

AGENDA
Cascade Charter Township Planning Commission
Monday, July 17, 2017
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the June 19, 2017 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 17-3389 Waterfall Shoppes, LLC,
Public Hearing
Property Address: 5070 28th Street SE
Requested Action: The Applicant is requesting to amend the Sign plan in the PUD Ordinance to allow for larger pylon sign along 28th St in exchange for small monument sign.**
- ARTICLE 7. Case # 17-3390 East Imports
Property Address: 6095, 6115, 6143 28th St. SE & 6120 Charlevoix Woods Ct.
Requested Action: The Applicant is requesting basic plan review to expand PUD 67 (East Imports), for a new parking lot.**
- ARTICLE 8. Case # 17-3363 Christian Brothers Automotive - Meijer PUD Amendments
Property Address: 5411 28th St.
Requested Action: Recommendation to the Township Board for approval of the PUD amendment and site plan.**
- ARTICLE 9. Building Department Question & Answer regarding change in use.**
- ARTICLE 10. Any other business**
- ARTICLE 11. 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, June 19, 2017
7:00 P.M.

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

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Lewis to approve the Agenda. Supported by Member Robinson. Motion carried 7 to 0.

ARTICLE 4. Approve the Minutes of the June 5, 2017 Meeting.

Motion was made by Member Rissi to approve the Minutes of June 5, 2017 as written. Supported by Member Sperla. Motion carried 7 to 0.

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

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

ARTICLE 6. Case #17:3363 Christian Brothers Automotive – Meijer P.U.D. Amendment
Public Hearing

Property Address: 5531 28th Street S.E.

Requested Action: The Applicant is requesting to amend the existing P.U.D. to allow for an automotive service use in the existing parking lot

Director Peterson stated that Applicant is requesting Preliminary Plan Review in order to construct a new automotive service use in a portion of the existing parking lot.

The new business is to the South and East of the new hotel that was just permitted (now under construction).

The Meijer property was put into a P.U.D. in 2002 to accommodate the development along 28th Street. The underlying zoning district is general business. This designation requires a minimum of 3 acre parcels. With approximately 36 acres in total, the P.U.D. could accommodate as many as 12 parcels. This development would be the ninth project in the Meijer P.U.D.

The new auto use is seeking the P.U.D. amendment not only to add the use, but because it does not meet some of the underlying zoning regulations. These deviations from the ordinance are parcel size (minimum of 3 acres vs. proposed .84 acres), setbacks (100 ft. front, 50 ft. rear and 25 ft. side vs. proposed 60 ft. front, 100 ft. rear, and 40 ft. side), and bufferyards (20 ft. vs. proposed 0 feet).

The Planning Commission did basic plan review at our March 20, 2017 meeting. At that meeting, we asked the Applicant to address the following items: (1) provide the required site plan information, (2) approval from the KCDC for storm water information plan, (3) provide an updated site plan showing that Meijer has adequate parking according to our regulations, (4) approval from the Township Engineer, (5) provide a copy of the reciprocal parking agreement, (6) provide the lighting plan, (7) provide a copy of acoustic report, and (8) scope of work that occurs at the site that they offered to include as conditions of approval.

All of the above items have been provided.

This development would be taking about 84 parking spaces from the Meijer store. Thirty-three of those parking spaces would remain but would be on the new auto repair parcel. According to your regulations, the auto repair would be required to have 15 spaces.

Applicant has not indicated any signage deviations.

As a result of the split for the new business, a small irregular shaped area to the South of the service road would be created. As a result, they have agreed to record a restriction that would not allow this piece to be developed.

Applicant has indicated that the storm water from the site will be addressed and improved to comply with our storm water ordinance. This area is handled by the regional storm water system that will need to be approved by the KCDC.

Director Peterson recommends approval of the plan. If approved, he will put together the P.U.D. ordinance amendments with the Applicant for the Planning Commission's review and recommendation to the Township Board.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Jonathan Wakefield came forward. He gave a brief synopsis of how Christian Brothers came into being and to answer any additional questions the Planning Commission may have.

Motion was made by Member Rissi to open the Public Hearing. Supported by Member Mead. Motion was carried 7 to 0.

No one from the public came forward.

Motion was made by Member Robinson to close the Public Hearing. Supported by Member Mead. Motion carried 7 to 0.

Motion was made by Member Mead to approve Applicants request to amend the existing P.U.D. to allow for an automotive service use in the existing parking lot. Supported by Member Rissi. Motion carried 7 to 0.

ARTICLE 7. Case #16:3386 Grooters Land Development

Property Address: 5361 52nd Street S.E.

Requested Action: The Applicant is requesting site plan approval for a 227,500 sq. ft. warehouse.

Director Peterson stated that the Applicant is requesting site plan approval in order to construct a 227,500 sq. ft. building.

Approval was recently given for a large building just to the North of this that is under construction.

The building conforms to the setback, building height and parking regulations of the industrial zoning district. They are deferring the construction of 92 parking spaces. The building is required to have 176 spaces. They plan to construct 85 spaces now.

The property has no frontage on Kraft Avenue or 52nd Street. They are obtaining access by easements through the property to the East and South. The property to the South has an existing easement and the property to the East has created a new easement for access. If you remember, the easement did require that they notify the neighbor of the project. We should ensure that this has occurred. The project also requires a lot split to create a new lot for the building. The new parcel will be approximately 11 acres. This meets the minimum lot size of 2 acres for the industrial zoning district.

The site has been designed to meet our storm water ordinance and has been reviewed and approved by the Township Engineer. A maintenance agreement will be required.

The Township Fire Department has reviewed and approved the plans.

The Gerald R. Ford Airport staff has been made aware of the project and has indicated only the need for construction permits.

Applicant will need to obtain a SESC permit from the KCRC prior to grading.

Director Peterson recommends that the Planning Commission approve the site plan with the following conditions:

1. Compliance with the Township Engineer report;
2. Confirmation that they have informed the neighbor of the project; and
3. Record the new deeds within the next 30 days to activate the lot split.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Kozak came forward on behalf of Applicant gave a brief overview of the building and project to answer any questions the Planning Commission may have.

Discussion mostly centered around the use of the building, the easement and there were any additional issues their neighbor had with this project.

Motion was made by Member Lewis to approve Applicant's site plan request for a 227,500 sq. ft. warehouse with the three conditions set forth above by Director Peterson. Supported by Member Robinson. Motion carried 7 to 0.

ARTICLE 8. Any other business

- Four Corners Study Group
- Steve Waalkes Resolution

Member Sperla read aloud the resolution thanking Mr. Waalkes for his years of service on the Planning Commission.

Motion was made by Member Lewis to approve the resolution. Supported by Member Mead. Motion carried 7 to 0.

ARTICLE 9. Adjournment.

Motion was made by Member Mead to adjourn. Supported by Member Rissi. Motion carried 7 to 0. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,
Scott Rissi, Secretary

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community development Director
REPORT DATE: July 3, 2017
MEETING DATE: July 17, 2017
CASE: #17-3389 / Waterfall Shoppes

GENERAL INFORMATION

- A. **Applicant:** Mark Finkelstein
3324 Whitburn Ct.
Ada MI 49306
T-575-6051
F-575-6039
- B. **Status of Applicant:** Owner/Proposed developer of property
- C. **General Location:** The property is located on the south side of 28th Street between I96 and Patterson Ave.
- D. **Requested Action:** Amend the Sign plan in the PUD Ordinance to allow for larger pylon sign along 28th st in exchange for small monument sign.
- E. **Existing Zoning on Subject Parcels:** PUD 76
- F. **Zoning on Adjoining Parcels:**
- N – B2 and ES
 - S – Industrial
 - E – PUD 41
 - W – B2
- G. **Parcel Size:** Approximately 118 acres
- H. **Existing Land Use:** commercial
- I. **Adjacent Area Land Uses:**
- North - 28th street, various uses along north side of the road
 - East - Consumers power substation/office buildings
 - South - Smiths Industries/various Industrial buildings
 - West - Cemetery

STAFF ANALYSIS

- A. The applicant is requesting Preliminary Plan Review in order to amend the existing PUD to allow for changes to the sign plan.
- B. I have skipped the basic introduction step of the process and went right to the public hearing given the nature of the request.
- C. The Waterfall Shoppes project was developed in 2004. The review of signage for the project was a lengthy part of the process. The end result included a review board and an approved sign plan for the project.
- D. The applicant is now asking to increase the western pylon sign along 28th to accommodate a new user. In exchange they would give up some of the internal signage.
- E. Essentially the philosophy for this project was to protect the view along 28th street and allow some flexibility in the interior of the project. With the large size of the project, larger signs in the interior of the project made sense provided they were not that visible from 28th street. Two nearby developments were also used by for comparison and consistency. These projects were the Meijer development and PUD #30 (Baby's R Us) These sites had some similar characteristics and provided some standards that had already been accepted.
- F. Main ID Signs along 28th st.

Two larger pole signs are permitted along 28th street. These signs were permitted a 95 sq ft and 155 sq ft respectively. The idea was to allow two signs with no more than 250 sq ft total.

In addition to the pylon signs we also allowed individual monument signs for the restaurant pads. Since these sites would have no signage on the tall pole signs it was felt that a sign for them would not be out of line. These signs would be permitted under the same rules as the signs permitted in the B-1 Zoning District. The wall signs for these buildings would also conform to the standards of the B-1 zoning district.

This change being requested not would allow an increase in the 95 sq ft sign to 120 sq ft. thus allowing a total of 275 sq ft in total for pylon signage.

The sign that they would like to expand has an existing real estate panel on it. this could easily be converted into advertising space

with no need to expand the sign. One commercial real estate sign per parcel is already permitted and could be done to accommodate the change to the pylon sign.

Other ID signs in the project.

Special consideration was given to the site for the allowance of other signs in the interior of the site. Multiple directional signs are allowed as well as 3 other large monument signs a total of 15 feet high at a total of 100 sq.ft. each. It was felt that because these signs were lower they would be difficult to see from the road yet could provide the needed messages and good traffic direction for the project that they would be appropriate.

The change being request now would reduce the size of one of these large interior monument signs to 50 sq ft instead of 100 sq ft.

Staff Recommendation

Deny the request for the additional pylon signage. The additional signage is contrary to the original intent of the PUD agreement by increasing signage out by the road and decreasing the internal signage. The existing pylon can be converted to advertising space with the removal of the real estate sign. I would look more favorable on a request that increases wall signage or interior signage than I would on pylon signage.

Attachments: Application
 Site plan
 PUD Signage Plan



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: MARK FINKELSTEIN
 Address: 161 OTTAWA NW
 City & Zip Code: GRAND RAPIDS, MI 49503
 Telephone: 616-292-4193
 Email Address: mark.edmarkcompanies.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 checked="" type="checkbox"/> P.U.D. - Rezoning * (Amendment) |
| <input type="checkbox"/> P.U.D. - Site Condominium * | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review * | <input checked="" 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:**

WATERFALL SHOPPES LLC WISHES TO ELIMINATE A 50 sqft sign AND REPLACE WITH A 25 sqft panel on the West 28th ST PYLON.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

SEE ATTACHED

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -18 - 100 - 010

ADDRESS OF PROPERTY: 5070 28th ST SE

PRESENT USE OF THE PROPERTY: RETAIL SHOPPING CENTER

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

Name(s)	Address(es)
_____	_____
_____	_____

SIGNATURES

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

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

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

MARK D FINKELSTEIN
Applicant -- Print or Type Name

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

Mark D Finkelstein 6.13.17
Applicant's Signature & Date

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

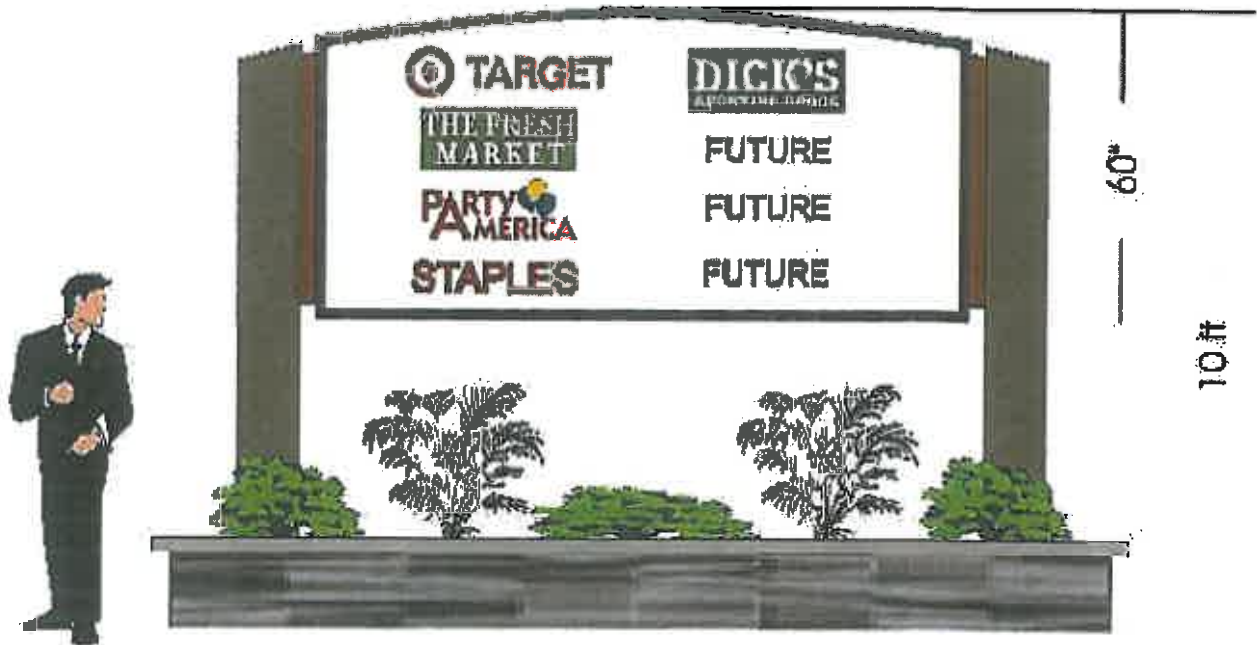
Rev. 7/24/14

Top view



4x4 steel post

126"



REMOVE

PROJECT: Waterfall Shoppes directional 1-4 DESIGNER: T.D.W.
DATE: Nov 2, 2004 REVISION: 1



FOR LEASE

616-575-6051

616-742-5200

PARTY CITY

RadioShack.

NEW

10'

7' 2" 6"
↓

PROJECT: **Waterfall Shoppes pylon 1-2**

DESIGNER: **T.D.W.**

DATE: **Nov 2, 2004**

REVISION: **1**



All designs represented here are property of Heller Signs. Un-authorized reproduction is prohibited under copyright laws.

STAFF REPORT

- A. Applicant: Green Castle Properties
200 Ottawa Ave Suite 800
Grand Rapids MI 49503
- B. Status of Applicant: Owner/Purchaser
- C. General Location: The property is located east of on 28th St.
- D. Requested Action: Expand PUD 67 (East Imports) for a new parking lot.
- E. Existing Zoning on Subject Parcels: PUD 67 (east Imports), B2 and PUD 58 (Thornapple Manor)
- F. Zoning on Adjoining Parcels:

N- PUD 58
S- PUD 39 (Centennial PARK)
E- B2 and PUD 58
W- B2
- G. Parcel Size: Approximately 9.6 acres (expansion area)
- H. Existing Land Use on Subject Parcel: Vacant, commercial
- I. Adjacent Area Land Uses:

N- Vacant portion of PUD 58 (assisted living uses)
S- Office
E – Office
W- WalMart

STAFF ANALYSIS

1. The applicant is requesting Basic plan review in order to expand the existing PUD.
2. The expansion would accommodate a new parking lot for the automotive dealer. The plans are a little confusing as they show the parcels on 28th st as one parcel and the plans do not show the parcel with the new parking lot being combined to the existing dealer. The cleanest way to do this expansion would be to leave the parcels the way they are today and simply combine the new parking lot to the existing dealer and leave the buildings on 28th st alone.
3. If the developer plans to do something different we need to know now so it can be part of the amended project.
4. The project does maintain the emergency vehicle connection from Charlevoix Woods Ct to 28th st.
5. The township engineer will need to approve the storm water plan for the new parking lot.
6. The new parking lot does not meet our interior parking lot landscaping requirements, but we did not apply that to the existing car storage area either.
7. Extra effort was put into the plan to try and ensure the integrity of the master plan by not using any of the property north of the "old" B2 zoning line for anything other than storm water/landscaping and parking, since these activities could occur with other permitted uses in PUD 58.
8. If rezoned to allow for the expansion, the reaming portion of PUD 58 will still provide the transition that the community residential designation calls for and would not cause a conflict with the residential uses to the north.
9. The Fire Dept has reviewed and approved the site plan.
10. The DDA director has reviewed the plans and approved.
11. The applicant has submitted this package as required by Section 16.05 (2) of the Zoning Ordinance for Basic Plan Review.
12. If you find that all of the procedural information has been provided, this application should proceed to a public hearing and consideration of a Preliminary Development Plan. It will be at that stage of the review process that the *merits*

of the request will be considered and the detailed site plans will be required and reviewed.

Before proceeding to the Preliminary Development plan review (Public Hearing), I would recommend that the Planning Commission address the following:

1. Maintain the existing parcels for the buildings on 28th st.
2. Show the new parking area combined to the dealership parcel.
3. Storm water approved by township engineer.
4. Provide a copy of the emergency access easement.

Once these items are satisfied a public will be set to consider the amendments.

Attachments: Application package



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Green Castle Properties, LLC
Address: 6095, 6115, 6143 28th Street SE & 6120 Charlevoix Woods Court SE
City & Zip Code: Grand Rapids, MI 49546
Telephone: (616) 774-4015
Email Address: trothwell@dpfox.com

OWNER: * (If different from Applicant)
Name: Cascade Stewardship Prop LLC attn: Jeffrey Shull (6120 Charlevoix)
Cascade Business Center LLC attn: Rachael (6095, 6115, 6143 28th Street)
Address: 4519 Cascade Road SE, Suite 2B | 6143 28th Street SE
City & Zip Code: Grand Rapids, MI 49546
Telephone: NA | (616) 949-1536
Email Address: NA | rachael@cascadebusinesscenter.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 checked="" type="checkbox"/>	P.U.D. - Rezoning *
<input type="checkbox"/>	P.U.D. - Site Condominium *	<input type="checkbox"/>	Rezoning
<input checked="" type="checkbox"/>	Site Plan Review *	<input type="checkbox"/>	Sign Variance
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Subdivision Plat Review *
<input type="checkbox"/>	Zoning Variance	<input type="checkbox"/>	Other: _____ *

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

BRIEFLY DESCRIBE YOUR REQUEST:**

PUD amendment and site plan review to include additional parking at 6120 Charlevoix Woods Court SE.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See Attachment

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -08-451-054, -031, 032, 052

ADDRESS OF PROPERTY: 6095, 6115, 6143 28th Street SE & 6120 Charlevoix Woods Court SE

PRESENT USE OF THE PROPERTY: Miscellaneous Retail and Business

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>Cascade Stewardship Prop LLC attn: Jeffrey Shull</u>	<u>4519 Cascade Road SE, Suite 2B, Grand Rapids, MI 49546</u>
<u>Cascade Business Center LLC attn: Rachael</u>	<u>6143 28th Street SE, Grand Rapids, MI 49546</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.)

Cascade Stewardship Prop LLC attn: Jeffrey Shull

Cascade Business Center LLC attn: Rachael

Green Castle Properties, LLC

Applicant – Print or Type Name

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

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

By: Monica Sekulich
Applicant's Signature & Date
Monica R. Sekulich, SVP E-C

Please see attached purchase agreement

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

Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: #17-3363/Christian Brothers Automotive – Meijer PUD Amendments
Meeting date: July 17, 2017

At the Public hearing on June 19, 2017 the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the PUD amendment for the project.

The PUD Ordinance has been reviewed by the applicant and addresses all of their comments as well as the approval from June 19. I recommend that you forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan.

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

Attachments: Proposed PUD Ordinance
Site Plan

CASCADE CHARTER TOWNSHIP
Ordinance # of 2017
AN ORDINANCE TO AMEND ORDINANCE #11 OF 2002, THE
MEIJER/ROMANO
PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to the Meijer/Romano PUD Ordinance

Section IV. Purpose:

This section shall be amended to read as follows:

The Project occupies approximately 36.92 acres of land that currently contains a Meijer retail store, Meijer Gas Station, a restaurant, several retail stores, hotel and automotive service use. The Planned Unit Development technique has been chosen by the Developer to provide more control over the Project's aesthetics and appearance.

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

Section VI. Permitted uses

This section will be amended to add the following use:

7. Automotive service

Section VII. Design Guidelines, Requirements and Limitations.

This section shall be amended to read as follows:

C. Setbacks-

6. **Minimum for Automotive service site**
Front 54 feet
Side – 25 feet
Rear – 50 feet

D. Signs

- F. **The following signs are permitted for the automotive service site**

1. The following pylon sign is permitted:
 - (1) freestanding sign, with a maximum height of 30 feet and forty-eight (48) square feet in sign area. Up to fifty (50) percent of such a sign may be a changeable copy sign.

2. One of the following signs are permitted:
 - a. Wall signage or marquee signage per building, not to exceed one-hundred (100) square feet in total sign area.
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 ten (10) square feet in sign area. Each zone lot or development shall not have more than two (2) directional signs.
6. One (1) incidental sign not to exceed twelve (12) square feet.
7. 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.

Section 2. Effective Date

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

Section 3. Effect

The Cascade Charter Township Zoning Ordinance, as amended, and the remainder of Ordinance #11 of 2002, as amended, except as otherwise expressly amended herein, shall remain in full force and effect.

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

YEAS:

NAYS:

ABSENT:

ABSTAIN:

ORDINANCE DECLARED ADOPTED.

Sue Slater
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the ___th day of _____ 2017.

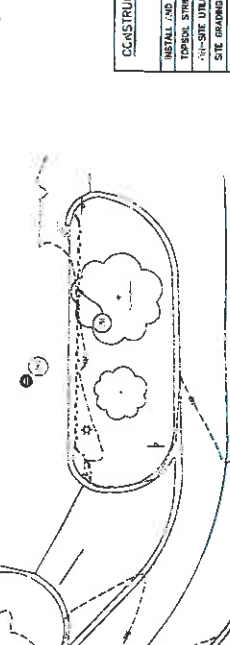
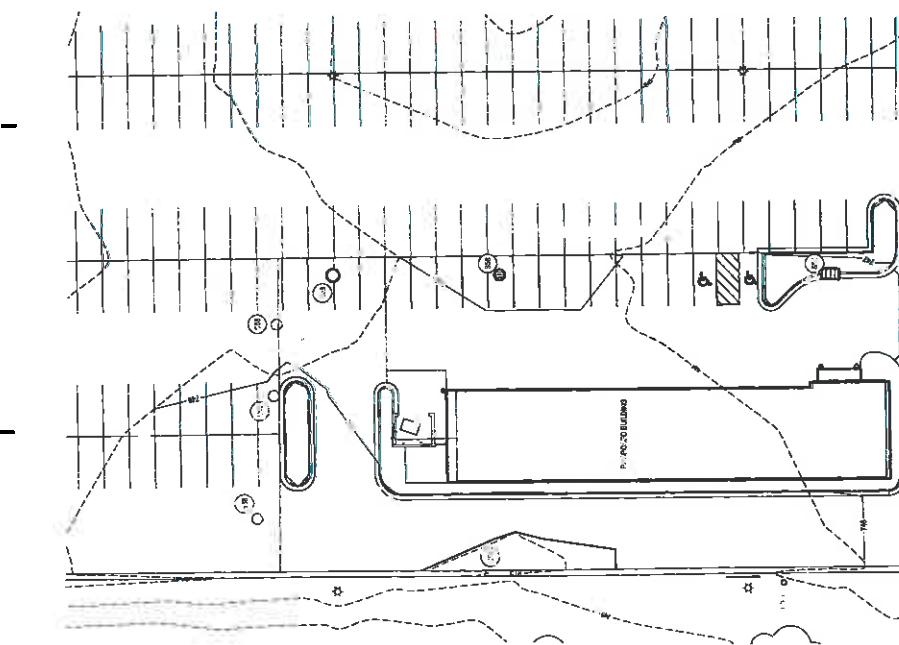
Sue Slater
Cascade Charter Township Clerk

- EARTHWORK & GRADING NOTES**
- EXISTING GRADE TO BE MAINTAINED UNLESS OTHERWISE NOTED. ALL EARTHWORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND NOTES ON THE EARTHWORK SHEET.
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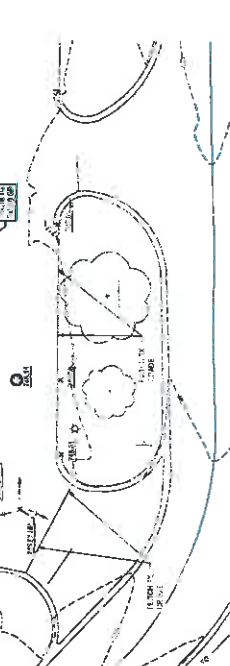
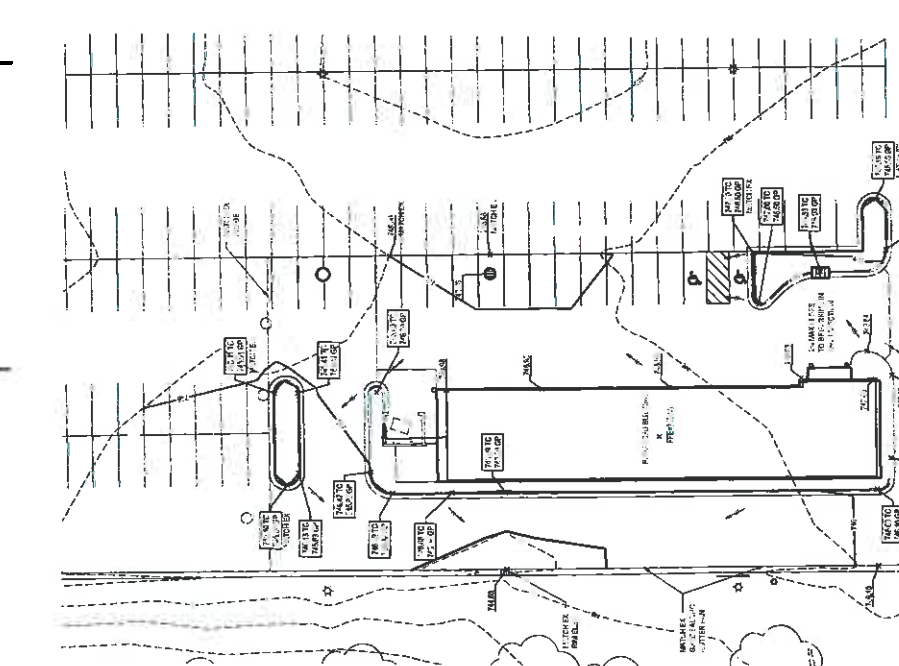
- EROSION CONTROL NOTES**
- INSTALL EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN AND AS NOTED IN THE NOTES.
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S-E-S-C KEYING SYSTEM

NO.	DESCRIPTION	DATE	BY
1	EXISTING		
2	PROPOSED		
3	PROPOSED		
4	PROPOSED		
5	PROPOSED		
6	PROPOSED		
7	PROPOSED		
8	PROPOSED		
9	PROPOSED		
10	PROPOSED		



SITE GRADING PLAN
SCALE: 1" = 10'-0"
NORTH



CONSTRUCTION SCHEDULE & SEQUENCE

ACTIVITY	START DATE	END DATE
INSTALL AND MAINTAIN TEMPORARY EROSION CONTROLS		
TOPSOIL STRIPPING & STOCKPILING		
SITE UTILITIES		
TOPSOIL SPREADING		
PERMANENT SEEDING		
PARKING LOT BASE & PAVING		

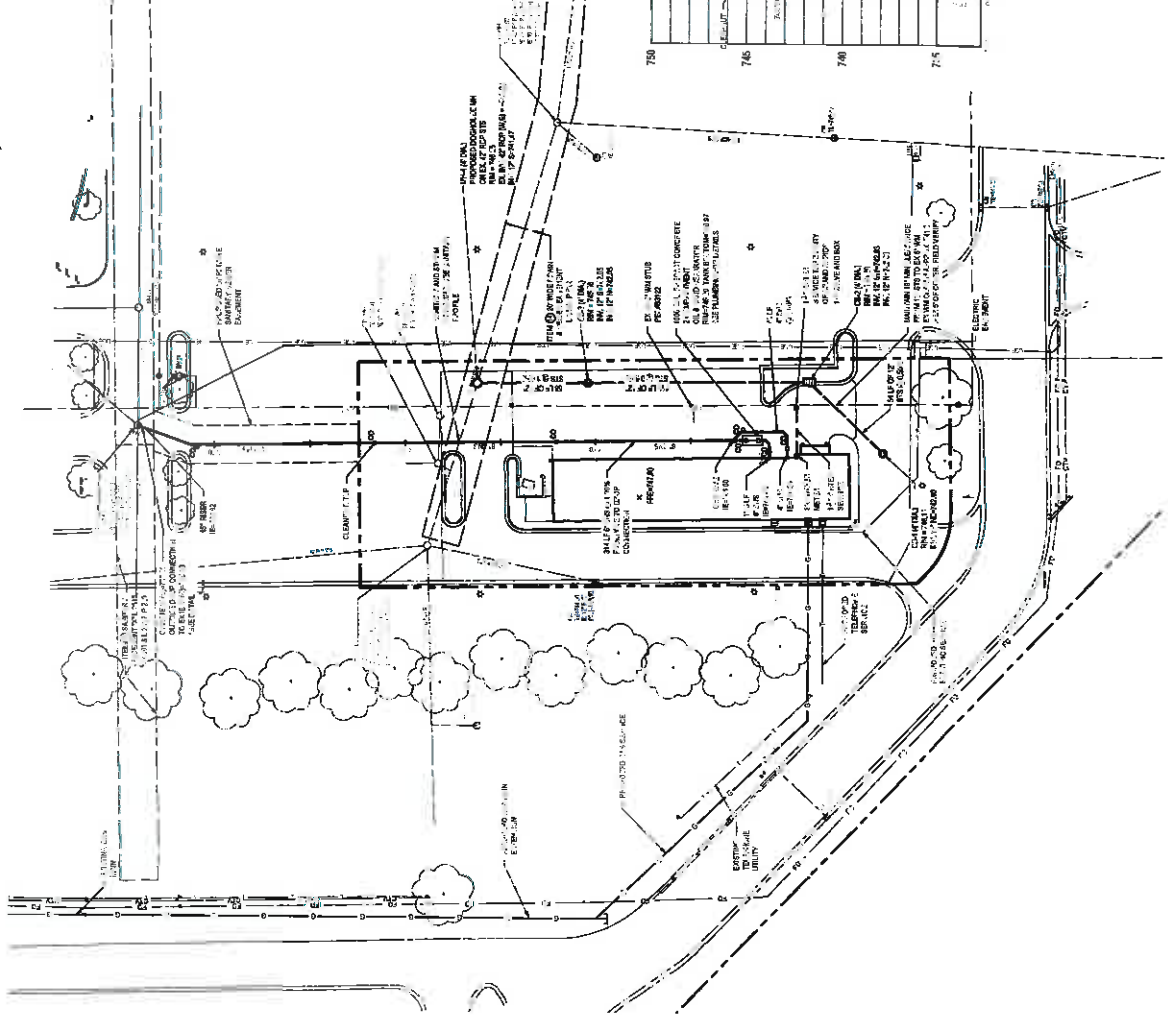
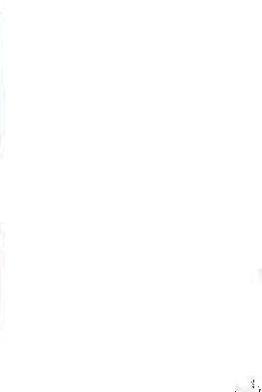
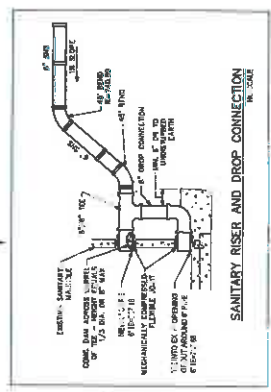
THIS CONSTRUCTION SCHEDULE IS PROVIDED TO INDICATE ANTICIPATED START DATES FOR SITE GRADING AND SESC PLAN. THE SCHEDULE IS SUBJECT TO CHANGE AND SHALL BE SUBJECT TO THE SCHEDULE OF WORK AND THE SCHEDULE OF WORK SHALL BE SUBJECT TO THE SCHEDULE OF WORK.

- SANITARY SEWER NOTES**
1. ALL SANITARY SEWER CONNECTIONS SHALL BE MADE TO THE EXISTING 12" DIA. SANITARY SEWER MAIN UNDER 27TH STREET.
 2. ALL SANITARY SEWER CONNECTIONS SHALL BE MADE TO THE EXISTING 12" DIA. SANITARY SEWER MAIN UNDER 27TH STREET.
 3. ALL SANITARY SEWER CONNECTIONS SHALL BE MADE TO THE EXISTING 12" DIA. SANITARY SEWER MAIN UNDER 27TH STREET.
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 9. ALL SANITARY SEWER CONNECTIONS SHALL BE MADE TO THE EXISTING 12" DIA. SANITARY SEWER MAIN UNDER 27TH STREET.
 10. ALL SANITARY SEWER CONNECTIONS SHALL BE MADE TO THE EXISTING 12" DIA. SANITARY SEWER MAIN UNDER 27TH STREET.

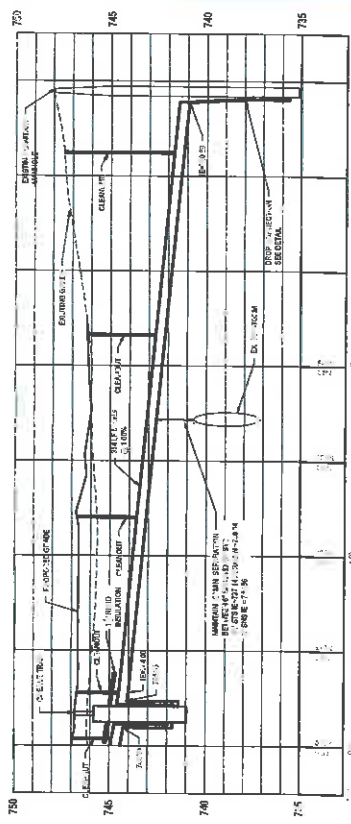
- STORM SEWER NOTES**
1. ALL STORM SEWER CONNECTIONS SHALL BE MADE TO THE EXISTING 18" DIA. STORM SEWER MAIN UNDER 27TH STREET.
 2. ALL STORM SEWER CONNECTIONS SHALL BE MADE TO THE EXISTING 18" DIA. STORM SEWER MAIN UNDER 27TH STREET.
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 10. ALL STORM SEWER CONNECTIONS SHALL BE MADE TO THE EXISTING 18" DIA. STORM SEWER MAIN UNDER 27TH STREET.

- WATERMAIN NOTES**
1. ALL WATERMAIN CONNECTIONS SHALL BE MADE TO THE EXISTING 12" DIA. WATERMAIN UNDER 27TH STREET.
 2. ALL WATERMAIN CONNECTIONS SHALL BE MADE TO THE EXISTING 12" DIA. WATERMAIN UNDER 27TH STREET.
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 10. ALL WATERMAIN CONNECTIONS SHALL BE MADE TO THE EXISTING 12" DIA. WATERMAIN UNDER 27TH STREET.

- GENERAL NOTES**
1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CANTON SPECIFICATIONS.
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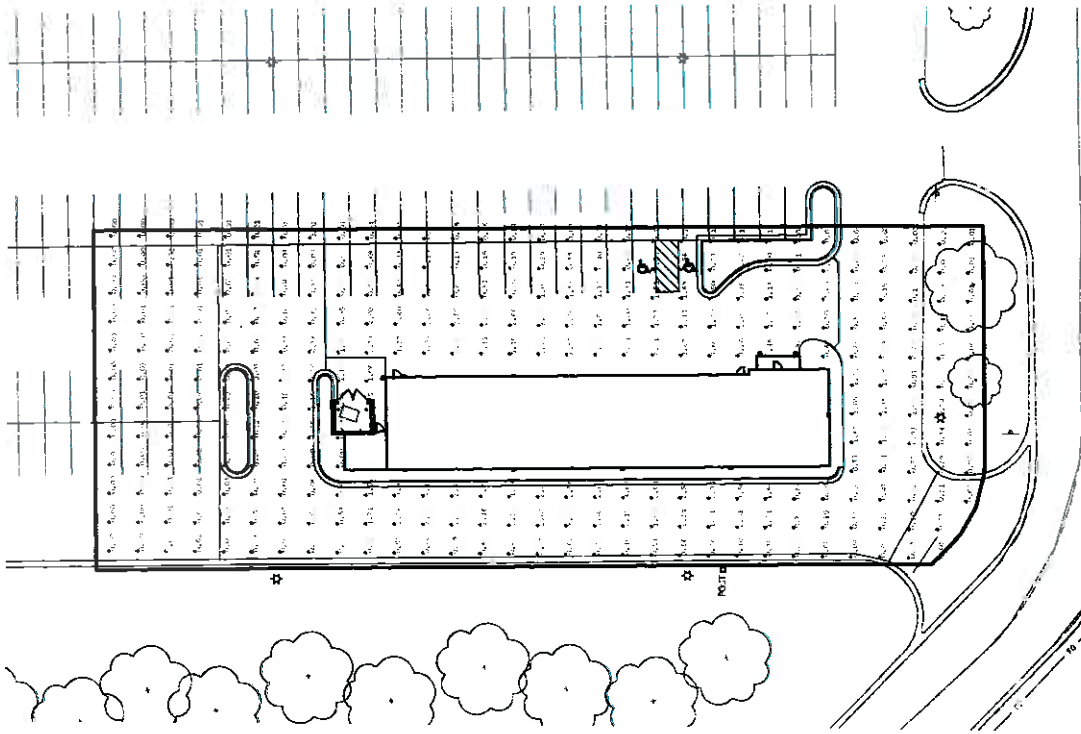


SITE UTILITIES PLAN
 1" = 30'



SANITARY SEWER PROFILE
 HORIZONTAL 1" = 30'
 VERTICAL 1" = 3'

CALL OUT NOTE:
 SEE SHEET C401 FOR
 SANITARY SEWER
 CONNECTIONS TO EXISTING UTILITIES. CALL OUT.



SITE LIGHTING PLAN
 NORTH
 1" = 10' - 0"