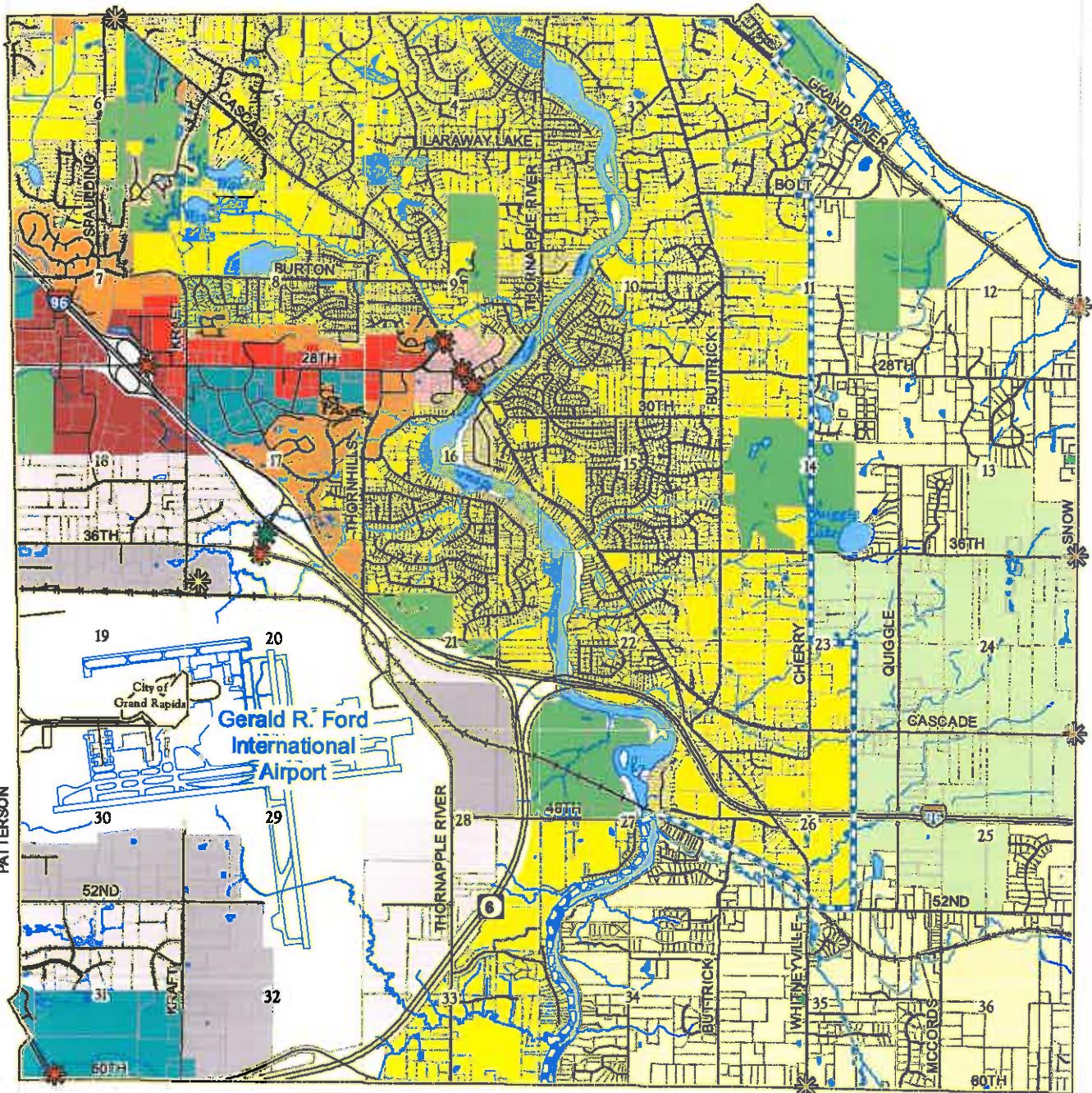
- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The applicant provided a plan and design details for construction of the onsite drainage system.
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement was not provided and is required.
- OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.
- OK (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems

Ada Twp

City of Kenwood

Lowell Twp

Caledonia Twp



Cascade Charter Township

Kent County, Michigan

Map 15 Future Land Use

Legend

- Gateway Feature
- Park 'n' Ride
- Rail Station
- Utility Service Area
- Farmland Preservation
- Rural Residential
- Suburban Residential
- Community Residential
- Village Commercial
- General Commercial
- Highway Commercial
- Mixed Use
- Heavy Industrial
- Light Industrial
- Community Facility / Golf Course



WILSON
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Williams & Works
© 2009 Williams & Works
 616.326.9988 phone • 616.326.1001 fax
 100 Ottawa Avenue SW • Grand Rapids, MI 49503

April 22, 2009

category. The Township hopes that the highway commercial area is served by mass transit in the future.

MIXED USE

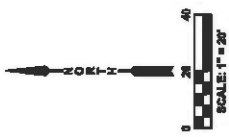
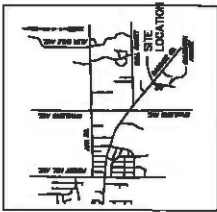
Description and Desired Uses: The mixed use land use is intended to provide for offices, light industrial, townhome and other types of attached residential development, and retail/commercial uses. The intent is to allow for uses in a master-planned project, giving a greater potential for walkable neighborhoods. Mixed use residential areas are especially desirable where future mass transportation can serve the area.

Location: The mixed use land use category is planned for the northern portion of Centennial Park, the southern portion of Meadowbrooke and along the already developed office park on Cascade Road.

Densities: Within the mixed use category, residential densities would be 6-8 dwelling units to the acre. Density bonuses may be available for development that incorporates certain green/eco-friendly building technologies at the time of site plan review and approval. Building heights would be the lesser of 40' or 3 stories where surrounding uses and buildings are of comparable heights; however, along Cascade Road where the mixed use area is already developed, existing building heights would remain unchanged.

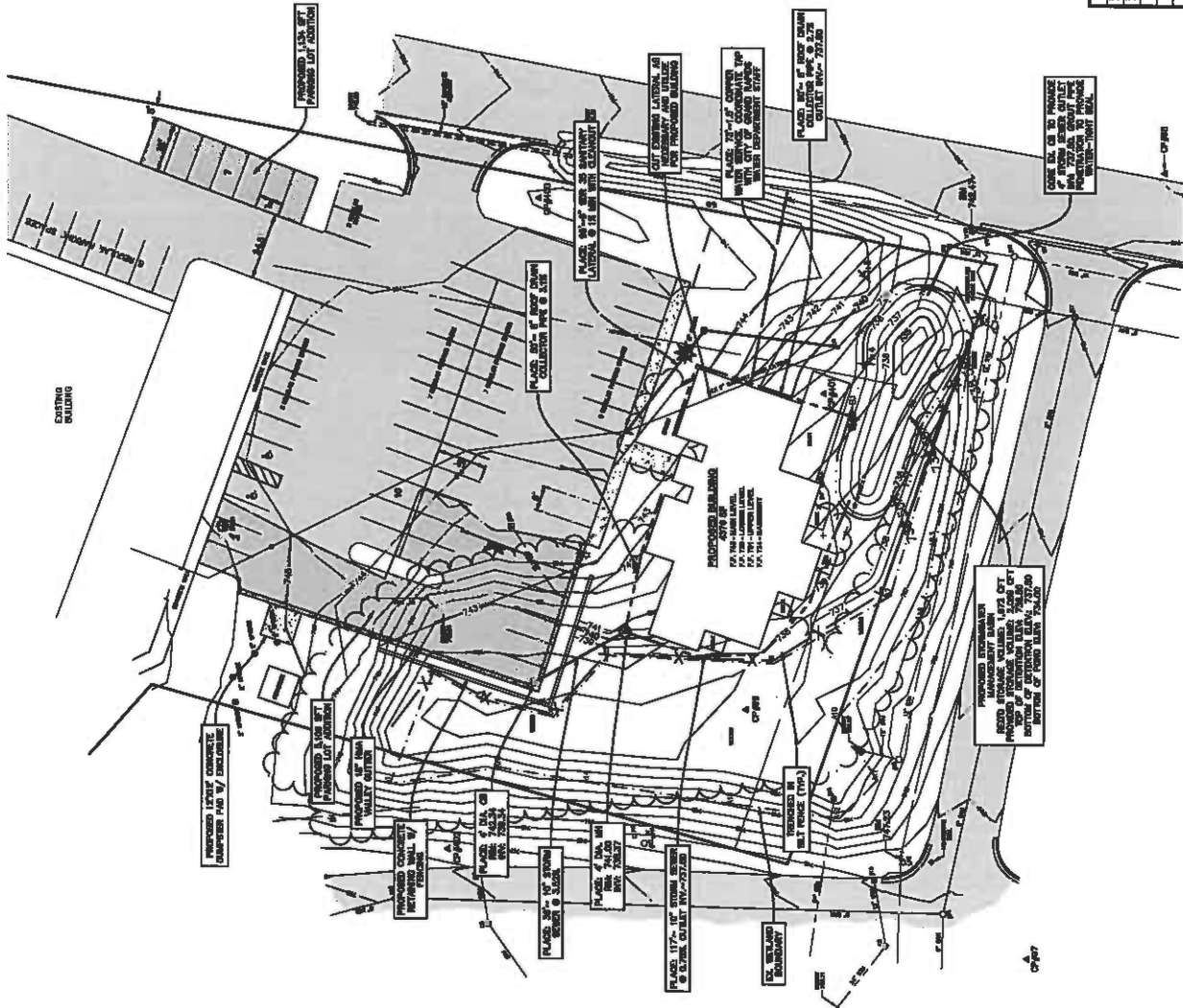
HEAVY INDUSTRIAL

Description and Desired Uses: This land use designation is intended to provide employment for area residents, manufacture goods and provide services to meet the needs of the larger West Michigan Region. Facilities will be developed with appropriate utility and transportation connections and in harmony with the area's natural features. Industrial uses may include warehousing, manufacturing and assembly, mini-storage, contractor's offices and yards, and shipping facilities. In the vicinity of the airport, industrial land uses should be compatible with the airport and aviation requirements. The Township supports industrial uses near the airport having direct access to the airport property to facilitate greater interconnectedness, growth of transportation-related industry, and limit off-site vehicular movement/trips. Truck traffic leaving industrial land uses will be directed efficiently to regional arterials without traversing residential areas. Landscape credits, credits for energy efficient design, or other types of credits may be offered that may reduce the current front yard setback requirements, landscaping requirements, and/or lot area requirements.



- EXISTING GENERAL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SAFETY AS PART OF HIS WORK.
 2. THE CONTRACTOR SHALL CALL 811 FOR A MINIMUM DATE PRIOR TO THE START OF CONSTRUCTION.
 3. ALL STORM SEWER PIPES SHALL BE 18\"/>

PROPOSED PARKING SPACES: 22 SPACES



- PROPOSED CONCRETE FOUNDATION FOR WALLS**
- 1. 18\"/>
- PROPOSED CONCRETE FOUNDATION FOR WALLS**
- 1. 18\"/>
- PROPOSED CONCRETE FOUNDATION FOR WALLS**
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- PROPOSED CONCRETE FOUNDATION FOR WALLS**
- 1. 18\"/>

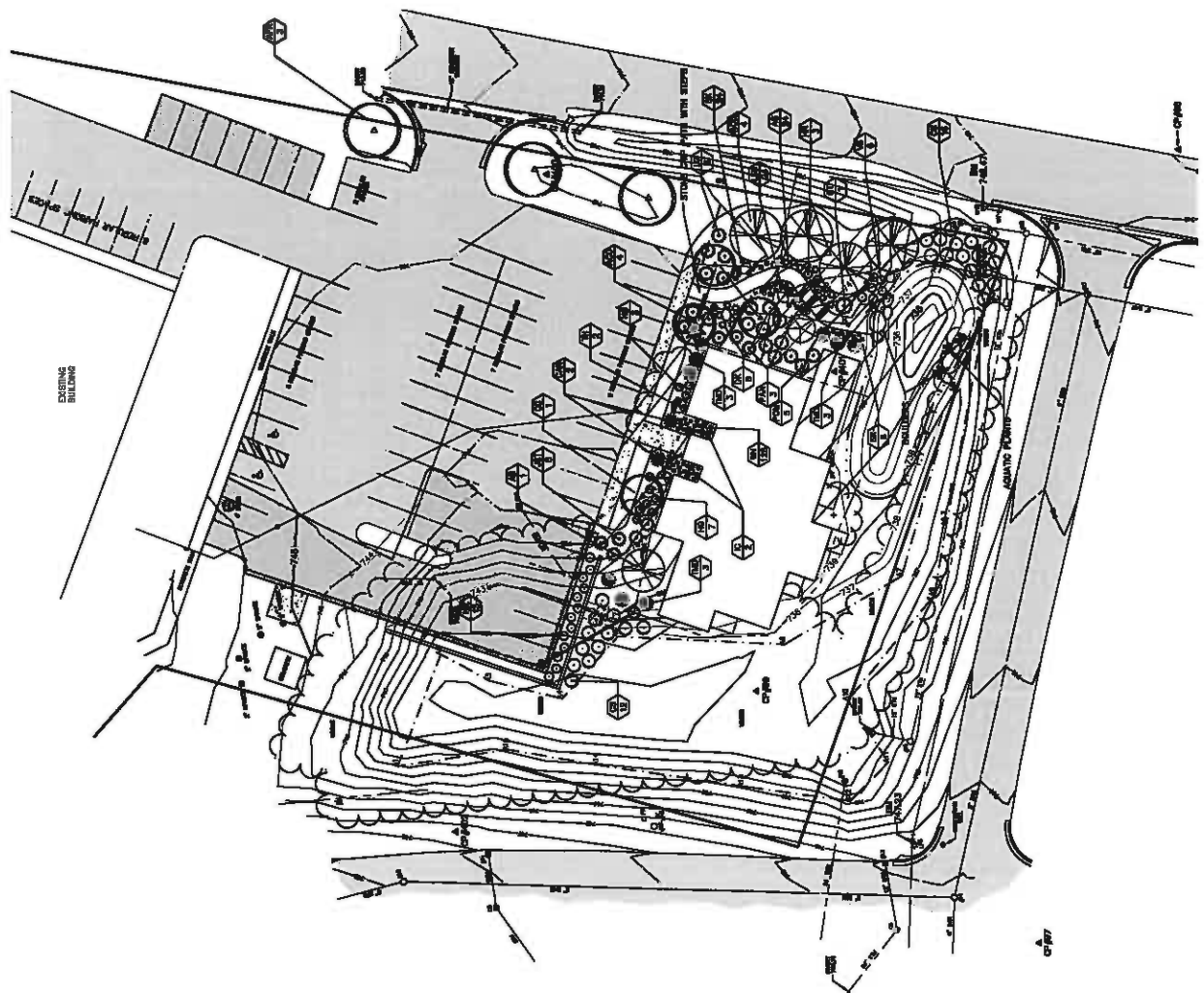
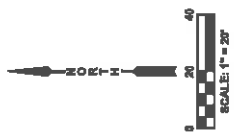
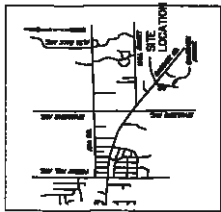
SITE PLAN FOR
LACKS VISITOR LODGING
 CASCADE TOWNSHIP, WEST COUNTY, MICHIGAN

MOORE & BRUGGINK, INC.
 Consulting Engineers
 2411 Market Avenue N.E.
 Grand Rapids, Michigan 49508
 Phone: (616) 362-2881 Web: www.mbrinc.com

1 of 2

811
 Know what's below.
 Call before you dig.

Utility locations are approximate only. Please refer to utility records for exact locations. (1-800-482-7171)



NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
01	1.0000	1.0000	1.0000	1.0000	1.0000
02	2.0000	2.0000	2.0000	2.0000	2.0000
03	3.0000	3.0000	3.0000	3.0000	3.0000
04	4.0000	4.0000	4.0000	4.0000	4.0000
05	5.0000	5.0000	5.0000	5.0000	5.0000
06	6.0000	6.0000	6.0000	6.0000	6.0000
07	7.0000	7.0000	7.0000	7.0000	7.0000
08	8.0000	8.0000	8.0000	8.0000	8.0000
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99	99.0000	99.0000	99.0000	99.0000	99.0000
100	100.0000	100.0000	100.0000	100.0000	100.0000

LANDSCAPE PLAN
FOR
LACKS VISITOR LODGING
CASADIE TOWNSHIP, WEST COUNTY, INDIANA

MOORE & BRUGGINK, INC.
Consulting Engineers
2000 Main Street, Suite 100
Westfield, IN 46084
Phone: (317) 845-2200 Fax: (317) 845-2201

DATE: 10/15/08
PROJECT NO.: 08-001
SHEET NO.: 2 OF 2



Utility locations are approximate only. Please contact the utility service providers for exact locations. (1-800-482-7171)

Cascade Road Land Uses

Residential

The land use classification along Cascade Road did not change significantly. The entire north side of Cascade Road, within the Study Area, remains classified as "Low Density Residential", which allows single family homes at a density of one (1.0) dwelling unit per acre.

Along the south side of Cascade Road, from the southern Study Area limits (Forest Shores Drive) to the eastern border of the Forest Hills Golf Club, the land remained classified as "Low Density Residential", allowing one (1.0) dwelling unit per acre.

The remaining land south of Cascade Road has been changed to the new "Medium Low Density" designation, permitting a maximum residential density of 1.5 dwelling units per acre.

The approved Forest Hills Golf Course site plan conforms to the "Medium Low Density" land use category. The Lacks Industries property, which was previously classified as "Low Density Residential", was changed to "Medium Low Density Residential". Since Lacks is an existing non-conforming use, this was more of a "housekeeping" change to have a "cleaner" land use map.

Office

The entire length of Cascade Road within the Study Area has been placed into one of the residential land use classifications. However, office development will be considered along Cascade Road where it can be assured that specific site standards are met.

For office development to be considered, an applicant would have to proceed through the PUD rezoning process. This will assure that the

proposed project conforms with the office design standards and is compatible with adjacent land uses. The following section provides a description and explanation of each of the adopted office development standards.

Office development standards

For the standards described below, the rationale supporting them was derived, in part, from the results of the citizen opinion surveys. Most respondents expressed that office development may be allowed along Cascade road as long as it is small in scale and mass and in keeping with the residential character of the area. Other factors that influenced these standards included the location of high voltage transmission towers, existing manufacturing and office facilities, topography, soils, and traffic volumes on Cascade Road. The following standards have been adopted in an attempt to control the location, appearance and style of office development.

♦ 2 Acre Minimum Lot Size

This requirement stems from the Zoning Ordinance which requires that a parcel of property be at least two acres in size before it is eligible to be rezoned to a Planned Unit Development (PUD). Since any proposed office buildings must proceed through the PUD rezoning process, it is appropriate to require the same minimum lot size. In addition, a parcel of this size will allow for a smaller scale office building while providing adequate room for the landscaping, parking, and driveway access.

♦ Maximum Building Size of 10,000 square feet.

The requirement for a maximum building size of 10,000 square feet is in response to the preference of township residents to see smaller scale office buildings along this portion of

Cascade Road. The maximum building size includes all areas within the walls. For example, a two story office building with 5,000 square feet on each floor would be at its maximum square foot allotment. A building of this size, in conjunction with the other design standards, would retain the residential character in the area.

◆ *Sloped or pitched roof*

Any new office building should be constructed with an actual sloped or pitched roof. The use of mansard or flat roofs is discouraged. This will create the appearance of a residential structure while discouraging the look of larger, more massive office building usually found in an office park setting. The exact slope or pitch of the roof will be considered during the PUD rezoning process.

◆ *Owner-occupy at least 50% of Building*

The requirement that the owner occupy at least 50% of the building is intended to discourage the development of speculative office buildings that could potentially sit vacant for long periods of time. With the owner utilizing at least half of the leasable area for offices, the remaining portion (which would be 5,000 square feet at most), could be available for absorption in the office leasing market.

◆ *Parking Behind Front Yard Setback*

In order to prohibit the construction of parking areas between Cascade Road and any proposed office building, parking within the front yard setback is discouraged. All parking areas should be located in either the side or rear yards of the parcels. When viewed from the road, it will appear as a residential setting, as opposed to a commercial strip with large parking lots in the front yards.

◆ *Maximum Building Height of 25 feet*

This standard stems from the requirements of the B1, Village Business zoning district where the maximum building height is 25 feet. It allows new office buildings to construct two floors if desired, but maintains a smaller structure that can be designed to be compatible with adjacent land uses.

◆ *Increased landscaping.*

Landscaping will be reviewed on a case by case basis for any new office development along Cascade Road. Factors that will be considered when determining the required landscaping will be topography, neighboring land uses, distance from the road, and existing vegetation. All landscaping will be performance based: more plantings will be required in cases where it is needed the most (such as adjacent to a residence), and less dense landscaping will be required when an adjacent use is more compatible (such as a neighboring office building). Regardless, the landscaping will be addressed in detail during the PUD rezoning process.

◆ *Low profile, monument signs with no lighting.*

Freestanding signs are intended to be constructed in a low profile, monument style. This will prevent the installation of larger pole signs that are often found in commercialized areas. It will also prevent the visual clutter produced by numerous signs of various heights and sizes. In addition, signs shall not be lighted in any manner, assuring that the corridor will not have the appearance of a commercial strip once the sun sets.

♦ *Controlled access to site*

This standard is intended to take several issues into consideration when planning access to a site. It is desired, where possible, that driveways be shared between property owners. The standard is not, however, intended to encourage the development of frontage roads along Cascade Road. The spacing of driveways along Cascade Road should be maintained at adequate distances from one another. When conditions warrant, the use of directed turning movements (e.g. right-turn in, right-turn out only) will be encouraged for driveways. These measures are intended to provide a safer means of ingress and egress to individual properties along a road with a 55 mile an hour speed limit in place.

Conclusion

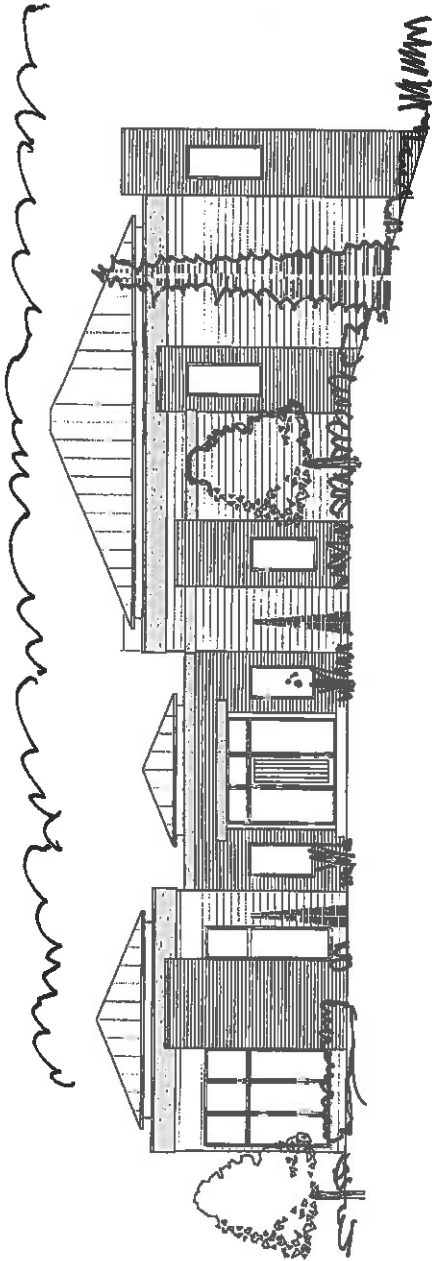
As the preceding sections of this report demonstrate, countless hours of research, analysis, public input, and consideration went into preparing the Cascade Road / Spaulding Avenue Planning District Study. Although the amendments to the General Development Plan resulting from this process seem minimal, they are reflective of trends occurring within the Study Area, and township-wide. More importantly, this planning process allowed the Planning Commission and Planning Department the opportunity to focus on the Study Area and revisit decisions regarding developments that were previously made. Decisions will now be made with more confidence when an applicant requests a development approval on property located in this area of the township.



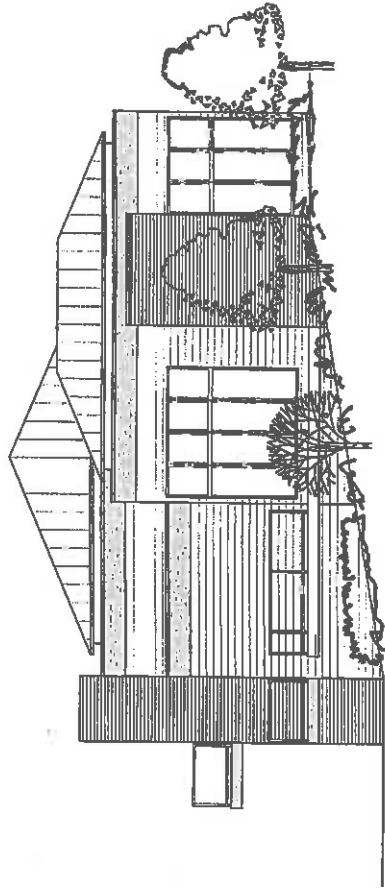


Lacks Enterprises
Corporate Lodge
North Elevation

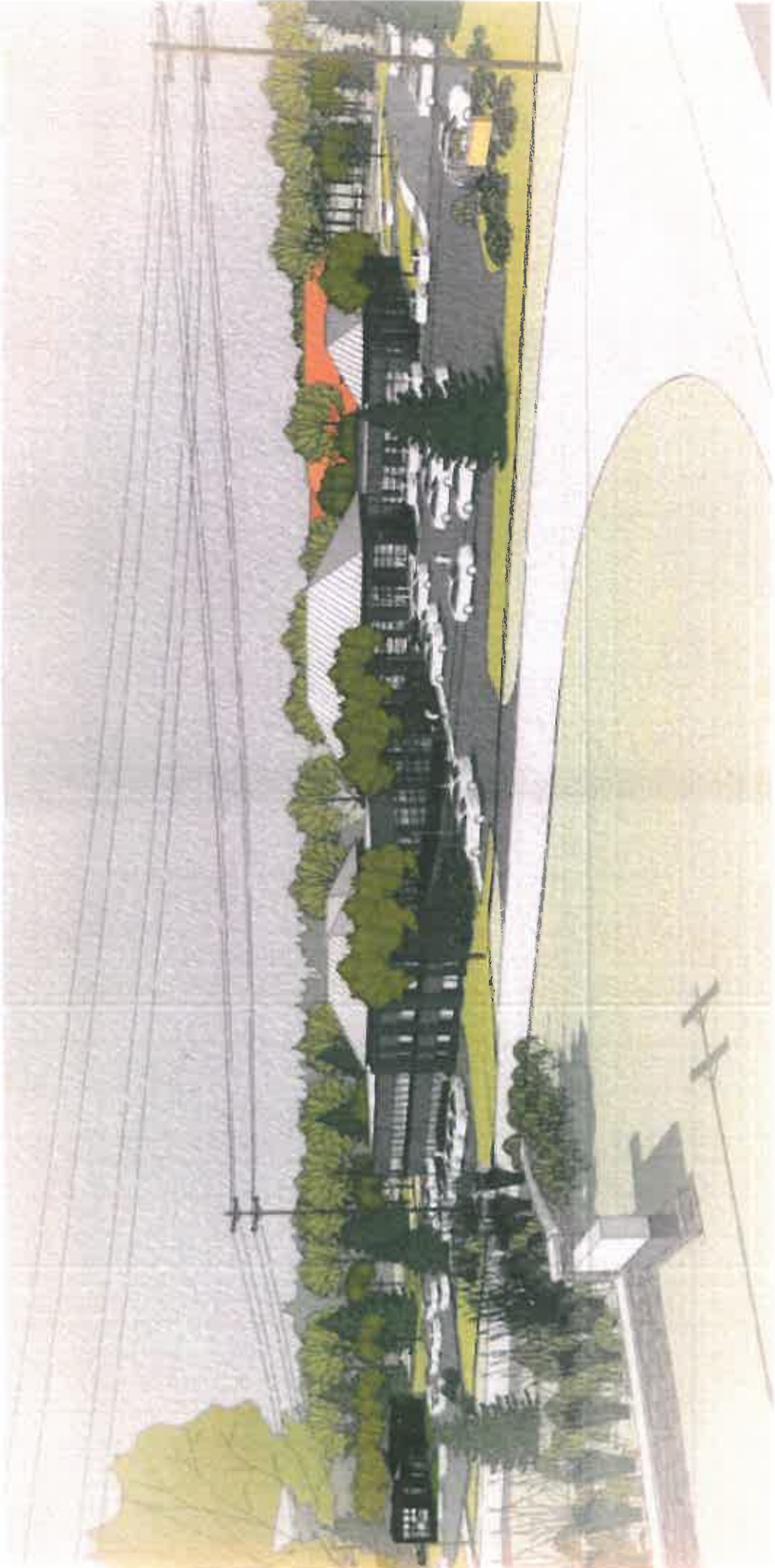
August 2017



NORTH ELEVATION
SCALE 3/8" = 1'-0"



EAST ELEVATION
SCALE 3/8" = 1'-0"



STAFF REPORT: Case # 18-3433
REPORT DATE: January 22, 2018
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: February 5, 2018
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:

Brett Boonenberg
Thornapple River Nursery
8080 28th st
Cascade MI 49301

STATUS

OF APPLICANT: Owner.

REQUESTED ACTION: Site Plan Review for new office building.

**EXISTING ZONING OF
SUBJECT PARCEL:** ARC

GENERAL LOCATION: Southeast corner of 28th st and Buttrick Ave.

PARCEL SIZE: 23 Acres

**EXISTING LAND USE
ON THE PARCEL:** Landscape Nursery

**ADJACENT AREA
LAND USES:** N, E, W, -Residential
S- Fire Station

**ZONING ON ADJOINING
PARCELS:** ARC

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct a 1,700 sq ft office building. The site plan was reviewed under the criteria of the ARC zoning district and Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.
2. The building addition is about 14 feet tall as measured to average grade.
3. The rest of the site complies with zoning for setback regulations.
4. On inspection of the property we did find a second monument sign at the

property. The owner has already been made aware that this second sign will need to be removed.

5. The Township engineer has reviewed and approved the plan.
6. The applicant will have to demonstrate the distance away from the water line on Buttrick. If within 300 feet of the line they will have to connect to public water. If beyond 300 feet, they may use a well. Given the reduction in connection costs that the City and Township are making they may want to evaluate connecting to public water even if beyond 300 feet.
7. The site plan has been reviewed and approved by the Fire Department.

Section 21.07: Criteria For Site Plan Approval:

The Planning Commission shall use the following criteria in evaluating a site plan submittal:

1. Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.
2. Whether there are ways in which the configuration of uses and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and proposed use and structures.
3. The extent to which natural features and characteristics of the large trees, natural groves, watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate, of scenic easements, natural buffering, and other techniques for preservation and enhancement of the physical environment.

STAFF RECOMMENDATION:

Staff is recommending Site Plan Approval for the new building subject to the following conditions:

- a. Removal of the second pylon sign prior to the occupancy of the new building.
- b. Execute the storm water maintenance agreement
- c. Demonstrate the distance away from the public water line to determine if connection is required.

Attachments: Application
 Site Plan
 Location Map



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: THORNAPPLE RIVER NURSERY
 Address: 8080 28TH ST. S.E.
 City & Zip Code: ADA, MI 49301
 Telephone: 616 676-0102
 Email Address: _____

OWNER: * (If different from Applicant)
 Name: Brett Boonenberg
 Address: 8080 28th ST.
 City & Zip Code: ADA, MI 49301
 Telephone: 616-676-0102
 Email Address: brett@ThornAppleRiverNursery.com

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

CONSTRUCT A 1700 SQ.FT. OFFICE BUILDING TO REPLACE OFFICE IN EXISTING POLE BARN

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 14100045

ADDRESS OF PROPERTY: 2828 BUTTRICK SE ADA 49301

PRESENT USE OF THE PROPERTY: ARC - NURSERY

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

Name(s)

Address(es)

LOUIS & MARYELLEN BOONENBERG

9151 28th ST. ADA, MI. 49301

SIGNATURES

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

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

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

BRETT BOONENBERG V.P.
Applicant – Print or Type Name

* _____
Owner’s Signature & Date
(*If different from Applicant)

Brett Boonenberg V.P.
Applicant’s Signature & Date

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

Rev. 7/24/14

17017

Part of the Northwest one-quarter of the Northwest one-quarter of Section 14, Town 06 North, Range 10 West, Cascade Township, Kent County, Michigan, described as follows: Beginning at the Northwest corner of said Section 14; thence South along the West line of said section, 223.50 feet; thence East perpendicular to said West section line, 208.00 feet; thence South parallel with said West section line, 536.30 feet; thence West perpendicular to said West section line, 14.40 feet to the East line of the West 193.60 feet of said Northwest one-quarter; thence South along said East line, 225.00 feet; thence Easterly to a point on the East line of the Northwest one-quarter of the Northwest one-quarter of said section, said point being 341.05 feet North of the Southeast corner of the Northwest one-quarter of the Northwest one-quarter of said section; thence North along the East line of the Northwest one-quarter of the Northwest one-quarter of said section, to the South line of the North 209.71 feet of the Northwest one-quarter of the Northwest one-quarter of said section; thence West along said South line to the West line of the East 208.71 feet of the Northwest one-quarter of the Northwest one-quarter of said section; thence North 1.00 feet; thence West 208.71 feet to the West line of the East 417.42 feet of the Northwest one-quarter of the Northwest one-quarter of said section; thence South along said West line 1.00 feet to the South line of the North 209.71 feet of the Northwest one-quarter of the Northwest one-quarter of said section; thence West along said South line 208.71 feet to the West line of the East 626.13 feet of the Northwest one-quarter of the Northwest one-quarter of said section; thence North along said West line 209.71 feet to the North line of said section; thence West along said North line to the place of beginning. Parcel contains 23.483 acres including right of way.

PLAN LEGEND

- DOTTED LINES TO REMAIN
- NEW WALL
- EXISTING WALL TO BE DEMOLISHED (SEE TO-BE-DOWN PLAN)
- EXISTING POOR

NEW OR ENLARGED DIST. (1:25X)

GENERAL NOTES

1. CONSULT WITH NEIGHBORING PROPERTIES
2. VERIFY ALL UTILITIES, IN PARTICULAR, BEFORE ANY EXCAVATION OR INSTALLATION OF FOUNDATION
3. ALL DIMENSIONS ARE TO FACE OF STRUCTURING UNLESS NOTED OTHERWISE
4. ALL DIMENSIONS ARE TO FACE OF STRUCTURING UNLESS NOTED OTHERWISE
5. ALL DIMENSIONS ARE TO FACE OF STRUCTURING UNLESS NOTED OTHERWISE
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14. ALL DIMENSIONS ARE TO FACE OF STRUCTURING UNLESS NOTED OTHERWISE

PLAN & ELEVATION KEY NOTES

1. DIMENSIONS TO FACE
2. DIMENSIONS TO FACE
3. DIMENSIONS TO FACE
4. DIMENSIONS TO FACE
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14. DIMENSIONS TO FACE

PROJECT No: **017-079**

SHEET TITLE: **FOUNDATION PLAN**

SHEET No: **A100**

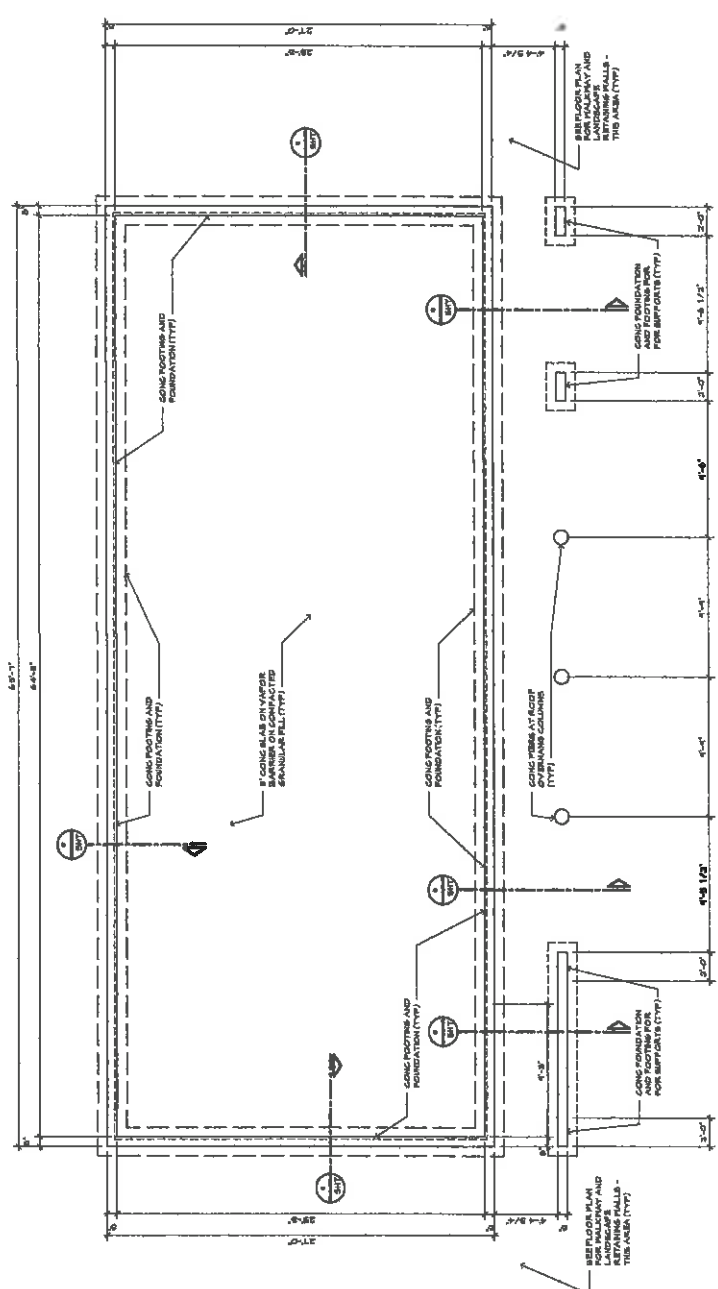


Fig 1 FOUNDATION PLAN
1/8" = 1'-0"



Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: #17-3424/2768 Orange Ave
Meeting date: February 5, 2018

At the Public hearing on January 8, 2018 the Planning Commission awarded approval of the rezoning from R2 to B1. After that meeting the applicant has written a conditional zoning agreement that indicates that the rezoning is conditioned on the fact that it will only be three single family homes as shown on the site plan dated 11/6/17.

Staff has reviewed the agreement drafted by the applicant and believes it is consistent with the approval that was awarded. I recommend that you forward a positive recommendation to the Township Board for the rezoning. It is important to remember that you are voting on what is being presented and you are not able to offer any changes tot the agreement since this agreement must be offered by the applicant.

The Township Board will hold an additional public hearing to consider your recommendation.

Attachments: Proposed Conditional rezoning agreement
Site Plan

CONDITIONAL REZONING AGREEMENT

THIS CONDITIONAL REZONING AGREEMENT (“CRA” or “Agreement”) is made this _____ day of _____, 2018 by and between Beniteau Residential, LLC, a Michigan limited liability company, whose address is 825 Parchment Dr SE, Suite 400, Grand Rapids, Michigan (“Owner”), and CASCADE CHARTER TOWNSHIP, a Michigan municipal corporation, whose address is 2865 Thornhills SE, Grand Rapids, Michigan (the “Township”).

RECITALS

- A. Owner is under contract and is anticipated to own a parcel of real property in the Township, commonly known as 2768 Orange Avenue SE, Grand Rapids, MI, and legally described on the attached Exhibit A (the “Property”).
- B. Owner intends to develop the Property with three residential homes in accordance with the site layout plan attached as Exhibit B, and Owner desires to rezone the Property from R2 (Residential) to B1 (Village Commercial).
- C. Owner has submitted the site layout plan attached as Exhibit B to the Township, and the site layout plan and proposed use have been reviewed and approved by the Township Planning Commission, which has recommended that the Township Board rezone the property from R2 (Residential) to B1 (Village Commercial).
- D. In exchange for the Township rezoning the Property to B1, Owner desires to voluntarily impose legally enforceable conditions and restrictions on the use of the Property.
- E. In order to memorialize the legally enforceable conditions and restrictions on the Property and the parties’ mutual understandings as part of the rezoning of the Property to B1, the parties desire to enter into this CRA.

NOW, THEREFORE, for good and valuable consideration including, but not limited to, the covenants and pledges contained herein, the sufficiency of which is acknowledged, the parties agree as follows:

AGREEMENT

Rezoning to B1. In conjunction with the Township's approval for rezoning the Property from R2 to B1 and the Township's approval of the site plan, density, setbacks, and proposed use of the Property under the B1 designation, Owner agrees to use the Property in compliance with all of the requirements regulating use and development set forth in the Cascade Charter Township Zoning Ordinance (the "**Ordinance**") for B1, and the parties further agree as follows:

1. Upon rezoning of the Property to B1, Owner's use and development of the Property will be restricted to no more than three (3) single-family detached residential homes. The homes shall have the setbacks and density as shown on Exhibit B. The Township represents and agrees that that, upon rezoning the Property to B1, the setbacks, use, and density depicted on the site layout plan attached as Exhibit B comply with the Ordinance.
2. Except as modified by the Agreement, all other provisions of the Township's Zoning Ordinance shall remain in full force and effect and a violation of this Agreement shall constitute a violation of the Township's Zoning Ordinance.
3. By entering into this agreement, the Township has exercised its reasonable discretion and, by entering into the agreement, the Township takes no position on whether it will grant or deny any other conditional zoning requests pursuant to the Act.
4. It is acknowledged and agreed this Agreement and the conditions presented have been voluntarily offered to the Township and that the Township has not required this Agreement in order to consider a rezoning.
5. This Agreement has been made in accordance with MCL 125.3405 (the "Act").
6. This Agreement shall be executed in recordable form and shall be recorded by the Township with the Kent County Register of Deeds and shall run with the Property. Owner shall provide a copy of this Agreement to any prospective future owner or tenant of the Property prior to the closing of a sale or lease of the Property.
7. This Agreement shall only be amended by mutual written agreement of the parties.

<remainder of page intentionally blank >

Date: _____

Beniteau Residential, LLC

By: _____

Marcel Burgler

Its: Manager

STATE OF MICHIGAN)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Marcel Burgler, Manager of Beniteau Residential, LLC, a Michigan limited liability company, on behalf of said limited company.

Notary Public

County of _____, State of Michigan

My Commission Expires: _____

Date: _____

CASCADE CHARTER TOWNSHIP

ATTEST _____

By: _____

Its: _____

STATE OF MICHIGAN)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, the _____ of Cascade Charter Township, on behalf of said township.

Notary Public

County of _____, State of Michigan

My Commission Expires: _____

PREPARED BY AND RETURN TO:

Thomas M. Amon
WARNER NORCROSS & JUDD LLP
900 Fifth Third Center
111 Lyon Street, NW
Grand Rapids, Michigan 49503-2487
Telephone: (616) 752-2727
16676808-1

EXHIBIT A
Legal Description

Land Situated in the Township of Cascade, Kent County, Michigan, described as:

Lots 1, 2 and 3, Block 1, G.S. Richardson's Plat, according to the Plat thereof, as recorded in Liber 3 of Plats, Page 11.

Address: 2768 Orange Ave. SE, Grand Rapids, MI
Tax ID No. 41-19-09-454-001

The address and tax ID are solely for informational purposes, and if inconsistent in any way with the legal description, the legal description shall control.

EXHIBIT B
Site Layout Plan
(On Next Page)

Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: Case #17-3425 Centennial Park – West Bluffs PUD Amendment
Meeting Date: September 11, 2017

At the Public hearing on January 15, 2018 the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the PUD amendment for the project.

The PUD Ordinance has been reviewed by the applicant and addresses all of their comments as well as the approval from January 15. I recommend that you forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan.

The Township Board will hold an additional public hearing to consider your recommendation.

Attachments: Proposed PUD Ordinance
Site Plan

CASCADE CHARTER TOWNSHIP
Ordinance #_ of 2018
AN ORDINANCE TO AMEND ORDINANCE #3 OF 2013, THE
CENTENNIAL PARK
PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to the Centennial Park PUD Ordinance

Section IV. Purpose.

The Project occupies approximately 85.1 acres of land. The project is proposed to be developed containing a total of 13 single family residences (or 14 with one two unit building), three (3) 3-unit residential buildings (9 total residential units), a total of 241 apartments including a manager residence, while preserving open space, allowing for the existing catering/banquet/recreational use and allowing as a nonconforming use the existing landscaping/snowplowing/property management use. Much of the open space of the project is being conveyed to the existing Condominium Associations ("Permanent common open space"). In order to complete this action various condominium associations have already agreed to amend their Planned Unit Development legal description in order to incorporate the open space into their projects.

The regulations contained herein are established to define the procedures necessary to insure high quality development in the Project. Additionally, they are designed to achieve integration of this development with adjacent land uses.

Section VI. Documents and Plans.

This section shall be amended to read as follows:

C. The Project shall be limited to a maximum of 13 residential sites (or 14 with one two-unit building), three (3) 3-unit residential buildings (9 total residential units) (West Bluffs), and a maximum of 241 apartments, including the manager's residence.

Section VII. Permitted Uses

This section shall be amended to read as follows:

- H. West Bluffs at the corner of Thornhills/Tahoe.
1. A condition of approval of the PUD requires that the future bike path be graded when the buildings are built. An additional condition of approval requires the developer to constrict 7 foot wide sidewalk along their Tahoe frontage at the time of construction and must be done prior to occupancy of the last unit.

Section VIII. Design Guidelines, Requirements and Limitations

This section shall be amended to read as follows:

- A. **Maximum Number of Residential Units** - The maximum number of single family detached units within the Project shall be limited to 13 units, with the ability to add a two unit condominium at area 10 for a total of 14 units as well as three (3) 3-unit buildings at the corner of Tahoe and Thornhills (West Bluffs). In addition, a total of 241 apartment buildings including a manager residence are permitted.
- C. **Setback Requirements**- All buildings and structures shall meet the following minimum setback requirements:
 - c. **West Bluffs**
 - i. Setbacks for the West Bluffs shall be as shown on the site plan dated _____
 - ii. Perimeter: 25 feet.
 - iii. Thornhills: 43 feet from the ROW line.
 - iv. Tahoe: 35 feet from the ROW
 - v. Between buildings 20 feet
- D. **Minimum Floor area**-
 - a. Residential lots and West Bluffs- finished livable area above grade level, exclusive of the garage, decks, porches and breezeways
 - i. 1600 sq ft of finished space within a minimum of 960 sq ft on main floor.
- C. **Minimum Parking Requirements**
 - c. West Bluffs - Each unit shall have at least two (2) enclosed off-street parking spaces.

Section 2. West Bluffs

The following sections of the Ordinance #3 of 2013 shall not apply to West Bluffs: 1. Sections V.B.-D., F, G, 2. Section IX, and 3. Section XIV.

Section 2. Effective Date

This PUD Ordinance amendment shall become effective upon publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

Section 3. Effect

The Cascade Charter Township Zoning Ordinance, as amended, and the remainder of Ordinance #3 of 2013, as amended, except as otherwise expressly amended herein, shall remain in full force and effect.

The foregoing Ordinance amendment was offered by Board Member _____ supported by Board Member _____. The roll call vote being as follows:

YEAS:

NAYS:
ABSENT:
ABSTAIN:
ORDINANCE DECLARED ADOPTED.

Sue Slater
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the ___th day of _____ 2018.

Sue Slater
Cascade Charter Township Clerk

Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: #17-3395/Remark Real Estate PUD rezoning
Meeting Date: February 5, 2018

At the Public hearing on January 17, 2018 the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the PUD amendment for the project.

The PUD Ordinance has been reviewed by the applicant and addresses all of their comments as well as the approval from January 17. I recommend that you forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan.

The Township Board will hold an additional public hearing to consider your recommendation.

Attachments: Proposed PUD Ordinance
Site Plan

CASCADE CHARTER TOWNSHIP

Ordinance # ___ of 2018

**AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING
ORDINANCE AND ZONING MAP TO ESTABLISH THE
RESTAURANT HOLDINGS, LLC
PLANNED UNIT DEVELOPMENT PROJECT.**

Cascade Charter Township Ordains:

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

The application received from Restaurant Holdings, LLC, or its assigns (hereinafter referred to as the "Developer"), to rezone property to Planned Unit Development designation for the Restaurant Holdings Planned Unit Development Project (hereinafter referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval on _____. The Project is recommended for rezoning to accommodate two separate restaurants on two separate properties. This action requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Charter Township Board of Trustees' action on _____.

Section II. Legal Description.

The legal description of the Project is as follows:

PARCEL 1:

That part of the Southwest 1/4 of Section 7, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Southwest corner of Section 7; thence North 87 degrees 58 minutes 30 seconds East 1431.24 feet along the South line of said Southwest 1/4; thence North 1 degree 57 minutes 08 seconds West 475.0 feet along a line which is parallel with the West line of the East 1/2 of the South 80 acres of the Southwest fractional 1/4 of Section 7 to the place of beginning of this description; thence North 1 degree 57 minutes 08 seconds West 80.00 feet; thence North 87 degrees 55 minutes 30 seconds East 350.24 feet; thence South 1 degree 13 minutes 45 seconds East 80.01 feet parallel with the East line of said Southwest 1/4; thence South 87 degrees 58 minutes 30 seconds West 349.23 feet to the place of beginning.

Subject to and together with an easement for ingress and egress over the following described Commencing on the North line of 28th Street, 140.0 feet East from the West line of the East 1/2 of the South 80 acres of the Southwest fractional 1/4; thence North

00 degrees 05 minutes 30 seconds East 717.80 feet parallel with the West line of said East 1/2 of the South 80 acres of the Southwest fractional 1/4; thence Northwesterly 47.70 feet on a 66 foot radius curve to the left; thence Northerly, Easterly and Southwesterly 302.75 feet on a 66 foot radius curve to the right; thence Southwesterly 47.70 feet on a 66 foot radius curve to the left; thence South 00 degrees 05 minutes 30 seconds West 718.13 feet parallel with the West line of said East 1/2 of the South 80 acres of the Southwest fractional 1/4 to the North line of 28th Street; thence 66.0 feet along the North line of 28th Street to the place of beginning.

PARCEL 2:

That part of the Southwest 1/4 of Section 7, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Beginning at a point on the South line of said Section, which is North 87 degrees 58 minutes 30 seconds East 1431.24 feet from the Southwest corner of said Section 7; thence North 1 degree 57 minutes 08 seconds West 475.0 feet along a line which is 173 feet Easterly of and parallel with the West line of the East 1/2 of the South 80 acres of the Southwest fractional 1/4 of Section 7, this also being the centerline of Northern Industrial Drive; thence North 87 degrees 58 minutes 30 seconds East 349.23 feet; thence South 1 degree 13 minutes 45 seconds East 475.05 feet parallel with the Easterly line of said Southwest 1/4 to a point on the South line of said Section, which is South 87 degrees 58 minutes 30 seconds West 742.0 feet from the South 1/4 corner; thence South 87 degrees 58 minutes 30 seconds West 343.24 feet along the South line of Section 7 to the place of beginning. Subject to and together with an easement for ingress and egress over the following described Commencing on the North line of 28th Street, 140.0 feet East from the West line of the East 1/2 of the South 80 acres of the Southwest fractional 1/4; thence North 00 degrees 05 minutes 30 seconds East 717.80 feet parallel with the West line of said East 1/2 of the South 80 acres of the Southwest fractional 1/4; thence Northwesterly 47.70 feet on a 66 foot radius curve to the left; thence Northerly, Easterly and Southwesterly 302.75 feet on a 66 foot radius curve to the right; thence Southwesterly 47.70 feet on a 66 foot radius curve to the left; thence South 00 degrees 05 minutes 30 seconds West 718.13 feet parallel with the West line of said East 1/2 of the South 80 acres of the Southwest fractional 1/4 to the North line of 28th Street; thence 66.0 feet along the North line of 28th Street to the place of beginning

Section III. General Provisions.

The following provisions shall hereby apply to the Project, in addition to those Provisions outlined in Chapter 16 of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988, as amended).

Section IV. Purpose.

The Project occupies approximately 3.5 of land. The project is proposed to be developed into two, separate restaurants on two, separate properties. The regulations contained herein are established to define the procedures necessary to ensure high-quality development in the Project. Additionally, they are designed to achieve integration of this development with adjacent land uses.

Section V. Approval Limitations.

- A. The provisions of this Ordinance are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall be enforced. Furthermore, all other Cascade Charter Township ordinances shall still govern the Project where applicable.
- B. Except as otherwise provided herein, the Developer and its assigns must meet all applicable provisions and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for construction, operation, or use.
- C. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance and to withdraw its approval of this PUD if it finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.
- D. If constructed, the Project must be constructed and operated, and all properties therein used, in strict compliance with the PUD approval (including this Ordinance and the final approved site plan), and no deviations can occur without prior, formal, written approval by the Township. So-called minor deviations shall not occur unilaterally by the Developer or its successors, tenants, or assigns, but may be authorized by the Township in accordance with Section 16.12 and Section 21.04 of the Zoning Ordinance. Any deviation without prior, formal, written approval by the Township will constitute a violation of this Ordinance and the Cascade Charter Township Zoning Ordinance.
- E. **This approval document shall be recorded with the Kent County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk before any construction occurs on site.**
- F. Failure to comply with the site plan or any condition of approval herein shall be deemed to be both a nuisance per se and a violation of the Cascade Charter Township Zoning Ordinance.

- G. Prior to recording a copy of this document as specified in Section V(E) hereof, the Developer shall type the following statement onto the end of this document (or add an additional page to the document) as follows:

Restaurant Holdings, LLC has fully read the above PUD ordinance amendment, understands its provisions, and fully agrees with all requirements and conditions contained in the same, on behalf of itself and its assigns, successors, and transferees in and to the property involved."

Section VI. Documents and Plans.

- A. The Project shall be developed in accordance with the site plan approved and signed by the Township. Engineering plans and documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting the requirements of Section 16.11(4) of the Zoning Ordinance and meeting recognized, acceptable, engineering standards and practices. Once it has been determined that the plans have met Township requirements, the Township Engineer shall sign and mark these plan documents as "Approved" and forward them to the Developer. Only approved plan documents shall be recorded with the appropriate county and state agencies.

Section VII. Permitted Uses.

The permitted uses for the Restaurant Holdings, LLC PUD as approved by the Township Board on _____ are as follows:

- A. One sit-down restaurant
- B. One drive-thru (fast-food type) restaurant
- C. Signs. Provided all signs for the Project shall conform with this ordinance or Section 6.02 of the Cascade Charter Township Sign Ordinance (Ordinance 14 of 1997, as amended).
- D. Exterior Lighting. Lighting shall be consistent with the approved lighting plan dated _____.

Section VIII. Design Guidelines, Requirements and Limitations.

The Project shall be developed in accordance with the site plan approved by the Township dated _____. No alterations, expansions, or additions may take place to the Project without an amendment to this Ordinance, unless authorized otherwise herein.

- A. The Project shall be limited to a maximum of two restaurants.

- B. Maximum Building or Structure Height - no more than thirty-five (35) feet.
- C. Setback Requirements - All buildings and structures shall meet the following minimum setback requirements:
 - a. 28th St ROW – one hundred (100) feet
 - b. North property line – twenty-five (25) feet
 - c. East property line – twenty-five (25) feet
 - d. West (Northern Dr) ROW – fifty-five (55) feet
- D. Minimum Parking Requirements
 - a. A minimum of eighty (80) parking spaces across both properties.
 - b. Both properties are required to allow shared parking and access on each property. Including allowing unencumbered access to 5105 28th St at all times.
- E. Landscaping shall be consistent with the approved landscape plan dated _____.

Section IX. Land Splits

This project involves the creation of two parcels; these parcels are shown on the approved site plan dated _____. Per the approval of the project, these land divisions are already considered approved by Cascade Township provided they are completed as shown on the approved site plan.

Nothing in this PUD shall prohibit the two (2) resulting parcels from being sold to separate purchasers.

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

1. Two (2) freestanding signs, each with a maximum height of thirty (30) feet and a maximum sign area of ninety and one half (90.5) square feet in sign area. The nearest edge of the sign shall be no closer than twenty-five (25) feet to the road right-of-way.
2. The Developer agrees to comply with all other provisions of the Cascade Charter Township Sign Ordinance as amended.

Section XI. Temporary Buildings.

No structure of a temporary nature - trailer, tent, or construction shack shall be constructed, placed, or maintained within the Project, except accessory to and during construction of any building or infrastructure improvement.

Section XII. Utilities.

- A. Sewer and Water – This project will be served by municipal water and municipal Sanitary Sewer.
- B. Stormwater Drainage - All proposed stormwater drainage facilities shall be reviewed and approved by the Township Engineer, the Kent County Drain Commissioner's office, and the Michigan Department of Environmental Quality (if it has jurisdiction) prior to the development of the Project. The Developer shall provide the Township Planning Department with copies of all correspondence and permits received from the Kent County Drain Commissioner and the Michigan Department of Environmental Quality regarding stormwater disposal.
- C. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas, and cable television to the appropriate utility provider without cost. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.
- D. Sidewalk - The Developer shall construct a 7-foot wide, concrete sidewalk along the entirety of Northern Dr. The location of the sidewalk must be consistent with the approved site plan dated _____.
- E. Special Assessment District - Both properties in the PUD agree and consent by the acceptance of title to their respective property to the automatic creation of a special assessment district by the Township for all property owners whose parcels are benefitted by the special assessment district to cover those reasonable costs related to the construction of a new, public road connecting Starr St to Northern Dr SE provided that the costs (i) are reasonable and allocated equitably and (ii) shall not include the costs to acquire any real property. All owners are hereby deemed to consent and agree to the creation of a special assessment district pursuant to Public Act 188 of 1954, as amended, as well as any and all other applicable Michigan statutes.

Section XIII. Cross Access

- A. The Developer shall be responsible to provide and record cross-access easements for this project. Cross access shall be provided between the two, proposed sites and in the Northeast corner of the site to the parcel at 5105 28th St (currently the McDonalds).
- B. The access drives shall remain open at all times, including the winter months, and shall be free of snow and ice for clear passage. This PUD Ordinance will provide the legal means to allow cross access with these other parcels.

Section XIV. Soil Erosion Control Requirements.

The Developer shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the Project. This plan shall be reviewed and approved by the Township Engineer prior to commencing any excavation on the site. Developer shall comply with any and all licenses, approvals, or permits issued regarding soil erosion control requirements and measures.

Section XV. Performance Guarantee.

To ensure compliance with this Ordinance and any conditions herein, Cascade Township may require reasonable performance guarantees, as authorized under the Township Rural Zoning Enabling Act, to ensure completion of improvements such as, but not limited to, landscaping, drainage, lighting, roads, and utilities. The Township Board, Engineer, or Planning Department may require such guarantees at any time they deem necessary to ensure completion of the improvements. If a guarantee is required, the amount shall be based on an estimate of cost prepared by the Developer's Project Engineer and approved by the Township. Said guarantee(s) may include a bank letter of credit, loan holdback, or other such instrument. Guarantee(s) shall be partially released upon completion, inspection, and approval of required site improvements. Said release shall be issued by the Township within ten (10) days of a request to modify by the Developer.

Section XVI. Consistency With Planned Unit Development (PUD) Standards.

The rezoning to Planned Unit Development will result in a recognizable benefit to the ultimate users of the Project and to the community. Current and future residents will recognize the benefits of a planned development.

In relation to the underlying zoning (B2), the Township finds the Project will not result in a material increase in the need for public services, facilities, and utilities and will not place a material burden upon the subject property and the surrounding properties. The Project is not anticipated to cause undue impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been approved by the Township Engineer and the appropriate County and State agencies.

The Project has been determined by the Township to be compatible with the Comprehensive Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance. The Project has been determined to be a transition use, which is consistent with the Cascade Township Comprehensive Plan.

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

The Township finds the Project to have at least the same amount of green areas and usable open space than would typically be required by the Township Zoning Ordinance.

Finally, the Township recognizes the Project is currently under single ownership or control.

Section XVII. Effective Date.

This Ordinance shall become effective upon publication of the ordinance, or a summary thereof, in The Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

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

YEAS:
NAYS:
ABSENT:

Sue Slater
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the ___th day of _____, 2018.

Sue Slater
Cascade Charter Township Clerk

DEVELOPER'S CERTIFICATION

"I, _____, have fully read the above PUD ordinance amendment, understand its provisions, and fully agree with all requirements and conditions contained in the same, on behalf of Restaurant Holdings, LLC and its assigns, successors, and transferees in and to the property involved."

RESTAURANT HOLDINGS, LLC, a
Michigan limited liability company

By: _____
Gary A. Rose
Its: Manager

**COMMUNITY
DEVELOPMENT
DEPARTMENT**

2017

Annual Report

CASCADE CHARTER TOWNSHIP

CASCADE CHARTER TOWNSHIP - 2017

TOWNSHIP BOARD

Rob Beahan, Supervisor
Sue Slater, Clerk
Ken Peirce, Treasurer
Tom McDonald
Jim Koessel
John Shipley
Jack Lewis

PLANNING COMMISSION

Claude Robinson
Steve Waalkes, Chair
John Sperla, Vice Chair
Jack Lewis, Trustee
Scott Rissi, Sec
Aaron Mead
Bret Katsma
Al Pennington
Sue Williams

ZONING BOARD OF APPEALS

Mel Casey
Lou Berra, Chair
Al Pennington/Planning Commission Rep.
Tom McDonald, Trustee
Valerie Millikin, Vice Chair/Sec.
Jennifer Puplava, Alternate

PLANNING STAFF

Steve Peterson, AICP, Community Development Director
Stephanie Fast, Community Development Assistant

BUILDING AND GROUNDS

Jim McDonald, Supervisor
Jason Beaton, Maintenance
Josh Higgins, Maintenance
Ryan McCarty, Maintenance
Chuck Vander Meulen, Maintenance

January 3, 2018

The Cascade Charter Township Community Development Department is pleased to present our annual year in review in the form of the **2017 Annual Report**. The following report summarizes each type of development request reviewed by the Planning Department, Planning Commission, Zoning Board of Appeals, and Township Board in 2017.

The Community Development Department consists of the Planning, Code Enforcement and the Buildings and Grounds departments. In addition, we will continue to work closely on economic development initiatives with the Economic Development and DDA Director, Sandra Korhorn.

In addition to the information contained in this report, the Community Development Department also performs many important duties on a daily basis that are not normally recognized.

Based on the number of inquiries about new projects it appears that 2018 will continue the trend from 2017 and will be an equally challenging year for the new Community Development Department. Should you have any questions or comments relating to this report or the Community Development Department, do not hesitate to call us at 949-0224.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Peterson".

Steve Peterson, AICP
Community Development Director

**Cascade Township
Community Development
Department
2017 Annual Report**

I. ACCOMPLISHMENTS

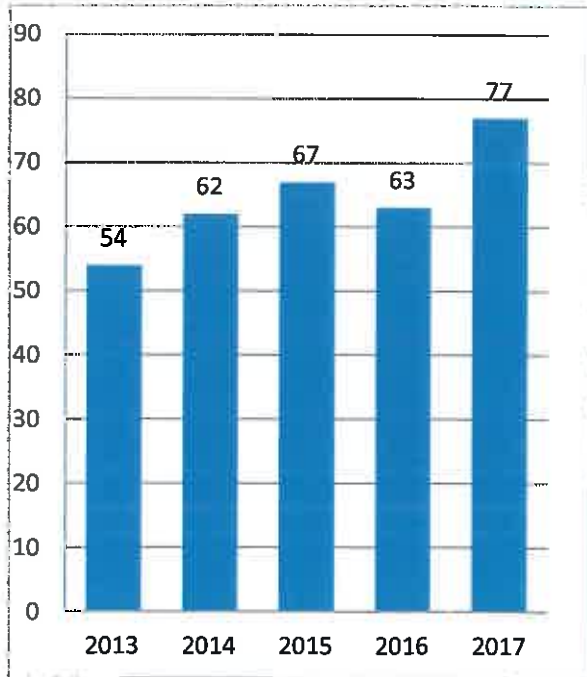
Development Reviews

In 2016, the Planning Department reviewed a total of 63 development requests. Several of the 2016 requests were also carried over into 2017 and consumed additional staff time. Similarly, many of the projects initiated in 2017 will still be active in 2018. These reviews include those which required action by the Township Board, Planning Commission, Zoning Board of Appeals, and Planning Department, with several requiring action by more than one body. The following tables summarize the project review activities of the Planning Department over the past five (5) years:

**DEVELOPMENT ACTIVITIES
2013 - 2017**

Activity/Year	2013	2014	2015	2016	2017
Planning Commission					
Planned Unit Developments	4	7	3	7	10
Rezoning	1	0	0	1	1
Site Plan Reviews	5	4	7	8	7
Administrative Site Plan Reviews	13	7	12	8	6
Special Use Permits	6	9	10	8	12
Plat Reviews	0	0	1	0	0
Other Activities	2	5	3	3	2
Subtotals	31	32	36		38
Zoning Board of Appeals					
Variances and other requests	5	11	16	7	14
All Board and Commissions					
Other Requests	3	0	0	0	0
Planning Department					
Lot Split (Cases)	15	19	15	21	25
TOTALS	54	62	67	63	77

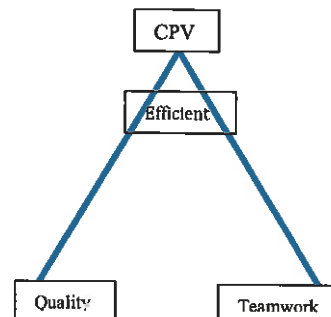
**DEVELOPMENT ACTIVITY TOTALS
2012- 2016**



In addition to reviewing all of the development proposals submitted to the township, the Planning Department's days are filled with numerous other activities. These activities are summarized below.

Department Vision

The Community Development Department has embraced a modified "triple bottom line" approach to providing services. This modified approach is being used to allow each member of the department to use their skills to help Create Public Value.



Regional Planning

Staff continued its involvement with regional planning issues in 2017.

Storm water

More and more staff time is being dedicated to storm water related issues. In 2017, we continued to participate in the update of the model storm water ordinance. This will assist Cascade in updating our storm water ordinance after the model ordinance is completed.

Master Plan

The Community Development Department continued with the implementation of the master plan by working on the annual work plan items. The items in 2017 included:

Work item	Result
Assist Economic Development Director with Redevelopment Ready Community program.	Planning Commission was presented materials and assessment will be ready to submit to State in early 2018.
Study Food Truck regulations	Current zoning regulations were determined adequate
Sign Ordinance regulations	Have put together proposed amendments for consideration at January, 2018 meeting.
Study Township Zip Code.	Incomplete.
Study township incorporation	Left to study as part of Master plan update in 2018/19
Joint meeting with other boards	Participated with Economic Development /DDA Director in presentation from commercial real estate professionals

Rail

The Community Development Department participated in several meetings regarding rail transportation in 2017. We participated in a

coordinated effort with the Right Place Program and the City of Kentwood to maintain the freight rail infrastructure in the SW corner of the township.

We also participated in the Coast to Coast passenger rail study to establish passenger rail from Holland to Detroit. This project includes a rail stop in Cascade on the north side of the airport near the 36th St interchange.

Parks

The Parks Committee decided to measure the interest in pickle ball courts at the Rec park. Two courts were temporarily converted into pickle ball courts for the summer. Interest was enough that the parks committee will put together a proposal for the Township Board to consider permanently converting two tennis courts for pickle ball.

Pathway Committee

Department led the community input process to provide recommendations to the Township Board on potential new pathways in Cascade. The Township Board should be developing a process to consider the recommendations in early 2018.

BG Crew

The BG crew has taken a greater role in the maintenance of township property. We have in-sourced several aspects to allow for better quality control of our facilities. The BG crew continues to show benefits to the Township by providing this service in-house. Funding for some of the additional work hours has come from the DDA. This allows the crew to spend additional time in the DDA.

Community Development Assistant

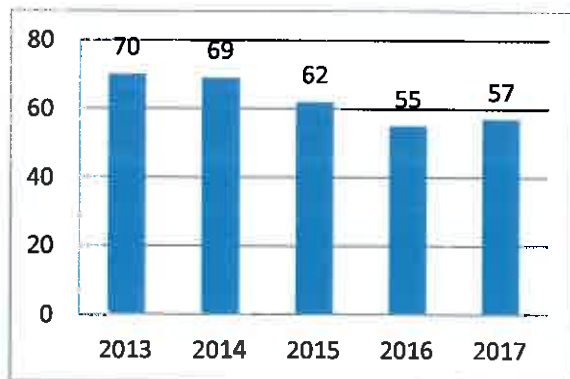
The additional staff member has been hired full time and has taken on new responsibilities to include our communications platforms, liquor licensing inspections and newsletter.

Regional Geographic Information System (REGIS)

Staff continue to utilize the GIS system in our workday and attends regular REGIS meetings. The public has access to REGIS through staff as well as the internet. <http://ims.gvmc-regis.org:1052/website/public/>

Building permits

Below is a chart showing the number of new residential building permits for the last 5 years. The Community Development Department is responsible to check to make sure that every building permit complies with zoning regulation. While the graph only shows new residential construction it does indicate trends for all permits.



Marketing Plan

DDA, PC, ZBA and Township Board members participated in a stakeholder feedback session. The information received helped with development of the Marketing Plan for the DDA district.

Applicant Billing

The Community Development Department will continue to actively pursue the recovery of review costs associated with development proposals. In 2017, we were reimbursed approximately \$15,000 in engineering, planning and legal review fees spent on various development projects. Accurate records are kept so the appropriate applicant is billed for their respective fees incurred.

Case Summaries

The following pages provide a brief synopsis for each type of development request that was reviewed in 2017.

Rezoning Case	Applicant	From/To	Acres	Location	PC Action	TB Action
17-3424	Bentineau Residential LLC	R2/B1 conditional	0.75	2768 Orange Ave		
Other Case	Applicant	Request	Location	PC Action	TB Action	
17-3369	Cascade Township	correct zoning map error	2771 Orange	was addressed with zoning case		
17-3427	Cascade Township	Sign Ordinance Amendments		1/8/2018		
Zoning Board of Appeals						
Case	Applicant	Location	Zoning	Request	ZBA Action	
17-3361	California Closet	4930 Kraft	Industrial	Dust collector height	Approved	
17-3372	Clayton Manne	5770 Buttrick Ave	ARC	accessory building in front yard	Approved	
17-3377	YMCA	5500 Burton	PUD	Temporary tent	Approved	
17-3380	Rick Bowling	3157 Thorncrest	R2	rear yard setbacks	Approved	
17-3384	Kent Ott	2611 Thornapple River Dr	R2	Front setback	Approved	
17-3396	Joseph Plafkin	3390 Brookpoint Dr	R2	accessory building setback	Denied	
17-3397	Universal Sign	5062 Kendrick Ct	Industrial	sign setback	Approved	
17-3399	Jeremiah Gruchow	7061 Cascade Rd	R2	lot split/ lot size	Denied	
17-3409	Med Data	5251 35th St	TI	sign setback	Approved	
17-3410	Michael Clem	8721 36th St	ARC	porch addition/ front setback	Approved	
17-3416	Gary Kuhlman	1763 River Oaks Dr	R1	demo home leave accessory building	Approved	
17-3423	Lake Michigan Credit Union	5540 Glenwood Hills Parkway	PUD	landscape buffer setbacks	Withdraw	
17-3426	New Urban Homes	1460 Briarcliff	R1	sideyard setback	Approved	
17-3430	Randy Carpenter	8650 36th St	FP	accessory building in frontyard	Approved	
Lot Splits	Applicant	Parcel No (s)	Address	Number of parcels created	Action	
17-3356	G place LLC	16-201-15	2899 Thornapple River Dr	reconfigure	Approved	
17-3357	Bob Grooters	30-400-12	5357 52nd St	reconfigure	Approved	
17-3358	Glen Lockhart	22-201-003	7660 36th St	reconfigure	1 Approved	
17-3360	Chris Clark	22-176-025	7443 Kenrob Dr	reconfigure	1 Approved	
17-3364	Tom Garbow	22-490-3	7980 Cascade Rd	reconfigure	1 Approved	
17-3365	Tom Garbow	6-226-21	5445 Cascade Rd	reconfigure	1 Approved	
17-3366	Tom Garbow	6-226-20	5439 Cascade Rd	reconfigure	1 Approved	
17-3368	Parkland Hideaway LLC	8-276-15	6394 Cascade Rd	reconfigure	Approved	
17-3373	Spees	17-201-5	6010 28th St	reconfigure	Approved	
17-3374	Steve Dykstra		8075 28th St		Inactive	
17-3375	Bob Grooters	30-400-23	5357 52nd St	reconfigure	1 Approved	
17-3376	Ron Rowland	22-485-4	4250 Whitneyville Ave	reconfigure	Approved	
17-3378	Candace Curtis	3-215-3	1400 Buttrick	reconfigure	Approved	
17-3385	Denise Hennessy	22-253-008	7790 Kenrob Dr	reconfigure	Approved	
17-3387	Randall Carpenter	23-200-23	3717 Quiggle Ave	reconfigure	Approved	
17-3393	Susan Harmon	23-400-36	8527 Cascade Rd	reconfigure	1 Approved	
17-3394	Tim Shaw	5-226-1	6200 Hall St	reconfigure	1 Approved	
17-3398	Mark Vickery	12-400-40	2569 Snow Ave	reconfigure	Approved	
17-3400	Meijer	7-476-2	5411 28th st	reconfigure	Approved	
17-3403	Susan Harmon	23-400-36	8527 Cascade Rd	reconfigure	1 Approved	
17-3408	Robert Emerson	9-226-23	2161 Thornapple River Dr	reconfigure	1 Approved	
17-3415	Chuck King	15-226-001	7821 Sudbury Lane	reconfigure	Approved	
17-3420	Ed Pynninen	6-327-9	1701 Spaulding	reconfigure	2 Approved	
17-3422	Kathleen Burmania	22-201-2	7632 36th St	reconfigure	Approved	
17-3431	Ed Pynninen	6-327-9	1701 Spaulding	reconfigure	Approved	