

AGENDA
Cascade Charter Township Planning Commission
Monday, January 16, 2017
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 9, 2017 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 # 16-3354 Jeremy and Rebecca Beadner**
Public Hearing
Property Address: 5663 Cascade Rd SE
Requested Action: The Applicant is requesting a Special Use Permit to
construct an addition to an accessory building in excess of 832 sq. ft.
- ARTICLE 7. Case # 16-3350 Grooters Land Development**
Property Address: 5357 52nd St.
Requested Action: Site plan approval for 149,000 sq ft warehouse addition.
- ARTICLE 8. 2017 Work Plan**
- ARTICLE 9. Any other business**
- ARTICLE 10. 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 – May ask for clarification from applicant, staff or public | |
| 4. Commission decision - Options | |
| a. Table the decision | <i>d. Approve with conditions</i> |
| b. Deny | <i>e. Recommendation to Township Board</i> |
| c. Approve | |

MINUTES
Cascade Charter Township
Planning Commission
Monday, January 9, 2017
7:00 P.M.

ARTICLE 1. Chairman Waalkes called the meeting to order at 7:00 P.M.
Members Present: Lewis, Mead, Pennington, Rissi, Sperla and Williams
Members Absent: Katsma (E) and Robinson (E)
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 Lewis to approve the Agenda. Supported by Member Rissi. Motion carried 7 to 0.

ARTICLE 4. Approve the Minutes of the December 5, 2016 Meeting.

Motion was made by Member Pennington to approve the Minutes as presented. Supported by Member Mead. Motion carried 7 to 0.

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

No visitors who were present wished to speak about non-agenda items.

ARTICLE 6. Case #16:3352 Jay Ries

Public Hearing

Property Address: 8200 48th Street

Requested Action: The Applicant is requesting a Special Use Permit to construct an accessory building in excess of 832 sq. ft.

Director Peterson stated that the Applicant informed him tonight that he has now changed his plans to construct a 42' x 40' accessory building, which would have required the special use permit. Mr. Ries has now decided to construct a much smaller (24' x 32') accessory building, which does not need a permit and board approval.

Mr. Ries came forward and formally withdrew his request for a Special Use Permit. Therefore, no action was required by the Zoning Board.

ARTICLE 7. Planning Department 2016 Annual Report.

Director Peterson presented the Community Development Department's 2016 Annual Report.

ARTICLE 8. Election of Officers.

Director Peterson stated that officer positions are set for election. Current officers have served one year and if desired, can serve one more year.

Member Mead made a Motion to re-elect all officers to serve one more year in their current roles. Those include:

**Member Waalkes – Chairman
Member Sperla – Vice Chair and Village Design Rep
Member Rissi – Secretary
Member Pennington – Zoning Board Rep**

Supported by Member Williams. Motion carried 7 to 0.

ARTICLE 9. Planning Principles.

Director Peterson presented the Planning Principals as a reminder for the current year.

ARTICLE 10. Rules of Conduct.

Director Peterson presented the Rules of Conduct as a reminder for the current year.

ARTICLE 11. Any other business.

No other business was presented.

Next meeting of the Planning Commission will be January 16, 2016.

ARTICLE 12. Adjournment.

Motion was made by Member Mead to adjourn. Supported by Member Pennington. Motion carried 7 to 0. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Scott Rissi, Secretary

STAFF REPORT: Case # 16-3354
REPORT DATE: January 11, 2017
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: January 16, 2017
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:

Jeremy and Rebecca Beadner
5663 Cascade Rd
Cascade MI 49546

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a Special Use Permit to construct an addition to an accessory building in excess of 832 sq ft.

**EXISTING ZONING OF
SUBJECT PARCEL(S):** R1

GENERAL LOCATION: North side of Cascade Rd across from Watermark entrance.

PARCEL SIZE: Approximately 2.6 acres.

**EXISTING LAND USE
ON THE PROPERTY:** Residential

**ADJACENT AREA
LAND USES:** Residential

**ZONING ON
ADJOINING PARCELS:** R1 and PUD 74

STAFF COMMENTS:

1. The applicant is requesting permission to construct a porch addition onto the existing accessory building. Because the building is already over 832 sq ft the addition requires Planning Commission approval. The existing building is about 1600 sq ft. The porch will wrap around two sides. The building is over 100 years old and they are trying to build the addition to match the original construction.
2. With less than 3 acres the property would only be allowed this one accessory building. Since they do not have an attached garage the other outbuilding can be counted as the permitted garage.
3. The porch will effectively add about 12 feet of width to the two sides of the barn. This will still meet the required setbacks provided they don't come any closer than the 40 foot setback on the west side of the building.
4. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
5. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I 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.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Porch addition.
The proposed location, type and kind of construction and general architectural character of the building.	The porch will be made of similar materials as the original barn.
The size of the building in relation to the house, lot and zoning district.	The porch addition would be in relation to the house, lot and zoning district.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	Adding the porch to the building would not cause an issue.
The topography and vegetation in the	Open, flat

area.	
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.	No impact
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 would recommend that you approve the request to construct the porch addition under 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



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Jeremy + Rebecca Beadner
 Address: 5063 Cascade Rd SE
 City & Zip Code: Grand Rapids MI 49546
 Telephone: 616-443-0939
 Email Address: beadski@aol.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:**
Add porch to existing barn.

(**Use Attachments if Necessary)
 -SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See attached survey.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 05 100 008

ADDRESS OF PROPERTY: 5663 Cascade Rd SE

PRESENT USE OF THE PROPERTY: Residential

**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.)

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

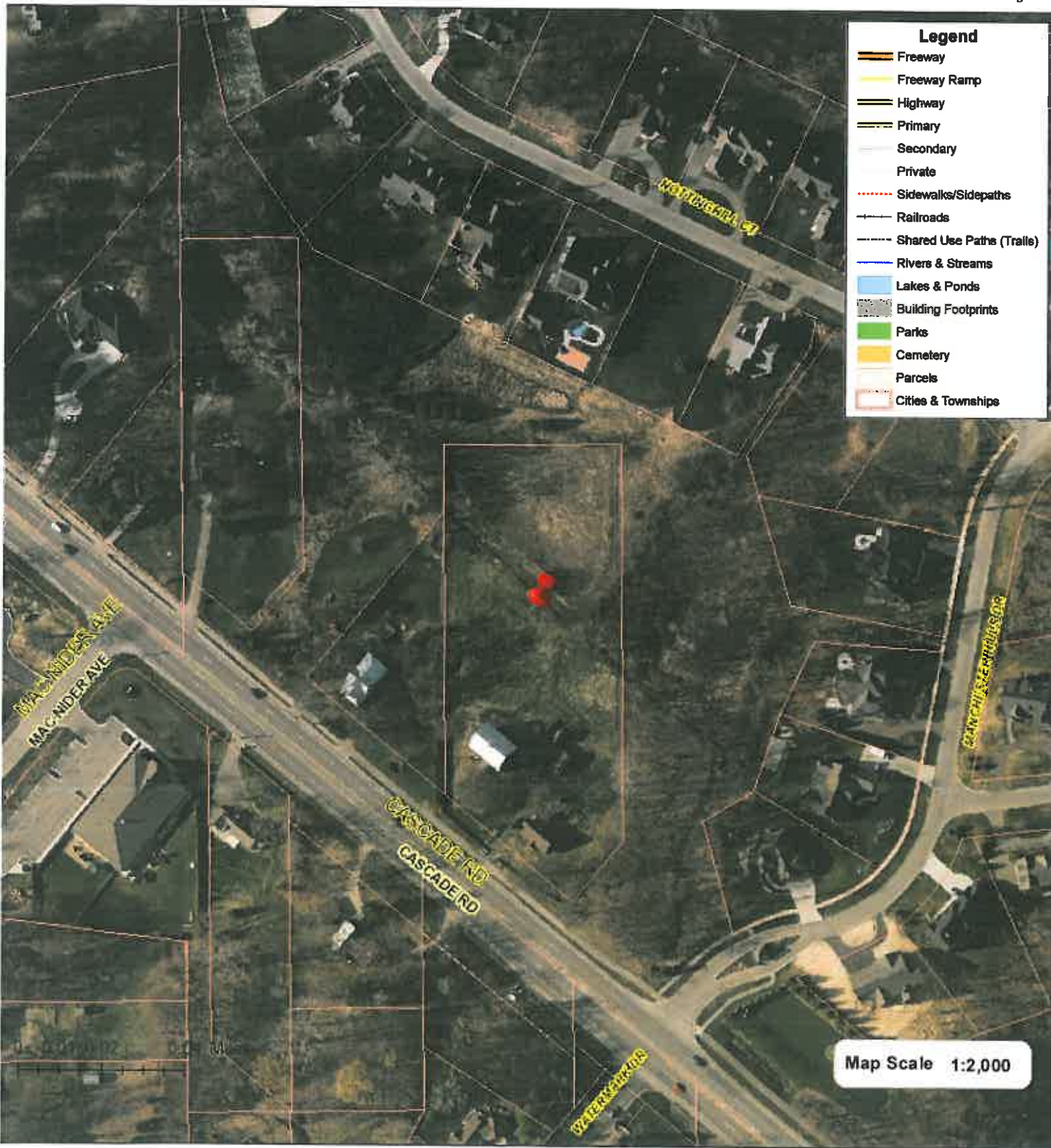
Jeremy Becher
Applicant – Print or Type Name

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

[Signature]
Applicant's Signature & Date

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

Rev. 7/24/14



Hello

We have enjoyed being a part of the Cascade community for almost 10 years. We also feel honored to be the steward of one of Cascade's oldest structures...the barn across from Watermark as many know it. The barn was built circa 1906 by John and William Wride whose family owned the blacksmith shop across the street from where Forest Hills Foods is located. They had a crew of 100 men and built the barn in 1 day...yes that is correct and not a typo! Throughout the years we have slowly been restoring the barn. We have restored and sealed the original tin roofing. We have painted the exterior of the barn and replaced the broken barn doors and track. This year we embarked on the most ambitious part of the project, replacing the foundation. We have lifted the barn off of its original stone foundation and replaced it with a new concrete foundation. In addition, all rotted structural beams have been replaced with period authentic circle sawn white oak timbers using the same timber framing techniques the Wride brothers used 110 years ago. Our company, Barn Baron Lumber Co, has partnered with a colleague of ours, Chad Stitt of American Heritage Preservation, to restore the barn. The Stitt's family heritage can be traced hundreds of years back to England as timber framers.

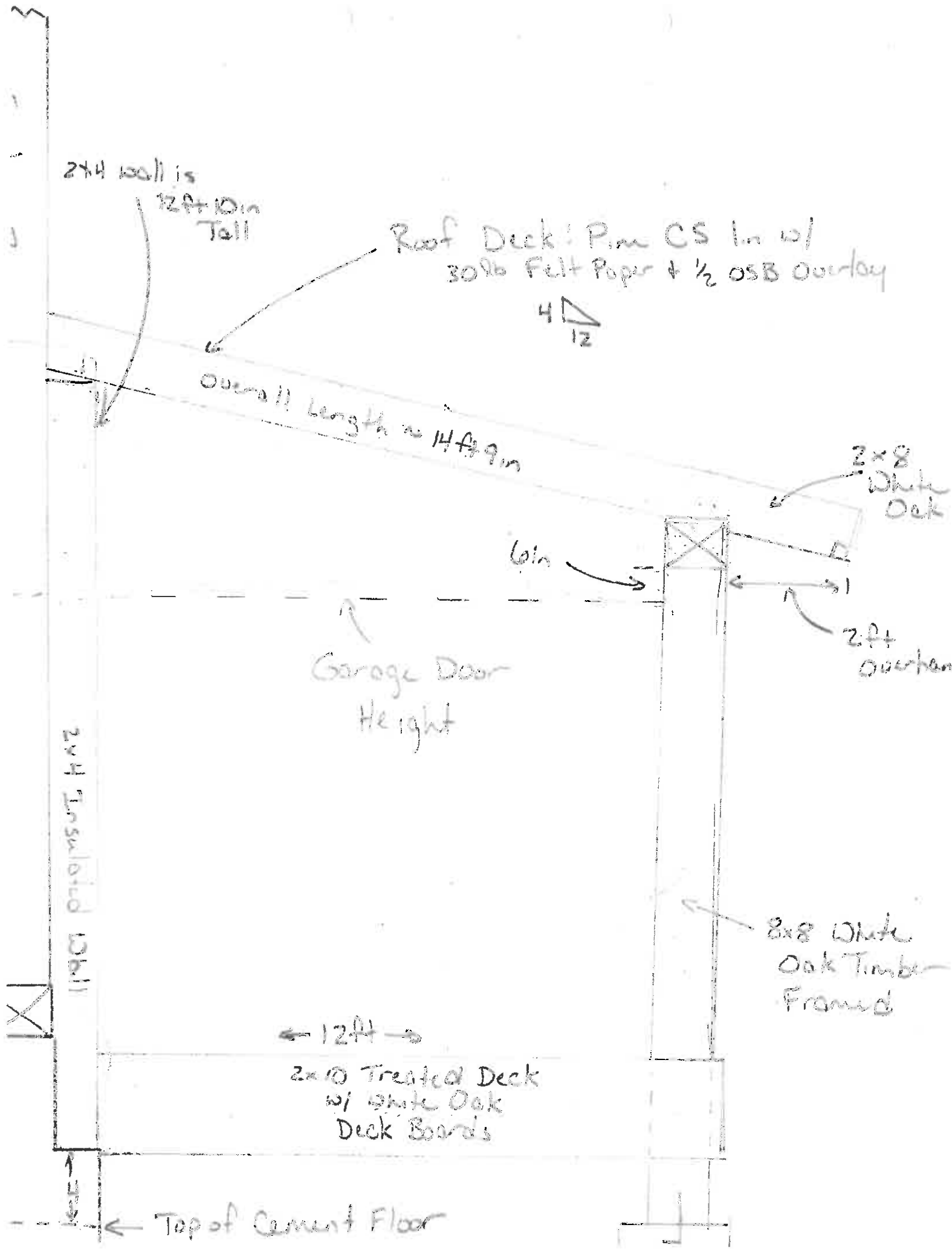
Our next step, as the attached drawings show, is to put a porch wrapping around the back and side of the barn facing our home. Our goal first and foremost is to do so in a method that looks and is period authentic. All of the timber used for the porch will be circle sawn from an old carriage mill with the exception of the 2x4 wall and the treated 2x material under the porch decking...both of which cannot be seen once the porch is completed. The timber framed porch will be mortised and tenon together using wooden pegs and authentic construction techniques yet will meet all of the necessary building requirements for permits and inspections. We have met and will continue to meet with Bill in the building department to ensure everything is done to meet code requirements without sacrificing an authentic finished project. When complete, the porch will appear as if it has always been there.

We are members of the Michigan Barn Preservation Network (MBPN). We have spoken with the President of the MBPN, Steve Stier, and once the project is complete it is our intention to enter the barn for Barn of the Year.

As we raise our three children here and eventually our grandchildren come to visit, we look to add a place where generations can sit and overlook the large grassy lawn and woods. Seeing children playing, friendships growing, neighbors gathering, and togetherness occurring. We have come to know that is what barns do...they (this barn) were originally intended to hold hay but now they draw people together. This porch will help us grow closer to those we love and to those we live near.

Thank you for all you do.

Jeremy and Rebecca Beadner



30' 7"

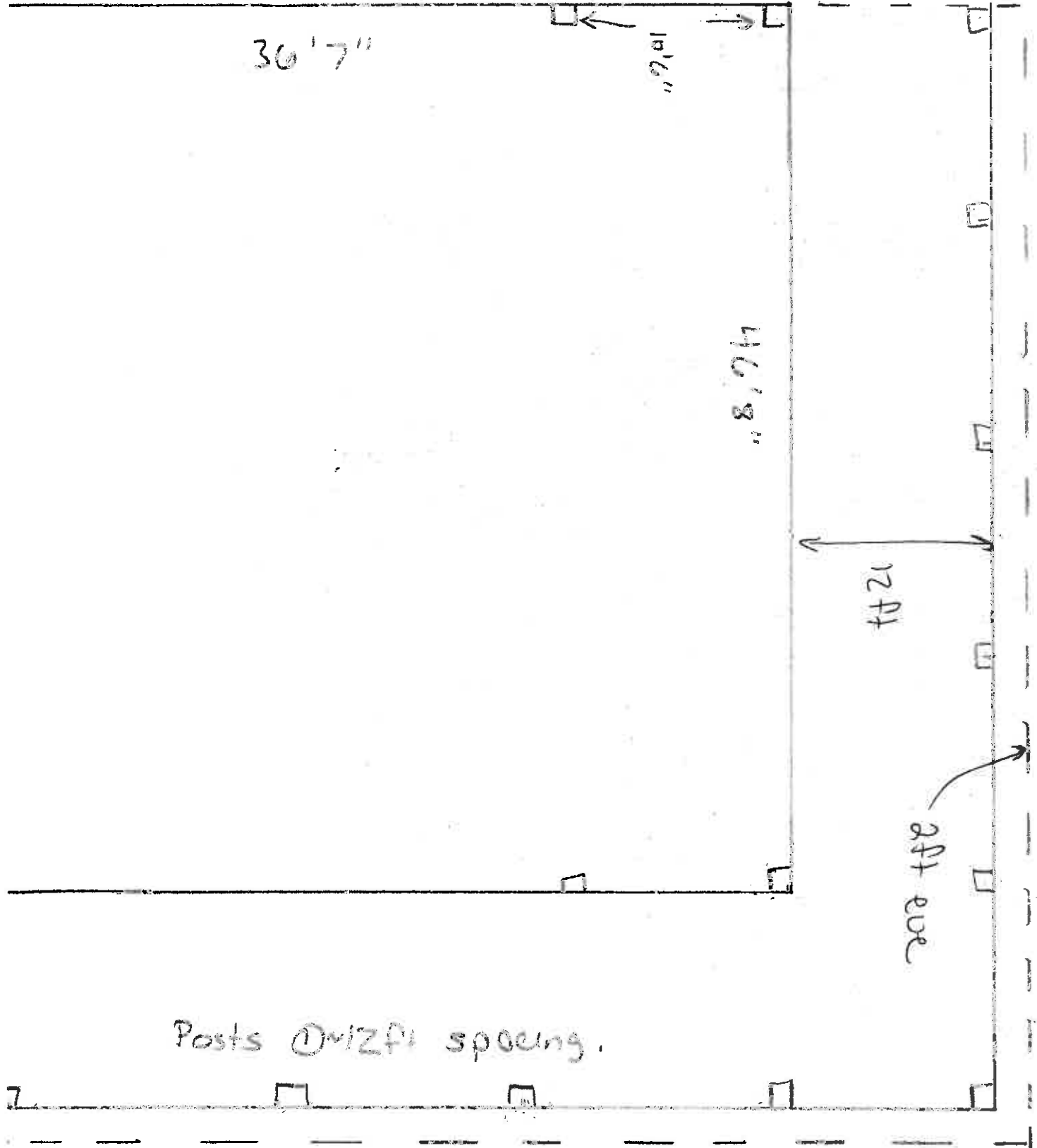
10' 6"

46' 8"

12 ft

off end

Posts @ 1/2 ft spacing.



WINCHESTER

0.6'

WIRE FENCE

WIRE FENCE

0.9'

PARALLEL WITH WEST SECTION LINE

CONTAINS 2.67 ACRES

440.66'(D)
440.60'(C)

N00°43'07"E

E. LINE, W. 328.5', NW 1/4

WOOD STAKE

WOOD STAKE

500.00'

4' WIDE CREEK

S00°43'07"W

8.4'x11.3' FRM. SHED

No Longer There

36.3' FRAME BARN

FRM. SHED

P.O.B.

WOOD RAMP OVER 12" CONC. RET. WALL

56.3'

71.3'

0.3'

5.0'x6.3' FRM. SHED

No L

BLACKTOP

SATELITE DISH

1.5 STORY FRAME HOUSE No. 5663

FLAG POLE

N49°01'16"W

210.0'

0.7'

18'44"W
70.0'

MAILBOX

WOOD STEPS

60.3'

MANUAL

STAFF REPORT: Case # 16-3350
REPORT DATE: January 11, 2017
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: January 16, 2017
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Grooters Land Development
4460 44th St Suite C200
Grand Rapids MI 49512

STATUS
OF APPLICANT: owner

REQUESTED ACTION: Site plan approval for 149,000 sq ft warehouse addition.

EXISTING ZONING OF
SUBJECT PARCEL: I, Industrial

GENERAL LOCATION: North Side of 52nd St west of Kraft Ave.

PARCEL SIZE: approximately 26 acres

EXISTING LAND USE
ON THE PARCEL: Vacant

ADJACENT AREA
LAND USES: Industrial
Gerald R Ford Airport

ZONING ON ADJOINING
PARCELS: Industrial
Airport Commerce Subzone 1

STAFF COMMENTS:

1. The applicant is requesting site plan approval in order to construct a 149,500 sq.ft. building.
2. They are designing the site to accommodate a future addition of 198,250 sq ft. That addition will need to come back for site plan approval in the future when proposed.
3. The property does involve the reconfiguration of property lines with DJ's landscaping at 5225 52nd st. DJ's has already submitted a revised plan to accommodate the change. They will both need to apply for the lot line shift to accommodate the change if the new site plan is approved.
4. The building conforms to the setback, building height and parking regulations of the Industrial zoning district. About 214 parking spaces are being deferred for this first phase of the project. However the site was designed to accommodate all the required parking. If and when needed, they can add the 214 spaces
5. The property has no frontage on Kraft Ave or 52nd St. They are obtaining access by easements through the properties to the east and south. The property to the south has an existing easement and the property to the east has created a new easement for access.
6. The easement to the south did require that they notify the property owner to the south of the project (L3 Avionics, 5353 52nd st) , which they have done. L3 has submitted some comments/concerns relative to the project. However, a few of the items they are asking for can only be addressed between the property owners. We need to concentrate on the site plan issues relative to their concerns.
7. The site has been designed to meet our storm water ordinance and has been reviewed and approved by the township engineer. A maintenance agreement will be required to ensure it continues to operate as approved.
8. The applicant has submitted a lighting plan that does not comply with the township regulations. This plan will need to be revised and resubmitted.
9. The Township Fire Department has reviewed and approved the plans.
10. The Gerald R Ford Airport staff has been made aware of the project and has indicated only the need for construction permits.
11. The applicant will need to obtain a SESC permit from the KCRC prior to grading.

12. 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 recommends that the Planning Commission Approve the site plan with the condition

1. A new lighting pan is submitted and approved by staff.
2. Compliance with the Township engineer report
3. Apply for ad received lot split approval for the reconfiguration of 5225 52nd St and 5357 52nd st.

Attachments: Application
 Site Plan
 Twp Engineer Letter
 Letter from L3



January 12, 2017
Project No. G080322

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

Re: Robert Grooters Development Co.
5357 - 52nd Street
Site Plan Review

Dear Steve:

We have reviewed the site plan for Robert Grooters Development Co., located at 5357 - 52nd Street, prepared by Moore & Bruggink, Inc. The current site plan and the basis of this review is dated January 9, 2017. The proposed project is a new 149,500 square-foot distribution warehouse with plans for a 198,250 square-foot addition and associated parking lot, driveways, and utilities.

Stormwater and Drainage

Flood Control

The proposed project is a new development, so all improvements shall comply with the requirements of the Cascade Charter Township (Township) Stormwater Ordinance (SWO). The site is located in Stormwater Management Zone B, which requires detention of the 25-year storm event. The SWO also requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period.

The proposed stormwater management design includes a stormwater detention basin sized to maximize the space available and provides more storage capacity than the required 25-year storm event. The required 25-year storage volume for the proposed development is 2.2 acre-feet while the proposed detention basin provides 2.8 acre-feet. The stormwater calculations, and the resulting 2.2 acre-feet of storage, includes the new 149,500 square-foot warehouse, as well as the future 198,250 square-foot building expansion. The south half of the property is not being developed at this time and was not included in sizing the stormwater detention basin. When the south half of the site is developed, a separate onsite stormwater detention basin will be required.

The stormwater detention basin discharges through an outlet control structure at 0.13 cfs/acre to an existing Michigan Department of Environmental Quality conservation easement located along the west side of the property.

The proposed development is located at the boundary of two sub-drainage districts, the Kendrick and Gerald R. Ford International Airport (GRFIA) Southwest. The two sub-drainage districts drain to the west and enter the Heintzelman County Drain just upstream of Broadmoor Avenue in the City of Kentwood. The stormwater management design will divert stormwater runoff from the GRFIA Southwest sub-drainage district and discharge it to the Kendrick sub-drainage district. The applicant provided stormwater calculations showing the proposed detained 25-year discharge from the site will be less than the existing 25-year discharge to the Kendrick drainageway, thus not negatively impacting the existing drainageway.

\\FTCH\ALLPROJECTS\2008\080322\WORK\CORR\LT_PETERSON_GROOTERS52ND_2017_0112.DOCX

1515 Arboretum Drive, SE
Grand Rapids, Michigan 49546

616.575.3824
www.ftch.com

Fishbeck, Thompson, Carr & Huber, Inc.
engineers | scientists | architects | constructors



Water Quality Control

The SWO requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period. The stormwater detention basin outlet structure is designed to meet this requirement. The applicant provided calculations and design details for the detention basin and outlet structure and they were found to be in accordance with the SWO.

Stormwater Runoff

The applicant provided stormwater calculations to size the onsite detention basin. All stormwater runoff from the impervious areas of the site will discharge to this basin. Therefore, the site will not see an increase in rate of stormwater leaving the site.

Drainage Plan

The property owner of 5353 - 52nd Street, L3 Avionics Systems, located just to the south of the Grooters Development Co. property, obtained the services of a civil engineering consultant to perform a review of the proposed site plan and drainage design. The engineering consultant noted a few drainage design revisions for consideration; however, nothing that would impact compliance with the SWO.

The applicant has submitted drawings, calculations, and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the included 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, cleaning of catch basin sumps, sediment and debris removal from the detention basin, and landscape maintenance of the detention basin to maintain the design volume and ensure the system is operating as it was designed.

Utilities

The applicant coordinated the water and sanitary sewer design with the City of Grand Rapids (City). A Preliminary Utility Plan was submitted to the City and was approved as noted. New public water and sanitary sewer main will extend from 52nd Street north along the new access drive and then east along the south side of the proposed warehouse. The water main will tie in with an existing water main at the east side of the property. City 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 clearing and grading, silt sacks in catch basins, and seeding with mulch at all disturbed areas of the site. 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.

Mr. Steve Peterson
Page 3
January 12, 2017



Summary

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

If you have any questions or require additional information, 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

jc2

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

Robert Grooters Development Co.

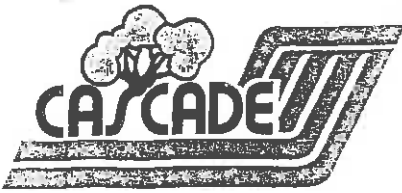
5357 52nd Street

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 detention basin and discharges to an existing MDEQ conservation easement
- 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
A stormwater site plan was provided by the applicant and included tributary areas for the site.
- OK (4) Calculations for the final peak discharge rates
Applicant provided calculations in design of the detention basin 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
The applicant did not indicate any significant offsite drainage patterns into the site.
- 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
SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin. The SESC measures indicated on the drawings appear appropriate given the expected work.



- 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.
- 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



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Groeters Land Development, LC
 Address: 4460 44th St. SE Suite C200
 City & Zip Code: Grand Rapids MI 49512
 Telephone: 616 776 0033
 Email Address: janetm@rgdc.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 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 347,750 SFT Warehouse/Distribution building in two phases.

(**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 - 30-400-012

ADDRESS OF PROPERTY: 5357 52nd St.

PRESENT USE OF THE PROPERTY: VACANT

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.)

Grooters Land Development, LC

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

Rob J. Grooters

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

Grooters Land Development, LC

Applicant – Print or Type Name

Rob J. Grooters

Applicant's Signature & Date

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

Rev. 7/24/14



Scott Steiner | Attorney

office 616.233.3500
direct 616.233.5206
fax 616.233.5269
email sjsteiner@rhoadesmckee.com

55 Campus Avenue NW
Suite 200
Grand Rapids, MI 49503

January 9, 2017

Ms. Janet Merren
Robert Grooters Development Company
4460 44th Street, S.E., Suite C200
Grand Rapids MI 49512

***Via Email and Via Certified Mail /
Return Receipt Requested***

Subject: Site Plan for 5357 52nd Street Development

Dear Janet:

L3 has retained Rhoades McKee for the purpose of reviewing and evaluating the subject development proposed by Grooters Development. Please find below the results of such evaluation as coordinated with L3.

We have reviewed the site plans you provided by email on December 27, 2016, with regard to the proposed project at 5357 52nd Street, particularly with regard to the proposed road improvements which would be located on the L3 property at 5353 52nd Street. It appears that Grooters is proposing to construct a new bituminous pavement roadway which is 36 feet wide at the 52nd Street right-of-way and continuing northward 30 feet wide for the entire west edge of the L3 property to provide vehicular access to an existing 337,500 square foot building and a proposed 347,750 square foot building. It is our understanding that these buildings will be used as distribution centers and the primary traffic using the new road will be heavy semi-trucks and trailers going back and forth across the new road to at least 30 loading docks. We further understand that Grooters has future plans to develop additional property and add additional buildings which would also be accessed by the proposed new road.

In 2015, L3 first became aware of the plan to develop the property behind the L3 facility. Since that time, on several occasions, L3 has requested copies of site plans to be informed as to Grooters' intentions, including the exercise of its rights under the 2003 Easement Agreement. What we understand to be a complete and final proposed set of plans was not received by L3 until the email transmittal during the last week of December 2016. At that time, L3 was informed they had to quickly review and accept the plan because of the upcoming January 2017 Cascade Township Planning Commission meeting in which Grooters would be seeking approval for the subject development which includes the road on L3's property.

The 2003 Easement Agreement requires that the owner of Parcel B (Grooters) provide notice of any construction plans to the owner of Parcel A (L3) by certified mail or courier service. To date, no such notice has been provided. L3 would expect to receive notice in the mandated manner with full-size scaled plans. Instead, it has only received your email message with reduced digital versions of the plans which is not sufficient for evaluation. Please provide the most current version of the plans for L3's evaluation.

With respect to the Easement Agreement, first and foremost it must be recognized that the property specifically benefited by the easement is only the 21.27-acre Parcel B as shown in the Agreement exhibit. Grooters now appears to be seeking to enlarge the area of property to be benefitted by the easement to include substantially greater acreage. Secondly, the proposed use of the new road will greatly exceed the type of automobile traffic anticipated in the Easement Agreement. Section 5 of the Agreement provides for automobile traffic, normal industrial delivery and shipping traffic, and such other use consistent with prior Parcel A (i.e., L3 property) utilization of the driveway access road and surface parking lot. The use of the road by a constant flow of semi-trucks and trailers to a large-scale distribution center far exceeds the scope of the granted easement. In addition, the Agreement provides that the parties shall use reasonable efforts to minimize the interference with the others' use of the easement area and consult with each other with respect to construction projects involving the easement area. Up to this date, there has been very limited effort on Grooters' part to consult with L3 with regard to the proposed road improvements. This is especially problematic given the vast difference in the scope of the easement as written and the proposed use by Grooters. There is a very real concern that constant heavy truck/trailer traffic will cause substantial damage to a bituminous asphalt road on the L3 property. It is anticipated that in order to mitigate the likely damage caused by high volume, heavy mass traffic to such a surface, that the road may need to be constructed of a more durable material. Maintenance costs to the proposed drive will need to be addressed as well. To the extent that L3's employees and visitors use the same area for ingress and egress and parking, this creates an unacceptable situation for L3.

L3 has retained Fleis & VandenBrink to review the plans with respect to drainage issues as related to the proposed driveway modifications. Attached is a copy of their January 5, 2017 findings. As indicated, there are several potential drainage issues which need to be addressed and recommended changes which are also provided.

An additional, significant unresolved issue was discussed at the August 16, 2016 Cascade Township Planning Commission meeting, and has been communicated with Grooters over a number of years. The eastern side of the L3 property has experienced significant flooding of its drive and parking areas over the last several years which is caused by the failure of Grooters to properly construct and maintain the storm water management system on the adjacent property at 5441 52nd Street (immediately east of L3's property). This storm water management system was required by both Cascade Township and the Michigan Department of Environmental Quality as a condition for Grooters' construction and the subsequent use of that property and Grooters has failed to comply with the requirements of those entities, causing drainage issues and associated problems for L3. As a result, L3 fully intends to scrutinize these newly proposed plans in order to assure the same type of situation does not occur on the west side of the L3 property.

In conjunction with the proposed development and use of the easement, the loss of approximately twenty-eight existing parking spaces must be addressed as required by the Easement Agreement. Also, the appropriate allocation of any future maintenance costs needs to be further evaluated.

Under the above noted circumstances, L3 cannot accept the proposed plans until they are assured that all of their concerns are addressed, including that their property rights, business operations and the safety and welfare of our employees are not detrimentally affected.

L3 is willing to discuss the proposed development and driveway modifications in accordance with the Easement Agreement, including potential drainage issues, with the

acknowledgment by Grooters that 1) the proposed road exceeds the scope of the existing 2003 Easement Agreement; and 2) that the previously communicated drainage issues need to be rectified.

Very truly yours,

RHOADES McKEE PC



Scott J. Steiner

cc: Steve Peterson, Planning Director,
Cascade Township
(via email and via certified mail/return receipt requested)
Kurt Rowell



January 5, 2017

Kurt Rowell
L-3 Communications Corporation
5353 52nd Street SE
Grand Rapids, MI 49512

RE: Easement Plan 2016

Dear Kurt:

We are in receipt of plans prepared by Moore & Bruggink (M&B) dated Feb 23, 2106, and plans last revised Dec 14, 2016. Per your request, we have reviewed the plans primarily as they relate to drainage, and offer the following:

Access drive drainage – 52nd St to 400' North (plot)

- The plans indicate the grading to the west of the existing driveway to remain unchanged and we note that the area is basically flat (i.e. poorly drained). The existing drainage ditch to the east of the existing driveway will be regraded and relocated east at a 1% grade. The existing drainage ditch is at 1% grade or less. The proposed 1% grade is flatter than recommended by KCDC plat design standards and will continue to drain poorly, affecting lawn maintenance. Consideration should be given for constructing a yard drain over the existing 42" storm sewer approximately half the distance between Storm CB #1 and Storm CB #5, placing a cross culvert under the new drive and placing a yard drain in the east ditch line at a lower elevation. Drainage would be improved by grading with longitudinal slopes at approximately a 2% grade. Placing the cross culvert at a lower elevation would allow for future storm sewer extension to the east parking lot. As noted, the existing storm sewer is extremely shallow based on the F&V topo from 2011.
- Consideration for placing a "French drain" longitudinally under the road side ditch or under the east edge of pavement with the sand subbase directed to the underdrain. An edge drain should improve the life expectancy of the reconstructed drive.
- Consideration should be given to the slope on the east side for the entire access drive beginning at 52nd Street. The M&B plans indicate a standard crown section drive until the beginning of the parking area where it then transitions to a cross slope. There will be a portion of the drive in the transition zone that will be flat and ponding water may occur.

Access drive drainage – 400' to 1000' North of 52nd

- The existing land contours indicate the north L3 property line is the existing high point dividing drainage north and south. As proposed, the access road as indicated will "cut" thru the high point along the north property L3 property line and with an additional 125' or so of drainage being directed to the L3 property from the north. The drainage as shown would be along the edge of the proposed access drive which we do not recommend. Consideration should be given to raising the proposed access road elevation to approximately 796 at the north L3 property line while maintaining the existing drainage pattern with Grooter's property draining to the north.

2966 Lucerne Drive SE
Grand Rapids, MI 49546
P: 616.977.1000
F: 616.977.1005
www.fveng.com

- Are the proposed islands along the east edge of the proposed access drive paved with striping, landscaped/grass with just bituminous edges, or landscaped/grass with concrete curb and gutter edges? Landscaped Islands may prohibit drainage from west to east.
- Consideration should be given to providing a valley gutter type section along the east edge of the proposed access drive, directing water to the existing low point at CB #6. We also recommend adding a catch basin connected to CB #6 with open joint storm sewer and underdrain placed under the remaining valley gutter section.
- We have attached a sketch of L3 Communication's desired drive island configuration. The single island near the truck docks has been eliminated.
- Consideration should be given to lowering CB #5 and utilize as a yard drain for improved yard drainage.

Questions / comments

- A utility plan identifying public sanitary sewer and watermain across L3 property should be provided for L3. Have the soil borings for utilities been completed?
- The City of Grand Rapids plan and profile sheets for the L3 property should be provided for L3 review.
- The City of Grand Rapids will require L3 to sign Public Utility Easement documents for installation for the proposed sanitary sewer and watermain.
- The February 2016 entry drive sheet provided more grading information and plan detail clarity than the December 2016 access drive sheet.
- Verify the proposed pavement section for the parking area. Is the intent that all pavement and subbase be removed to the paving limits indicated and new sand, gravel and HMA placed? Or is the intent to simply remove the pavement to the east of the access drive, sweeten or regrade the existing gravel and provide 4" of new HMA east of the access drive? Pavement cross sections for the access drive and parking areas should be identified on the sheets.
- Verify who will be responsible for permitting, inspection and staking fees, etc.
- What is the anticipated duration of construction of utilities and access drive?

Thank you for the opportunity to be of service to you. Please do not hesitate to call if you have any further questions.

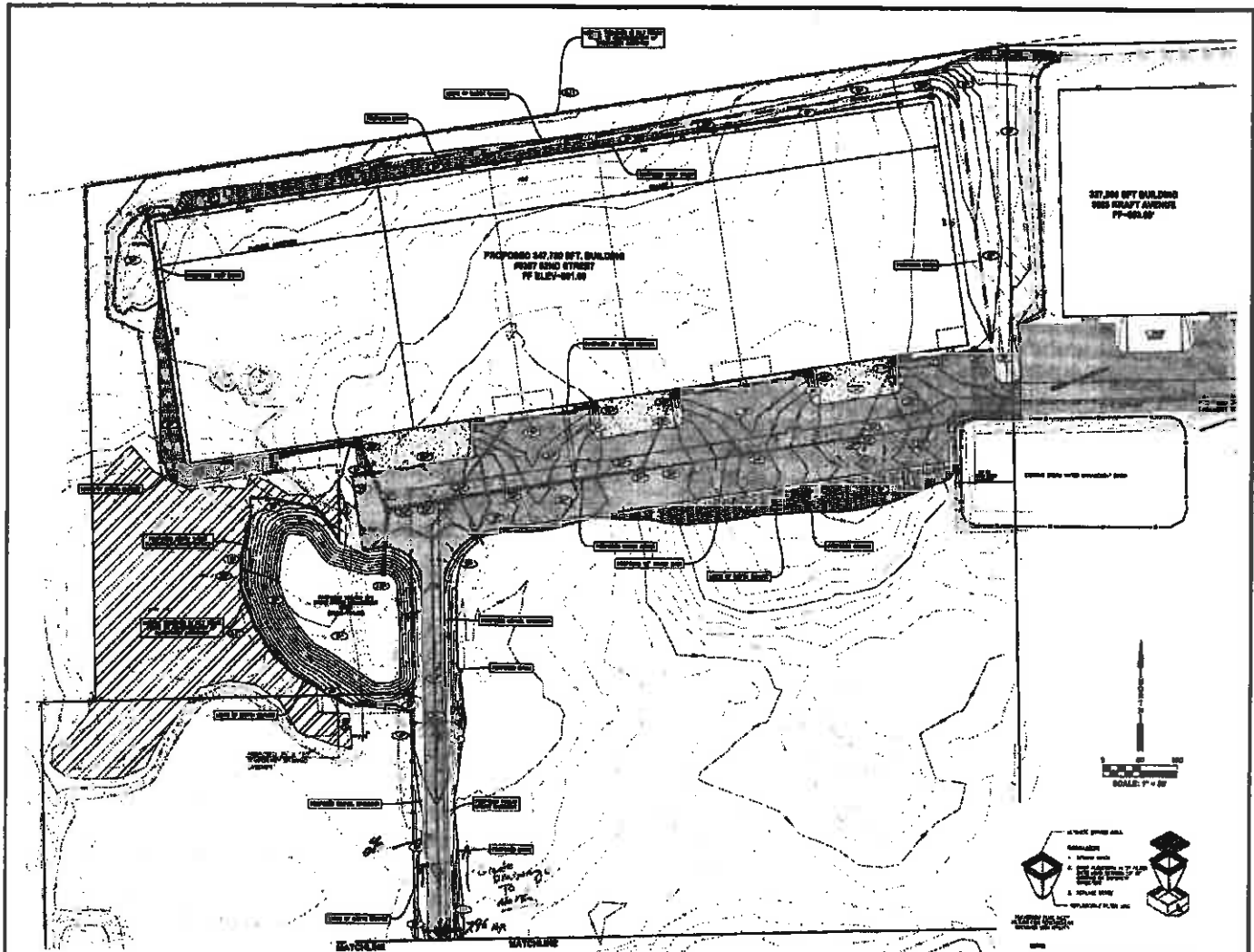
Sincerely,

FLEIS & VANDENBRINK



Robert J. Berends, PE
Sr. Project Manager

RJB/lis



307,000 SQ FT BUILDING
1985 EXIST. ADDRESS
FF-664.89

PROPOSED 347,700 SQ FT BUILDING
PROV. 63ND STREET
FF 615.7-661.89

SCALE: 1" = 40'

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
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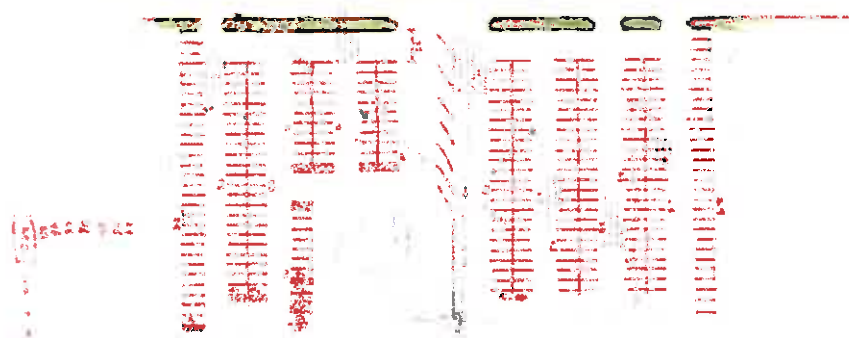
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LEGEND:

- 1. EXISTING BUILDING
- 2. PROPOSED BUILDING
- 3. EXISTING DRIVEWAY
- 4. PROPOSED DRIVEWAY
- 5. EXISTING SIDEWALK
- 6. PROPOSED SIDEWALK
- 7. EXISTING UTILITY LINES
- 8. PROPOSED UTILITY LINES
- 9. EXISTING LANDSCAPE
- 10. PROPOSED LANDSCAPE

MOORE & BRUGGINK, INC.
CONSULTING ENGINEERS
1000 SOUTH MAIN STREET
ANN ARBOR, MICHIGAN 48106
PHONE: (313) 963-2000

DATE: 11/15/2011
 TIME: 10:00 AM
 PROJECT: L3 COMMUNICATIONS CORPORATION
 SHEET: 1/1

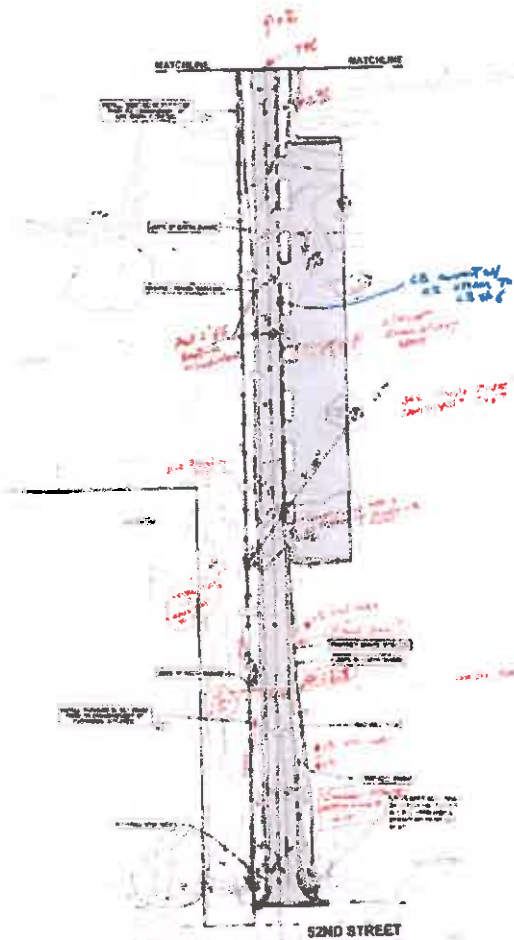
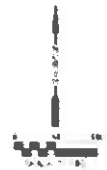


LEGEND

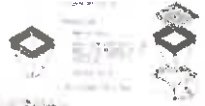
SYMBOL	DESCRIPTION
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(Symbol)	CONTOUR
(Symbol)	ROAD
(Symbol)	UTILITY
(Symbol)	...



MATCHLINE MATCHLINE



52ND STREET



NOT TO SCALE



NOT TO SCALE

GENERAL NOTES

NOTES

NOTES



PROJECT INFORMATION

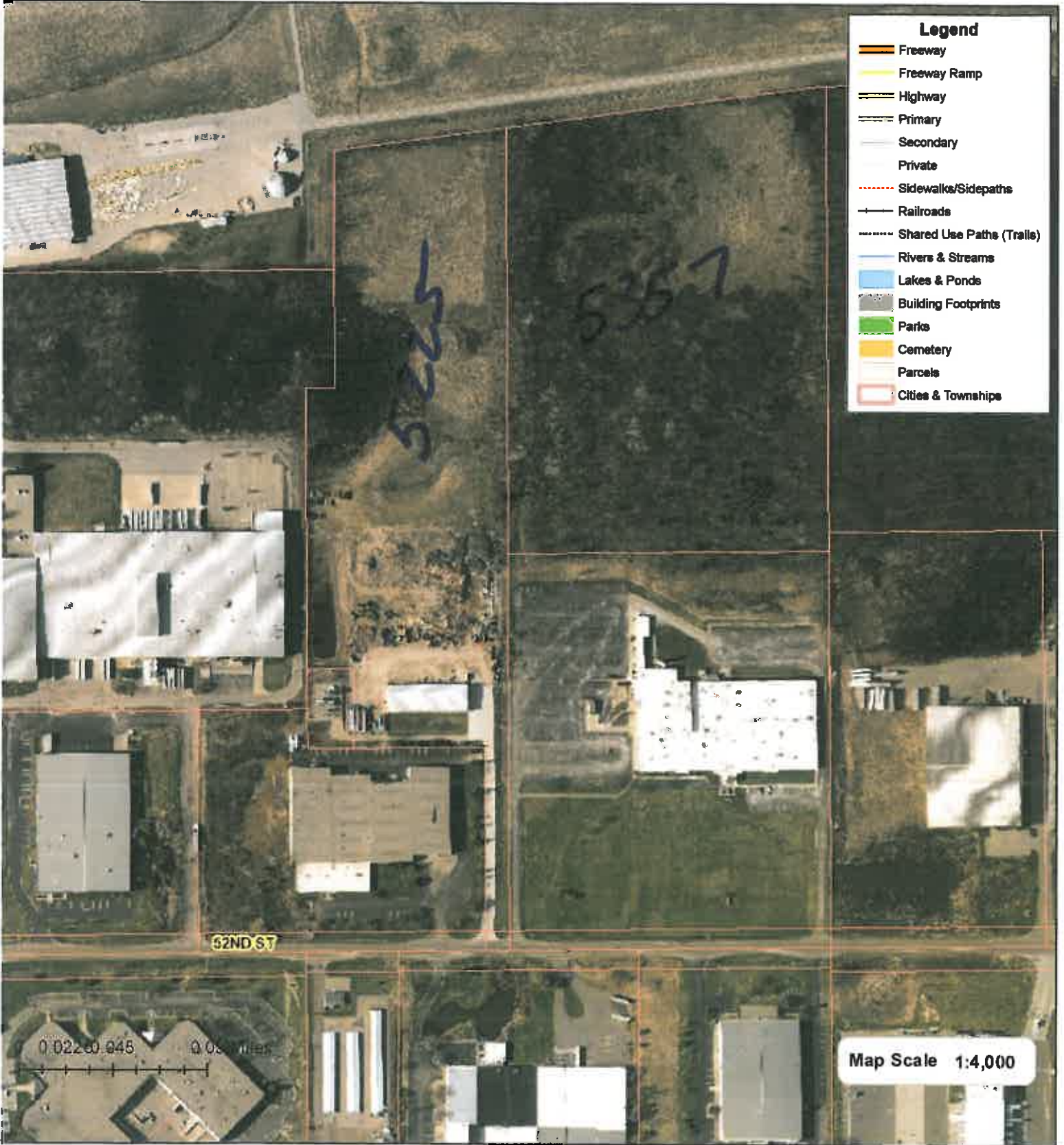
PROJECT NO.	
DATE	
CLIENT	
DESIGNER	
CONTRACTOR	

MOORE & BILGUNA, INC.

DATE	
PROJECT NO.	
CLIENT	
DESIGNER	
CONTRACTOR	

3357 52ND STREET
MOORE & BILGUNA, INC.
1000 10TH AVENUE
SUITE 100
DENVER, CO 80202
303.733.1111
www.mooreandbilguna.com

TITLE



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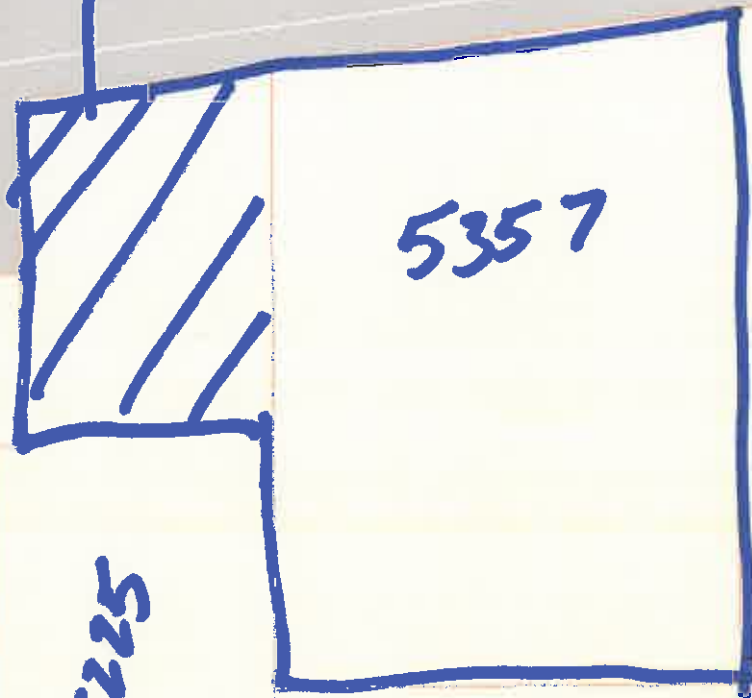
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TITLE



lot reconfigure area

Legend	
	Freeway
	Freeway Ramp
	Highway
	Primary
	Secondary
	Private
	Sidewalks/Sidepaths
	Railroads
	Shared Use Paths (Trails)
	Rivers & Streams
	Lakes & Ponds
	Building Footprints
	Parks
	Cemetery
	Parcels
	Cities & Townships



0 0.02250 0.045 0.09 Miles

52ND ST

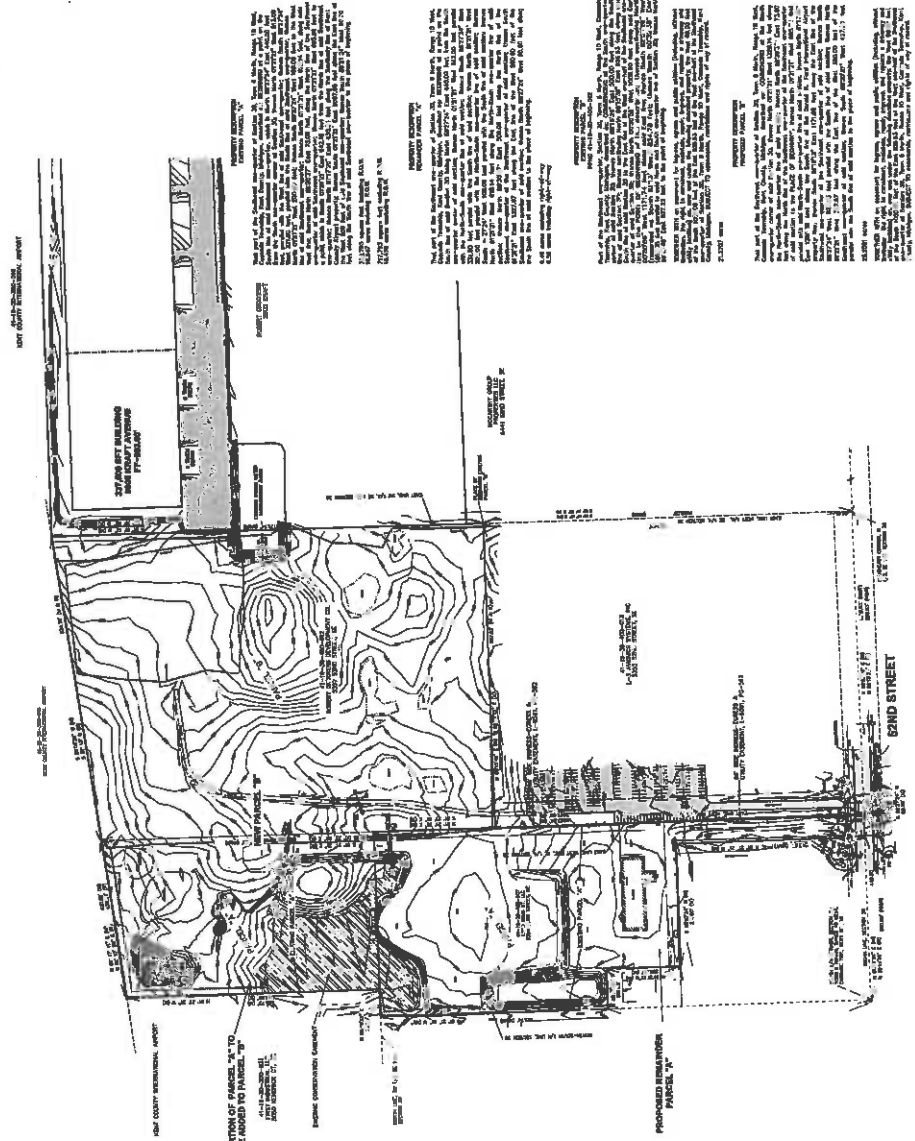
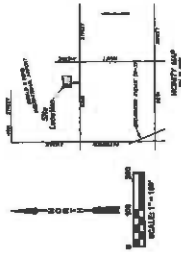
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PROPOSED IMPROVEMENTS:
 The proposed improvements consist of the construction of a new building, parking area, and other site improvements. The improvements are shown on the site plan and are described in the following paragraphs.

PROPOSED BUILDING:
 The proposed building is a two-story structure with a total area of approximately 10,000 square feet. It will be used for office space and will include a parking area for approximately 20 vehicles.

PARKING AREA:
 The proposed parking area is located to the east of the building and will consist of approximately 20 parking spaces. The parking area will be paved and will include a drainage system.

OTHER IMPROVEMENTS:
 Other improvements include the construction of a new driveway, the installation of a new electrical system, and the installation of a new water supply system.

PROPOSED IMPROVEMENTS:
 The proposed improvements consist of the construction of a new building, parking area, and other site improvements. The improvements are shown on the site plan and are described in the following paragraphs.

PROPOSED BUILDING:
 The proposed building is a two-story structure with a total area of approximately 10,000 square feet. It will be used for office space and will include a parking area for approximately 20 vehicles.

PARKING AREA:
 The proposed parking area is located to the east of the building and will consist of approximately 20 parking spaces. The parking area will be paved and will include a drainage system.

OTHER IMPROVEMENTS:
 Other improvements include the construction of a new driveway, the installation of a new electrical system, and the installation of a new water supply system.

Overall Area	1.25 AC
Proposed Building	10,000 SQ FT
Parking Area	20 SPACES
Other Improvements	AS SHOWN ON PLAN

PROPOSED IMPROVEMENTS:
 The proposed improvements consist of the construction of a new building, parking area, and other site improvements. The improvements are shown on the site plan and are described in the following paragraphs.

PROPOSED BUILDING:
 The proposed building is a two-story structure with a total area of approximately 10,000 square feet. It will be used for office space and will include a parking area for approximately 20 vehicles.

PARKING AREA:
 The proposed parking area is located to the east of the building and will consist of approximately 20 parking spaces. The parking area will be paved and will include a drainage system.

OTHER IMPROVEMENTS:
 Other improvements include the construction of a new driveway, the installation of a new electrical system, and the installation of a new water supply system.

PROPOSED IMPROVEMENTS:
 The proposed improvements consist of the construction of a new building, parking area, and other site improvements. The improvements are shown on the site plan and are described in the following paragraphs.

PROPOSED BUILDING:
 The proposed building is a two-story structure with a total area of approximately 10,000 square feet. It will be used for office space and will include a parking area for approximately 20 vehicles.

PARKING AREA:
 The proposed parking area is located to the east of the building and will consist of approximately 20 parking spaces. The parking area will be paved and will include a drainage system.

OTHER IMPROVEMENTS:
 Other improvements include the construction of a new driveway, the installation of a new electrical system, and the installation of a new water supply system.

PROPOSED IMPROVEMENTS:
 The proposed improvements consist of the construction of a new building, parking area, and other site improvements. The improvements are shown on the site plan and are described in the following paragraphs.

PROPOSED BUILDING:
 The proposed building is a two-story structure with a total area of approximately 10,000 square feet. It will be used for office space and will include a parking area for approximately 20 vehicles.

PARKING AREA:
 The proposed parking area is located to the east of the building and will consist of approximately 20 parking spaces. The parking area will be paved and will include a drainage system.

OTHER IMPROVEMENTS:
 Other improvements include the construction of a new driveway, the installation of a new electrical system, and the installation of a new water supply system.

80
 OVERALL IMPROVEMENTS
 FOR
5887 SAND STREET
HAWAII & HONOLULU, INC.
 CONSULTING ENGINEERS
 1001 KALANOA DRIVE, SUITE 200
 HONOLULU, HAWAII 96813
 PHONE: 808-531-1111
 FAX: 808-531-1112

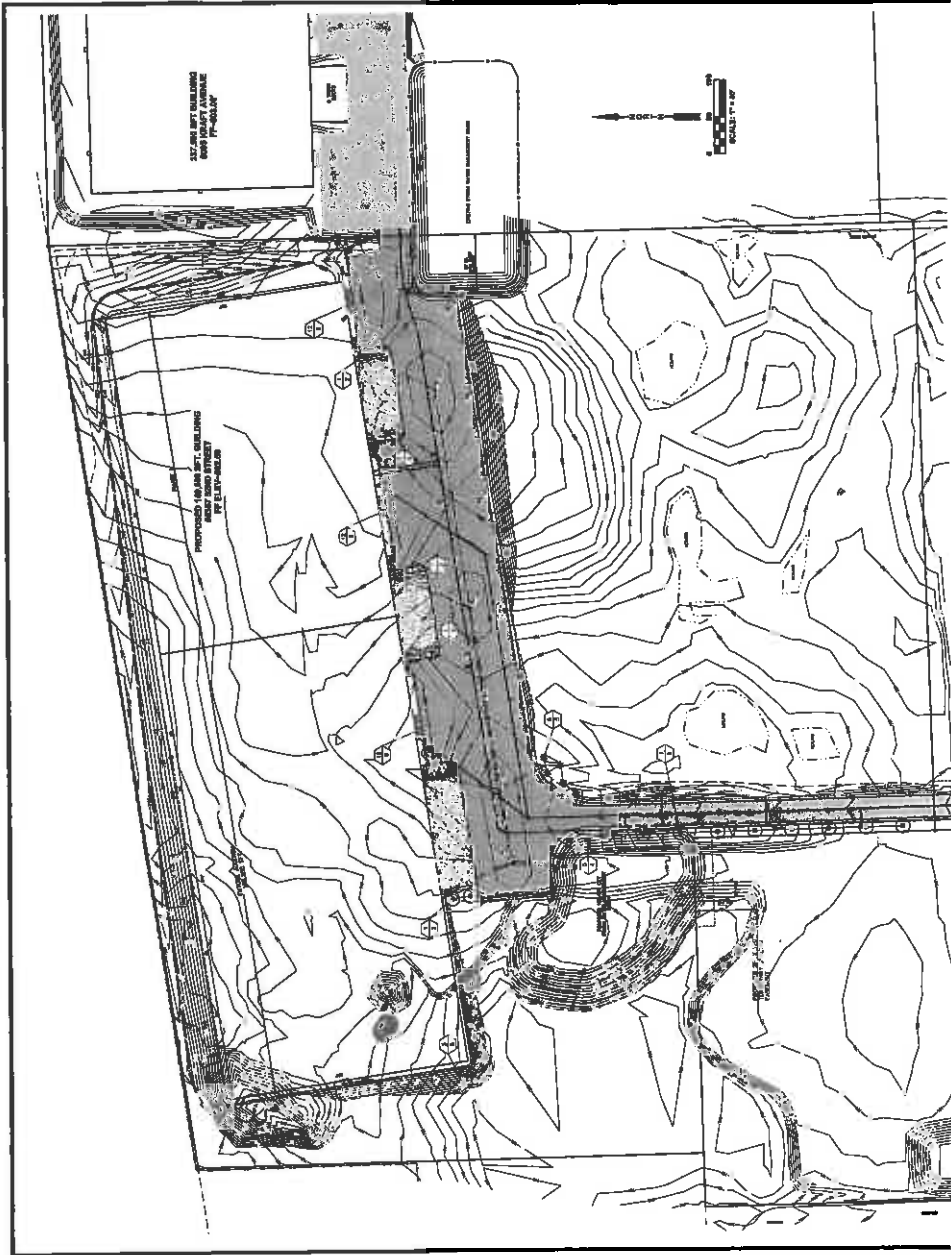
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Proposed Building	10,000 SQ FT
Parking Area	20 SPACES
Other Improvements	AS SHOWN ON PLAN

PROPOSED IMPROVEMENTS:
 The proposed improvements consist of the construction of a new building, parking area, and other site improvements. The improvements are shown on the site plan and are described in the following paragraphs.

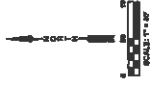
PROPOSED BUILDING:
 The proposed building is a two-story structure with a total area of approximately 10,000 square feet. It will be used for office space and will include a parking area for approximately 20 vehicles.

PARKING AREA:
 The proposed parking area is located to the east of the building and will consist of approximately 20 parking spaces. The parking area will be paved and will include a drainage system.

OTHER IMPROVEMENTS:
 Other improvements include the construction of a new driveway, the installation of a new electrical system, and the installation of a new water supply system.



EXISTING BUILDING
 FOOTPRINT
 10' x 10' x 10'



PROPOSED GRASSY ST. BOUNDARY
 BY ELEVATION

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/10
2	FINAL PLAN	10/15/10
3	REVISION	10/15/10
4	REVISION	10/15/10
5	REVISION	10/15/10



1. THE SITE IS TO BE DEVELOPED AS SHOWN ON THIS PLAN.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



BUI Engineering, Inc.
 10000 S. 10th Street, Suite 100
 Phoenix, AZ 85042
 Phone: (602) 998-8888
 Fax: (602) 998-8889
 Email: info@buieng.com
 Website: www.buieng.com

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/10
2	FINAL PLAN	10/15/10
3	REVISION	10/15/10
4	REVISION	10/15/10
5	REVISION	10/15/10

LANDSCAPE PLAN
 FOR
 5387 52ND STREET
 CHANDLER, ARIZONA 85226
 PREPARED BY
 BUI ENGINEERING, INC.
 10000 S. 10th Street, Suite 100
 Phoenix, AZ 85042
 Phone: (602) 998-8888
 Fax: (602) 998-8889
 Email: info@buieng.com
 Website: www.buieng.com

DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SCALE: 1" = 10'-0"

6 of 6

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
MEETING DATE: January 16, 2017
CASE: 2017 Work Plan

The following is a table of a proposed work plan for 2017.

2017 Item
1. Sign Ordinance/Food Trucks. Economic Development/DDA Director Korhorn will be initiating a process of meeting with the business owners to discuss issues including signage regulations. After this process is over we should be able to put together a recommendation for the sign ordinance.
2. Assist the Economic Development Director with the Redevelopment Ready Community program.
4. Make recommendation to Township Board regarding incorporation study.
5. Joint meeting with other boards and committees – discuss current issues
6.