



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

NOTICE OF PUBLIC MEETING VIA VIDEO CONFERENCE

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

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

INSTRUCTIONS FOR ACCESS AND PARTICIPATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87252497981>

Or iPhone one-tap :

US: +13126266799,, 87252497981 # or +19292056099,, 87252497981 #

Or Telephone:

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

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

Webinar ID: 872 5249 7981

International numbers available: <https://us02web.zoom.us/j/87252497981>

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

PUBLIC PARTICIPATION

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

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

www.cascadetwp.com

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

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

Clerk Sue Slater: sslater@cascadetwp.com

Manager Ben Swayze: bswayze@cascadetwp.com

Community Dev. Director: speterson@cascadetwp.com

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

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the minutes of the February 22, 2021 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #20-3623/Lacks Enterprises, Inc.
Property Address: 5711 Kraft Ave
Requested Action: The applicant is requesting a site plan review for a 45,000 square foot addition.**
- ARTICLE 7. Any other business**
- ARTICLE 8. Adjournment**

Meeting format

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

MINUTES

Cascade Charter Township Planning Commission
Monday, February 22, 2021
7:00 P.M.
Virtual Zoom Meeting

- ARTICLE 1.** Chairman Rissi called the meeting to order at 7:00 P.M via online Zoom Meeting
Members Present: Rissi, Johnson, Katsma, Moxley, Krieter, Noordyke,
Deering, Rapin, and Noordhoek
Members Absent: None
Others Present: Planner Brian Hilbrands

Chairman Rissi introduced Member Noordhoek as the newest Member of the Planning Commission.

- ARTICLE 2.** Pledge of Allegiance

- ARTICLE 3.** Approve the current Agenda

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

- ARTICLE 4.** Approve the Minutes of the February 1, 2021 meeting

Motion was made by Member Katsma to approve the Minutes of the February 1, 2021 meeting. Supported by Member Krieter. Motion carried 9 to 0.

- ARTICLE 5.** Acknowledge visitors and those wishing to speak to non-agenda items
(Comments are limited to five minutes per speaker)

No public comment was made.

- ARTICLE 6.** Case #21-3621/Engler, Jeff
Public Hearing

Property Address: 7080 Hidden Ridge

Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

Planner Hilbrands stated that the proposed building is 40x66 feet, with an approximate 6-foot-wide covered porch on two of its sides. This totals the building footprint at approximately 3,312 square feet, with an approximate height of 20 feet tall measured to the midpoint of the roof. Planner Hilbrands states that this height requires a setback of 60 feet from the side and rear property lines, and that the applicant shows a setback of over 100 feet from both side property lines, and over 70 feet to the rear property line. Planner Hilbrands states that the applicant's property is between 3-6 acres, so they are allowed to have up to two accessory buildings. This will be their second accessory building on the property.

Planner Hilbrands stated that applicant indicated the building will be used for the storage of lawn equipment, vehicles, and have a workout room. Planner Hilbrands states the building is normal in appearance for the area, although its is larger in size than average accessory buildings in the area. Planner Hilbrands stated that there is a row of evergreen trees along the south property line that will provide a partial screen of the building.

Planner Hilbrands stated that he did receive a comment from the residents of 7101 Windcrest stating they are concerned about the amount of water that comes onto their property from the direction of the applicants property, and that the construction of this building may increase that. Planner Hilbrands stated that there is nothing in the Zoning Ordinance that requires a drainage or storm water plan for single family homes or accessory buildings, however it is possible to make sure the topography of the property is not being altered. Planner Hilbrands stated that he does not see anything to indicate that the construction of the proposed building would alter the flow of water or topography.

Planner Hilbrands stated that he did receive an email from the resident at 7007 Windcrest indicating that she would like this application denied based on the size of the proposed building.

Planner Hilbrands stated that it appears that the proposed building does meet all standards for an accessory building, and that he is recommending approval of the special use permit with the following conditions:

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

Member Deering asked where the accessory building will be located in relation to the applicants home. Planner Hilbrands stated that the house is 70-80 feet north of where the proposed building location, almost equal distance between the house and the southern property line.

Member Krieter asked if there was any precedent for this type of single-family home situation creating a hardship for neighboring homes. Planner Hilbrands stated that he is not aware of one, and that potential hardships to neighbors are factored into decision making.

Member Moxley asked which lot on Windcrest was reporting the water problem, Planner Hilbrands replied that he believes it to be the seventh lot from the left on the displayed map. Member Moxley stated that parcel is adjacent to Parcel 1 (on the map), and asked if that parcel is also owned by the applicant. Planner Hilbrands stated that it is owned by the applicant.

Chairman Rissi invited the applicant to comment.

Mrs. Joann Engel stated that she does not have anything to add, and will be happy to answer questions.

Member Johnson asked Mrs. Engler if she was aware that there is a neighbor to the south that has issued a complaint inferring that water comes from the applicants property onto theirs. Mrs. Engler states that she is not aware, and the only thing they have put up in years is a privacy fence along the south side of the property, and that the rest is heavily wooded.

Member Moxley stated that a neighbor has mentioned that there was excessive noise from heavy machinery from around 9am to 9:30 pm, and asked the applicant if it was coming from their property, and what may have caused that. Mrs. Engel stated that it was probably their tractor as her husband loves to landscape.

Chairman Rissi asked Mrs. Engler if the proposed building will be near the fork in the driveway on their property. Mrs. Engler stated that the building would be behind the garage that is parallel to the south property line. Chairman Rissi asked Mrs. Engler if they intend to have electricity and water in the building, Mrs. Engler stated they will for sure have electricity, but have not planned for water at this point. Chairman Rissi asked Mrs. Engler if it they can/will work to not promote more water running off of their property by way of landscaping, grading, or gutters now that they are aware of the neighbors complaint of water coming from their property. Mrs. Engler stated that she is not aware of any changes that they have made while living on the property that would have produced more water runoff.

Member Moxley asked Mrs. Engler if there will be gutters and downspouts on the proposed metal roof. Mrs. Engler stated that she is unsure at this time. Member Moxley is concerned that water runoff from a metal roof can be very rapid, and states that gutters and downspouts could help control the flow towards a drain system.

Member Rapin asked if the owner could confirm that there will be no commercial use out of the proposed building. Mrs. Engler confirmed there will be no commercial use.

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

Chairman Rissi invited the public to comment.

There was a question and comment submitted anonymously via the Q&A section of Zoom. The question was if the equipment used inside of the building will make any noise, and the comment was that they live on the section of Windcrest that gets water from this property.

Mr. Dan Westerhof (7039 Windcrest) stated his concern of the size of the building and although it does look nice, how it will impact his view. Mr. Westerhof is also concerned about the drainage runoff with the building having a metal roof.

Motion was made by Member Katsma to close public hearing. Supported by Member Krieter. Motion carried 9 to 0.

Chairman Rissi asked Planner Hilbrands if he is aware of any conditions being put on an accessory building related to managing water runoff. Planner Hilbrands stated that there is nothing in the Zoning Ordinance about water drainage in a residential area, so it is difficult to attach a condition.

Member Moxley asked Planner Hilbrands if there is a storm drain on Windcrest. Planner Hilbrands stated that he is unsure, Chairman Rissi stated that he believes the water on Windcrest is managed by ditches that flow downhill.

Member Rapin asked if there will be any noise generated inside of the building that will fall out of Zoning requirements. Mr. Jeff Engler is now present and states that there is no plan to add any equipment that would make additional noise.

Chairman Rissi asked Mr. Engler if he is aware of water runoff concerns, and if he plans anything to manage these concerns. Mr. Engler stated that although gravity plays a role in the water runoff, he may try to create a collection point to slow the water flow. Chairman Rissi states that he believes grading and landscaping would play a role in slowing the water flow towards neighbors.

Member Katsma stated that although he does not know when water runoff issues began, he does not believe that adding a building will create more water runoff as it does not appear that the applicant has changed much on the property in the 15 years they have lived there. Member Katsma states that he believes water issues may have previously been in the area, and may not be directly related to the applicants property.

Member Moxley stated that he believes these water issues have existed for a while, and believes that corrugated and perforated drain tiles routed to the drain ditch on Windcrest would help relieve this problem.

There was a question asked in the Q&A box asking if it was possible to make gutters and downspouts a requirement for the applicants proposed building. Chairman Rissi asked Planner Hilbrands to answer this question as there is nothing in the Zoning Ordinance related to storm water for accessory buildings on an R1 property. Planner Hilbrands stated that he has a hard time requiring that condition as there is nothing in the Ordinance addressing or requiring gutters to be on a building in the R1 zone.

Member Katsma stated that the size of the building does seem larger than other accessory buildings for the specific area that it is in. Chairman Rissi stated that although the building does seem large, it is on a larger parcel that happens to be next to smaller parcels with smaller homes.

Motion made by Member Moxley to approve Case #21-3621 with the conditions that the building is not used for living space or to run a business, that any outdoor lighting meets regulations, and that gutters and downspouts are used to control water. Supported by Member Deering.

Member Noordyke asked if it should actually be required to have downspouts and gutters, or just recommend the applicant considers these. Member Noordyke states

that he is in favor of only the recommendation. Member Moxley replies that he believes these should be included to help control the water.

Member Noordhoek asks when the stormwater runoff plan was removed from the Ordinance. Planner Hilbrands stated that he was not aware of any previous requirement for single family homes. Planner Hilbrands stated that a drainage plan that shows the direction of flow is required for single family homes, but that a management plan is not. Planner Hilbrands also stated that a plan for directional flow is not required for accessory buildings.

Member Rapin stated that he is also only in favor of a recommendation, not a requirement of gutters and downspouts.

Member Johnson stated that even if the Planning Commission can not require the downspouts and gutters, it becomes a recommendation by default.

The motion above was voted on, and carried 7 to 2. Member Noordyke and Member Katsma did not vote in favor of this motion.

**ARTICLE 7. Case #21-3622/DeVos, Douglas and Maria
Public Hearing**

Property Address: 2020 Devonwood Lane

Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

Planner Hilbrands stated that the original proposition of the addition was 750 square feet, but that the applicant contacted him today and stated that after talking with the development team the size of the addition has slightly increased. The applicant is now requesting an 800 square foot addition to the existing 13,438 square foot building. The total size of the building after the addition will be 14,238 square feet. The proposed addition will be 19.5 feet tall, which is below the current height of 34.5 feet tall.

Planner Hilbrands stated that the owner has previously received a special use permit for this building, with one of the conditions being that a 300-foot setback from all property lines be maintained. Planner Hilbrands stated that the minimum setback shown is 335 feet to the eastern property line. Planner Hilbrands states that the property is over 6 acres so they are allowed to have up to three accessory buildings, however the owner has previously received a variance to have an additional accessory building so there are four on the property at this time. Planner Hilbrands stated the applicant has indicated the building is used as a residential recreation facility, and the addition will be used an exercise room. Planner Hilbrands states that the additions exterior will match the current buildings exterior.

Planner Hilbrands stated that although the accessory building is much larger than an average accessory building, the parcel it is on is much larger than average, and the property owner also owns several neighboring parcels.

Planner Hilbrands states that the applicant does appear to meet standards for an accessory building, so he is recommending approval of the special use permit with the following conditions:

1. The building is not used for living space or to run a business
2. Any outdoor lighting meet Township regulations
3. They continue to comply with previous requirements that the building maintain a 300-foot setback from all property lines.

Member Noordyke asked where the additional 50 square feet is going to be added. Planner Hilbrands stated that he believes it is being added to the storage area, and that the site plan that is shown is current.

Chairman Rissi invites the applicant to comment.

Mr. Peter Baldwin (AMDG Architects) stated that the buildings configuration grew slightly in the storage and vestibule area, totaling the addition close to 783 square feet, and this is why they are asking for an 800 square foot addition versus 750 square feet.

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

Chairman Rissi invited members of the public to comment.

No member of the public came forward.

Chairman Rissi asked Mr. Hilbrands if any comment was made to the Township Office regarding this case, Mr. Hilbrands stated there was none.

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

Motion was made by Member Rapin to approve the special use permit of Case #21-3621 with the conditions that the building is not used for living space or to run a business, that any outdoor lighting meets regulations, and that owner continues to comply with the previous setback requirement. Supported by Member Deering. Motion carried 9 to 0.

ARTICLE 8. Any other business

ARTICLE 9. Adjournment

Motion was made by Member Katsma to adjourn. Supported by Member Moxley. Motion carried 9 to 0. The meeting was adjourned at 8:02 P.M.

Respectfully submitted,
Brett Katsma, Secretary

STAFF REPORT

STAFF REPORT: Case #20-3623/Lacks Enterprises, Inc.
REPORT DATE: February 16, 2021
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: February 22, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:

Lacks Enterprises, Inc.
5711 Kraft Avenue
Grand Rapids, MI 49512

STATUS OF APPLICANT: Owner

REQUESTED ACTION: Site Plan Review for a 45,000 sq ft addition

EXISTING ZONING OF SUBJECT PARCEL(S): PUD 50

GENERAL LOCATION: Corner of Kraft Ave and 60th St

PARCEL SIZE: Approximately 66.5 acres

EXISTING LAND USE ON THE PROPERTY: Existing Lacks Distribution Center – Distribution facility/warehousing

ADJACENT AREA LAND USES: N – Light Industrial/Office
E – Residential/Light Industrial
S – Residential
W - Vacant

ZONING ON ADJOINING PARCELS: N, W – PUD 50
S – ARC
E – TI

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct a 45,000 sq ft addition to the existing distribution facility/warehouse building. The site plan was reviewed under Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.

2. The addition complies with all of the required height, area, setback, and parking regulations of the PUD zoning.
3. The existing building was built in 2016 and is approximately 150,000 sq ft.
4. Stormwater will drain to an existing regional detention basin to the north of the site. The proposed addition was included in the stormwater management design and calculations in the original site plan.
5. No new access to the property is being requested so no review by the KCRC was needed.
6. The site plan has been reviewed and approved by the Fire Department.
7. The Gerald R Ford Airport staff have been made aware of the project and have provided some comments relative to construction permits (cranes) and landscaping materials.
8. The Township Engineer has reviewed and approved the plan. A stormwater maintenance agreement is already in place for the existing development.
9. No new landscaping is being proposed.
10. The Meadowbrooke Review Board reviewed this project on February 22, 2021 and approved the plan.
11. A lighting plan has not been submitted but will be required before a building permit can be issued if any exterior lighting is being added.

Section 21.07: Criteria For Site Plan Approval:

The Planning Commission shall use the following criteria in evaluating a site plan submittal:

1. Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.
2. Whether there are ways in which the configuration of uses and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and proposed use and structures.
3. The extent to which natural features and characteristics of the large trees, natural groves, watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate, of scenic easements, natural buffering, and other techniques for preservation and enhancement of the physical environment.

STAFF RECOMMENDATION:

Staff is recommending Site Plan Approval for the 45,000 sq. ft. building addition with the following conditions:

1. The applicant complies with the Township Engineer letter dated February 17, 2021, and all necessary permits are obtained before construction begins.
2. Submit a photometric plan if any exterior lighting is being added.

ATTACHMENTS:

Application
Site Plans
Township Engineer letter



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Lacks Enterprises, Inc.
Address: 5460 Cascade Road SE
City & Zip Code: Grand Rapids, MI 49546
Telephone: (616) 949-6570
Email Address: pm.knight@lacksenterprises.com

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Proposed 45,000 sft building addition on the north side of the existing Lacks Distribution Center building. Project will include 4 new truck docks on the west side of the building. Utility services will be provided from the existing building and stormwater management will be provided in the Meadowbrook regional facility on the north side of the site.

LEGAL DESCRIPTION OF PROPERTY:**

See legal description on included site plans.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -31-400-030

ADDRESS OF PROPERTY: 5711 Kraft Avenue SE

PRESENT USE OF THE PROPERTY: Industrial - Warehousing/ shipping

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)

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

Patrick Kubit II
Applicant – Print or Type Name

[Signature] 1/18
Applicant’s Signature & Date

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



Kent County Web Map

February 24, 202



Kent County, MI makes no warranty, expressed or implied, regarding the accuracy, completeness or usefulness of information presented. Users of this information assume all liability for its fitness for a particular use.



Minutes
MEADOWBROOKE BUSINESS PARK
REVIEW BOARD MEETING

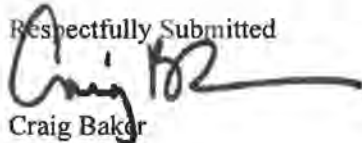
Date: February 22, 2021
Time: 7:30am
Place: First Companies Office, 4380 Brockton Ave SE, GR 49512
Present: Review Board: Craig Baker, Steve Delanoy, Chuck King (committee meeting held with online tools).
5711 Kraft SE.
Plans: Civil plan (1 sheets) by Moore & Bruggink dated 1/19/21, Architectural plan set from Ghafari dated January 25, 2021.
Facility is a 45,000 square foot addition to an existing building.

1. Site Plan Review
 - a. Site plan reviewed.
 - b. Ingress/Egress: This addition does not significantly change ingress or egress.
 - c. Utilities: Existing utilities to existing building. No change noted.
 - d. Setbacks: noted, Township site plan review will confirm setbacks.

2. Building
 - a. Construction Materials/Architecture. The building consists of Precast, and glass consistent with existing building.
 - b. Elevations: See note above.
 - c. Roof: consistent with existing building roof.
 - d. Roof Drainage – Downspouts/Gutters: Internal down spouts matching existing building roof drainage.
 - e. Parking/Asphalt Requirements: Small changes to the site for the addition, all changes consistent with existing site and building.
 - f. Curb/Gutter/Sidewalks: Small changes to the west side of the building, consistent with existing site.
 - g. Loading Areas: Located on the West side of the building – consistent with the existing building.
 - h. HVAC Equipment: No mechanical equipment is indicated. Any ground mounted HVAC equipment to have a landscape screen.
 - i. Exterior lighting No lighting indicated – to be consistent with existing site lighting.
 - j. Landscaping/Berms/Fencing: No plan submitted – to be consistent with existing landscaping.
 - k. Snow Removal Plan: acceptable.
 - l. Signs: subject to Township ordinance, approval and permitting.
 - m. Construction Staging/Ingress, Egress/Clean-up. Construction traffic plan through main drive acceptable.
 - n. Dumpster location. No dumpster location indicated. Dumpster to have screening fence/wall and landscaping and be located near the rear of the site.

The plans were approved per the notes above by the Meadowbrooke review board.

Respectfully Submitted



Craig Baker

February 17, 2021
Project No. 170168

Brian Hilbrands
Planner
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546

**Lacks Enterprises, 5711 Kraft Avenue
Site Plan Review**

Dear Brian:

We have reviewed the site plan for Lacks Enterprises, Inc. located at 5711 Kraft Avenue, prepared by Moore and Bruggink. The current site plan and the basis of this review are dated January 19, 2021. The proposed project is a 45,000 square foot building addition with associated site improvements. The site is in the Plaster Creek watershed, sub-drainage district 60th Street.

Stormwater and Drainage

Flood Control

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the stormwater drainage characteristics of the site. The site is in Stormwater Management Zone B, which requires detention of the 25-year storm event and a direct connection (overland or underground) of the 100-year storm event, or detention of the 100-year storm event.

The project site is located in the Meadowbrook South Drainage District and drains to the north to an existing regional detention basin. The proposed building addition was included in the stormwater management design and calculations in the original site plan dated August 26, 2015. This was reviewed by Fishbeck in a letter dated September 9, 2015. Additional stormwater detention is not required. 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 site drains to the Meadowbrook South Drainage District detention basin, therefore onsite water quality control improvements are not required. The design is in accordance SWO.

Drainage Plan

The applicant has submitted drawings and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the attached checklist for items and comments on each item. A stormwater maintenance agreement should already be in place for the existing development.

Utilities

No new utilities are proposed for the site. The new building addition will be serviced from the existing building's utilities.

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 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. 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.

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

Lacks Enterprises, 5711 Kraft Avenue

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
All stormwater runoff from the site discharges to the Meadowbrook South Drainage District 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.
- OK (3) Development tributary area to each point of discharge from the development
Stormwater calculations were previously reviewed by Fishbeck in a letter dated September 9, 2015.
- OK (4) Calculations for the final peak discharge rates
Stormwater calculations were previously reviewed by Fishbeck in a letter dated September 9, 2015.
- OK (5) Calculations for any facility or structure size and configuration
Stormwater calculations were previously reviewed by Fishbeck in a letter dated September 9, 2015.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided a utility plan showing all proposed stormwater runoff facilities.
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
Offsite drainage areas were not indicated by the applicant.
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
- 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

- OK (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
A stormwater maintenance agreement should already be in place for the existing development.
- 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