

AGENDA
Cascade Charter Township Zoning Board of Appeals
Tuesday, September 10, 2019
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the August 13, 2019 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 # 19-3549 Rolf Ludge
Public Hearing
Property Address: 4879 Buttrick Ave
Requested Action: The Applicant is requesting a variance that would allow the property owner at 4879 Buttrick Ave to remove the home and leave the accessory buildings on the property.**
- ARTICLE 7. Case # 19-3551 Nick Keeler
Public Hearing
Property Address: 7385 Kilmer SE
Requested Action: The Applicant is requesting a variance to allow an addition to the front of the home. These additions maintain the existing non-conforming setbacks of the house. A variance is needed for an exception to the minimum 10-foot setback and for not meeting the total side yard setback of 25 feet.**
- ARTICLE 8. Case # 19-3550 Brad Harmon
Public Hearing
Property Address: 4910 Kraft Ave SE
Requested Action: The Applicant is requesting variances to allow for the redevelopment of a non-conforming property.**
- ARTICLE 9. Any other business.**
- ARTICLE 10. 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*
 - b. *Deny*
 - c. *Approve*
 - d. *Approve with conditions*
 - e. *Recommendation to Township Board*

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, August 13, 2019
5:30 P.M.

ARTICLE 1. Chairman Milliken called the meeting to order at 5:30 P.M.
Members Present: Berra, McDonald, Mead, Milliken, Moxley
Members Absent: None
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Chairman Milliken led the Pledge of Allegiance.

ARTICLE 3. Approve the Agenda.

Motion was made by Member Mead to approve the Agenda. Supported by Member McDonald. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the February 12, 2019 Meeting.

Motion was made by Member McDonald to approve the Minutes of February 12, 2019. Supported by Member Mead. Motion carried 5 to 0.

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

No visitors came forward.

ARTICLE 6. Case #19-3539 Kimberly Lohr

Public Hearing

Property Address: 4615 Whitneyville Ave SE

Requested Action: The Applicant is requesting a variance to construct an addition to the house that does not meet the minimum 43-foot front setback.

Chairman Milliken announced that the Applicant has requested to withdraw her application.

Motion was made by Member McDonald to open Public Hearing. Supported by Member Berra. Motion carried 5 to 0.

No one came forward. Director Peterson stated that he did speak with the Applicant just prior to the start of the meeting tonight, and she did ask to withdraw her request.

Motion was made by Member McDonald to close Public Hearing. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 7. Case #19-3540 Kerry Gorsuch

Public Hearing

Property Address: 3044 Thornapple River Drive

Requested Action: The Applicant is requesting a variance to allow for the construction of a new home closer to the minimum 43-foot front setback.

Director Peterson stated Applicant is requesting a variance to tear down the existing house, and build a new one on this property. This property is about 20,000 sq ft, and the Applicant has recently purchased a neighboring vacant lot. The existing house is 24 feet back from the road right-of-way, the proposed home would be 27 feet back. Director Peterson stated that there are topography challenges in the front and back. Director Peterson stated that there is a history of the Township granting variances for non-conforming lots when there is not an increase in non-conformity.

With the exception of not meeting the 43-foot front setback, Director Peterson stated that the Applicant does meet all other setback requirements. Most of the homes on the river side of Thornapple River Drive do not meet the 43-foot front setback.

Director Peterson is recommending that the Applicants variance request be granted, allowing them to build at a 27-foot front setback.

Director Peterson stated that he did receive letters of support from neighbors, they are in the packet for this case.

Motion was made by Member Mead to open Public Hearing. Supported by Member McDonald. Motion carried 5 to 0.

Mr. Kerry Gorsuch (Applicant) came forward to state that the proposed new home will not be any closer to the road than the neighbors are, and that it will be further back than the current home sits.

Ms. Gayle Rhode (3087 Thornapple River Drive) came forward to voice her support for new construction along Thornapple River Drive.

Motion was made by Member Mead to close Public Hearing. Supported by Member McDonald. Motion carried 5 to 0.

Motion was made by Member Mead to approve the variance to allow for the construction of a new home closer to the minimum 43-foot front setback. Supported by Member McDonald. Motion carried 5 to 0.

ARTICLE 8. Case #19-3541 Wal-Mart Stores Inc.

Public Hearing

Property Address: 5958 28th St SE

Requested Action: Variance for wall signage.

Director Peterson stated that Walmart is allowed 100 feet of wall signage, and 125 feet of pylon signage. They have received a previous variance in 2012 that allows 108 square feet of pylon signage, and 110 square feet of wall signage. They would now like to modify that by adding 20 square feet of wall signage. They are currently using 198 square feet, and asking to add 20 square feet tonight for a bank housed inside the building. Adding the 20 square feet would still leave them below 225 square feet.

Director Peterson is recommending the variance request be allowed.

Motion was made by Member McDonald to open Public Hearing. Supported by Member Moxley. Motion carried 5 to 0.

Mr. Kyle Hurley (Saroki Architecture) came forward representing Michigan First Credit Union, to state the main branch of the Credit Union is located in Southfield, MI, this location would be the sixth satellite branch in the Grand rapids area. Mr. Hurley stated that the 20 square foot sign would take up less than 1% of the façade of the building.

Motion was made by Member Mead to close Public Hearing. Supported by Member Moxley. Motion carried 5 to 0.

Motion was made by Member McDonald to approve the variance request as stated by Staff. Supported by Member Mead. Motion carried 5 to 0.

ARTICLE 9. Any other business.

Director Peterson stated that there will be a September 10 Zoning Board Meeting.

ARTICLE 10. Adjournment

Motion was made by Member McDonald to adjourn. Supported by Member Moxley. Motion carried 5 to 0. Meeting adjourned at 5:47 p.m.

Respectfully submitted,
Aaron Mead, Secretary

STAFF REPORT: Case # 19-3549
 REPORT DATE: August 26, 2019
 PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
 MEETING DATE: September 10, 2019
 PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
 Rolf Ludge
 4879 Buttrick Ave
 Cascade MI 49301

STATUS
 OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a variance that would allow the property owner at 4879 Buttrick Ave to remove the home and leave the accessory buildings on the property.

EXISTING ZONING OF
 SUBJECT PARCEL(S): R-1

GENERAL LOCATION: The property is located on the West side of Buttrick just south of 48th St .

PARCEL SIZE: 3.26 Acres

EXISTING LAND USE
 ON THE PROPERTY: Residential

ADJACENT AREA
 LAND USES: Residential

ZONING ON
 ADJOINING PARCELS: R1

STAFF COMMENTS

1. The applicant is requesting a variance of Section 4.09 of the Zoning Ordinance. This section requires a principal structure (home) on the property before an accessory building. The number of accessory buildings are then limited based on the size of the property.

Acreage	Number of Buildings Allowed*
Up to three (3) acres	1
3-6 acres	2
6+ acres	3

2. The variance request is the result of the applicant wanting to remove the home in order to construct a new home and leave the accessory building.
3. The Zoning ordinance actually requires that the home be at least 50% complete before an accessory building can be built.
4. We have had some similar cases in the past and those variances were given with the condition that a performance bond is provided to allow the township to remove the accessory building if the property was not come into compliance.
5. The applicant has indicated that they believe they will have the new home built with one year. They have also indicated that they are willing to obtain a \$10,000 bond to guarantee that the hose will be built.
6. It should be noted that the existing home is about 25 feet from the Buttrick ROW. This is non-conforming. When the home is rebuilt it will have to meet the minimum setback of 35 feet.
7. Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all of the findings of fact listed in the table below:

<i>Findings of Fact</i>	
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	The removal of the home is not a unique circumstance. The purpose of the regulation is to avoid an accessory building on a vacant lot. The quick resolution of building the home will address the matter.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created)	The request to remove the home is the result of actions of the owner.
That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.	The quicker the new home is built will reduce the “amount” of the variance.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	The variance would not be detrimental to others if the situation is quickly addressed.
That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.	I did find a couple of similar variances that we have approved. In a case when we denied a similar request the applicant had no plan to build a home.
The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make	If denied the applicant could build an accessory building after the new home is constructed.

possible the reasonable use of the land, building or structure.	
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STAFF RECOMMENDATION

Approve the variance under the following conditions:

1. The home is at least 50% complete (rough -in) within 1 year.
2. Provide a performance bond for the removal of the accessory building if the home is not at least 50% complete within one year. The amount of the bond will be at a minimum \$10,000.
3. Bond will be released when the property is in compliance.

Attachments: Application
 Site Plan



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-714

PLANNING & ZONING APPLICATION

APPLICANT: Name: ROLF AND Melva Ludge
 Address: 8440 Dygert Dr. S.E.
 City & Zip Code: Alto, MI 49302
 Telephone: 616.240.1446
 Email Address: melvaludge@gmail.com

OWNER: * (If different from Applicant)

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Variance to allow demolition of old farmhouse,
leaving separate garage and barn standing.
Rebuild plans for house within one year

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY:**

See attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 26-300-060

ADDRESS OF PROPERTY: 4879 Buttrick Ave Alto, MI 49302

PRESENT USE OF THE PROPERTY: residential

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

Name(s)

Address(es)

_____	_____
_____	_____

SIGNATURES

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

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

Melva J. Ludge 8-13-19

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

Melva I. Ludge

Applicant – Print or Type Name

* [Signature] 8-13-19

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

Rev. 7/24/14



4879 Buttrick Ave

WHITNEYVILLE AVE

48TH ST

BUTTRICK AVE

HARBOR VIEW DR

LITTLE HARBOR DR

HIGHWIPPLE BAYOU DR

SANDY HOLLOW DR



STAFF REPORT: Case # 19-3551
REPORT DATE: August 26, 2019
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: September 10, 2019
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Nick Keeler
7385 Kilmer SE
Grand Rapids MI 49512
Phone: 656-0035
Email: nhkeeler@msn.com

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a variance to allow an addition to the front of the home. These additions maintain the existing non conforming setbacks of the house. A variance is needed for an exception to the minimum 10 foot setback and for not meeting the total sideyard setback of 25 feet.

EXISTING ZONING OF
SUBJECT PARCEL(S): R1

GENERAL LOCATION: The property is located on the East side of Kilmer toward the end of the road.

PARCEL SIZE: .74Acres (32,000 sq.ft)

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: All Residential

ZONING ON
ADJOINING PARCELS: All R1

STAFF COMMENTS

1. The applicant is requesting a variance of Section 18.05 of the Zoning Ordinance. This section requires homes to have a minimum setback of 10 feet on the sides with the total of both sides being not less than 25 feet.

2. The applicant currently has a setback of 9'8" on the North side of the home and 9' on the south side. As it is, the current house is legal nonconforming because it does not meet current setback requirements.
3. The applicant is asking to put an addition on the front of the home (north side). The addition will maintain the current setback along the north side of the home. The addition requires a variance since they will not comply with the minimum 10 foot setback or the total 25 foot setbacks.
4. This same applicant applied for and received this variance in 2009. However, they did not construct it so it has expired.
5. Our records indicate the home was built in 1964 and that the minimum sideyard setback was 10 feet, we did not require the two sides to total 25 feet.
6. In reviewing other permits in the neighborhood, I did find a couple of homes that have similar non-conforming sideyard setbacks. Without having survey work done on all of the other properties I would suspect that others would as well.
7. Going back through the ZBA cases through 2000 we have had three similar cases for the sideyard. Two were denied and one was approved. The case that was approved was because they still meet the minimum of 10-foot setbacks and the area it was coming closer to was property owned by Cascade Township (the access property to the Cascade Dam). The cases that were denied were coming closer to the sideyard setback. In one case they were requesting a 3-foot sideyard setback and had a 13-foot sideyard setback on the other side. The other case they were coming as close as 1.6 feet to the property line.

Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all of the findings of fact listed in the table below:

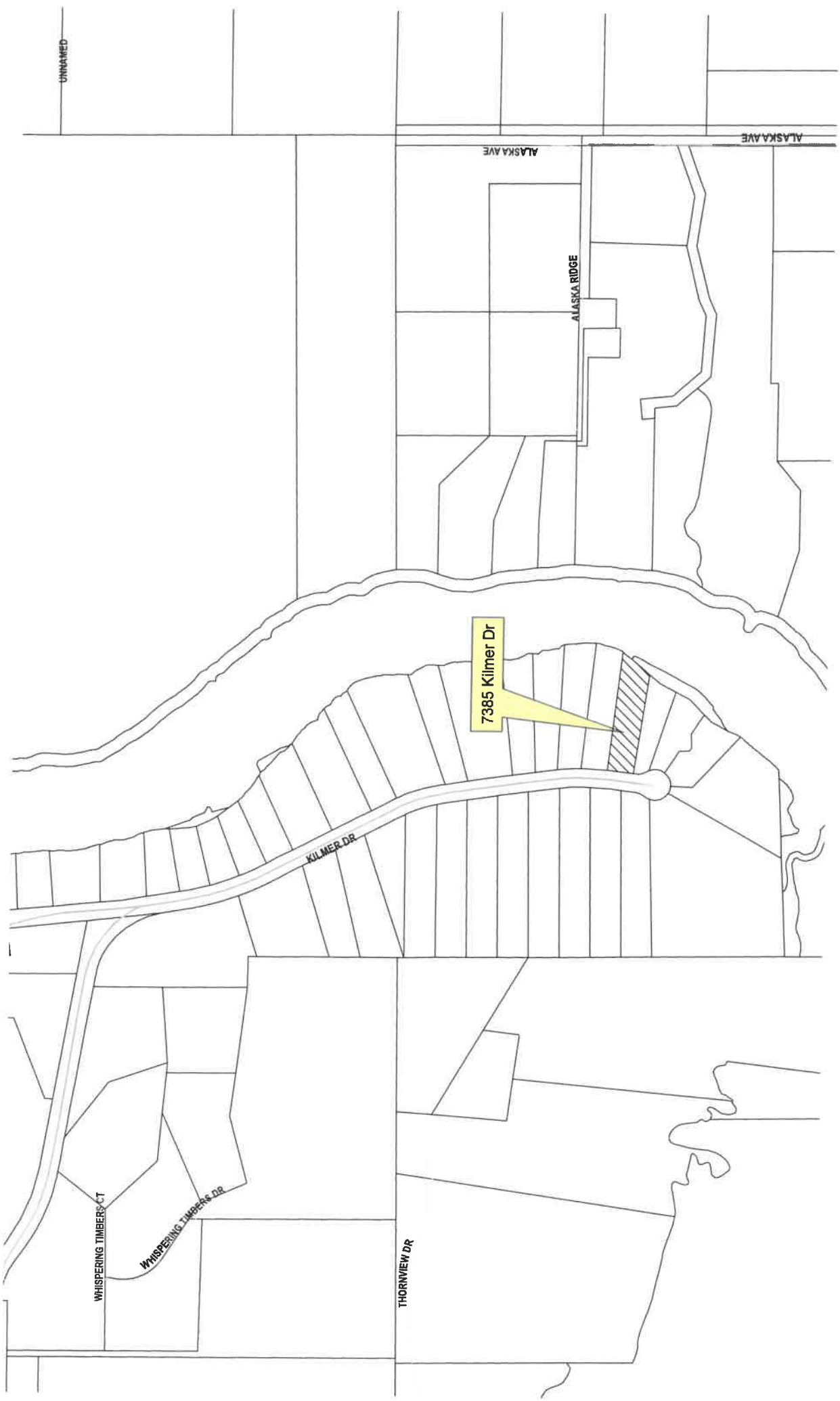
<i>Findings of Fact</i>	<i>Comment</i>
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	The unique circumstance is the fact they are not increasing the current setback and separately the setback is only off by 4 inches. Collectively, because the homes other setback is also non-conforming, they require a greater variance. the ZBA has already granted this variance in 2009.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted	The situation was created when the home was built.

regulations preceding this Ordinance will not be considered self-created)	
That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.	They are not coming any closer to the property line than what exists today.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	It appears from reviewing other property that the reduced sideyard setbacks may be more common in the neighborhood.
That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.	We have had only a few sideyard variance requests in the recent past. None others exactly like this. This is not a recurrent situation.
The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.	This appears to be a legitimate variance request since it is the minimum variance necessary to achieve their desired results.

STAFF RECOMMENDATION

Staff Recommends Approval of the variance.

Attachments: Application
 Site Plan
 2009 ZBA minutes



UNNAMED

ALASKA AVE

ALASKA AVE

ALASKA RIDGE

7385 Kilmer Dr

KILMER DR

WHISPERING TIMBERS CT

WHISPERING TIMBERS DR

THORVIEW DR



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Nick and Kathy Keeler
Address: 7385 Kilmer St. SE
City & Zip Code Grand Rapids, MI 49512
Telephone: 616 291 3887
Email Address: nhkeeler@msn.com

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Requesting to build a bedroom addition on the North front of the house.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

Lot 4, Thomapple Valley Plat, part of Sections 33 and 34, T6N, R10W, Cascade Township, Kent County, Michigan

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -34-302-009

ADDRESS OF PROPERTY: 7385 Kilmer St. SE, Grand Rapids, MI 49512

PRESENT USE OF THE PROPERTY: Residential

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

Name(s)	Address(es)
<u>N/A</u>	_____
_____	_____

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.)

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

Nick Keeler
Applicant – Print or Type Name

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

 8/16/2019
Applicant’s Signature & Date

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

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, March 10, 2009
7:00 p.m.

ARTICLE 1. Chairwoman Wilson called the meeting to order at 7:00 p.m.
Members Present: Casey, Trustee Goldberg, James, McDonald
Members Absent: 1st Alternate Neal (excused).
Others Present: Planning Director Peterson, Recording Secretary
Hern, and Members of the Public.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Chairwoman Wilson requested a motion for approval of the
February 10, 2009 Agenda.

**Motion was made by Member James and supported by
Member Casey to approve the Agenda as presented. Motion
carried unanimously.**

ARTICLE 4. Chairwoman Wilson requested a motion for approval or
corrections of the February 10, 2009 Meeting Minutes.

**Motion was made by Trustee Goldberg and supported by
Member Casey to approve the February 10, 2009 Minutes as
presented. Motion carried unanimously.**

**ARTICLE 5. Case # 09-2963: Nick Keeler
(PUBLIC HEARING)
Property Address: 7385 Kilmer SE
Requested Action: The Applicants are requesting a Variance in
order to construct an addition to the north side of the home that is
closer to the side setback than permitted.**

Planning Director Peterson referred to the property's site plan and
noted that the Ordinance requires homes to have a minimum
setback of 10-feet on the sides with the total of both side being not
less than 25-feet. The Applicant currently has a setback of 9-feet
8-inches on the North side of the home and 9-feet on the south
side. As it is, the current house is legal nonconforming because it
does not meet the Township's current setback requirements.

The Applicant is seeking to put two (2) additions on the north side
of the home. The additions would maintain the current setback
along the north side of the home. The additions require a Variance
since they would not comply with the minimum 10-foot setback or
the total of 25-foot setbacks.

The Township's records indicate the home was built in 1964 and that the minimum side yard setback was 10-feet. At the time, the Township did not require the two (2) sides to total 25-feet.

As a nonconforming situation, the additions are required to be placed on the home meeting the current Township requirements.

Staff has reviewed other permits in the neighborhood and found a couple of homes that have similar nonconforming side yard setbacks. Without having survey work done on all of the other properties, Staff suspects the others would also be nonconforming as well.

Staff also reviewed the history of the ZBA (Zoning Board of Appeals) cases through 2000 and the Township has had three (3) similar cases for the side yard setbacks. Two (2) were denied and one (1) was approved. The case that was approved was because they still meet the minimum of 10-foot setbacks and the area it was coming closer to was property owned by Cascade Township, the access property to the Cascade Dam. The cases that were denied were coming closer to the side yard setback. In one (1) case the request was for a 3-foot side yard setback and had a 13-foot side yard setback on the other side. The other case they were coming as close as 1.6-feet to the property line.

Staff has included the minutes from these cases for the Board's review within their packets.

Planning Director Peterson noted the unique circumstance is the fact the Applicant is not increasing the current setback and separately the setback is only off by 4-inches. Collectively, because the home's other setback is also nonconforming, they require a greater Variance.

The situation was created when the home was built and the Applicant is not coming any closer to the property line than what already exists today.

It also appears from reviewing other properties, that the reduced side yard setbacks may be more common in this neighborhood.

The Township has only had a few side yard variance requests in the past eight (8) years. None others are exactly like this and this is not a re-current situation.

Staff recommends approval of the Variance.

Member Casey inquired about the shed that is next door to the property and if the shed is located on the property line. Planning Director Peterson said he is not sure of the shed's location.

Trustee Goldberg asked if the Public Hearing notices were distributed and Planning Director Peterson said yes, to homes within 300-feet of the property, twenty-five notices were sent in total.

Applicant Nick Keeler said the reason for the addition is to add a master bedroom suite to the house and move the third bedroom upstairs and out of the home's basement.

He wants the addition to blend in with the neighborhood and the house. He has put time and thought into the project and does not want the addition to look like an addition and are improving the house.

Member McDonald asked the Applicant if he has spoken to his neighbors regarding their plans. Applicant Keeler said they have spoken to their neighbors. The neighbors to the south said they have appreciated the Keelers' upkeep of the yard and the home and do not have any issues with the addition. The neighbors to the north also did not have any issues with the addition and have reviewed the plans.

Member McDonald asked the Applicant how long they have lived in the home and the Applicant said five (5) years.

Trustee Goldberg referred to Member Casey's comment regarding the shed that is near the property line and Applicant Keeler said that is his neighbor's shed and was there when his neighbor's purchased their house. It is utilized for his neighbor's pool it is not their shed.

Member Casey asked how close the new addition would come to the shed and Applicant Keeler said 9-feet, 8-inches.

Member Casey asked Applicant Keeler if they would have to remove the trees in the front corner of the lot for the addition and the Applicant said they are leaving the trees.

Member Casey asked if the new addition would be masonry and Applicant Keeler said the foundation would be, they are not sure what the front facade would be since they are doing the work

themselves. They do plan to have some stonework on the front but are not sure how much at this time.

Chairwoman Wilson requested a motion to open the Public Hearing.

Motion was made by Member Casey and supported by Member McDonald to open the Public Hearing. Motion carried unanimously.

Staff reported no letters or phone calls were received regarding the case and no members of the public wished to address the Board.

Motion was made by Member McDonald and supported by Member Casey to close the Public Hearing. Motion carried unanimously.

Member McDonald believes the Applicant's request is a reasonable one and Staff did a thorough job at past cases regarding side yard setbacks and the neighborhood of this home. This house was grandfathered into the Township Ordinances and the Applicant is not encroaching the setbacks any further and is legally nonconforming. Member McDonald supports Staff's recommendation for approval of the Variance.

Trustee Goldberg agrees with Member McDonald's comments. He believes the property owner is doing everything possible to make improvements to the property and to blend the addition in with the rest of the house.

Chairwoman Wilson also agrees with the other members of the board regarding the case. She noted that by allowing the Variance, the Township is not adding to the nonconformity of the property, it is already there. The property owner has not created this situation, the house was built prior to the Township's Ordinances for side yards and she supports Staff's recommendation.

1) Motion was made by Member McDonald and supported by Member James to approve the Applicant's request for a Variance in order to construct an addition to the north side of the home, located at 7385 Kilmer SE, that is closer to the side setback than permitted; the motion was supported by Member James. The motion carried unanimously.

ARTICLE 6.

Any Other Business

Chairwoman Wilson opened the meeting for any other business. There was no other business.

ARTICLE 7. Adjournment
Motion was made by Trustee Goldberg and supported by
Member Casey to adjourn. Motion carried unanimously and
the meeting was adjourned at 7:31 p.m.

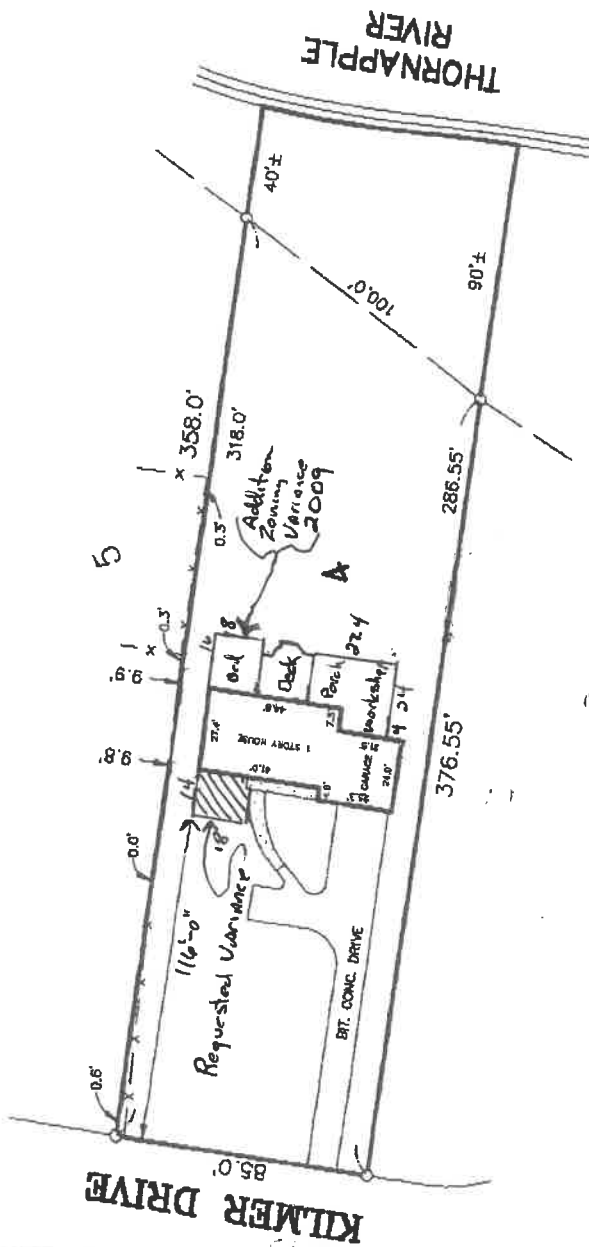
Respectfully submitted,

Mel Casey, Vice-Chairman/Secretary

Lisa Hern, Recording Secretary

SURVEY FOR: Albert Carpenter
 7385 Kilmer Drive
 Grand Rapids, MI 49512

DESCRIPTION: Lot 4, Thornapple Valley Plat, part of
 Sections 33 and 34, T6N, R10W, Cascade Township, Kent
 County, Michigan.

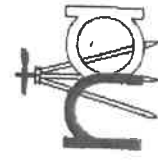


Revised 8/12/2019
 Nick Keefer



By *Randal J. Yugteveen*
 Randal J. Yugteveen Licensed Land Surveyor No. 28429

nederfeld associates
 engineering • surveying
 Grand Rapids Location, Fax: 616-969-6699
 5570 32nd Ave., Muskegon, Michigan 49528 Ph: (616) 969-5190
 Holland Location, Fax: 616-969-5190
 575 E. 16th Street Holland, Michigan 49423 Ph: (616) 969-0449



File No. 944567 Date: 7-22-94

Scale 1" = 50'

- = Concrete
- = Description dimension
- = Measured dimension
- = Platted dimension
- = Set iron stake
- = Found iron stake
- = Fence Line

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon. This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

STAFF REPORT: Case # 19-3550
REPORT DATE: September 4, 2019
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: September 10, 2019
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Brad Harmon
5225 52nd St
Cascade MI 49512

STATUS
OF APPLICANT: Potential Property Owner

REQUESTED ACTION: The applicant is requesting variances to allow for the redevelopment of the property.

EXISTING ZONING OF
SUBJECT PARCEL(S): Industrial

GENERAL LOCATION: The property is located at the north end of Kraft ave north of 52nd St.

PARCEL SIZE: approximately 4.5 acres
EXISTING LAND USE
ON THE PROPERTY: Vacant industrial building

ADJACENT AREA
LAND USES: N – GR Ford Airport
S – Industrial
E - Vacant
W – Industrial

ZONING ON
ADJOINING PARCELS: N – AC Sub 1
S – I
E – I
W – I

STAFF COMMENTS

1. The applicant is requesting three variances as well as the allowance to change the use where a non-conforming situation exists. This would allow for the development of the property for an electrical contractor.
2. The three variances are:
 - a. A reduced bufferyard along the north and south property line to allow for an expanded vehicular maneuvering/storage area.
 - b. In the reduced bufferyard area they would like to eliminate any required landscaping.
 - c. That the expanded storage area on the east end of the property could be gravel instead of paved.
3. The existing building was built in 1975. Some of the site is already nonconforming due to lot width and parking being too close to the south property line.
4. The property is only 160 feet wide and we require 200 feet for lot width. We also require a 20-foot sideyard buffer for landscaping. The existing parking along the south property line is almost adjacent to the property line and does not meet the 20-foot bufferyard requirements.
5. These non-conformities also need approval since the building has been vacant and this is a change in use.
6. Currently the property is vacant and is subject to some enforcement action by the building dept due to a fire in late 2018. They have not followed through with demolition permits and started some work without permits.
7. One of the site design issues they are working around is the location of the septic system for the site. The building is not connected to sewer so it utilizes an old septic system. This septic system is in the middle of the lot where they want to do the parking and storage expansions.
8. I have had the KCHD review this and they are not in favor of the project on septic. They have redesigned the system to address some of the concerns from the KCHD.
9. The City of Grand Rapids has confirmed that a sewer later does exist for the property to connect to, although they would need an easement from the neighbor to access it. Connection to sewer is the preferred method for commercial and industrial buildings in Cascade.
10. We have granted a couple of similar businesses to use gravel for storage areas. This was the 52nd St storage facility and DJ landscaping. Although neither of them required a variance for their location or had a septic system in the middle of the parking/storage area

11. In areas where we have granted bufferyard variances we have typically gotten the landscaping that is required.
12. The plantings that re required do seem a little un necessary to the north as that is the Ford Airport and I'm not sure that we need a landscape buffer from the airport. This is similar to the building across the street on Kraft ave that backs up to the airport property.

Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all of the findings of fact listed in the table below:

Findings of Fact	Comment
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	The fact that they are on a septic system for an industrial lot is not normal. The fact that they lot is grandfatherd in lot width is not that unusual but as a result they have limited amount of room for turning of vehicles.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created)	The situation has not been created by the applicant.
That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.	Some consideration should be given to limiting the amount of landscaping next to the airport or allowing them to continue a non-conforming situation.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	The granting of the landscaping and storage lot material should be injurious as others have done similar. Other requests may seem otherwise.
That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.	In this case it seems that the septic system is driving the need for many of the exceptions. The Township should not encourage variances in a situation when they are not connected to sewer. If not for the septic system the truck maneuvering areas would not have to avoid the septic system
The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the	They do not need the variances to use the property.

reasonable use of the land, building or structure.	
--	--

STAFF RECOMMENDATION

Staff Recommends Denial of the requested variance. Staff would support the following:

- a. Connect the property to sewer
- b. Allow for the elimination of the landscaping along the north (airport) property line
- c. Remove the non-conforming parking along the south property line
- d. Allow for the change in use for the less than 200 lot width
- e. Allow the gravel area for storage of materials

Attachments: Application
 Site Plan



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION *

APPLICANT: Name: Brad Harmon c/o BKBE Holdings LLC
Address: 5225 - 52nd Street SE
City & Zip Code Grand Rapids, MI 49512
Telephone: 616-301-0650
Email Address: bharmon@lumenelectricinc.net

OWNER: * (If different from Applicant)
Name: Same as applicant (purchase contract in place)
Address: _____
City & Zip Code: _____
Telephone: _____
Email Address: _____

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)	
<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. – Rezoning *
<input type="checkbox"/> P.U.D. – Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Plat Review *
<input checked="" type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

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

BRIEFLY DESCRIBE YOUR REQUEST:**

3 variances - see attached supporting narrative

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See plan

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 29-300-007

ADDRESS OF PROPERTY: 4910 Kraft Avenue SE

PRESENT USE OF THE PROPERTY: Vacant 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)

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.)

BRAD HARMON

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

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

8-13-19

BRAD HARMON

Applicant – Print or Type Name

[Signature]
Applicant's Signature & Date

8-13-19

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

Variance Request

4910 Kraft Avenue SE

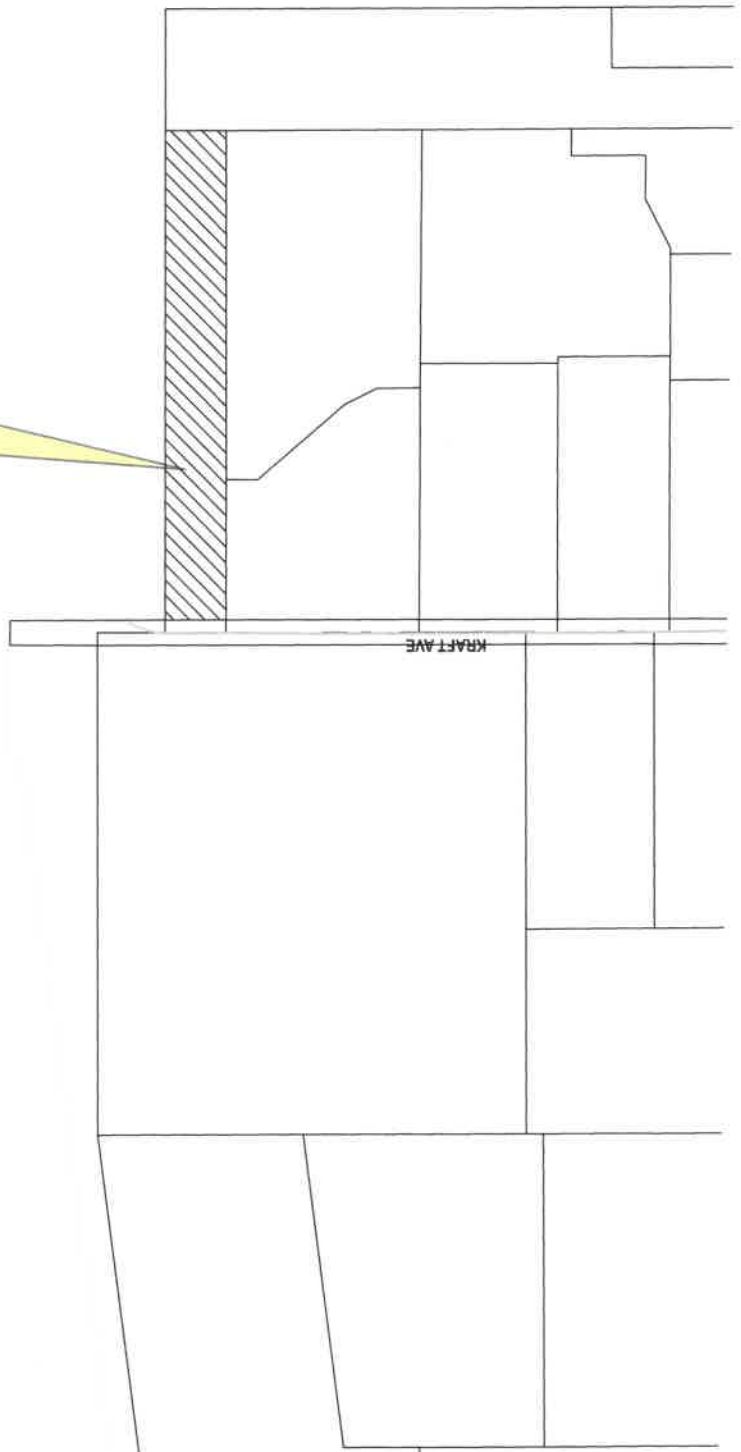
- A. Request variance from section 19.15 to allow a crushed concrete surface parking lot (.33 acres) instead of asphalt surface.
1. The proposed lot will be located at least 500 feet from Kraft Avenue behind the existing building. It will be adjacent to the radar station to the North and a substantial pine tree row to the South. To the East is at least 600 feet of wooded land to be left in its current state.
 2. The applicant needs an area to park employee pickups with trailers.
 3. This parking lot will enable the new owner to park his electrical contractor pickups with trailers in a secluded location.
 4. Eliminating the asphalt surface for this portion of the lot will minimize stormwater impact.
 5. The parking lot will need to accommodate sporadic times of use and variable size vehicles. Tight turning movements would be hard on asphalt surface.
 6. The applicant is purchasing this property with the financial burden of cleaning up a fire damaged portion of the building.
- B. Request variance from section 18.15 to reduce the buffer width from 20 to 15 along a portion of the South property line.
1. The property is 148 feet wide, nonconforming to the required 200-foot width.
 2. The new buyer of this parcel has not altered the parcel dimensions.
 3. In order to back a semi-trailer in and pull out, this additional 5 feet of pavement is needed.
 4. The neighbor to the South is well shielded by a substantial pine tree row.
 5. The variance is needed due to the unique parcel width.
 6. Complying with the 20-foot buffer yard would prohibit semis accessing the site without backing in off Kraft Avenue.

C. Request variance from section 18.15 to eliminate the required buffer yard landscaping along a portion of the North and South property lines.

1. The property is adjacent to the radar station on airport property to the North where no buffer yard landscaping was provided along the front 500 feet. The rear 700 feet of the property is heavily treed. Along the front 500 feet of the South property line is a substantial pine tree row on the neighboring property.
2. The applicant is purchasing the property under these conditions.
3. This variance request only applies to the front 500 feet of the total 1,325 parcel depth.
4. The neighbors will only be affected positively by the removal of the burned-out portion of the building. Buffer yard landscaping requirements will be met along the frontage.
5. This parcel is unique due to the neighboring use to the North and the existing substantial tree row to the South.
6. Due to existing tree height and overhang it would be difficult to successfully plant additional trees.

PERMETER RD

4910 Kraft Ave



Steve

From: Sandra
Sent: Friday, August 23, 2019 8:37 AM
To: Steve
Subject: FW: 4910 kraft ave
Attachments: 41-14-011224 GPF 3678 1.pdf

FYI...

From: Pakiela, Jessica <jpakiela@grand-rapids.mi.us>
Sent: Thursday, August 22, 2019 1:41 PM
To: Sandra <Sandra@cascadetwp.com>
Subject: RE: 4910 kraft ave

Same. They can connect and it looks like there was a lateral stubbed to the neighboring property for them. They'll need a registered private easement and, since they will have a private forcemain, there has to be a cleanout or manhole type structure on private property before connecting to the lateral in the ROW. Everything in the ROW must be gravity. They must maintain a minimum 42" over the lateral.

The as-built with the location of the existing lateral is attached.

Jessi Pakiela
Utility Engineering
616-456-3041

Transparency and accountability through FOIA. Government records are public records.

From: Sandra [<mailto:Sandra@cascadetwp.com>]
Sent: Wednesday, August 21, 2019 4:48 PM
To: Pakiela, Jessica <jpakiela@grand-rapids.mi.us>
Subject: FW: 4910 kraft ave

[EXTERNAL EMAIL]

Thank you for passing on my customer list request. Another question... thoughts on connecting this property to sewer. Would you allow?

Sandra Korhorn
Cascade Charter Township
DDA/Economic Development Director
Phone: (616) 949-1500
Fax: (616) 949-3918
sandra@cascadetwp.com

From: Berrevoets, Michael <mlberrevoets@ftch.com>
Sent: Wednesday, August 21, 2019 3:15 PM
To: Steve <Steve@cascadetwp.com>; Sandra <Sandra@cascadetwp.com>

KENT COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH
700 Fuller Avenue N.E.
Grand Rapids, Michigan 49503-1918
Phone: 616-632-6900
Fax: 616-632-6892
Email: KCEHmail@kentcountymi.gov
Website: www.accesskent.com



Adam London, RS, MPA
Administrative Health Officer

August 28, 2019

Don De Groot
Exxel Engineering, Inc.
5252 Clyde Park Ave SW
Grand Rapids, MI 49509

RE: Plan Review – Proposed parking lot expansion encroaching onsite wastewater facility

Dear Mr. De Groot:

Your application for a Plan Review for the addition of a parking lot expansion was received on August 26, 2019. The application states that a portion of the existing building (fire damage) will be demolished, some remodeling of the existing space is proposed, and an expansion of a gravel parking area for truck delivery will be made east of the existing septic system drain bed (low pressure dose mound). The application states that the building would be occupied by 4 employees.

The existing system consists of three septic tanks connected to a common dosing chamber. The dosing chamber pumps effluent to the 1000 square foot drain bed. The drain bed is elevated 36” above the natural ground surface with coarse sand fill. This wastewater disposal facility does not conform to current Michigan Criteria for Onsite Sewage Disposal. Impermeable soils exist at the ground surface. Surface water was observed 35 feet from the toe of the sand fill.

A site visit was completed on August 27, 2019. The inspection included a visual review of the existing wastewater disposal facility. It is recommended that the purchaser have the septic tanks pumped and inspected for defects prior to sale. During the inspection, the floats could be manipulated to check for proper pump operation and distribution to the drain bed laterals. Soil borings into the drain bed found clean, dry stone and sand fill. No visual signs of system failure were noted. However, the system was not observed under normal use.

Review of the parking lot expansion raises concern regarding satisfactory function of the low pressure dose mound. While Kent County Sewage Disposal Regulations do not require a minimum setback from sand fill mound systems, it does not seem prudent to construct the parking lot in the proposed location. A sand fill mound system works to “polish” effluent prior to dispersal into slowly permeable soils. The systems are raised to prevent effluent “mounding” beneath the drain bed by timing doses and storing effluent as the underlying soil has such slow permeability. Much of the movement away from the sand fill area will be lateral through upper topsoil layers. If the effluent movement is blocked by compacted parking lot fill, there would be no lateral movement and a surface discharge may occur. This condition was recognized and incorporated into the current Michigan Guidelines for Low Pressure Dose Mound Systems. Under Michigan Guidelines, the toe of the mound would require 40 feet of downslope greenbelt area. Michigan Guidelines only apply to wastewater systems generating 1000 gallons or more of wastewater per day.

Continued on Page 2

Page 2
4910 Kraft Ave SE

Considering the above, this Department recommends the following:

1. Connect the building to public sewer, or
2. Modify the proposal to eliminate any improvements within 40 feet downslope (south and east) of the existing sand fill area, or
3. Locate the south drive to the extreme boundary, any fill within 40 feet of the downslope area be clean coarse sand fill, the storm sewer would be enclosed in solid pipe with premium joints until it can be daylighted at least 40 feet from the toe of the mound area. This would also be subject to approval under variance by Cascade Charter Township.

It does not appear that this parcel has an available sanitary sewer as defined by the Michigan Public Health Code or Cascade Charter Township General Ordinances. Future extension of municipal sewer may necessitate the need for connection. Failure of the wastewater system may also require the connection of the facility to public sewer through a private easement.

This Department will offer to reinspect the wastewater facility during and after construction activities if requested by the Cascade Township Planning Committee.

Please call or email with any questions. I can be reached on my cellphone at 616-204-2375, or by email at jason.buck@kentcountymi.gov.

Sincerely,



Jason Buck, REHS
Sanitarian Specialist

Cc: Steve Peterson, Cascade Charter Township
Brad Harmon, Lumen Electric
Josh Maitner, Kent County Health Department

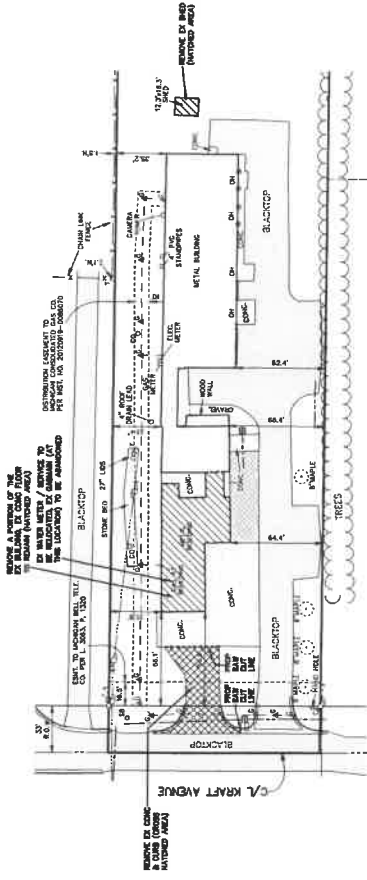
SCALE: 1" = 40'
 CONTOUR INTERVAL: 1' VASES

LEGEND

- HIGH STAKE FOUND
- HIGH STAKE SET
- MONUMENT
- POINT OF BEGINNING
- POINT OF BEGINNING & CITY W.C.
- MONUMENT
- METEOROLOGICAL VALVE
- STOP BOX
- CHAIN BUSH
- MANHOLE
- MANHOLE
- MANHOLE
- MANHOLE
- BURIED GAS LINE MARKER
- BURIED ELECTRIC MARKER
- TELEPHONE BOX
- ELECTRIC BOX
- OTHER GAS MESS.



Know what's below.
 Call before you dig.



COUNTY OF KENT
 41-19-29-300-020
 AC-ZONE

PARCEL 41-19-29-300-007
 CONTAINS 4.50 ACRES

DAWBREAKERS LLC
 41-19-29-300-027
 I-ZONE

PARKING CALCULATION:
 3,000 SF WAREHOUSE = 4 SPACES
 1,000 SF WAREHOUSE = 4 SPACES
 TOTAL 10 SPACES NEEDED (11 SPACES SHOWN)

PROPERTY DESCRIPTION (From Cassinich Inc. 05/03):
 LOTS 1 & 2 in the Township of Cascade, Kent County, MI, described as follows:
 1/2 Section 14 of Township 29 North, Range 10 West, Cassinich Tract, Cassinich
 West, Cascade Township, Kent County, Michigan, which may be more particularly described as that part of the South
 1/2 of Section 14 of Township 29 North, Range 10 West, Cassinich Tract, Cassinich West, Cascade Township, Kent County,
 Michigan, which is 692.82 feet South along the West line of said Section from the West 1/4 corner of said Section, 14
 thence South 89 degrees 38 minutes 25 seconds East 1325.89 feet along the North line of the South 1/2 of the Northwest
 1/4 of the Southwest 1/4 of the Township 29 North, Range 10 West, Cassinich Tract, Cassinich West, Cascade Township,
 West 1325.89 feet of the West line of said Section, thence North 14.35 feet to the above of beginning.

Per Item No. 41-19-29-300-007
 Property Address: 4910 Kraft Avenue SE, Grand Rapids, MI 49512

SITE DEVELOPMENT PLAN
 FOR LUMEN ELECTRIC INC.
 4910 KRAFT AVE
 GRAND RAPIDS, MI 49512
 IN: PART OF THE SW 1/4 SECTION 29, T29N, R10W,
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

REFERENCE:
 06-04-18 REV. FOR SUBMITTAL
 06-25-18 REV. FOR SUBMITTAL TO KOD APPROVED BY
 06-25-18 REV. FOR SUBMITTAL TO KOD APPROVED BY

excel engineering, inc.
 2450 STATE ST. SE
 GRAND RAPIDS, MI 49508
 PH: 616.811.1200
 WWW.EXCELENG.COM

DATE:	06/25/18	SCALE:	1" = 40'
DRAWN BY:	JAC	CHECKED BY:	JAC
APPROVED BY:	JAC	DATE:	06/25/18

Mike Knittle

From: Buck,Jason <jason.buck@kentcountymi.gov>
Sent: Wednesday, August 28, 2019 5:05 PM
To: Don De Groot
Cc: Doug Stalsonburg
Subject: RE: 4910 Kraft Ave SE - Parking Lot Plan Review

Don and Doug,

Seems like an agreeable proposition. Please finalize the drawings and I can amend my report and letter to the Planning Commission.

Thank you,

Jason E. Buck, REHS
Environmental Health Sanitarian Specialist
Kent County Health Department
700 Fuller Ave NE
Grand Rapids, MI 49503
Cell: 616-204-2375
Main: 616-632-6900
Fax: 616-632-6892
www.accesskent.com/health

"To serve, protect, and promote a healthy community for all."

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Please take 5 minutes to complete this survey:

http://s.zoomerang.com/s/EH_customer_service_survey

From: Don De Groot [mailto:ddegroot@exxelengineering.com]
Sent: Wednesday, August 28, 2019 3:20 PM
To: Buck,Jason <jason.buck@kentcountymi.gov>
Cc: Doug Stalsonburg <dstalsonburg@exxelengineering.com>
Subject: RE: 4910 Kraft Ave SE - Parking Lot Plan Review

Jason,

Per our phone conversation, we propose option 2 of your review letter with the following considerations: Because our flows are going to be conservatively at 100 GPD, a 90% reduction of the 1000 GPD threshold where the EGLE requirements kick in, we request that the buffer be reduced to 20 feet. Any fill within this 20 foot buffer would be clean coarse sand.

The proposed blacktop on the south side needs to stay for tractor trailers to be able to back up along the east side of the building – no fill would be placed beyond what's needed for the blacktop.

Any storm within 40 feet of the drainfield berms to be solid wall with premium joints.

Please confirm this is acceptable and we will have the plans revised. Include Doug Stalsonburg in your response as I will be out of the office till next Wed., 9/6
Thanks.

Don

Donald De Groot, P.E.
Engineering Department Manager
exxel engineering inc.
5252 Clyde Park S.W.
Grand Rapids, MI 49509
Office: 616.531.3660
Cell: 616-291-2276
www.exxelengineering.com

From: Buck,Jason <jason.buck@kentcountymi.gov>
Sent: Wednesday, August 28, 2019 1:48 PM
To: Don De Groot <ddegroot@exxelengineering.com>
Cc: 'Steve' <Steve@cascadetwp.com>; 'bharmon@lumenelectricinc.net' <bharmon@lumenelectricinc.net>
Subject: 4910 Kraft Ave SE - Parking Lot Plan Review

Don,

See attached letter regarding recommendations for parking lot expansion. Please call or email if there are any questions on what the Health Department is requesting to alter on the plan to achieve this Department's approval for the Planning Commission.

Thank you,

Jason E. Buck, REHS
Environmental Health Sanitarian Specialist
Kent County Health Department
700 Fuller Ave NE
Grand Rapids, MI 49503
Cell: 616-204-2375
Main: 616-632-6900
Fax: 616-632-6892
www.accesskent.com/health

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