



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

## NOTICE OF PUBLIC MEETING VIA VIDEO CONFERENCE

In accordance with Executive Order 2020-75, 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, June 1, 2020 at 7pm utilizing the Zoom video conferencing platform, for the purpose of conducting official business while complying with Executive Order 2020-77 and the Michigan Department of Health and Human Services 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:

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*\*\*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](mailto: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 Township Board will be

included in the meeting packet and available to the public on the Township website  
[www.cascadetwp.com](http://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](mailto:sslater@cascadetwp.com)

Manager Ben Swayze: [bswayze@cascadetwp.com](mailto:bswayze@cascadetwp.com)

Community Dev. Director: [speterson@cascadetwp.com](mailto:speterson@cascadetwp.com)

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, June 1st, 2020**  
**7:00 pm**

- 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 May 18, 2020 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 # 20-3583 Robinson Dental  
Property Address: 5749 28<sup>th</sup> St SE  
Public Hearing  
Requested Action: The applicant is requesting preliminary plan approval to amend the existing P.U.D. to allow for the construction of a dental office.**
- ARTICLE 7. Case #20-3584 5784 Kraft Ave, LLC  
Property Address: 5784 Kraft Ave  
Requested Action: Site Plan Review for a 97,000 square foot addition.**
- ARTICLE 8. Any other business**
- ARTICLE 9. Adjournment**

**Meeting format**

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

MINUTES  
Cascade Charter Township Planning Commission  
Monday, May 18, 2020  
7:00 P.M.

**ARTICLE 1.** Chairman Rissi called the meeting to order at 7:00 P.M via online Zoom Meeting.  
Members Present: Rissi, Johnson, Katsma, Moxley, Slater, Krieter, Noordyke, Deering, and Rapin  
Members Absent: None  
Others Present: Community Development Director Steve Peterson, Planner Brian Hilbrands, Township Attorney Cliff Bloom and Township Engineer Mike Berrevoets

**ARTICLE 2.** Pledge of Allegiance.

**ARTICLE 3.** Approve the Current Agenda.

**Motion was made by Member Katsma to approve the Agenda. Supported by Member Moxley. Motion carried 9 to 0.**

**ARTICLE 4.** Approve the Minutes of the March 16, 2020 Meeting.

**Motion was made by Member Johnson to approve the minutes of March 16, 2020 with noted correction. Supported by Member Krieter. Motion carried 9 to 0.**

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

Members of the general public are invited to comment via telephone.

**ARTICLE 6.** Case # 19-3527 Roundhill PUD Amendments - Sentinel Pointe  
**Property Address: 3000 Thornhills**

**Requested Action:** Amend various parts of the Roundhill portion of the Sentinel Pointe P.U.D. including, but not limited to, modifying building envelopes and changes to the storm water system.

Director Peterson stated that at the last meeting in December of 2019, the Planning Commission gave Roundhill a list of items that needed to be addressed before they came back to the Planning Commission. Director Peterson states that all of the listed items have been addressed, and that there is a letter included in tonights packet from him (Director Peterson) to Tom Giusti that outlines the items.

Director Peterson states there is a letter in the packet from the Township Engineer dated May 12th, 2020 that outlines a lot of the same things that were talked about at the December meeting such as review comments and conditions of items they want addressed moving forward. There is also a review letter and report from Materials Testing Consultants. This is the engineering firm that was hired to specifically look at the retaining wall. Their review includes a report of multiple plans submitted for review on multiple dates until a plan was submitted in late March that MTC could approve. It was asked that the developer meet with the property owner to discuss what the retaining wall would be like, that was an item on the list that did take place. Also included in the

packet is a copy of the PUD ordinance that outlines all of the conditions if these changes are approved. Director Peterson stated that Members normally would not have this ordinance until the preliminary plan is approved, however given current circumstances, he thought it was best to craft this ordinance now rather than have to wait until after approval. This ordinance incorporates comments and input from the developer, the developer's attorney, the neighbor, and the neighbor's attorney.

Director Peterson highlighted a couple of specifics in the ordinance including going to a more traditional type of development by measuring setbacks from property lines instead of using building envelopes (which was original to the project), requiring a site survey for every building permit to ensure buildings are being placed in compliance with setback requirements, and requiring written verification from a certified engineer that the detention pond has been cleaned and is functioning according to the Township engineers requirements prior to every building permit. Director Peterson stated that the intention of that requirement is to make sure cleaning the detention pond is an ongoing compliance matter moving forward. More specifics of the packet include completing the swale near units 9 and 10 to the Township engineers satisfaction prior to those units being permitted, and the sidewalk will be completed. There are a few requirements that do not have deadline dates yet as they will have to go in front of the Township Board if recommended by the Planning Commission.

Director Peterson states that there is a \$30,000 escrow that will pay for the Township engineer to inspect the site during construction. This includes MTC inspecting the retaining wall. There is a \$100,000 performance guarantee letter of credit, and an \$8,200 landscape guarantee that have both been submitted by the applicant. There is also a suggested remediation letter of credit suggested by the Township due to the damage that was done to the neighbors property. Director Peterson stated there is a letter from Gayle Rohde that references increasing the escrow account for the remediation section to \$122,000. This is the estimated cost based on submitted material by the Rohdes to remediate the area that has been damaged. Director Peterson stated that he and the Township attorney thought a \$50,000 letter of credit would suffice for remediation, however that amount can be increased if desired by the Planning Commission.

Director Peterson stated any recommendation by the Planning Commission will go to the Township Board for their consideration.

Member Moxley asked Director Peterson what the status of unit 8 is. This was the first unit built and had a deck outside of the building envelope. Director Peterson stated that if the proposed traditional setbacks are approved, the deck will then be in compliance.

Mr. Bloom states that the original approval in 2016 had a number of conditions that were violated. Once this happened, the Township could have pursued legal proceedings against the developer or required the unit(s) be removed, or the developer could request a formal amendment to the original PUD, which is what they did. If/when the Township Board approves the suggested amendments, the violations will go away. If all of the amendments are not approved, the violations will need to be corrected.

Member Rapin asked why a letter of credit is recommended versus escrow. Mr. Bloom replied that it is more often easier for auditing and accounting purposes, and states that an irrevocable letter of credit is easier to collect on if need be.

Chairman Rissi asked Director Peterson how possible cleanup of the site would be paid for if needed in the future. Director Peterson stated that there are some guarantees that don't expire until 2-3 years after the last house is constructed, so some of the provisions will be around for a while. Erosion control will be enforced by Kent County.

Chairman Rissi invited the Applicant to comment.

The Applicant (Mr. Tom Giusti) stated that he believes they have finally come to a satisfactory conclusion with the retaining wall on the Rohde property, and having Cascade Township and the township engineer satisfied with the performance of this project.

The Applicants attorney (Mr. Jason Schnelker) stated they do have some questions with the PUD ordinance amendment. Mr. Schnelker asked about changing the language of the requirement that stormwater runoff not exceed intensity and velocity rates of the area that existed prior to January 1st, 2016. Mr. Schnelker states that the baseline for that provision (or how it would be established) is unclear. Mr. Schnelker proposes that they follow the language included in the proceedings that state they (Applicant) need to follow the storm water ordinance and do things in accordance with their permits. He believes the addition of the velocity rates reference could cause problems down the road as it will be hard to establish or be measured.

Mr. Schnelker then stated the requirement of obtaining an easement to the Rohde property for purposes of building the retaining wall may not be needed as they believe the wall can be built from the Roundhill property. Mr. Schnelker expressed his concern that if the easement is required, the Rohdes may further hold up the project by refusing to grant the easement. Mr. Schnelker states that they would like to see the easement a requirement only if the access is needed, not as an outright requirement that it be obtained no matter what.

Mr. Schnelker stated that they do not want the remediation to the Rohde property to be included in the ordinance as there is currently a lawsuit that was filed by the Rohdes against the Applicant alleging significant damage to their property as a result of this development. Mr. Schnelker states the alleged estimate of damage is over \$200,000, which has been disputed (both the extent and cause of damage) by the Applicant from the beginning. Mr. Schnelker states the Rohdes have said they will reduce their damage claim by \$100,000 to have this matter settled, but as part of a compromise they would still require over 100 trees and other vegetation be planted, as well as remediation of oriental bittersweet the Rohdes claim has infested the area. From his perspective, Mr. Schnelker believes that a requirement of remediation included in the ordinance that is tied to a \$50,000 letter of credit is depriving the developer of due process by requiring

that the developer do something before a court of law has established is their obligation. Mr. Schnelker states that some remediation may need to be done, but the extent, cost, and responsibility should not be included in the ordinance and be determined independently by the court of law through litigation.

Member Noordyke asks Mr. Schnelker if the developer acknowledges causing any damage to the Rohdes property. Mr. Schnelker stated that they do acknowledge there were issues with silt, and there are photographs that are dated in the Rohdes material of when that occurred. Mr. Schnelker stated that a lot of silt that was on the Rohde property was cleaned up at the time as the Road Commission shut the site down when that happened. Mr. Schnelker also states that there is a culvert under Thornapple River drive that has been there for a long time, and that this area has always been a naturally wet, low-lying drainage area. Mr. Schnelker states that he believes the Rohdes are trying to take advantage of the situation to have the property remediated to a condition that would be far different than before the developer started building.

Chairman Rissi invited the Rohdes attorney to comment, and then will accept public comment.

Mr. Chris Nyenhuis stated that he represents the Rohdes. Mr. Nyenhuis stated that he believes the developer needs to clean up their mess before moving forward and selling homes, and that his comments will focus on the \$50,000 letter of credit for remediation. Mr. Nyenhuis stated that the cleanup will cost more than \$50,000, and believes that will cause a disincentive to clean it up the right way. Mr. Nyenhuis says that the estimated \$122,000 cost of cleanup that the Rohdes have agreed to in order to move this along comes from Vic Forrester of West Michigan Tree Services and Arbor Consultants. Mr. Nyenhuis states that to guarantee cleanup is done the right way, he believes the letter of credit should be the actual amount that the cleanup will cost, not \$50,000. Mr. Nyenhuis does not believe this is a due process issue, and believes the Township has the authority to clean up the property, back charge the developer, and then put a lean on the property if it is not paid. Mr. Nyenhuis acknowledges the lawsuit, but believes this would be a more efficient process to achieve proper clean up. Mr. Nyenhuis states that he believes remediation is a critical component, and simply the right thing to do.

Member Rapin asks Mr. Nyenhuis if any of the estimates are fixed, or estimated until the projects are started. Mr. Nyenhuis replied that they are not fixed quotes, but are more than just a "best guess" estimate as Mr. Forrester has walked the property to obtain his estimate.

Ms. Aileen Leipprandt introduced herself as representing the Rohdes, and Mr. Nyenhuis' colleague. Ms. Leipprandt replies to Mr. Schnelker's comment regarding the language used to prevent storm water drainage, and states that she believes the language to come very directly from the storm water ordinance itself in terms of what the storm water ordinance requires. Ms. Leipprandt suggests that the language should remain as it is now.

Ms. Leipprandt states that the development did not go according to the approved site plan, and now that the drainage design and retaining wall have been redesigned to what was originally anticipated, the site is getting back to what was originally approved, including the protections that were originally required. Ms. Leipprandt states that she does not think that it is fair or appropriate to ignore the fact that the Road Commission and the Township tried repeatedly to get the developer to follow the site plan and to do the grading and install the retaining wall during the course of construction. Ms. Leipprandt stated that she believes that if the Planning Commission approves the developers request to amend the PUD without any requirement to restore the property, it excuses the developers blatant non-compliance. Ms. Leipprandt believes it to be appropriate and reasonable to impose a condition in the PUD that a restoration letter of credit in the amount of \$122,000 (or greater) be provided for security that things are done correctly.

Member Moxley asked if the developer stated why the retaining wall was taken out of the original plan. Mr. Giusti replied that the retaining wall was originally approved roughly 3 feet from the Rohde property, and that Mr. Rohde was not ok with that. Mr. Schnelker stated that Mr. Rohde questioned the retaining wall being put in the setback area, and that it was offered to Mr. Rohde that the wall be replaced with a more natural step grading that is in place now. Mr. Schnelker states that the retaining wall will now be built as originally approved. Mr. Schnelker states that he believes a letter of credit for damages that allegedly occurred will give the Rohdes leverage and make it difficult to get anything done. Mr. Schnelker states that if the court finds them responsible for damages, it will be cleaned up at that point.

Chairman Rissi opened Public Comment

Mr. Mark Rohde (3087 Thornapple River Drive) stated that according to Kent County Drain Commission standards, all water in this area goes downhill to the Thornapple River. Because of this, a Type A retention system was required to keep all storm water on site. Mr. Rohde states that this is what was designed, approved, and supposed to be put on the site. Mr. Rohde states that the retaining wall not being built left a 45 to 55 degree slope that drained water directly onto his property, and none was supposed to be there. Mr. Rohde states that he has provided date stamped photographs showing storm water and silt coming down onto his property and then into the Thornapple Hills drain. Mr. Rohde states that he disputed the location of the wall, not its existence. Mr. Rohde states that the proposed location of the retaining wall is now 3 feet from his property line and requires an easement onto his property to be built.

Mr. Tim Noordhook (3174 Hayward Drive) states that he believes this developer has not been held to the same standards as other developers, and believes the Planning Commission should put the letters of credit in place for the project and Rohde property.

Ms. Grace Lesperance (2573 Cascade Springs Drive) stated that she does not believe the Rohdes are the only residents impacted by the water and silt runoff, and that the Rohdes dollar amount for cleanup should be accepted to have this wrapped up.

Mr. Kerry Gorsuch (3044 Thornapple River Drive) stated that he is downstream from the Rohdes, and believes that sand and silt has been draining down, crossing under the road and settling under his boat lift. Mr. Gorsuch states that it would be nice to have help keeping the area clean as it is a lot of work.

Mr. Giusti stated that the soil and sediment has been draining downhill since before Roundhill began developing their site. Mr. Giusti states that the Township and Kent County Road Commission were on site every rain event, and when there was sediment on Mr. Rohdes property, his project was stopped. Mr. Giusti states that he cleaned the sediment up, and has not received anything from the Kent County Road Commission since then.

Chairman Rissi closed public comment.

Member Slater stated that she agrees with Mr. Schnelker that the requirement to get an easement from the neighbor should be only if needed, and not included in the PUD as an absolute. Member Slater also states that she does not believe exact dollar amounts should be used in the ordinance in order to avoid being boxed in to an exact amount.

Mr. Bloom stated that Township engineers believe that in order to install the retaining wall, builders will have to go onto the adjoining property. Mike Berrevoets (FTC&H Township engineer) states that with the wall and landscaping that is shown close to the property line, it will be difficult to avoid getting on the neighboring parcel. Mr. Bloom stated that "if needed for retention wall installation" can be added to the end of the paragraph in the ordinance, and believes it will be highly likely that access will be needed.

Mr. Bloom asked Chairman Rissi if he would like him to walk through the clauses in the ordinance. Chairman Rissi said yes.

Mr. Bloom walked the Planning Commission through the different sections of the ordinance that have been discussed.

Mr. Bloom states that the last clause of the PUD requires the developer to sign it, but believes it reasonable to add exceptions to subsections as to not have the developer sign an admission that they did something that is still being disputed in court.

Member Noordyke asked if the subsection exceptions in the clause will allow the developer to not agree to causing damage, are they still going to be responsible for remediation. Mr. Bloom stated that even though they object, that does not mean the clause is invalid. Member Noordyke asked if that can be researched to find language that is specific and prescriptive, and has to be followed. Mr. Bloom stated that language can be added to say something to the extent of "for purposes of litigation, this is not an admission". Member Noordyke then stated that in order to support this, he would need to see page 13, number 4 have the amount raised to \$122,000 as this developer has made many violations and admitted to causing damage.

Member Moxley stated that he believes the remediation clause should remain in, and that the amount of \$50,000 is too small and should be increased to a \$150,000 letter of credit for that purpose.

Member Deering stated that she believes the remediation clause should stay in, and that the amount should increase to \$122,000 or \$150,000 as Member Moxley suggested.

Chairman Rissi states that the performance bond of \$100,000 should be extended until two years after occupancy of the last building. Mr. Bloom stated that if there is a vacant lot for a number of years, it may be hard getting a letter of credit to extend that long.

Member Slater asked for clarification that the remediation amount is different and in addition to the \$100,000 performance bond. Mr. Bloom confirmed that it is in addition to the performance bond. Member Slater also states that she agrees with increasing the remediation amount.

Chairman Rissi asked Mr. Bloom if the remediation amount would be solely for the Rohde property, or if would be available for other properties that may have been damaged. Mr. Bloom states that the way it is drafted, it will be solely for the Rohde property. Chairman Rissi asked Mr. Bloom if the \$100,000 performance bond would be available if needed for something off of the Rohde property. Mr. Bloom said that would be used for the detention pond or retention wall if something happened with those.

Member Katsma asked for clarification that the developer will be responsible for the entire remediation cost even if it is written in as \$50,000, for example. Mr. Bloom stated that if the clause is left in, the developer will be responsible for the entire amount regardless of cost.

Member Johnson stated that he agrees with keeping the remediation clause, and states that he believes the amount should be no more than \$122,000 as that is what the Rohdes estimate is.

Member Rapin states that he is in favor of raising the remediation estimate to \$122,000 to \$150,000.

Chairman Rissi states that the estimate given in the packet is near \$230,000, and that the Rohdes are asking for \$122,000.

Member Johnson asked why the Township chose the low remediation number of \$50,000. Director Peterson stated that the developer didn't want that clause at all, and the Rohdes are asking for \$122,000, so the Township attorney and I felt that \$50,000 was a good compromise.

Member Katsma asked who the determine if the the remediation was completed process. Mr. Bloom stated that it would be the Zoning Board Administrator, Director Peterson. Director Peterson would consult with the Township engineer, and any other experts to determine remediation.

Member Rapin acknowledges that the Home Owners Association will be responsible for maintenance of the retention wall and detention pond, however believes a HOA Assessment of no less than \$300 per home per year with the number of lots will not be adequate to cover ongoing maintenance. Mr. Bloom states that this fee is in addition to other dues and assessments. Director Peterson states that regardless of the amount in a HOA maintenance fund, ordinances will still need to be complied with even years down the road.

Mr. Bloom stated that it is written in that homeowners will be personally liable if the Association does not act, and that when amendments are made to condominium documents, those will be reviewed by Mr. Bloom and Director Peterson to make sure all of this is referenced in those documents.

Chairman Rissi stated that he would like to keep the remediation clause, with the letter of credit amount increased to wither \$122,000 or \$150,000, and would like to have the performance bond of \$100,000 extended until 2 years after occupancy of the last home, or capped at 10 years if a lot/s sit vacant.

Mr. Bloom reviewed the wording change to be incorporated into a motion.

Member Noordyke asked for it to be written that even though there is an exception to not accept guilt, the developer will still be responsible to accept remediation. Mr. Bloom wrote the exception as follows: "except that this shall not be deemed an admission as to the contents of subsection XIVB4 but Finko, LLC, shall still comply with subsection XIVB4."

Member Katsma asked what will be gained by adding extra time to the performance bond. Director Peterson stated the site will be watched for any malfunction after the last home is occupied. Member Katsma also asked about the possible landscape near the retaining wall, and if access would need to be gained on the neighbors property for that. Mr. Bloom stated that the language can be changed to include the addition of landscaping as the retention wall is built.

Chairman Rissi asked Director Peterson if the Township engineers inspect the level of detail such as downspouts on homes being tied directly into the stormwater system. Director Peterson replied that yes, they do inspect that level of detail. Mr. Bloom stated that several engineer letters and requirements have been incorporated into the ordinance.

Mr. Rohde stated that temporary access easements will be needed to do work on his property, and he is willing to agree to the temporary easements to do the work with larger letter of credit in the remediation section that they asked for as he expects to work cooperatively with the developer.

**Motion was made by Member Moxley to approve Case #19-3527 Roundhill PUD Amendments for Sentinel Pointe with all of the changes that Mr. Clifford Bloom has outlined previously and with the addition of the developer filing an irrevocable letter of credit with the Township in the amount of \$150,000 for remediation purposes. Supported by Member Noordyke. Motion carried 7 to 2.**

**ARTICLE 7. Case #20-3581 Christian Korstange**

**Property Address: 7561 Whispering Ridge**

**Public Hearing**

**Requested Action:** The Applicant is requesting a Type I special use permit to allow a 6-foot tall fence in the front yard.

Director Peterson introduced Brian Hilbrands as a new Planner for Cascade Township. Mr. Hilbrands stated the Township standard for front yard fences is a height of 4 feet. Mr. Hilbrands stated that the Applicant is making this request because the tree line that used to provide a screen along Cascade Road was removed to accommodate an extension of the pathway, and the Applicant would like to reestablish their privacy with a taller fence. Mr. Hilbrands stated that the taller portion of the fence would only be along the portion of the front yard along Cascade Road, not Whispering Ridge, and would run parallel to Cascade road from the north property line until approximately 40 feet short of the intersection with Whispering Ridge. The Applicant does appear to meet the standards for a taller fence in the front yard.

Mr. Hilbrands is recommending approval of the 6-foot-tall fence in the front yard as proposed by the Applicant.

Member Moxley asked why there is a 6-foot-tall fence on the north property line along Cascade Road drawn onto the Applicants proposal. Mr. Hilbrands stated that the Applicant will be installing a fence along there as well, but a special use permit is not needed as that is a side lot and is allowed a 6-foot-tall fence.

Chairman Rissi invited the Applicant to comment.

Mr. Korstange confirmed that Mr. Hilbrands explained the reason he would like to have the fence installed.

**Motion was made by Member Johnson to move into public hearing. Supported by Member Moxley. Motion carried 9 to 0.**

Chairman Rissi invited the public to comment.

Mr. Jeremiah Gruchow (lives on the corner of Leyton and Cascade Road) asked if there needs to be a circumstance to apply for a special use permit versus just a want. Mr. Hilbrands stated that the Applicants circumstance or reason for requesting the special use permit is that there used to be a screen of trees along Cascade Road that was eliminated for the pathway in that area. Director Peterson stated that anyone can apply

for a special use permit, however there are standards that will be used to evaluate a request.

Mr. Hilbrands stated there was a letter received from the neighbor at 7550 Cascade Road in support of the Applicants special use permit.

**Motion was made by Member Johnson to close public hearing. Supported by Member Deering. Motion carried 9 to 0.**

**Motion was made by Member Moxley to approve the Applicants special use permit as requested. Supported by Member Katsma. Motion carried 9 to 0.**

**ARTICLE 8. Case #20-3582 Michigan Fine Wine and Spirits, LLC**

**Property Address: 4923 28th St SE**

**Public Hearing**

**Requested Action:** This is a Type I special use permit to request a change in tenant from Babies R Us (retail) to Total Wine Spirits Beer and More (retail) and a tenant improvement project.

Mr. Hilbrands stated that this is an interior tenant improvement project, so there should be no changes to the existing exterior of the building. The Applicant is located in PUD 30, and the PUD ordinance requires that any future retailer be reviewed by the Planning Commission. Mr. Hilbrands stated that after review and comparisons, the Applicant meets standards for special use.

Mr. Hilbrands is recommending approval of the Applicants request.

Member Katsma asked if this applies to the entire building, Mr. Hilbrands stated that this is for the east side portion of the building.

Member Moxley stated that there was an email received from Rishi Makkar shortly before tonights meeting with many concerns in it, and believes this case needs more time for review before action is taken.

Chairman Rissi invited the Applicant to comment.

Mr. Edward Cooper (representing Total Wine and More) introduced himself, Mr. Matt Bala (the senior project manager for store design and construction), and the architect for this project.

Member Krieter asked what criteria was used to choose Cascade for their location. Mr. Cooper stated that 28th Street is a high traffic commercial location, and the size and shape of the store fits their needs well. Mr. Bala stated that the location and building footprint is prototypical of Total Wine and More, and will support products they wish to bring to the public.

Member Noordyke asked the Applicant if they have a history of not following prescribed laws of a local Township and/or state that they operate in as alleged by a received email. Mr. Cooper states that they have encountered these allegations in the past, and adhere to all of the laws in all of the states they operate in. Member Noordyke asked

the Applicant if they are aware of an allegation that they purchased an ad in Connecticut advertising that they would sell below the state liquor price. Mr. Cooper stated that he is aware of that allegation. Member Noordyke asked the Applicant if that happened, Mr. Cooper replied that he is not sure how this is applicable to a special use permit hearing, but answered that Connecticut has a pricing scheme that is unfair, and have been engaged in discussions with the state of Connecticut to protest that pricing scheme.

Member Slater stated that Total Wine and More has lawsuits against them for undercutting state level prices, and that she does have concerns about that history. Member Slater states that she is in support of approving their special use permit, while approval of their liquor license will go through the State of Michigan.

**Motion was made by Member Johnson to open public hearing. Supported by Member Rapin. Motion carried 9 to 0.**

Chairman Rissi invited the public to comment.

Mr. Mark Rohde stated that he has been to many Total Wine locations, and believes they would be a good fit for the benefit of Cascade.

Mr. Kevin Einfield stated that he has been to Total Wine in Washington State, and believes them to be knowledgeable, professional, and competitive, and thinks they would be an asset to the community.

**Motion made by Member Johnson to close public hearing. Supported by Member Moxley. Motion carried 9 to 0.**

Member Johnson stated that he agrees with Staff in their comments regarding the email received from a competitor that this is not an issue for the Planning Commission, rather the Liquor Control Commission. Member Johnson is supportive of Staffs decision to approve the Applicants special use request. Chairman Rissi states that he agrees with Member Johnsons comments.

**Motion was made by Member Johnson to approve the special use permit for Case # 20-3582. Supported by Member Katsma. Motion carried 9 to 0.**

**ARTICLE 9. Case # 20-3579 BDR Executive Custom Homes**

**Property Address: 5510 Cascade Road SE Ste. 220**

**Requested Action: Develop into a 19 detached single-family site condominium project.**

Mr. Hilbrands stated that this property is zoned R1 residential, and that the Applicant is attempting to do a subdivision by right. The subdivision will consist of 19 single family homes on approximately 23 acres, and will have a 25% open space park project with public sewer provided. The subdivision will have sanitary sewer serviced by Ada Township, and private wells for water. Mr. Hilbrands states that their plan does include an extension of the Townships pathway system, including an easement for rupture pathway extensions. There are no exceptions being asked for by the Applicant at this

time. A tentative preliminary approval will guarantee a lot layout for the developer for one year. Mr. Hilbrands states that he still needs an airport recognition statement, and the master deed. If tentative preliminary approval is provided tonight, the plan will go to the Township Board for the same approval before coming back to the Planning Commission for a final preliminary approval.

Member Krieter asked if there has been any discussion about building location placement in relation to the Summerville Airport usage. Mr. Hilbrands states that he has not heard anything.

Member Rapin asked for clarification about the bike path easement. Mr. Hilbrands stated that the bike path extension is included in the plan from Buttrick to the private drive that will be put in, along with an easement to continue it further in the future if desired.

Member Slater asked how far the new private drive will be from Old Elm. Director Peterson stated that it is approximately 800 feet from Old Elm, and the Road Commission will have to approve that location.

Chairman Rissi invited the Applicant to comment.

Mr. David Contant (BDR Custom Homes) stated that the Kent County Road Commission has reviewed the plan, and provided preliminary commitment for the curb cut. Mr. Contant stated that there will be an airport recognition statement incorporated into their documents.

Member Krieter asked if there has been discussion about the location of the buildings in relation to maintaining current visibility of the 13 pilots who have authorization to use the Summerville Airport, or if the Applicant would be open to discussion with those pilots moving forward. Mr. Contant states that there is nothing in the title for the property that restricts placement and that the Summerville Airport operates independently; however, they have been in communication with and are familiar with the bylaws of the Summerville Airport.

Chairman Rissi invited the public to comment.

Mr. Jeremiah Gruchow (7061 Cascade Road) asked if there is any chance of the well changing to city water. Director Peterson stated that there is no water available in that area, and it would be quite a large project to extend it that far.

Mr. Nick Bartlett (1400 Buttrick) asked if any of the future items do not get approved, what BDRs intention with the property will be. Mr. Contant stated that if approvals are not granted, they will be reviewing other options.

Member Johnson stated that he was appreciative to the developer for the extension of the Cascade Township Path being included in their plan.

Chairman Rissi asked for clarification behind one of the lots, Mr. Hilbrands clarified it to be standing water.

**Motion was made by Member Moxley to approve the Applicants request to develop into a 19 detached single-family site condominium project. Supported by Member Deering. Motion carried 9 to 0.**

**Article 10. Any Other Business**

Director Peterson stated that there are a couple of items for the June 1st Meeting, and that it will likely be held virtually again.

**Article 11. Adjournment**

Motion was made by Member Slater to adjourn. Supported by Member Moxley. Motion carried 9 to 0. The meeting was adjourned at 10:01 p.m.

Respectfully submitted,

Brett Katsma, Secretary

**STAFF REPORT**

STAFF REPORT: Case #20-3583/Robinson Dental  
REPORT DATE: May 22, 2020  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: June 1, 2020  
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:

Venture Engineering, PLLC, Jeff Brinks  
8515 Ridgebluff Dr. SW  
Byron Center, MI 49315

STATUS  
OF APPLICANT:

Engineer for the owner.

REQUESTED ACTION:

The applicant is requesting preliminary plan approval to amend the existing P.U.D. to allow for the construction of a dental office.

EXISTING ZONING OF  
SUBJECT PARCEL(S):

P.U.D. 82

GENERAL LOCATION:

NE corner of Kraft Ave and 28<sup>th</sup> St.

PARCEL SIZE:

Approximately 3 acres

EXISTING LAND USE  
ON THE PROPERTY:

Vacant

ADJACENT AREA  
LAND USES:

N – Residential  
S – Commercial  
E – Commercial  
W – Commercial

ZONING ON  
ADJOINING PARCELS:

N – PUD 23  
S – B-2, PUD 31  
E – PUD 82  
W – PUD 82

**STAFF COMMENTS:**

1. The applicant is requesting Preliminary Plan Approval in order to amend the existing Planned Unit Development to allow for construction of a dental office.

2. The proposed building would be approximately 8,500 square-feet. Our zoning requirements call for 34 parking spaces to be provided for a dental office of that size. There are 60 parking spaces being proposed, with adequate landscaping islands included.
3. There is a 60' setback requirement from the northern property line which abuts a residential use. The trash enclosure and all parking has been moved out of this setback.
4. The driveway accesses an internal private road so there are no minimum driveway spacing requirements.
5. The Township Engineer has reviewed the detention and stormwater plans and his comments are included in your packet. The detention basin on site is sized for the entire PUD, so no additional stormwater detention is required. The applicant will need to apply for and obtain several permits such as SESC and water and sanitary sewer before beginning construction. The Township Engineer also notes that the applicant should submit a stormwater Maintenance Agreement to the Township before construction begins.
6. The Zoning Ordinance requires a 40' wide bufferyard along the north property line between the proposed building and the residential. The bufferyard shown exceeds that width. Along with the landscaping shown, there is an existing privacy fence that was installed when the PUD was created. A note on the site plan indicates that the applicant must inspect and repair the fence.
7. The Zoning Ordinance requires a 25' wide bufferyard along the east property line between the proposed building and the existing commercial use, also located in PUD 82. The bufferyard shown in the plan is narrower than the required width. However, what they are requesting is consistent with what we have allowed on the site to the east. The bufferyard on the parcel to the east is also narrower than the required width. The applicant was asked to include landscaping along the entire east property line. The narrow bufferyard on the east property line can be addressed in the PUD amendment.
8. An approximately 4,000 square-foot future building addition and 18 space parking lot are shown on the site plan, but no timeline has been indicated for when those might be added. The PUD Ordinance requires that any future building additions shall require review and approval of the Township Planning Commission.
9. The PUD Ordinance for Kraft Street Partners – PUD 82, states that the developer must come back to the Township to amend the PUD Ordinance for this phase of the project. If Preliminary Plan Approval is given, then a PUD amendment will be written and brought back before the Planning Commission for a recommendation to the Township Board.

## **10. Standards**

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

Standard	Staff Comment
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	The property is already zoned PUD. A dental office falls under the allowed uses for both the PUD and the underlying zoning.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment.	The proposed use would not result in an increase in the need of public services.
The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter.	The proposed use is consistent with the master plan.
In relation to the underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.	The proposed use should not result in an unreasonable economic impact.
The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development.	Met
The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township.	Met

Staff recommends approval of the preliminary plan with the following conditions:

1. The applicant complies with the Township Engineer's letter dated May 19, 2020, and all necessary permits are obtained before construction begins.
2. Record the stormwater maintenance agreement.

Attachments: application package, site plan, Township Engineer letter, Section 16.03 of the zoning ordinance, PUD Ordinance



LETTER OF TRANSMITTAL

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

for Brian

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

Date: 3/19/20

Project Name: Robinson Dental Project No: 19149

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



# 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: COCO Properties, LLC, Elizabeth Robinson  
 Address: 8117 Ashwood  
 City & Zip Code: Ada, MI 49301  
 Telephone: 616-550-9720  
 Email Address: scottrob93@yahoo.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"/> <u>Site Plan Review *</u> | <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 dental office.

(\*\*Use Attachments if Necessary)

**-SEE OTHER SIDE-**

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

See Plans

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 08-351-033

ADDRESS OF PROPERTY: 5749 28th Street SE

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.)***

Elizabeth Robinson

Jeff Brinks

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

Applicant – Print or Type Name

\*  3-16-20

 03/17/20

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

Applicant's Signature & Date

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



5749 28<sup>th</sup> St, SE













ROBINSON DENTAL  
529 38TH ST  
GRAND RAPIDS, MI 49546

Designer: \_\_\_\_\_  
Date: 2/23/2020  
Project: \_\_\_\_\_  
No. to Scale: \_\_\_\_\_  
Drawing No.: \_\_\_\_\_  
Summary: \_\_\_\_\_

SL1

**SCHEDULE**

Symbol	Code	Description	Quantity	Unit	Notes
C	1	LED AREA LUMINAIRE	1	EA	SEE SPECIFICATIONS
C	2	LED AREA LUMINAIRE	1	EA	SEE SPECIFICATIONS

**DETAILS**

1. SEE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.

2. SEE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.

3. SEE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.

**DESCRIPTION**

1. SEE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.

2. SEE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.

3. SEE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.



**D-Series Size 0 LED Area Luminaires**

**Introduction**

The D-Series Size 0 LED Area Luminaires are designed to provide high-quality, long-life illumination. The luminaire features a high-efficiency LED light source, a high-quality lens, and a high-quality housing. The luminaire is designed to provide uniform illumination and is suitable for use in a variety of applications.

**Specifications**

Specification	Value
Length	24"
Width	24"
Height	4"
Weight	15 lbs
Power	150W
Life Span	50,000 hours

**EXAMPLE D-Series LED PLACKET LIGHTS FOR ILLUMINATION**

Room	Area (sq ft)	Number of Fixtures	Notes
Room 1	100	1	See specifications
Room 2	200	2	See specifications
Room 3	300	3	See specifications
Room 4	400	4	See specifications
Room 5	500	5	See specifications

**LED AREA LUMINAIRE SPECIFICATIONS**

**General**

- Material: Aluminum
- Finish: Powder Coat
- Color: White
- Weight: 15 lbs
- Height: 4"
- Length: 24"
- Width: 24"

**Electrical**

- Power: 150W
- Voltage: 120V
- Frequency: 60Hz
- Life Span: 50,000 hours
- Beam Spread: 120°
- Color Temperature: 4000K
- Dimming: Yes

**Installation**

- Mounting: Surface Mount
- Clearance: 4"
- Spacing: 48"
- Orientation: Horizontal

**LED AREA LUMINAIRE SPECIFICATIONS**

SEE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.

SEE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.

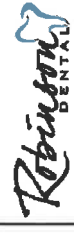
SEE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL CONCEPTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL CONCEPTS.

DATE	REVISION
10-10-2011	1.00 REVIEW
02-06-2012	FOR REVIEW
02-16-2012	FOR REVIEW
02-27-2012	FOR REVIEW
02-03-2013	FOR REVIEW

PROPOSED BUILDING FOR:

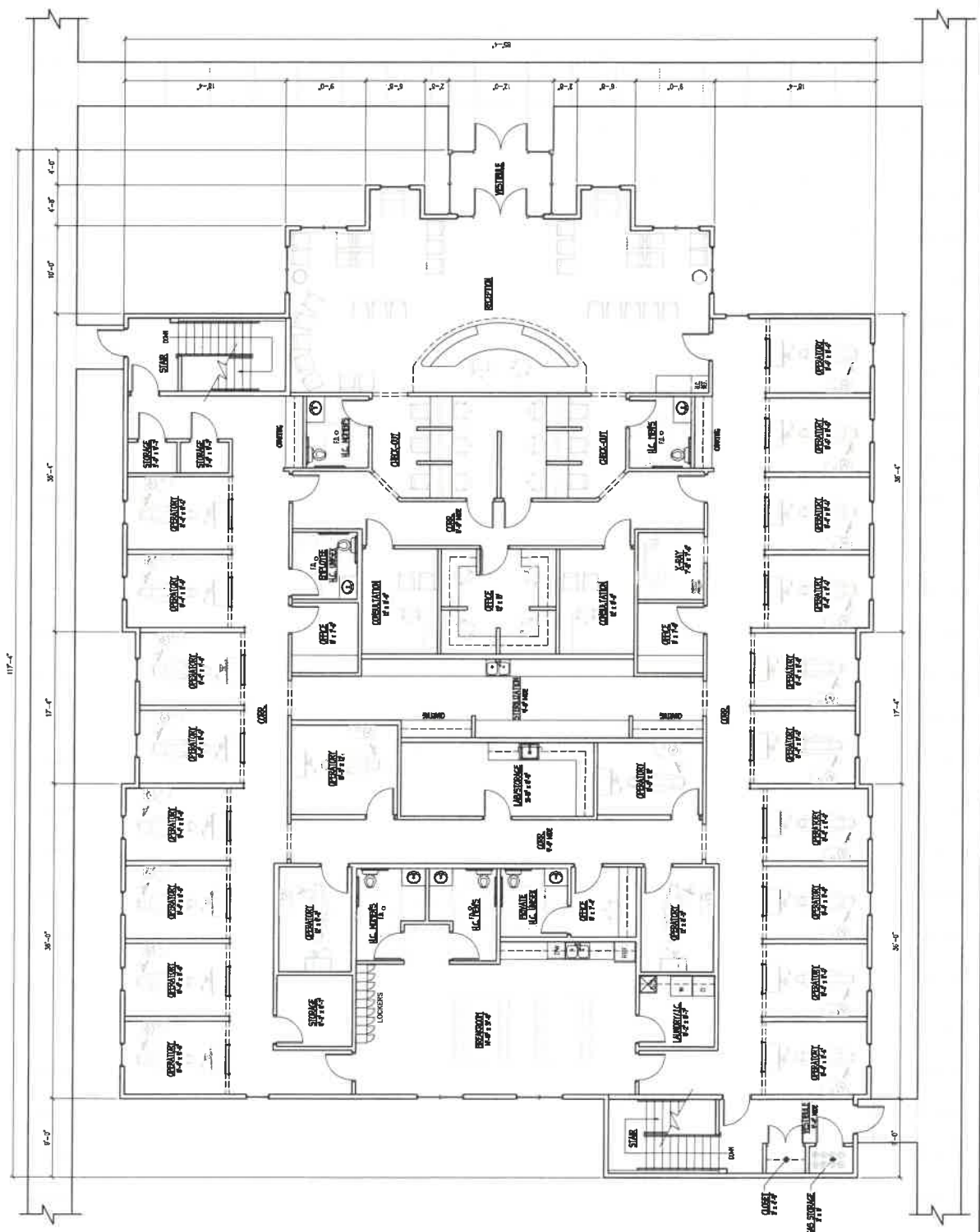


5744 26TH STREET SE  
GRAND RAPIDS, MI 49546



ARCHITECTURE  
PLANNING  
ENGINEERING  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL DESIGN

PROJECT No. 11-21  
SHEET No. A-1



**FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL CONCEPTS AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF ARCHITECTURAL CONCEPTS IS STRICTLY PROHIBITED. ANY VIOLATION WILL BE SUBJECT TO LEGAL ACTION.

DATE	REVISION
07-10-2009	FOR REVIEW
07-06-2009	FOR REVIEW
07-04-2009	FOR REVIEW
01-09-2009	FOR REVIEW

PROPOSED BUILDING FOR:

*Robinson*  
DENTAL

5149 28TH STREET SE  
GRAND RAPIDS, MI 49546



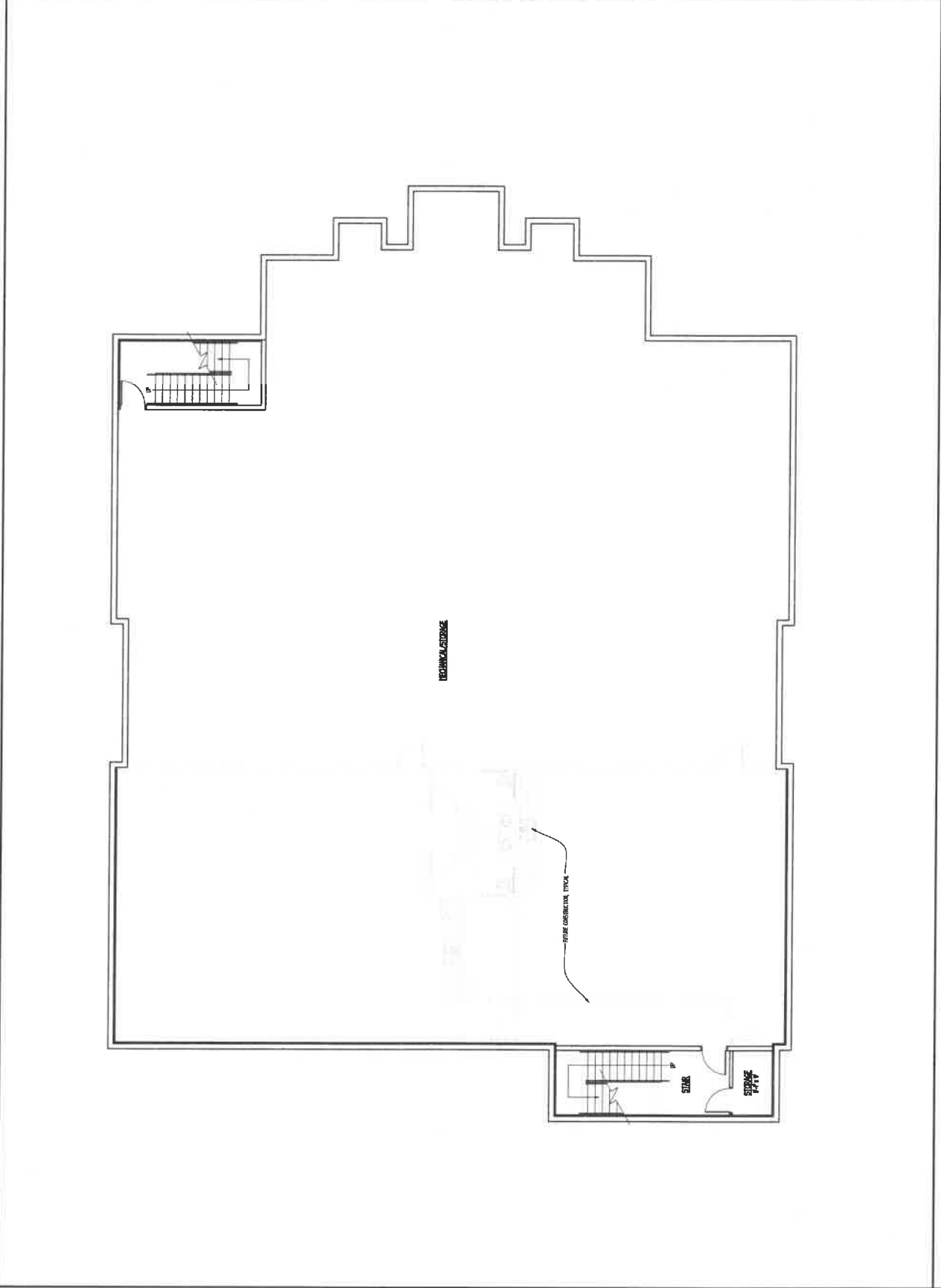
ARCHITECTURE  
PLANNING  
ENGINEERING

3000 CHURCH DRIVE, S.E.  
ANN ARBOR, MI 48106  
PH: 734-769-1122  
WWW.ARCHCONCEPTS.COM

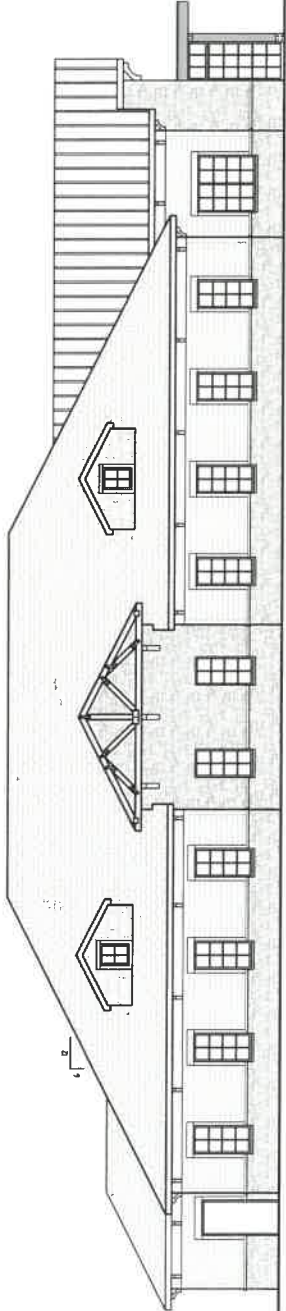
PROJECT No. PR-29

SHEET No.

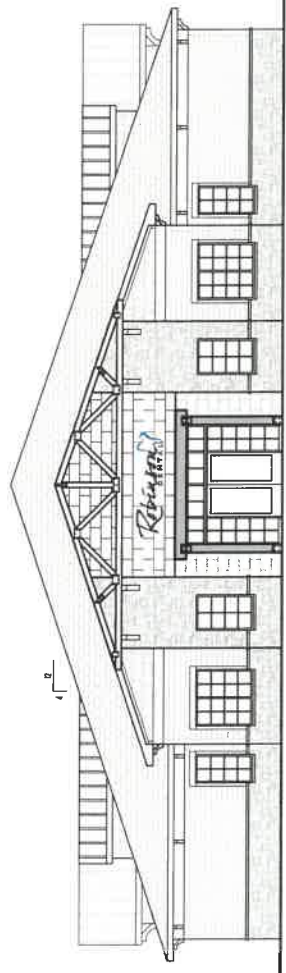
A-2



1 BASMENT PLAN  
SCALE: 3/8" = 1'-0"



1 WEST ELEVATION  
2-3 SCALE: 3/8" = 1'-0"



1 SOUTH ELEVATION  
2-3 SCALE: 3/8" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

WE warrant that the information contained herein was prepared by us or under our direct supervision and that we are duly licensed and qualified to provide the professional services rendered hereon. We warrant that the information contained herein was prepared by us or under our direct supervision and that we are duly licensed and qualified to provide the professional services rendered hereon.

DATE	REVISION
10-10-2004	FOR REVIEW
07-27-2005	FOR REVIEW
03-05-2005	FOR REVIEW

PROPOSED BUILDING FOR:

**Robinson BENTLEY**  
5749 28TH STREET SE  
GRAND RAPIDS, MI 49546



DATE: OCT. 10, 2004 PROJECT No. R-291  
SHEET No.

A-3

PRELIMINARY  
NOT FOR CONSTRUCTION

DATE FOR REVIEW FOR REVIEW FOR REVIEW  
02-27-2009 02-27-2009 02-27-2009  
03-16-2009 03-16-2009 03-16-2009

DATE	FOR REVIEW	FOR REVIEW	FOR REVIEW
02-27-2009	02-27-2009	02-27-2009	02-27-2009
03-16-2009	03-16-2009	03-16-2009	03-16-2009

PROPOSED BUILDING FOR:

*Robinson*  
DENTAL

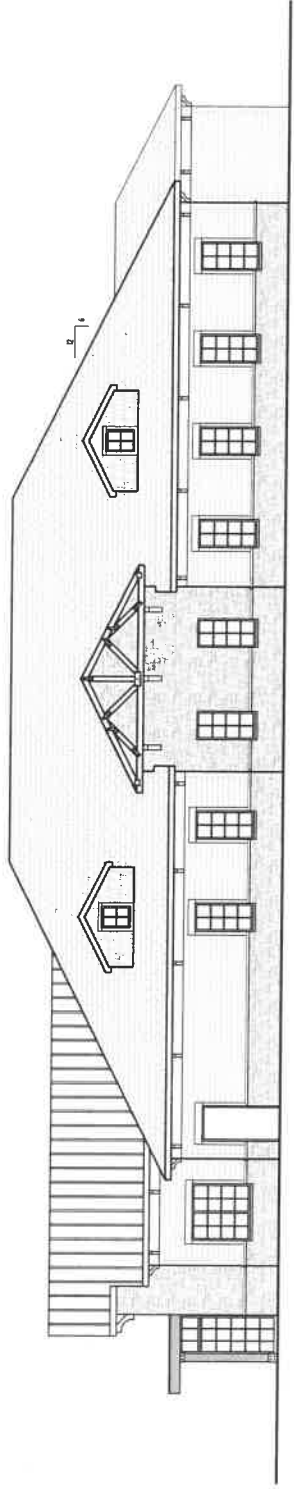
5741 28TH STREET SE  
GRAND RAPIDS, MI 49546



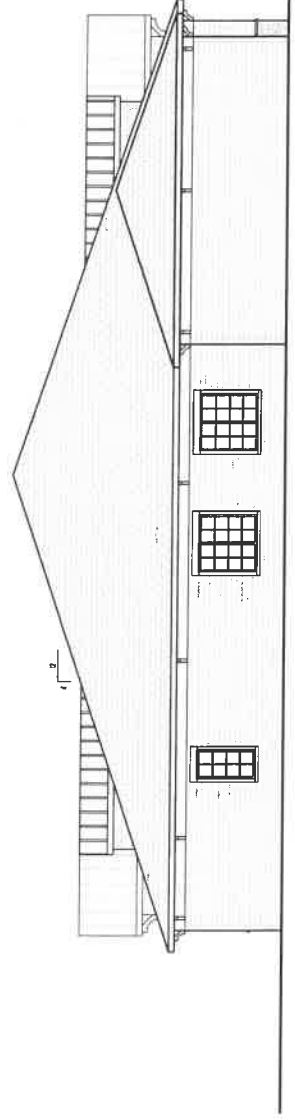
ARCHITECTURE  
PLANNING  
ENGINEERING  
CONSULTANTS

PROJECT NO. R1-29  
SHEET NO.

A-4



EAST ELEVATION  
SCALE: 3/16" = 1'-0"



NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

May 19, 2020  
Project No. 170168

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

**Robinson Dental  
Site Plan Review**

Dear Steve:

We have reviewed the site plan for Robinson Dental, prepared by Venture Engineering. The property's address is 5749 – 28th Street, however the site is located on a private drive off Kraft Avenue. The current site plan and the basis of this review are dated April 28, 2020. The proposed project is an 8,500 square-foot dental office building, parking lot, and associated site improvements. A 4,000-square-foot future building addition and parking lot is also proposed. The property is part of a Planned Unit Development, PUD-82. The site is in the Plaster Creek watershed, sub-drainage district Cascade West.

## 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 and 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 development will discharge to an existing stormwater detention basin. The detention basin was constructed during the first phase of the PUD development and sized for the entire PUD, including the property at 5749 – 28th Street. Therefore, no additional onsite stormwater detention is required.

The PUD states the applicant shall submit a stormwater disposal plan showing all measures to be taken on the site. This plan shall be reviewed and approved by the Township Engineer prior to commencing any building on the site. The applicant provided stormwater calculations and design details for the onsite storm sewer system. The proposed stormwater management design is in accordance with the Township SWO.

### Water Quality Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period. The existing detention basin was 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 onsite storm sewer system. All stormwater runoff from the site will be captured by the existing detention basin. Therefore, the site will not see an increase in rate of stormwater leaving the site.

## Drainage Plan

The applicant has submitted plans, calculations, and additional documentation as required in 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 Agreement and plan should include at a minimum landscape maintenance of the detention basin, cleaning of catch basin sumps, sediment and debris removal from the detention basins and outlet structures.

## Utilities

A new 6-inch sanitary sewer service and 2-inch water service are proposed for the property. 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 clearing and grading, mulch blanket on steep slopes, and silt sacks in catch basins. 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 several permits prior to beginning construction (SESC, water and sanitary sewer from the City). 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 [ntorrey@fishbeck.com](mailto:ntorrey@fishbeck.com).

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*

### Robinson Dental

#### Drainage Plan Checklist

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

- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance  
*The applicant provided a plan and design details for construction of the proposed 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

# CHAPTER 16

## PUD Planned Unit Development District

### Section 16.01 Title:

PUD - Planned Unit Development District

### Section 16.02 Intent:

This Chapter provides enabling authority and standards for the submission, review and approval of applications for Planned Unit Developments. It is the intent of this Chapter to authorize the consideration and use of Planned Unit Development Regulations for the following purposes:

1. To encourage the use of land in accordance with its character and adaptability.
2. To promote the conservation of natural features and resources.
3. To encourage innovation in land use planning and development.
4. To promote the enhancement of housing, employment, shopping, traffic circulation and recreational opportunities for the people of the Township.
5. To promote and ensure greater compatibility of design and use between neighboring properties.
6. To provide for the regulation of legal land uses not otherwise authorized within this Ordinance.

The provisions of this Chapter are not intended as a device for ignoring the Zoning Ordinance or the planning upon which it has been based. To that end, provisions of this Chapter are intended to result in land use development substantially consistent with the underlying zoning, with modifications and departures from generally applicable requirements made in accordance with standards provided in this Chapter to insure appropriate, fair and consistent decision making. A Planned Unit Development must comply with this Chapter.

### Section 16.03 PUD Use Regulations:

A Planned Unit Development may be approved in any location within Cascade Township. Any land use authorized in this Ordinance may be included in a Planned Unit Development, as a principal or accessory use, as well as any other legal land use not otherwise authorized in this Ordinance, subject to adequate public health, safety and welfare protection mechanisms being designed into the development, and the following:

1. **Minimum Size:** In order to be eligible for PUD rezoning the proposed area shall consist of a minimum of two (2) acres except in the case of a two-family or multiple family dwelling project for which there is no minimum area requirement.
2. **Demonstration of Applicability:** A proposed Planned Unit Development must demonstrate that:
  - a. Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.
  - b. In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment.
  - c. The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter.
  - d. In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.
  - e. The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development.
  - f. The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township.



Definitions  
General Provisions  
Development Review

Zoning Districts  
Special Uses  
Planned Unit Development

Height, Area, & Placement  
Parking & Access  
Landscaping

**CASCADE CHARTER TOWNSHIP**

**Ordinance #8 of 2005  
as Amended by ordinance #4 OF 2006**

**AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP  
ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE  
KRAFT STREET PARTNERS  
PLANNED UNIT DEVELOPMENT PROJECT.**

Cascade Charter Township Ordains:

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

The application received from Kraft Street Partners or their assigns (hereinafter referred to as the "Developer"), for Planned Unit Development designation for the Kraft Street Project (hereinafter referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval on September 6, 2005. The Project is recommended for rezoning from B-2, General Business to PUD, Planned Unit Development. This recommendation requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Charter Township Board of Trustees action on September 28, 2005.

**Section II. Legal Description.**

The legal description of the Project is as follows:

41-19-08-351-030

411908351030 N 360 FT OF S 795 FT OF W 1/2 SW 1/4 EX W 264 FT & EX E 509.18 FT \* SEC 8 T6N R10W 4.47 A. ALSO LOTS 4 THRU 7 INCL \* CASCADE BELTLINE PLAT SPLIT ON 04/13/2006 FROM 41-19-08-351-005, 41-19-08-351-006, 41-19-08-351-025, 41-19-08-351-026, 41-19-08-351-029;

### **Section III. General Provisions**

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

### **Section IV. Purpose.**

1. The Project occupies approximately 8.64 acres of land. The project is intended to develop as three separate phases that will allow a limited number of land uses commonly allowed in the "B-2", General Business district.
2. Because only Phase 1 and Phase 3 have now been approved, the developer shall come back to the Township in order to amend the P.U.D. Ordinance for the second phase of the project.
3. The provisions of this Ordinance are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the township except as provided herein. In the event that a development issue or site plan element is not addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall be enforced.

### **Section V. Approval Limitations.**

- A. Except as otherwise provided herein, the Developer and his assigns must meet all applicable provisions and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for operation or use.
- B. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD if it finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.

- C. All conditions contained herein shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval and ordinance amendment.
- D. **This approval document shall be recorded with the Kent County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.**
- E. Failure to comply with the site plan or any condition of approval herein shall be deemed a violation of the Cascade Charter Township Zoning Ordinance.

#### **Section VI. Permitted Uses**

- A. The uses permitted shall include the following:
  - 1. Generally recognized retail businesses, which supply commodities on the premises, such as, but not limited to, groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware.
  - 2. Personal service establishments which perform services on the premises, such as, but not limited to, repair shops (watches, radios, television, shoes, etc.), tailor shops, beauty parlors or barber shops, photographic studios, flower shops and print shops.
  - 3. Business establishments which perform services on the premises, such as, but not limited to, banks, loan companies, insurance offices and real estate offices.
  - 4. Professional services, including offices of medical doctors, dentists, osteopaths and similar or allied professionals.
  - 5. Restaurants, excluding drive-in or drive through service.
  - 6. Art gallery and studio
  - 7. Banquet and meeting halls.
  - 8. Music and Dance Academy.
  - 9. Appliance Stores.

10. Athletic Clubs and Health Spas.
11. Automobile Supply, Parts and Accessories.
12. Business or Trade Schools.
13. Building Trades, excluding heavy equipment.
14. Emergency Medical Clinics.
15. Funeral Homes.
16. Furniture Stores.
17. Laundromats and Dry Cleaners.
18. Lodge Hall, Private Clubs, Veteran's Clubs.
19. Musical Instruments Sales and Lessons.
20. Office Machines & Computers Sales and Service.
21. Veterinary Clinics.
22. Shopping Centers & Department Stores containing one or more permitted or special uses, excluding sale at wholesale level.
23. Accessory structures and uses customarily incidental to the uses permitted in this Section subject to the provisions of Section 4.08.

**B. PHASE 1**

The development of phase 1 is approved as shown on the site plan dated 10/14/05 and signed by the Township. Any proposed expansion beyond the original 5,588 sq ft shall require review and approval of the Township Planning Commission.

**C. PHASE 2**

size of a building in any future phase shall be decided when the developer comes in for the required PUD amendment for this phase

**D. PHASE 3**

The development of Phase 3 is approved as shown on the site plan dated 5/8/06 and signed by the Township. Any proposed expansion beyond the original approved site plan shall require review and approval of the Township Planning Commission

## **Section VII. Design Guidelines, Requirements and Limitations**

The development of all permitted uses within the Project shall conform to the site plan approved by Cascade Charter Township. No material alterations, expansions or additions may take place to the Premises without an amendment to this Ordinance.

### **A. Site Development Standards Phase 1:**

1. Maximum height – 22 feet to the peak.
2. Setback Requirements:
  - i. North Property line : 160 feet
  - ii. West Property Line: 114 feet.
  - iii. South property line: 75 feet
  - iv. East Property Line: 60 feet.

### **B. Site Development standards for Phase 2**

1. Maximum Building height - 35 feet to the peak
2. Setback Requirements –
  - i. North Property line : 60 feet
    1. The Planning Commission may increase this setback to provide additional buffer for the residential use to the north. Factors that will be used to consider any increase shall include but are not limited to land use, lighting, dumpster location and parking lot design
  - ii. West Property Line: 25 feet from property line 100 from Kraft Ave ROW.
  - iii. South property line: 25 feet
  - iv. East Property Line: 25 feet
    1. These setbacks may be reduced by the Planning Commission if found that they will achieve a better design.

C. Site Development Standards Phase 3:

1. Maximum height – 35 feet to the peak.

2. Setback Requirements:

- i. North Property line : 60 feet
- ii. West Property Line: Kraft Ave right-of-way 95 feet.
- iii. South property line: 95 feet
- iv. East Property Line: 55feet.

D. Total number of lots – The development shall consist of a maximum of three lots.

E. Lot Sizes (Area) – Lot sizes shall be allowed to vary provided each site can meet the required design guidelines independent of each other.

**Section VIII. Cross Access**

- A. The developer shall be responsible to construct an access drive from the east property line of the project to Kraft Ave. This access drive will connect to the access drive behind the Betten Automotive PUD (located at 5911 28<sup>th</sup> St ) to this project. This access drive shall also connect to the shared access drive between the Design One Center (5747 28<sup>th</sup> St) and the Esplanade Center (5755 28<sup>th</sup> St).
- B. The access drive shall be connected to Kraft Ave at a location approved by the Kent County Road Commission and the Township, when either the second or third phase of the project is developed. When the access drive is connected to Kraft Ave it shall also permit for the connection to the Gordon Food Site at 5701 28<sup>th</sup> St.
- C. Once any portion of the access drive is constructed it shall remain open at all times, including the winter months and shall be reasonably free of snow and ice for clear passage. The cross access agreement shall be recorded prior to the occupancy of any building in the project.
- D. This developer, or any future owner of the project, will allow any other future connection to the cross easement that the Township deems appropriate in order to make the connection to Kraft Ave., provided that the owner of any parcel that connects to the cross easement enters into an agreement with the developer, or the future owner(s) of the project, whereby the owner of such connecting parcel (a) agrees to pay its proportionate share of the

cost of maintenance, repair and replacement of the improvements to the cross easement based on the size of its parcel relative to the size of the other parcels that are connected to the cross easement, and (b) agrees to be bound by any reasonable rules and regulations established by the developer or any future owner(s) of the project, with respect to the use of the cross easement.

- E. This PUD Ordinance will provide the legal means to allow cross-access with these other parcels if and when the adjoining parcels are ever required to obtain township planning commission approval.

### **Section IX. Signs**

1. One (1) freestanding sign, one (1) point-of-sale sign, or one (1) development/building identification sign per building. Such sign shall not exceed a height of 15 feet and a total sign area equal to two (2) square feet for each five (5) feet of lot frontage as measured at the building setback line. In no event shall the sign exceed one hundred twenty-five (125) square feet in sign area. Up to fifty (50) percent of such a sign may be a changeable copy sign. A freestanding sign may be a consolidated tenant sign identifying each tenants name. The sign shall be located at least 25 feet from all property lines and in no case closer than 160 feet from the rear (north) property line.
2. One of the following signs are also permitted:
  - a. One (1) wall sign or marquee per building, not to exceed one-hundred (100) square feet in total sign area, or;
  - b. Or, one (1) awning/canopy sign per building, not to exceed thirty-two (32) square feet in total sign area, or;
  - c. In the event the building has multiple commercial establishments, each commercial establishment's space will be permitted a sign area equal to one square foot for each lineal foot of building frontage (i.e., building frontage on the ground for the front of the building) that each respective commercial establishment occupies, not to exceed a sign length of more than two-thirds of the subject frontage.
3. Window signs and displays, provided permanent window sign(s) shall not cover more than twenty-five (25) percent of the total window surface and temporary window signs shall not cover more than fifteen (15) percent of the total window surface.

4. One (1) directory wall sign per building, not to exceed twenty (20) square feet in total sign area.
5. Directional signs up to two (2) square feet in sign area. Each zone lot shall not have more than two (2) directional signs.
6. Flags of any nation, state, or entity provided they do not exceed thirty-two (32) square feet in area. A zone lot will be limited to three (3) flags. Flagpole height may not exceed the height restrictions for the zoning district as found in the Zoning Ordinance.
7. In addition to the above signs, the development shall also be permitted signs at the 28<sup>th</sup> St entrance as well as the Kraft St entrance. The sign along 28<sup>th</sup> St shall be permitted immediately with phase one of this project. The sign along Kraft Ave shall only be permitted when the access drive has been constructed and connects to Kraft Ave. The sign along 28<sup>th</sup> st shall have a maximum size of 40 sq feet and nine feet high from the grade to the top of the sign. The sign shall be located in the median in the drive at least 25 feet from the 28<sup>th</sup> St right of way. The sign at the Kraft St entrance shall be limited to a maximum of 20 sq.ft and 5 feet high. All those properties with access to the access road shall be permitted to use the sign provided the sign does not exceed the above limitations. The sign shall be located no closer than 5 feet all other property lines.
8. All signage for the third phase of the project shall be limited to the bounds of phase three as shown on the approved site plan. In the event the area for phase three changes in the future no sign for the third phase building shall be permitted to be located along 28<sup>th</sup> St.

**Section X. Landscaping Bufferyard Requirements:**

1. The entire North property line of the project shall be landscaped and fenced along with Phase 1 of the project. The landscaping for this area shall be landscaped as shown on the approved PUD plan dated 9/15/05 and signed by the Township.
2. Each individual lot shall also be required to install all other landscaping as required by the landscape section of the zoning ordinance as amended.
3. Landscaping shall be installed within ninety (90) days of completion of the Project or unless permitted in writing by the Planning Director at a later date.

4. All landscaping shall be hardy plant materials and maintained thereafter in a neat and orderly manner. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season.

### **Section XI. Temporary Buildings**

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

### **Section XII. Site Plan**

- A. Each phase of the project shall be developed in accordance with the site plan approved and signed by the Township. The site plans shall provide appropriate measurements demonstrating compliance with Chapters 16 and 21 of the Zoning Ordinance. Engineering plans and/or documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting recognized, acceptable engineering standards and practices.

### **Section XIII. Utilities**

- A. The Project shall be served with public water and public sewer at the developer's expense. The on-site water and sewer design and the connection to the public water and sewer systems shall be approved by the Township and the City of Grand Rapids prior to installation. Said improvements shall be consistent with the Sewer and Water Master Plans for Cascade Township.
- B. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. In the event the Township requires additional sewer and water service easements in the future, the Developer shall provide them at all reasonable locations. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

### **Section XIV. Miscellaneous Development Requirements**

- A. The applicant shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the site. This plan shall be

reviewed and approved by the Township Engineer prior to commencing any building on the site.

- B. The applicant shall submit a stormwater disposal plan showing all measures to be taken on the site. This plan shall be reviewed and approved by the Township Engineer prior to commencing any building on the site.
- C. The Township Planning Department shall receive a copy of all permits from any other governmental agency regarding this project.

**Section XV. Performance Guarantee**

To insure compliance with this Ordinance and any conditions herein, Cascade Township may require reasonable performance guarantees, as authorized under the Township Rural Zoning Enabling Act to insure completion of improvements such as, but not limited to, landscaping, drainage, lighting, roads, and utilities. The Township Board, Engineer, or Planning Director may require such guarantees at any time they deem necessary to insure completion of the improvements.

**Section XVI. Effective Date**

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

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

YEAS:  
NAYS:  
ABSENT:

Ron Goodyke  
Cascade Charter Township Clerk

**CERTIFICATION**

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the \_\_\_\_ day of \_\_\_\_\_, 2006.

Ron Goodyke  
Cascade Charter Township Clerk

STAFF REPORT: Case # 20-3584  
REPORT DATE: May 26, 2020  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: June 1, 2020  
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:  
Scott Geerlings  
8515 Homestead Ave  
Zeeland MI 49464

---

STATUS

OF APPLICANT: owner.

REQUESTED ACTION: Site Plan Review for a 97,000 sq ft addition.

EXISTING ZONING OF  
SUBJECT PARCEL: TI, Transitional Industrial

GENERAL LOCATION: On Kraft Ave just north of 60<sup>th</sup> St.

PARCEL SIZE: 6.8 Acres

EXISTING LAND USE  
ON THE PARCEL: Tire distribution warehouse

ADJACENT AREA  
LAND USES:  
Vacant

ZONING ON ADJOINING  
PARCELS:  
Transitional Industrial

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct a 97,000 sq ft addition to the existing industrial building. The site plan was reviewed under Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.
2. The existing building was approved in August of 2019 and has been built to plan.

3. Approximately 85,000 sq ft will be used for as warehouse/distribution for shipping packaged food products. The remaining space is planned for additional warehouse space.
4. The site has agreement with the neighbor to the south to provide the storm water pond. This pond is being increased in size to accommodate the new project. It appears that the expanded pond is inside the existing storm water easement. However, some of the site grading needed to accommodate the addition is also on the adjacent property and will need to be approved by the property owner to the south.
5. The project also includes moving the existing property line south to accommodate the parking for the expansion. This will also need to get approval from the adjacent land owner and both property owners will need to apply for a land division to accommodate the property line shift.
6. The expansion of the building is also being reviewed by the City of Grand Rapids for any new requirements for utilities.
7. As a reminder they will not get a sign on Kraft Ave since they have no frontage on Kraft.
8. The site plan has been reviewed and approved by the Fire Department.
9. The Township engineer has reviewed and approved the plan.
10. The Gerald R Ford Airport staff has been made aware of the project.

**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 Approval of the site plan for the 97,000 sq. ft. building addition with the following conditions.

1. Provide approval from the property owner to the south for the grading on their property.
2. Apply for and receive approval from the township for a land division to accommodate the property line shift.
3. Comply with the Township Engineer letter dated May 26, 2020.

Attachments:

Application

Site plans

Township Engineer letter

**Steve**

**From:** Jack Barr <[jbarr@nederveld.com](mailto:jbarr@nederveld.com)>  
**Sent:** Tuesday, May 26, 2020 1:59 PM  
**To:** Steve  
**Subject:** FW: 5784 Kraft Ave. Building Addition; GR Airport Submittal PERMIT FOLLOW UP

Just FYI on the FAA and airport permit status...

**From:** Ryan Schaner <[rschaner@grr.org](mailto:rschaner@grr.org)>  
**Sent:** Tuesday, May 26, 2020 12:52 PM  
**To:** Anya Lanford <[alanford@nederveld.com](mailto:alanford@nederveld.com)>  
**Cc:** Jack Barr <[jbarr@nederveld.com](mailto:jbarr@nederveld.com)>  
**Subject:** RE: 5784 Kraft Ave. Building Addition; GR Airport Submittal PERMIT FOLLOW UP

Any,

Thank you for following up. **This is approved.** Things are moving a bit slower due to working from home. It's on our permit manager's desk for signature. I will follow up and get you a copy today or tomorrow.



This message has been prepared on resources owned by the Gerald R. Ford International Airport Authority (GFIAA). It is subject to the Acceptable Use Policy of GFIAA.

**From:** Anya Lanford <[alanford@nederveld.com](mailto:alanford@nederveld.com)>  
**Sent:** Tuesday, May 26, 2020 12:49 PM  
**To:** Ryan Schaner <[rschaner@grr.org](mailto:rschaner@grr.org)>  
**Cc:** Jack Barr <[jbarr@nederveld.com](mailto:jbarr@nederveld.com)>  
**Subject:** 5784 Kraft Ave. Building Addition; GR Airport Submittal PERMIT FOLLOW UP

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ryan,



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: 5784 Kraft Avenue, LLC attn: Scott Geerlings  
Address: 8516 Homestead Avenue, Suite 102  
City & Zip Code Zeeland, MI 49464  
Telephone: (616) 772-6070  
Email Address: sgeerlings@midwestbuild.com

**OWNER: \* (If different from Applicant)**  
Name: Same as Applicant  
Address: \_\_\_\_\_  
City & Zip Code: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

<b>NATURE OF THE REQUEST: (Please check the appropriate box or boxes)</b>	
<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"/> <u>Site Plan Review *</u>	<input type="checkbox"/> Sign Variance
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Plat Review *
<input type="checkbox"/> Zoning Variance	<input checked="" type="checkbox"/> Other: <u>Building Addition *</u>

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

**BRIEFLY DESCRIBE YOUR REQUEST:\*\***

Site Plan Review Request; Building Addition at 5784 Kraft Ave. SE

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

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

PART OF SW 1/4 COM 1115.73 FT S 0D 11M 29S E ALONG W SEC LINE FROM W 1/4 COR TH S 0D 11M 29S E ALONG W SEC LINE 411.72 FT TO S LINE OF N 202 FT OF SW 1/4 SW 1/4 TH N 89D 28M 13S E ALONG SD S LINE 290.40 FT TO E LINE OF W 290.40 FT TH S 0D 11M 29S E ALONG SD E LINE 150.0 FT TO S LINE OF N 352 FT OF SW 1/4 SW 1/4 TH N 89D 28M 13S E ALONG SD S LINE 874.32 FT TO W LINE OF E 165 FT OF W 1/2 SW 1/4 TH N 0D 13M 16S W ALONG SD W LINE 352.0 FT TO S LINE OF NW 1/4 SW 1/4 TH N 89D 28M 13S E ALONG SD S LINE 165.0 FT TO E LINE OF W 1/2 SW 1/4 TH N 0D 13M 16S W ALONG SD E LINE 208.42 FT TO S LINE OF N 453 FT OF S 1/2 NW 1/4 SW 1/4 TH S 89D 31M 35S W ALONG SD S LINE 1329.42 FT TO BEG \* SEC 32 T6N R10W 14.79 A.

SPLIT/COMBINED ON 02/11/2019 FROM 41-19-32-300-011, 41-19-32-300-042;

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 32-300-043

ADDRESS OF PROPERTY: 5784 Kraft Ave. SE Cascade, MI 49546

PRESENT USE OF THE PROPERTY: Industrial Building

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

Name(s)

Address(es)

Midwest Construction Group, Inc.

8516 Homestead Avenue, Suite 102, Zeeland, MI 49464



**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)

Applicant – Print or Type Name

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

Applicant’s Signature & Date

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

May 26, 2020  
Project No. 170168

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

**5784 Kraft Avenue, Phase 2**  
**Site Plan Review**

Dear Steve:

We have reviewed the site plan for 5784 Kraft Avenue, prepared by Nederveld. The current site plan and the basis of this review are dated May 20, 2020. The proposed project is Phase 2 of the development and includes a 97,000 square-foot industrial warehouse building addition. The new warehouse building is an addition to the existing 65,000-square-foot warehouse building constructed in Phase 1 in 2019 and 2020. Future phases are planned for the development that includes three separate parcels under different ownership; 5784, 5726, and 5824 Kraft Avenue. A recorded easement agreement provides for the shared access, utilities, and stormwater management between the properties. The site is in the Plaster Creek watershed, sub-drainage district 60th Street.

## **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 and 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 overall site, three separate parcels, will be developed in phases. This site plan submittal is for Phase 2 of the development. The proposed stormwater design for Phase 2 of the development is to enlarge the existing detention basin constructed in Phase 1 to accommodate the additional runoff from Phase 2. As future development takes place, the Phase 1 and 2 detention basin will be enlarged as required by the SWO.

The new stormwater detention basin is sized for the 25-year storm event and a release rate of 0.13 cfs/acre for Phases 1 and 2 of the development. As future development takes place, the detention basin outlet structure will need to be modified to maintain the 0.13 cfs/acre release rate. This will involve modifying the orifice openings in the outlet control structure weir wall.

All stormwater detention basins discharge to an existing pond and wetland located on the southernmost parcel, 5824 Kraft Avenue. The existing pond drains to the west by open channel and 36-inch culvert beneath Kraft Avenue.

Offsite stormwater drainage enters the site from the east but does not impact Phase 2 of the development. Offsite drainage should be routed around onsite stormwater facilities and detention basins for future development.

The proposed stormwater management design is in accordance with the Township SWO.

## **Water Quality Control**

The SWO requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period. The 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. As future development takes place on the remaining undeveloped parcels, the outlet control structure will need to be modified to meet the water quality control requirements for the total developed area.

## **Stormwater Runoff**

The applicant provided stormwater calculations to size the onsite storm sewer system and detention basin. All stormwater runoff from the impervious areas of the site will be captured by the detention basin. Therefore, the site will not see an increase in rate of stormwater leaving the site.

## **Drainage Plan**

The applicant has submitted plans, calculations, and additional documentation as required in 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 landscape maintenance of the detention basins, cleaning of catch basin sumps, sediment and debris removal from the detention basins and outlet structures.

An existing recorded easement agreement between the properties provides for the shared maintenance of stormwater facilities. The maintenance agreement should include all property owners.

## **Utilities**

Water and fire protection services will be provided through the Phase 1 warehouse building. A new sanitary sewer service is proposed for the Phase 2 warehouse building.

## **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, mulch blanket on steep slopes, and silt sacks in catch basins. 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 an SESC permit 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 [ntorrey@fishbeck.com](mailto:ntorrey@fishbeck.com).

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*

## **5784 Kraft Avenue, Phase 2**

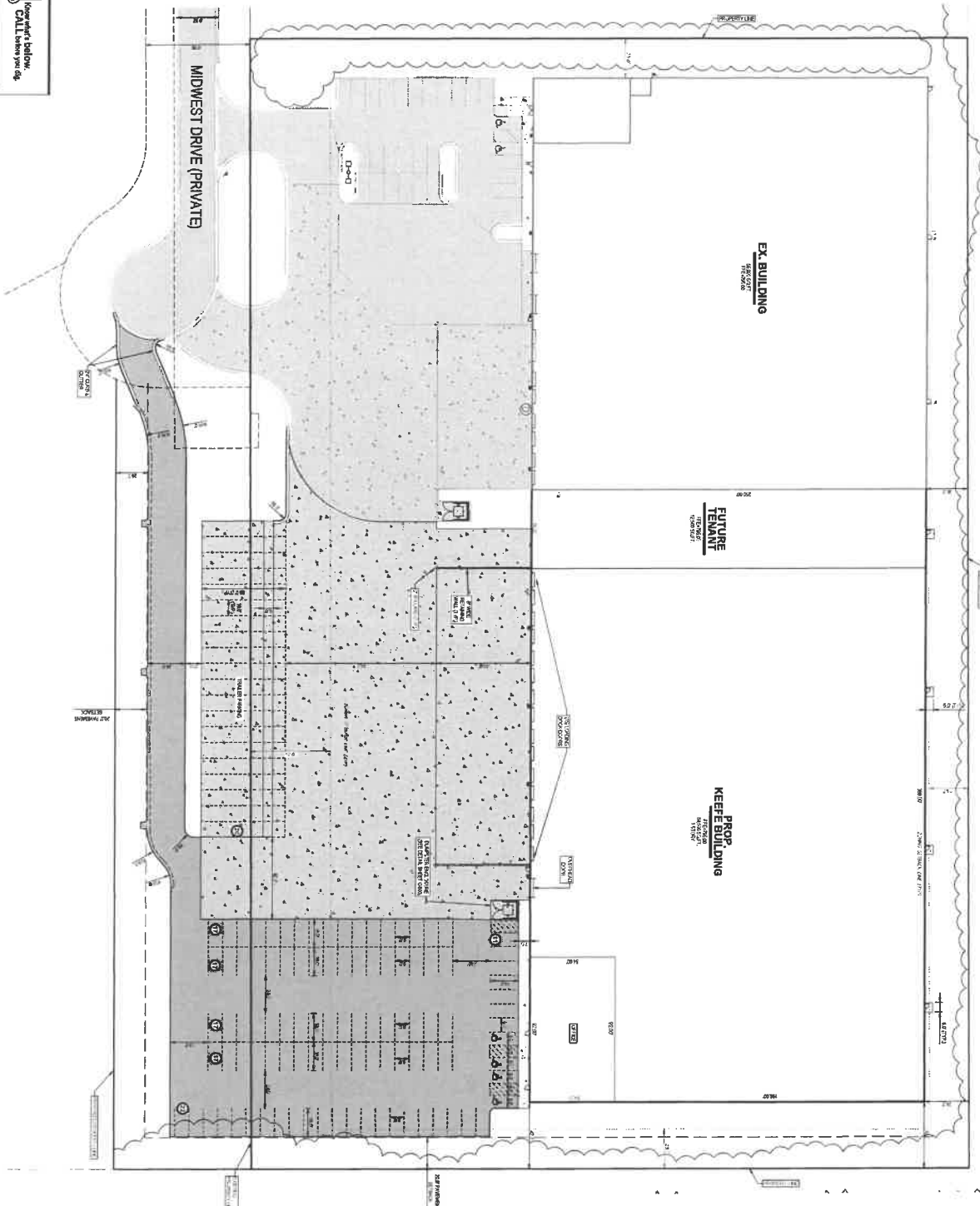
### Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive stormwater runoff  
*Stormwater runoff from the site will discharge to a new detention basin.*
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map  
*Existing and proposed contours have been provided. Soil map information is not required.*
- OK (3) Development tributary area to each point of discharge from the development.  
*The applicant provided a tributary area for that portion draining to the detention basin.*
- OK (4) Calculations for the final peak discharge rates  
*The applicant provided calculations for the new detention basin and onsite storm sewer system.*
- OK (5) Calculations for any facility or structure size and configuration  
*The applicant provided calculations for the new detention basin and onsite storm sewer system.*
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades  
*The applicant provided plans showing all proposed storm water runoff facilities.*
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map  
*Offsite stormwater drainage enters the site from the east but does not impact Phase 2 of the development. Offsite drainage should be routed around onsite stormwater facilities and detention basins for future development.*
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan  
*A construction schedule was included on the plans.*

- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways  
*The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin.*
- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance  
*The applicant provided a plan and design details for construction of the proposed 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







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Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Surveying — Forensic Engineering — EIR Investigation

- GENERAL NOTES**
1. SEE ALL NOTES ON ALL SHEETS.
  2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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**LEGEND**

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STATE OF MICHIGAN  
KENT COUNTY  
REGISTERED PROFESSIONAL ENGINEER  
No. 4190

**PROJECT NO:** 2040024

**SHEET NO:** C-205

**5784 Kraft Avenue SE**

**Site Layout Plan**

PART OF THE SW 14 OF SECTION 32, T8N, R10W,  
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

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101 W. Washington  
Indianapolis, IN 46202  
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Grandville, MI 49508  
Phone: 616.933.8400

**REVISIONS:**

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10B	1" x 4" x 8" S.P. BARS	4	11/14/11	8
10C	1" x 4" x 8" S.P. BARS	4	11/14/11	8
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10Z	1" x 4" x 8" S.P. BARS	4	11/14/11	8

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**SOIL EROSION CONTROL SCHEDULE**

2020

DATE	ACTIVITY	STATUS
11/14/11	PERMITS	1
11/14/11	STAKEOUT	1
11/14/11	EXCAVATION	1
11/14/11	FOUNDATION	1
11/14/11	CONCRETE	1
11/14/11	MECHANICAL	1
11/14/11	ELECTRICAL	1
11/14/11	PLUMBING	1
11/14/11	PAINTING	1
11/14/11	LANDSCAPE	1
11/14/11	FINAL	1

**SOIL MATTING LEGEND**

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	18" x 18" x 18" MATTING
	24" x 24" x 24" MATTING

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF EXCAVATION.
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.
4. EROSION CONTROL MEASURES SHALL BE REINSTALLED IMMEDIATELY UPON COMPLETION OF THE PROJECT.
5. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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10. EROSION CONTROL MEASURES SHALL BE REINSTALLED IMMEDIATELY UPON COMPLETION OF THE PROJECT.

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

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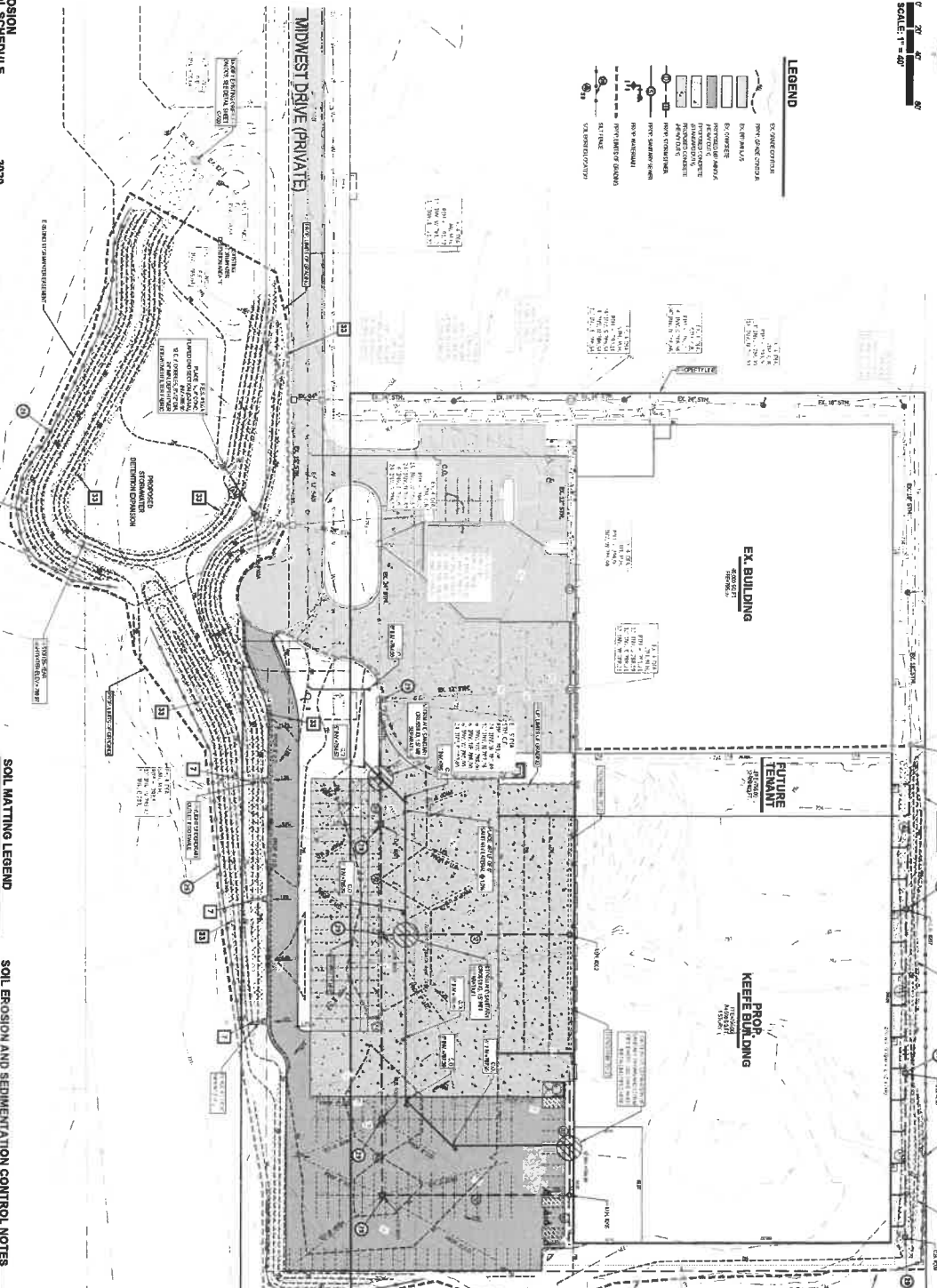
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PROFESSIONAL ENGINEER  
MICHIGAN  
NO. 41000  
DATE: 11/14/11

PROJECT NO.: 2010231  
SHEET NO.: C-300



**5784 Kraft Avenue SE**  
Grading, Utility & S.E.S.C. Plan

PART OF THE SW 1/4 OF SECTION 32, T9N, R10W,  
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

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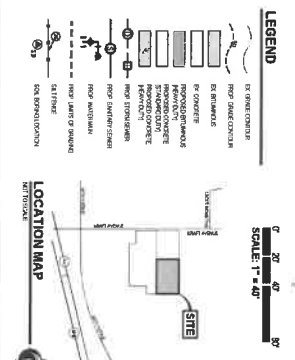
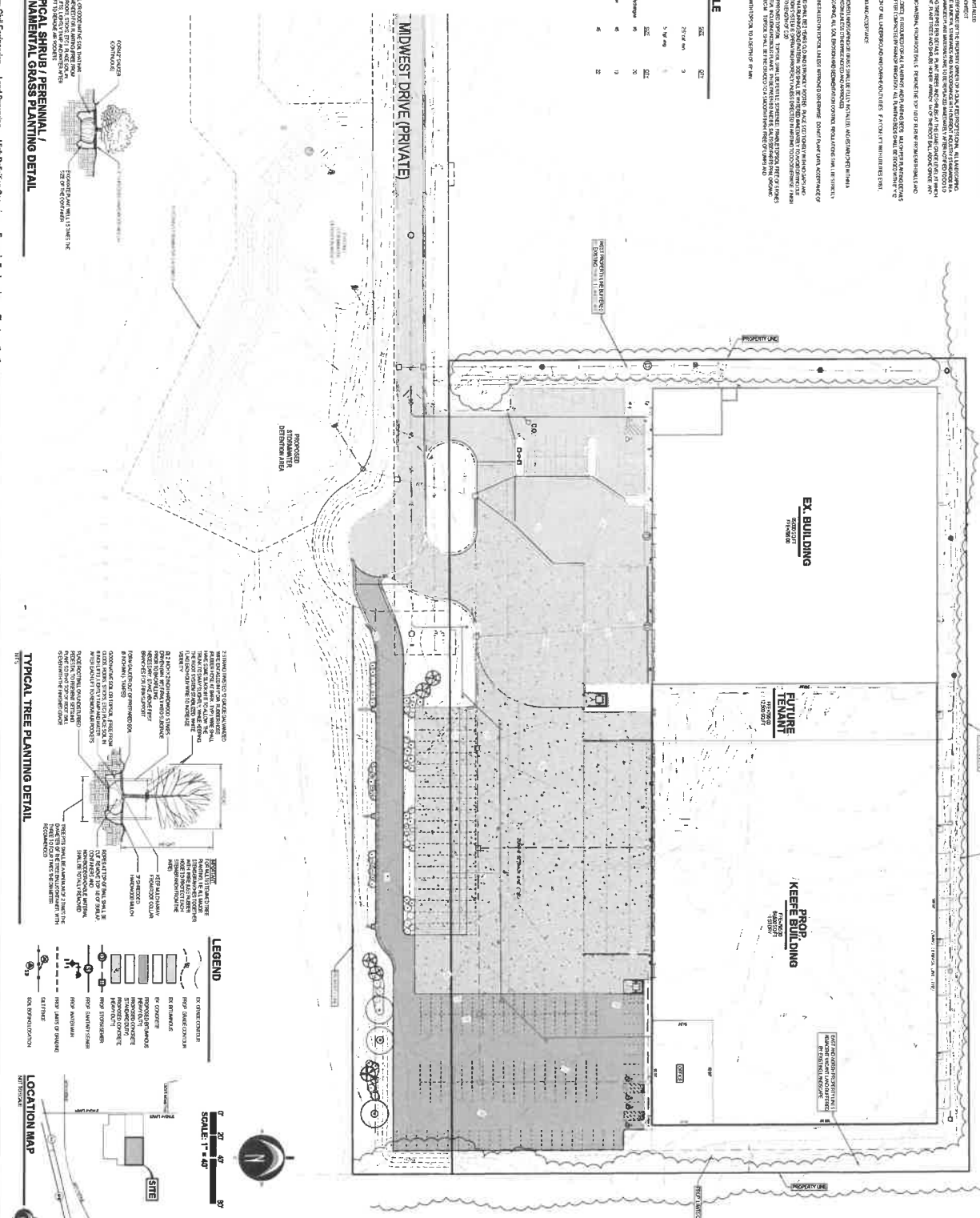


**LANDSCAPE NOTES**

- PLANTING NOTES**
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MICHIGAN LANDSCAPE ACT AND THE MICHIGAN LANDSCAPE BOARD REGULATIONS.
  2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MICHIGAN LANDSCAPE ACT AND THE MICHIGAN LANDSCAPE BOARD REGULATIONS.
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**LANDSCAPE LEGEND / SCHEDULE**

SYMBOL	DESCRIPTION	QTY	DATE
(Symbol)	Planting	1	2024
(Symbol)	Planting	2	2024
(Symbol)	Planting	3	2024
(Symbol)	Planting	4	2024
(Symbol)	Planting	5	2024
(Symbol)	Planting	6	2024
(Symbol)	Planting	7	2024
(Symbol)	Planting	8	2024
(Symbol)	Planting	9	2024
(Symbol)	Planting	10	2024



**NEDERVELD**  
 5784 Kraft Avenue SE  
 Kent, MI 48884  
 Phone: 616.772.3070

**PREPARED FOR:**  
 5784 Kraft Avenue SE  
 Kent, MI 48884  
 Phone: 616.772.3070

**REVISIONS:**  
 Date: 01/15/2024  
 Description: Initial Design  
 Date: 01/15/2024  
 Description: Final Design

**5784 Kraft Avenue SE**  
**Landscaping Plan**  
 PART OF THE SW 1/4 OF SECTION 32, T8N, R10W,  
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

**STAMP:**  
**PROJECT NO:** 2040224  
**SHEET NO:** L-201

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