



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

NOTICE OF PUBLIC MEETING VIA VIDEO CONFERENCE

In accordance with Public Act 228 of 2020, which declares that public bodies subject to the Open Meetings Act can use telephone and/or video conferencing technology to meet and conduct business during the ongoing COVID-19 pandemic, the Cascade Charter Township Planning Commission will conduct a regular meeting on Monday, February 1, 2021 at 7:00pm utilizing the Zoom video conferencing platform, for the purpose of conducting official business while complying with the Michigan Department of Health and Human Services orders and recommendations designed to help prevent the spread of COVID-19. For up-to-date information regarding the ongoing public health crisis, please visit:

<http://www.Michigan.gov/coronavirus> or <http://www.CDC.gov/coronavirus>

INSTRUCTIONS FOR ACCESS AND PARTICIPATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88665918149>

Or iPhone one-tap :

US: +13126266799,, 88665918149 # or +19292056099,, 88665918149 #

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1
669 900 6833 or +1 253 215 8782

Webinar ID: 886 6591 8149

International numbers available: <https://us02web.zoom.us/j/88665918149>

Members of the public with disabilities may utilize the Michigan Relay System (7-1-1) to participate in the meeting. If other aids or services are needed for individuals with disabilities please contact the Township Deputy Clerk, Padley Gallagher, at pgallagher@cascadetwp.com or 616-949-1500 at least 24 hours prior to the meeting

PUBLIC PARTICIPATION

Members of the public will be able to listen to and view all discussion by the Planning Commission, and all official materials for this meeting prepared for the Planning Commission

will be included in the meeting packet and available to the public on the Township website.

www.cascadetwp.com

Individuals will be permitted to speak during public comment periods in accordance with the Township Remote Public Meeting Procedure Policy.

If you would like to contact the Township about any matter, on the agenda or otherwise, please do so via email at the addresses below a minimum of 8 hours prior to the meeting. If you wish comments to be read into the public record during the public comment period, you must indicate so and draft communication that can be read in the allotted 3-minute timeframe.

Clerk Sue Slater: sslater@cascadetwp.com

Manager Ben Swayze: bswayze@cascadetwp.com

Community Dev. Director: speterson@cascadetwp.com

AGENDA
Cascade Charter Township Planning Commission
Monday, February 1, 2021
7:00 pm
Virtual Meeting

- 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 18, 2021 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 #21-3619/Krause, Brad
Public Hearing
Property Address: 2439 Sturbridge Dr.
Requested Action: The applicant is requesting a special use permit to construct an accessory building larger than 832 square feet.**
- ARTICLE 7. Case #21-3620/MedBio
Property Address: 3677 Sysco Ct.
Requested Action: The applicant is requesting a Site Plan Review to allow for a 21,000 square foot addition to the existing building.**
- ARTICLE 8. Any other business**
- ARTICLE 9. 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>i. Open Public Hearing. Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants</i> | |
| <i>ii. Close public hearing</i> | |
| 3. Commission discussion – | <i>May ask for clarification from applicant, staff or public</i> |
| 4. Commission decision - Options | |
| <i>a. Table the decision</i> | <i>d. Approve with conditions</i> |
| <i>b. Deny</i> | <i>e. Recommendation to Township Board</i> |
| <i>c. Approve</i> | |

MINUTES
Cascade Charter Township
Planning Commission
Monday, January 18, 2021
7:00 P.M.

ARTICLE 1. Chairman Rissi called the meeting to order at 7:00 P.M.
Members Present: Katsma, Krieter, Moxley, Deering, Rapin, Johnson, Noordyke, Rissi, and Slater
Members Absent: None
Others Present: Community Development Director Steve Peterson, Planner Brian Hilbrands, and Manager Ben Swayze

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Johnson to approve the Agenda. Supported by Member Deering. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the January 4, 2021 Meeting

Motion was made by Member Slater to approve the Minutes of the January 4, 2021 meeting with two noted corrections. Supported by Member Rapin. Motion carried 9 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

None.

ARTICLE 6. Case #20-3599 / Green Castle Properties

Property Address: 6095, 6115, 6143 28th Street SE

Requested Action: Consider recommendation to Township Board for PUD ordinance amendment for the expansion of the Subaru dealership.

Planner Brian Hilbrands stated that the amendments to the PUD ordinance for the Fox Subaru project are included in the packet for tonight's meeting. Planner Hilbrands stated that the Planning Commission awarded preliminary approval of the amendments at the January 4, 2021 meeting after holding a Public Hearing for this project during the December 7, 2020 Planning Commission meeting. The PUD amendments have been reviewed by the applicant, and Planner Hilbrands stated that the applicant has been working on and submitting the items requested of them by Staff.

Planner Hilbrands stated that if Members agree with the PUD amendment, a positive recommendation should be forwarded to the Township Board for approval of the PUD amendment and site plan, and that the Township Board will then hold a public hearing to consider the Planning Commission's recommendation.

Motion was made by Member Johnson to forward a positive recommendation of Case #20-3599 to the Township Board for approval. Supported by Member Krieter. Motion carried 9 to 0.

ARTICLE 7. Cascade Charter Township Capital Improvements Plan Presentation 2021-2026

Cascade Township Manager Ben Swayze stated that Staff is working on upgrading equipment at the Wisner Center to be able to provide hybrid meetings (both in person and virtual) in the future to improve communications with residents. Manager Swayze states that there has been an increase in public participation during the virtual meetings over the last few months.

Manager Swayze presented the Capital Improvement Plan to Planning Commission Members, and members of the public in attendance virtually. Manager Swayze presented the plan by explaining each bullet point on each page of the Power Point slideshow, and taking questions from Members as they arose.

Chairman Rissi asked Manager Swayze why there are no dam improvements included in this CIP, Manager Swayze stated that the company that runs the Cascade dam is currently reevaluating improvements that need to be done.

Member Deering asked what the boundaries of the DDA are, Manager Swayze stated that in general it is the commercial area from Patterson to Cascade Road on 28th St., and on Cascade Road from the bridge over the river to the Cascade Hospital for Animals. Manager Swayze stated there is a map with exact specifications on the DDA website.

Manager Swayze stated that the Kent County Road Commission matches every dollar put into local road maintenance by Cascade Township.

Member Johnson asked if there has been any coordination with the airport regarding the 36th St. interchange streetscape signage, Manager Swayze stated that the Township has been in contact with the airport, and will be key in devising this plan.

Chairman Rissi stated that he is surprised to not see any water/sewer projects as the need for residential water expansion is growing.

Member Noordyke stated that he is disappointed to not see any water/sewer plans given pollution that has come from the airport and effected residents water supply. Manager Swayze stated that there is a grant opportunity open for funding for these types of projects, and that the Township is actively seeking this opportunity. Member Noordyke stated that this assistance for residents has been asked for every year for the last three years.

Member Slater asked if approving the CIP means also approving everything in it, Manager Swayze stated that it is more of a planning roadmap document, and that not everything included is guaranteed to be done.

Member Johnson thanked Manager Swayze and Staff for the extensive work put into completing this CIP.

Conversation followed about the importance of using specific language regarding water contamination in the recommendation to the Township Board. Member Noordyke stated that he believes the Planning Commission has a duty to amend this resolution with language that expects the Township to earmark funds to provide water to those who have been polluted, and to hold the airport accountable.

Member Katsma asked for clarification that remediation implies obtaining clean drinking water, Member Noordyke states that remediation would mean putting money into the budget to make this right, whatever the Board decides that would be.

Member Rapin stated that the vagueness of remediation may be confusing, and wonders if more specific wording would help with an appropriate direction for an amendment. Manager Swayze states the Townships perspective that remediation means the extension of public water to all effected properties.

Motion was made by Member Noordyke to approve the Capital Improvement Plan and given the well contamination caused by the Gerald R. Ford airport the Planning Commission recommends the Board budgets an amount determined by the Board to remediate all homes affected. Supported by Member Deering. Motion carried 9 to 0.

ARTICLE 8. Any other business

None

ARTICLE 9. Adjournment

Motion was made by Member Deering to adjourn. Supported by Member Katsma. Motion carried 9 to 0. The meeting was adjourned at 8:21 p.m.

Respectfully submitted,
Brett Katsma, Secretary

STAFF REPORT

STAFF REPORT: Case #21-3619/Krause
REPORT DATE: January 25, 2021
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: February 1, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:
Brad Krause
2439 Sturbridge Dr
Ada, MI 49301

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building larger than 832 square feet.

EXISTING ZONING OF
SUBJECT PARCEL(S): PUD 65

GENERAL LOCATION: At the end of Sturbridge Dr, north of 28th Street and west of Cascade Peace Park

PARCEL SIZE: Approximately 6.6 acres

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: All Residential

ZONING ON
ADJOINING PARCELS: N – ARC
E, S – PUD 65
W – PUD 89

STAFF COMMENTS:

1. The applicant is requesting permission to construct an accessory building on the property. The building will be 32' x 48' with an approximately 16' x 12' covered porch (1,728 sq ft).

2. The building will be 17'-7" feet tall as measured to the midpoint of the roof.
3. This requires a minimum of a 40-foot setback from the side and rear property lines. The applicant shows a setback of 40' to the side property line and a setback of 40' to the rear property line. The building will also have to be at least 10' from the house.
4. With over 6 acres the applicant is permitted to have up to three accessory buildings on the property. With two existing accessory buildings on the property, this is the last building they are permitted to add.
5. The applicant has indicated that the building will be used for storage for general household items and lawn equipment.
6. The size of the building is "normal" for the area.
7. The building is planned to have asphalt shingles for roofing and vinyl siding. This is normal for the area.
8. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
9. It should be noted that accessory buildings cannot be used for living space or to run a business.

Conditions for Special Use Permit Approval

Upon review of a Type 1 Special Use Permit for an accessory building, Section 17.03(1)(a) of the Zoning Ordinance requires the Planning Commission to consider several factors. I have listed those items for your consideration followed by my comments for each.

Factors	Comment
The intended use of the building.	The applicant has indicated that the building will be used for storage for general household items and lawn equipment.
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have vinyl siding and asphalt shingle roofing.
The size of the building in relation to the house, lot and zoning district.	The property is about 6.6 acres and the home has about 4,016 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the general area.
The topography and vegetation in the area.	Flat and wooded
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact.

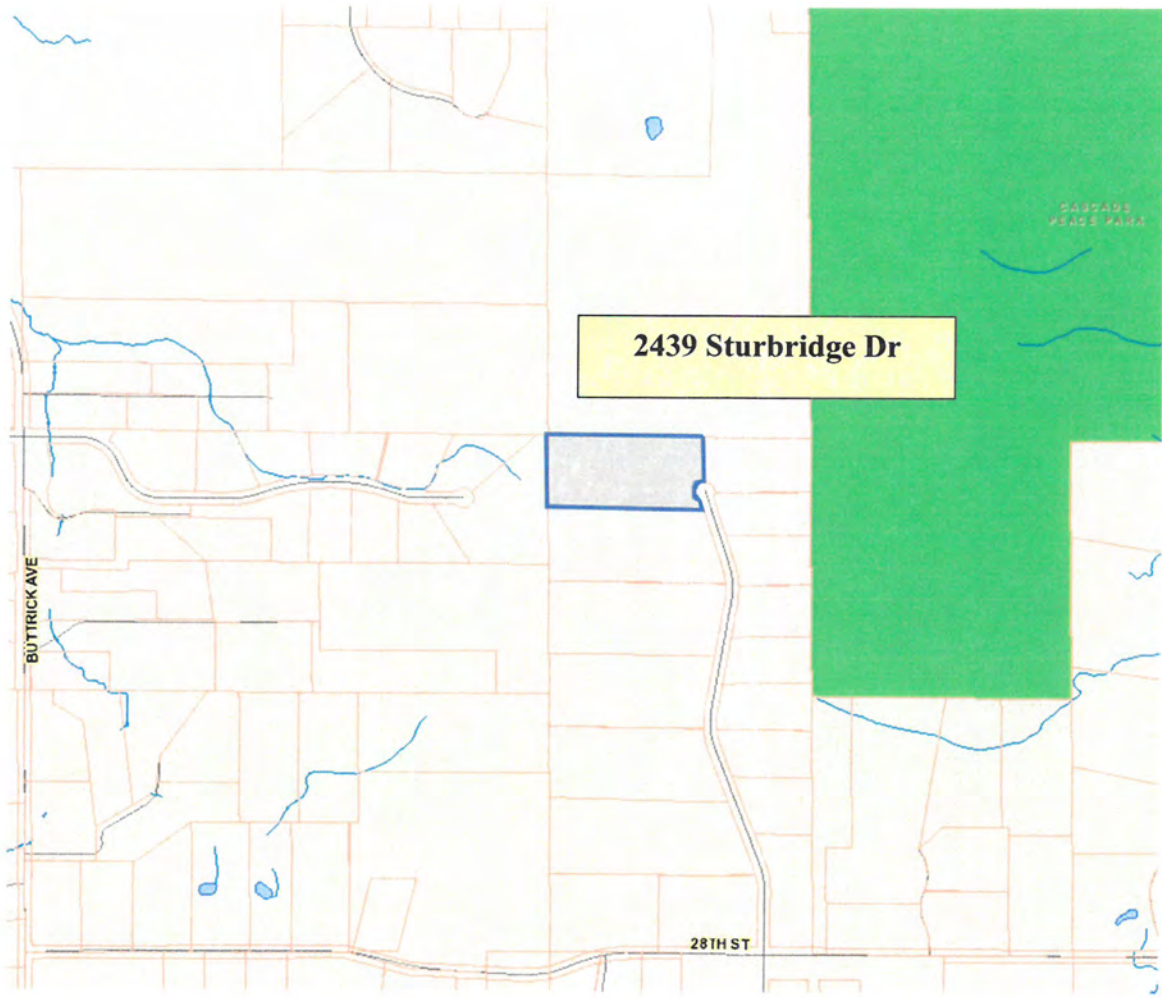
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoining property views.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION:

I recommend that you approve the special use permit as requested with the following conditions:

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.

Attachments: application package, accessory building inventory





CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Brad Krause
 Address: 2439 Sturbridge Dr. SE
 City & Zip Code: Ada MI 49301
 Telephone: 616-835-1229
 Email Address: ~~bradk~~ bradk@serviceprofessor.com

OWNER: * (If different from Applicant)

Name: _____
 Address: _____
 City & Zip Code: _____
 Telephone: _____
 Email Address: _____

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

<input type="checkbox"/> Administrative Appeal	<input 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 type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance
<input checked="" 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:**

I have been discussing with Steve – huge help.
I plan to put an accessory garage on my property
to be used for normal garage things ☺ Storage, tinkering,
lawn mower, vehicles, etc.

(**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**:

See attached document

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19

ADDRESS OF PROPERTY: 2439 Sturbridge Dr. SE Ada, MI 49301

PRESENT USE OF THE PROPERTY: Residence

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

Name(s)	Address(es)
N/A	

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)

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

Applicant - Print or Type Name

Applicant's Signature & Date

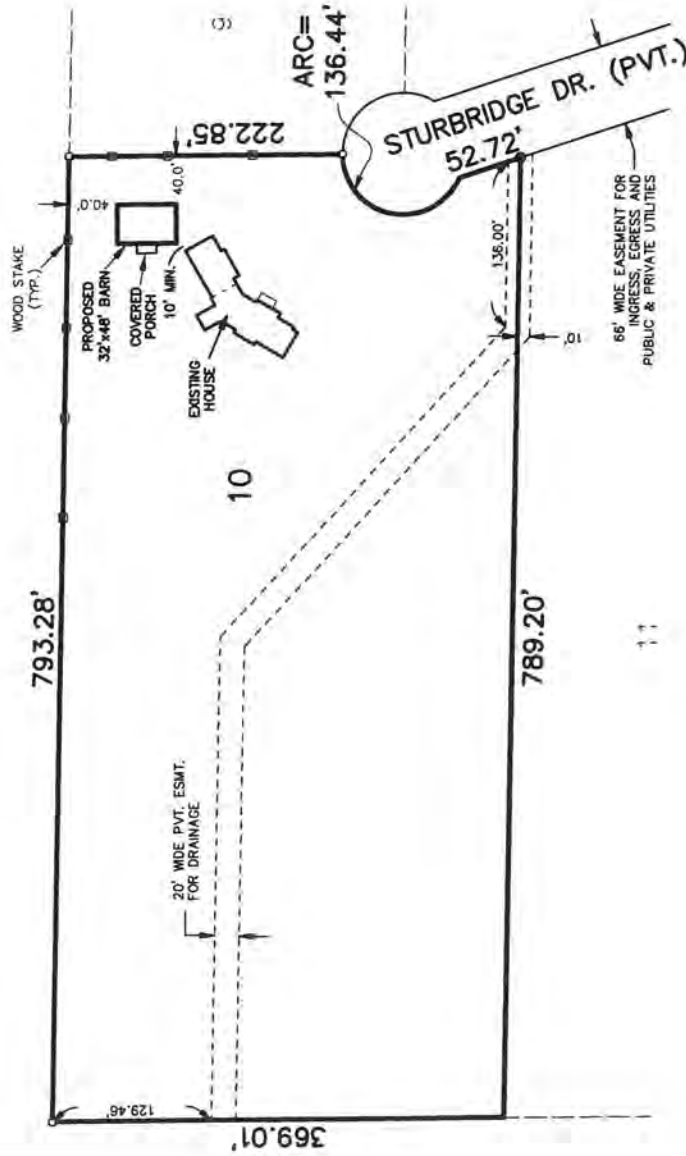
12.23.20

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

Rev. 7/24/14

Site plan for: Brad Krause
2439 Sturbridge Dr. SE
Ada, MI 49301

Description:
Unit 10, Sturbridge, Kent County Condominium
Subdivision Plan No. 541, part of the SE 1/4;
Section 11, T6N, R10W, Cascade Township, Kent
County, Michigan.



NOTE: The location of the proposed building as shown on this map is based on instructions given to Excel Engineering, Inc. Municipal approval of the proposed location should be obtained prior to construction.

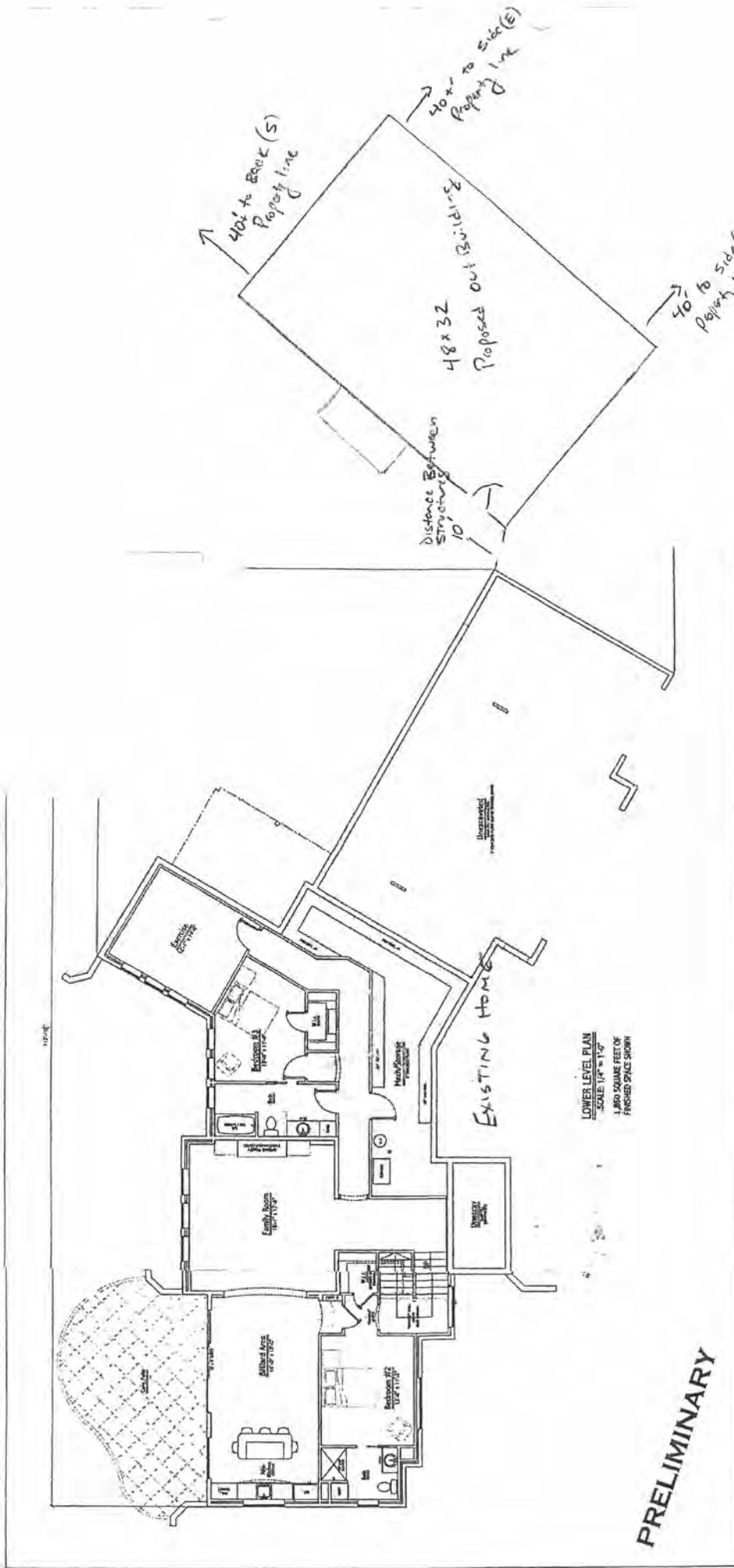


- Scale 1" = 120'
- D = Deeded dimension
 - M = Measured dimension
 - P = Platted dimension
 - = Set iron stake
 - = Found iron stake
 - ⊙ = Concrete monument
 - x- = Fence line

NOTE: The existing house has been shown per Excel Engineering records prior to construction and has not been field located.

excel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 Fax: (616) 531-2121
www.excelengineering.com

FILE NO.: 5191969 DATE: 1/6/2021



40' to Back (S)
Property Line

40' to Side (E)
Property Line

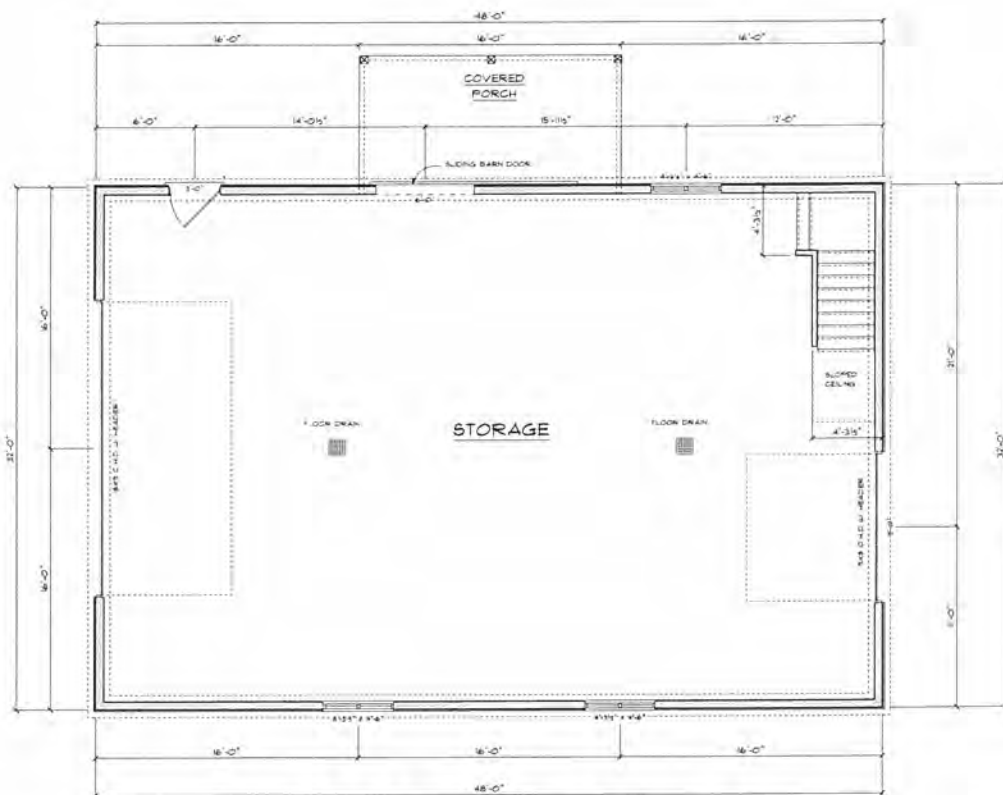
48x32
Proposed out Building

40' to Side (E)
Property Line

Distance Between
Structures
10'

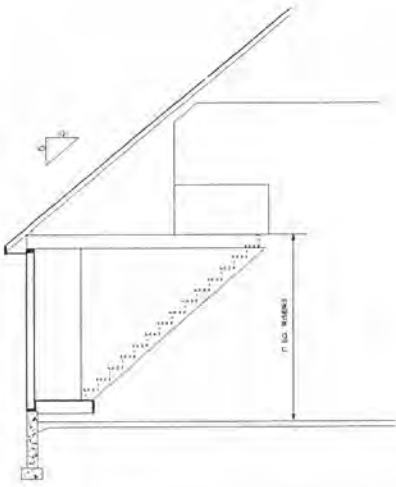
LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"
1,000 SQUARE FEET OF
FINISHED SPACE SHOWN

PRELIMINARY



MAIN FLOOR PLAN

1/4" = 1'-0"



ROOF /CLG SYSTEM

- ROOF VENTILATION LADD OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED
- 1/4" PLY SINGLE LAYER/CLAYMENT
- SHINGLES PER SPECIFICATIONS
- 1/4" x 2" x 1/4" UTA 1/4" CLIPS ON RAFTERS

SOFFIT SYSTEM

- METAL DRAIN EDGE
- 2" x 4" KASCKA BACKER
- ALUMINUM VENTED SOFFIT

WALL SYSTEM

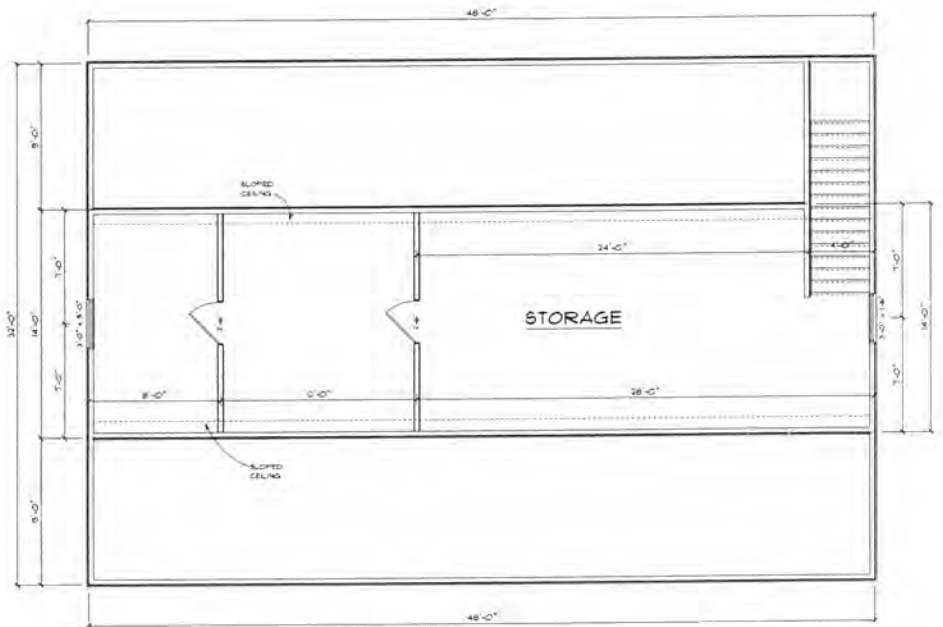
- CEL TOP PLATE
- 2" x 4" STUDS AT 16" O.C.
- 1/2" x 8" S.B. WALL SHEATHING
- 2" x 4" BOTTOM PLATE

FOUNDATION SYSTEM

- 4" FOUNDATION WALL SYSTEM
- BACKFILL
- GRADE GRADY AWAY FROM BUILDING
- 3/4" CONCRETE FLOOR
- CONC. FOOTING TO BEAR ON UNDISTURBED SOIL

WALL SECTION

N.T.S.



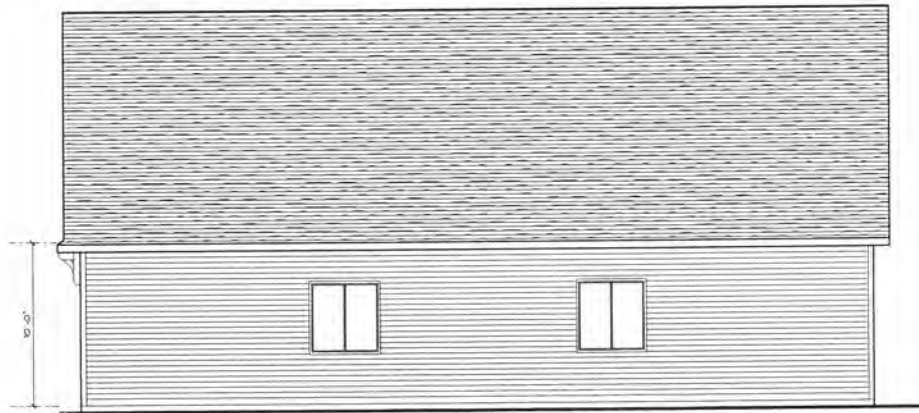
BONUS ROOM PLAN

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



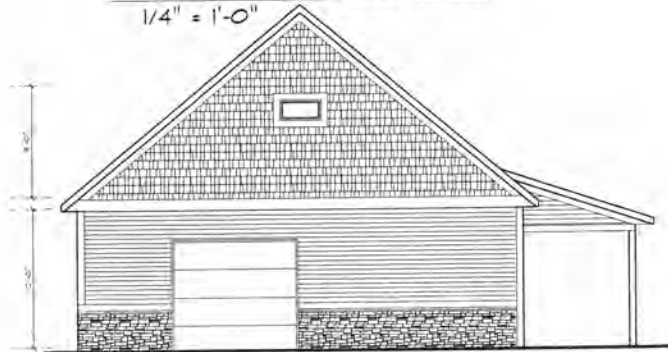
RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

ALL CONTRACTORS SHALL VERIFY AND CORRECT ALL SET-ON THESE DRAWINGS AS WELL AS FINISH AND COMPLETE PLANS IN FURNISHING BUILDING PERMITS AND OBTAINING APPROVALS FROM ALL AGENCIES. IF ANY CHANGES OCCUR IN FIELD, FINISH BUILDING MATERIALS AND DETAILS SHALL BE SUBJECT TO THE ATTENTION OF THE PLANNING STAGE ARCHITECT. CONTRACTORS ARE TO VERIFY HEIGHTS AND LOCATIONS THE WORK SHALL BE RESPONSIBLE OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR LOCATED ON DRAWINGS.



THE PLANNING STAGE

ARCHITECTS

1000 S. 10th Street, Suite 100
Tulsa, Oklahoma 74106

DESIGN BY:
S.P.

CHECKED BY:
P.C.

© COPYRIGHT 2002 THE PLANNING STAGE

KRAUSE RESIDENCE

THE PLANNING STAGE

CONCEPT DESIGN ONLY
NO PERMITS
NO CONTRACT

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PROJECT 200104

Accessory Building Inventory 2010-2020 (12/22/20)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10 2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10 3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10 3017	Halfmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
20-3589	Dykhous	2645 Meadow Crossing	ARC	1,634	13	7,900
20-3598	Maslowski	9585 60th St	ARC	1,296	2	1,900
20-3601	Poolman	6667 60th St	ARC	4,288	4.5	3,800
20-3616	Staples	5288 Buttrick Ave	ARC	1,300	2.3	4,489
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400

Accessory Building Inventory 2010-2020 (12/22/20)

18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
20-3600	Grzywacz	8683 Cascade Rd	FP	1,440	3.7	4,000
13-3161	Epique Homes	1415 Ballybunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500
18-3494	Stibitz	3494 Bloomington Hills	PUD 66	1,500	1.39	2,200
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
19-3561	Hayes	3570 Buttrick Ave	PUD 61	1,200	2.2	2,600
10 3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hackett	1547 Briarcliff Dr	R1	1,400	2.2	7,500
14-3190	Aaron Schaap	1910 Laraway Lake Dr	R1	2,604	13	8,200
14-3197	John Shipley	7373 Biscayne Way	R1	1,000	2.6	3,200
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Steketeer Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
16-3301	Keeler	8100 45th st	R1	1,504	1.2	2,500
16-3311	Borisch	5292 Dayenu	R1	5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1	1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1	1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1	1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1	1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1	1,296	0.95	3,000
18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
19-3567	Brinks	1596 Buttrick Ave	R1	1,296	1.5	2,700
20-3595	Mayton	1468 Buttrick Ave	R1	1,326	1.8	4,700
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg				2,132	11.65	3,446
Avg ARC				2,300	17.48	2,809
Avg FP				1,883	7.62	2,640

Accessory Building Inventory 2010-2020 (12/22/20)

Avg PUD				1,915	2.86	3,684
Avg R1				2,045	6.56	4,483

STAFF REPORT: Case # 21-3620
REPORT DATE: January 25, 2021
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: February 1, 2021
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
MedBio
3677 Syscot Ct
Cascade MI 49546

STATUS

OF APPLICANT: owner.

REQUESTED ACTION: Site Plan Review for a 21,000 sq ft addition.

EXISTING ZONING OF SUBJECT PARCEL: I, Industrial

GENERAL LOCATION: On West side of Sysco Ct south side of 36th St.

PARCEL SIZE: 3.9 Acres

EXISTING LAND USE ON THE PARCEL: light manufacturing/warehouse

ADJACENT AREA LAND USES: Industrial

ZONING ON ADJOINING PARCELS: Industrial

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct a new 21,000 Sq ft addition for light manufacturing/warehouse. The site plan was reviewed under the criteria of Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.
2. The building complies with all of the required height, area and setback regulations of the Industrial zone.

3. The site is required to have 44 parking spaces based on the light manufacturing and warehouse uses. They show a total of 53 parking being provided, 22 of those spaces are being deferred. We have allowed others to defer parking until such time as they need the parking spaces or until the Township informs them to install the spaces. This could be due to complaints or parking in prohibited areas.
4. The entire parking area including the deferred portion has been designed to meet the storm water regulations.
5. When and if they plan to construct the parking, they will need to come back to the township for approval. At a minimum it would require administrative site plan approval.
6. The future parking also shows a connection to an adjacent parking lot, which is also owned by the applicant. The cross connection only benefits the applicant and does not serve an access management purpose so no formal agreement needs to be provided.
7. No new access to the property is being requested so no review by the KCRC was needed.
8. The site plan has been reviewed and by the Fire Department who required some minor changes to the site plan which have been incorporated.
9. The site plan has been reviewed and approved by the Township Engineer. Storm water from the new addition will be accommodated by underground detention.
10. The Gerald R Ford Airport staff has been made aware of the project and has provided some comments relative to construction permits (cranes), landscaping materials and lighting.
11. Some new landscaping is also being provided. A landscape bond of \$5,000 should be submitted.
12. Lighting plan has been submitted and complies.

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 21,000 sq. ft. addition under the following conditions:

1. Execute the storm water agreement.
2. Provide a landscape bond for \$5,000.

Attachments: Twp Engineer report
Site Plan
Application



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Venture Engineering, PLLC, Jeff Brinks
Address: 8515 Ridgebluff Dr. SW
City & Zip Code: Byron Center, MI 49315
Telephone: 616-490-0329
Email Address: jbrinks@venturecivil.com

OWNER: * (If different from Applicant)

Name: LaunchPad Properties, LLC Ron Williams Ph.D
Address: 2580 Oak Ridge Trail NE, Grand Rapids, MI 49525
City & Zip Code: Grand Rapids, MI 49525
Telephone: 616-291-0253
Email Address: rwilliams@medbioinc.com

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

- | | | | |
|-------------------------------------|-----------------------------|--------------------------|---------------------------------|
| <input type="checkbox"/> | Administrative Appeal | <input 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:**

Site plan approval for a proposed building addition and site improvements.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See Plans

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 19-200-041

ADDRESS OF PROPERTY: 3677 Sysco Court SE

PRESENT USE OF THE PROPERTY: Industrial

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

Name(s)

Address(es)

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.)

Ron Williams

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

Ron Williams 1/4/2020

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

Jeff Brinks

Applicant – Print or Type Name

Jeff Brinks 01/04/21

Applicant's Signature & Date

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



LETTER OF TRANSMITTAL

venturecivil.com · 616.490.0329
8515 Ridgebluff Dr SW
Byron Center MI 49315

To: Mr. Steve Peterson
Cascade Charter Township
2865 Thornhills Ave. SE
Grand Rapids, MI 49546

Date: 1/4/21

Project Name: MedBio - 3677 Sysco Court Project No: 20134

- We are sending you: [X] Attached [] Under Separate Cover
[X] Original [] Tracing [] Specifications
[X] Copy of Letter/Document [X] Print [] Shop Drawings

Table with 2 columns: Quantity, Description. Rows include: 1 Completed Application, 1 Check for \$500 fee, 5 Sets of proposed site plans.

- [] For Your Records [] As Requested [] Revise & Resubmit
[] For Approval [X] For Review [] Rejected
[] Approved As Noted [] Approved [] For Your Use

Remarks: Please let me know if you have any questions or need any additional information. Thanks!

Sent By: Jeffrey M. Brinks, PE
jbrinks@venturecivil.com

STORM WATER MANAGEMENT CALCULATIONS

1. **Storm Water Management Calculations**
 The storm water management calculations are based on the Michigan Department of Environment and Natural Resources (MDENR) Storm Water Management Manual, 2008 Edition. The calculations are based on the following assumptions:
 a. The storm water management system is designed for a 24-hour storm event with a 24-hour duration.
 b. The storm water management system is designed for a 24-hour storm event with a 24-hour duration.
 c. The storm water management system is designed for a 24-hour storm event with a 24-hour duration.

Parameter	Value
Storm Water Management Manual	2008 Edition
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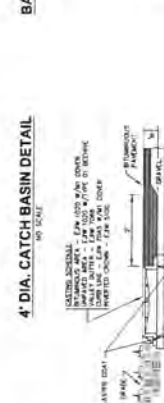
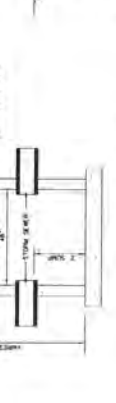
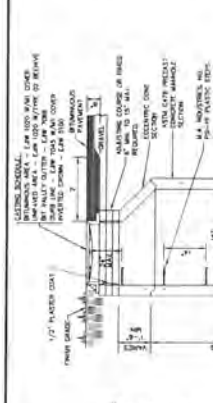
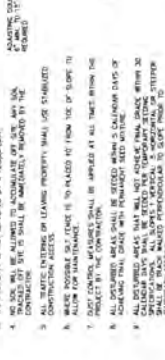
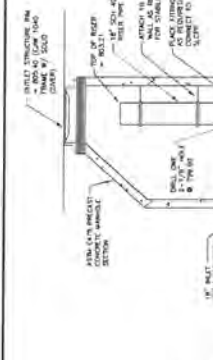
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Storm Water Management Manual	2008 Edition



GENERAL NOTES:

1. ALL NOTES SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS AND AS-BUILT DRAWINGS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS AND AS-BUILT DRAWINGS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS.

PROPOSED SITE REQUIREMENTS FOR

Medbio - 3677 Sysco Court SE

SITE NOTES & DETAILS

Engineering Firm: [Name]

Project No: [Number]

Date: [Date]

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

VENTURE ENGINEERING PLLC

5115 Southeast 1st Avenue, Suite 100, Denver, CO 80231

Phone: (303) 733-1111

www.ventureeng.com

PROPOSED SITE REQUIREMENTS FOR

Medbio - 3677 Sysco Court SE

SITE NOTES & DETAILS

Engineering Firm: [Name]

Project No: [Number]

Date: [Date]

PROPOSED SITE REQUIREMENTS FOR

Medbio - 3677 Sysco Court SE

SITE NOTES & DETAILS

Engineering Firm: [Name]

Project No: [Number]

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SITE NOTES & DETAILS

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Project No: [Number]

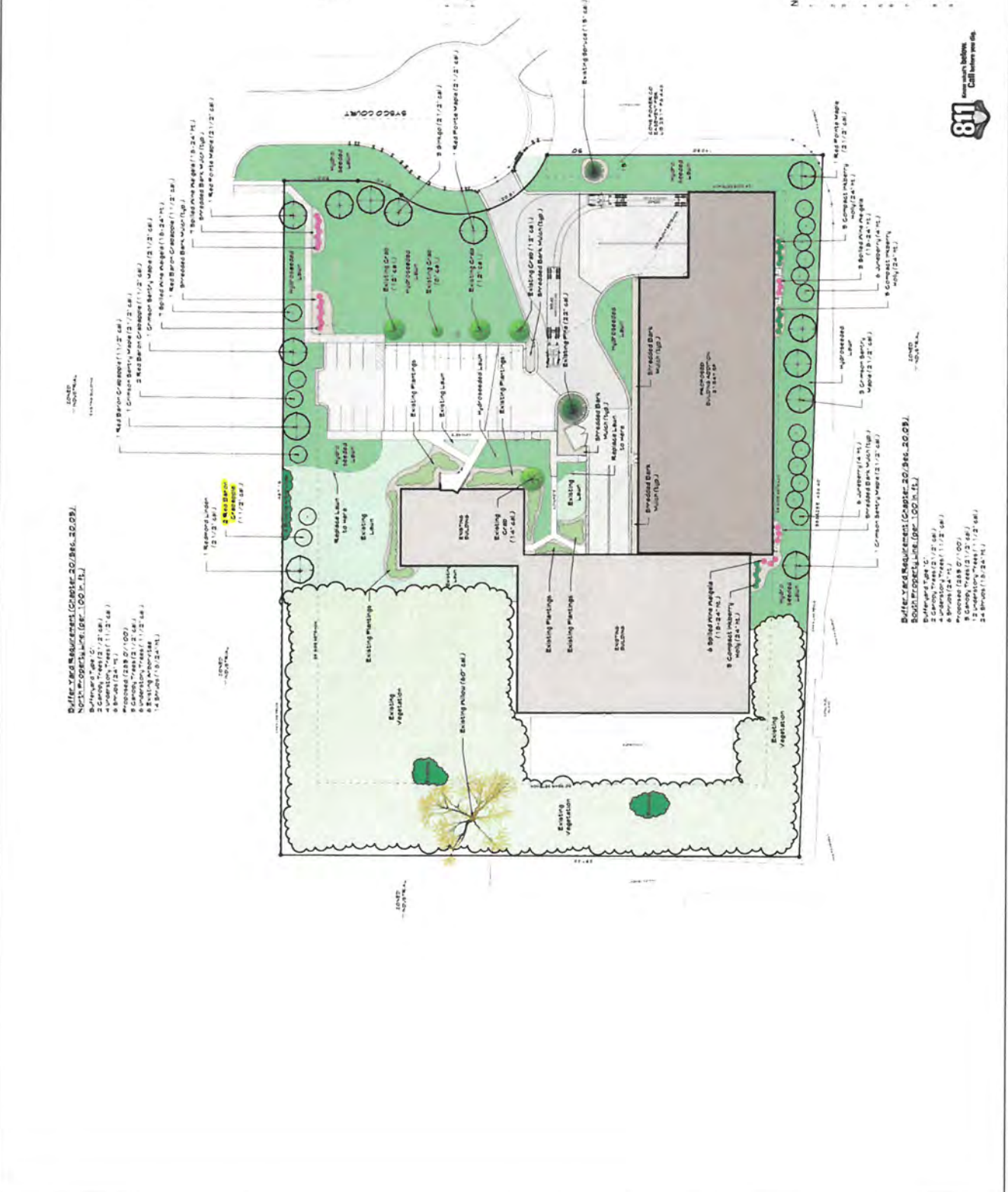
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DESIGN GROUPS

LANDSCAPE ARCHITECTURE
 10000 E. GRAND AVENUE, SUITE 100
 ANN ARBOR, MI 48106
 (734) 769-1234

OWNER: MEDBIO
 3677 SYCCO COURT SE
 CASCADE CHARTER TWP, MI 48106

DATE: 01/22/21
 DRAWING NO: 2019-001
 SCALE: 1"=30'
 SHEET NUMBER: L-1



WWW.ASQUERLENTS.COM

MEDBIO EXPANSION

PROJECT ADDRESS
5575 CASCADIA COURT SE
GRAND RAPIDS, MI 49512



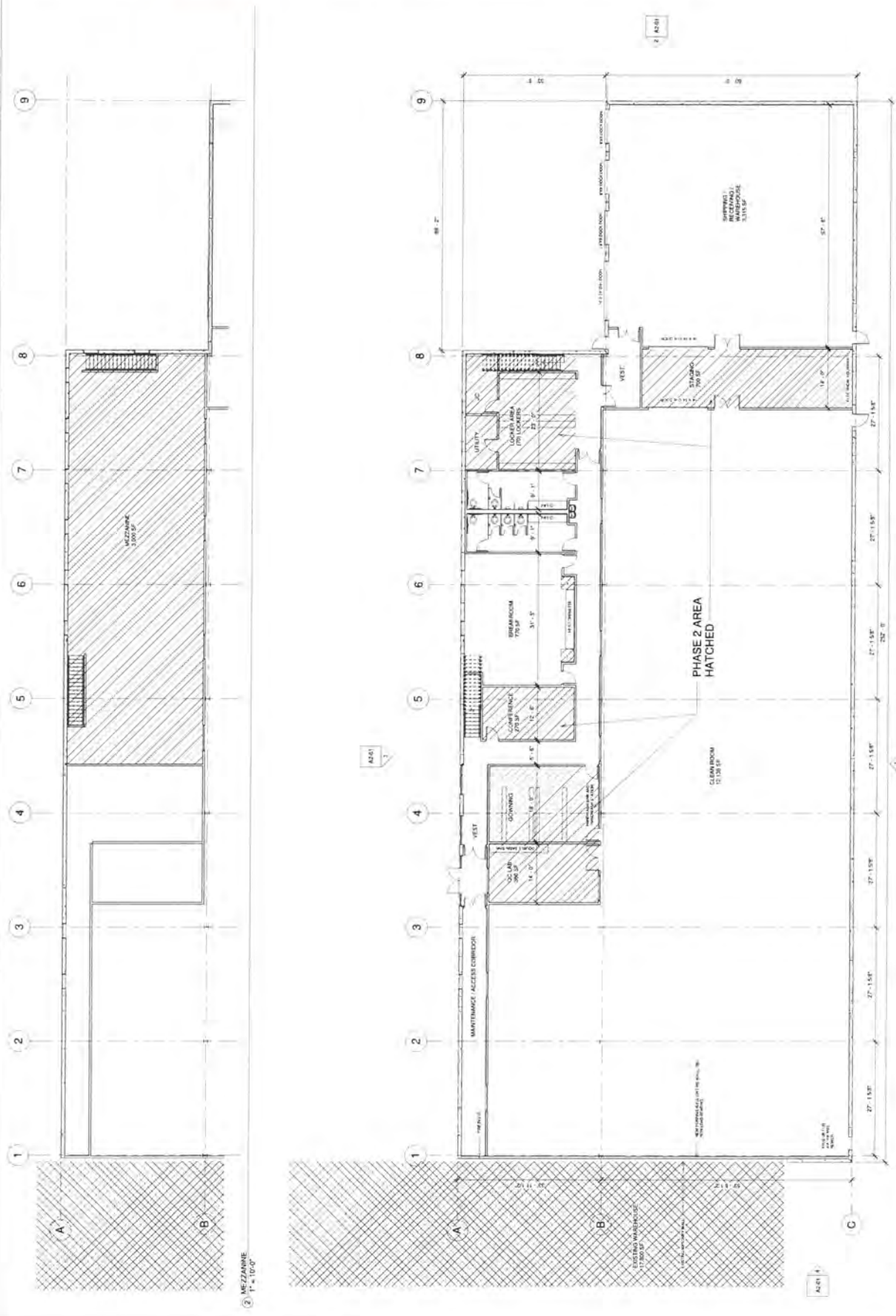
ARCHITECT: THE HARRIS FIRM
Pinnacle Construction Group
1000 FRONT AVENUE
GRAND RAPIDS, MI 49504
PHONE: 616-961-7000
JAMES LEWIS
MICHAEL WILSON
ARCHITECTS

CONTRACT NUMBER: 21-1-021
CONSULTING ENGINEERING FIRM: COLLENDORF AND ASSOCIATES
21-1-021

#	DESCRIPTION	DATE
1	P.C. SUBMISSION	1/14/2021

FLOOR PLANS

A1-01



1. OVERALL FIRST FLOOR PLAN
1" = 10'-0"

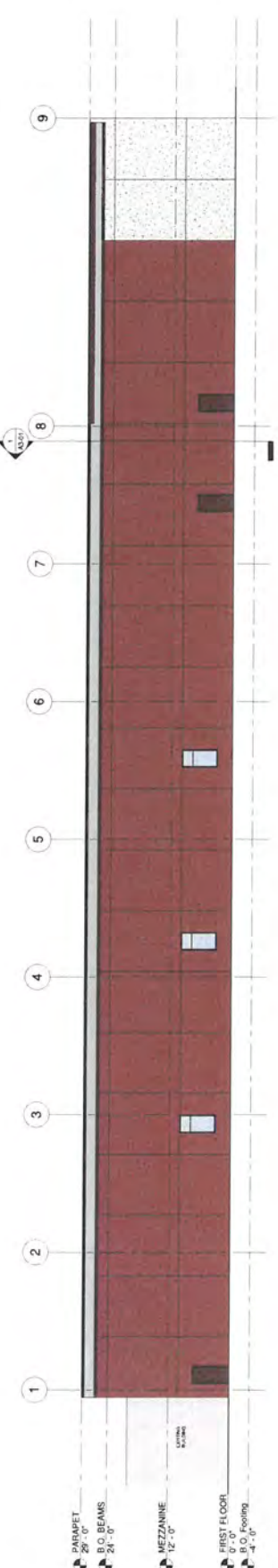
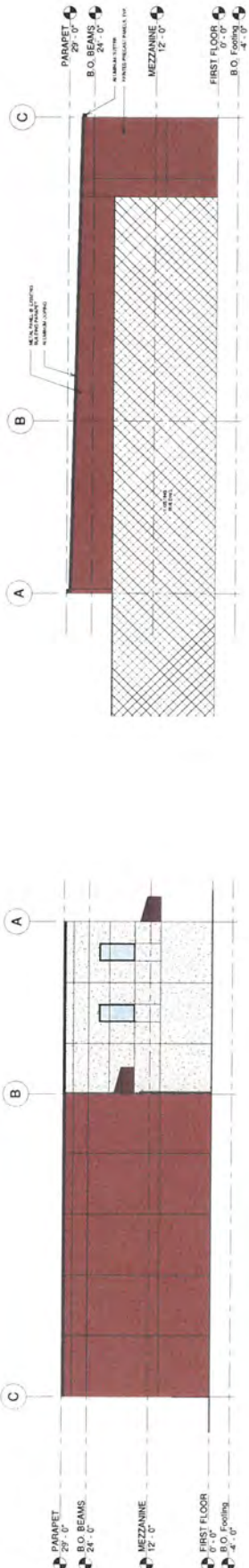
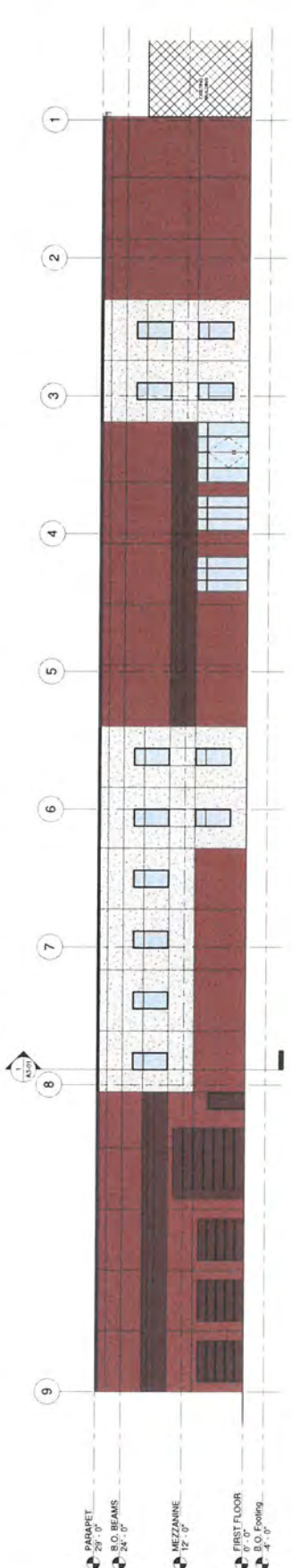
WWW.ASKOURLENTS.COM
 PROJECT NAME
MEDBIO EXPANSION
 PROJECT ADDRESS
 1000 FRONT AVENUE SUITE 65
 GRAND RAPIDS, MI 49512



ARCHITECT: HOK DESIGN, INC. 1000 FRONT AVENUE SUITE 65 GRAND RAPIDS MI 49512
 Pinnacle Construction Group
 1000 FRONT AVENUE SUITE 65 GRAND RAPIDS MI 49512
 PROJECT TEAM
 JAMES LEVINS
 JASON BUEHL
 PROJECT NUMBER: 21-101
 DRAWING TITLE: CONSTRUCTION GROUP
 ARCHITECT: HOK DESIGN, INC.
 1000 FRONT AVENUE SUITE 65
 GRAND RAPIDS MI 49512

#	DESCRIPTION	DATE
1	IP.C. SUBMISSION	1/4/2021

DATE PLOTTED: 2/24/2021 10:04:28 AM
 SHEET NAME:
ELEVATIONS
 SHEET NUMBER:
A2-01



CONTRACT NO.

January 27, 2021
Project No. 170168

Steve Peterson, AICP
Community Development Director
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546

**MedBio, 3677 Sysco Court
Site Plan Review**

Dear Steve:

We have reviewed the site plan for MedBio, prepared by Venture Engineering. The development is located at 3677 Sysco Court. The current site plan and basis of this review are dated January 8, 2021. The proposed project is a 21,547-square-foot building addition with parking lot and stormwater management improvements.

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 site. The site is in Stormwater Management Zone B, which requires detention of the 25-year storm event and a direct connection (overland or underground) of 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.

Stormwater runoff from the site is collected by a series of catch basins and discharged to a new underground detention system. There is no existing onsite detention. The detention system is sized for the 25-year storm event for the increase in impervious area, as well as potential areas of future development. Future development would include another building addition and parking lot expansion. An outlet control structure from the detention system restricts the stormwater release rate to 0.13 cfs/acre and is discharged to the existing storm sewer in Sysco Court. The storm sewer in Sysco Court discharges to the east into a grass lined drainage channel. 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 released over a 24-hour period. The underground detention basin is designed with an outlet control structure and low flow outlet to detain the first 0.5 inch of runoff from the site and release it over a 24-hour period. The proposed design is in accordance with the Township SWO.

Stormwater Runoff

The applicant provided stormwater calculations to size the underground detention system. All stormwater runoff from the new impervious areas and planned future development will discharge to the detention system. 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 attached checklist 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 maintenance of the detention system and cleaning of catch basin sumps.

Utilities

The building addition will be serviced by a new 6-inch fire protection line from the water main in Sysco Court. Domestic water service will be connected to the existing building. A new 6-inch sanitary sewer lateral is proposed that will connect to the existing sewer lateral leaving the site. 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 earth disturbance, silt sacks in catch basins, and construction tracking control. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. If the disturbed area on the site exceeds five acres, a Notice of Coverage is required with EGLE. The SESC measures indicated on the drawings appear appropriate, given the expected work.

Summary

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

Sincerely,



Nathan R. Torrey, PE
Senior Civil Engineer

Attachment

By email

Copy: Michael L. Berrevoets, PE – Fishbeck

Cascade Charter Township

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

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

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

MedBio, 3677 Sysco Court

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
All stormwater runoff from the site is collected in an onsite underground detention 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.
- OK (3) Development tributary area to each point of discharge from the development
Stormwater calculations and tributary areas were provided by the applicant.
- OK (4) Calculations for the final peak discharge rates
The applicant provided calculations for design of the onsite storm sewer system, detention system and outlet control structure.
- OK (5) Calculations for any facility or structure size and configuration
Stormwater runoff calculations were provided by the applicant.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided a utility plan showing all proposed stormwater 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
Offsite drainage areas were not indicated 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 calculations and design details for construction of the onsite storm sewer system and detention basin.
- 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