



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

NOTICE OF PUBLIC MEETING VIA VIDEO CONFERENCE

In accordance with Executive Order 2020-75, which declares that public bodies subject to the Open Meetings Act can use telephone and/or video conferencing technology to meet and conduct business during the ongoing COVID-19 pandemic, the Cascade Charter Township Planning Commission will conduct a regular meeting on Monday, November 9th, 2020 at 7:00pm utilizing the Zoom video conferencing platform, for the purpose of conducting official business while complying with Executive Order 2020-77 and the Michigan Department of Health and Human Services recommendations designed to help prevent the spread of COVID-19. For up-to-date information regarding the ongoing public health crisis, please visit:

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

INSTRUCTIONS FOR ACCESS AND PARTICIPATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89606459963>

Or iPhone one-tap :

US: +13126266799,,89606459963 # or +19292056099,,89606459963 #

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: 896 0645 9963

International numbers available: <https://us02web.zoom.us/j/89606459963>

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, November 9, 2020
7:00 pm
Virtual 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 September 21, 2020 Meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #20-3612/LiveSpace
Property Address:
Requested Action: Site Plan Review for a 4,000 sq ft addition.**
- ARTICLE 7. Any other business**
- ARTICLE 8. 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
Planning Commission
Monday, September 21, 2020
7:00 P.M.
Virtual Zoom Meeting

ARTICLE 1. Chairman Rissi called the meeting to order at 7:00 P.M.
Members Present: Slater, Rapin, Deering, Johnson, Katsma, Krieter, Noordyke, Rissi, and Moxley
Members Absent: None
Others Present: Community Development Director, Steve Peterson, and Planner, Brian Hilbrands

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

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

ARTICLE 4. Approve the Minutes of the September 14, 2020 meeting.

Motion was made by Member Katsma to approve the revised minutes of September 14, 2020. Supported by Member Deering. Motion carried 9 to 0.

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

No visitors came forward.

ARTICLE 6. Case #20-3598/Maslowski
Public Hearing

Property Address: 9585 60th St. SE

Requested Action: The applicant is requesting a special use permit to construct an addition to an accessory building that would make it larger than 832 sq ft.

Planner Brian Hilbrands stated that this will be a 24x30 foot addition to an existing 24x24 foot building, which will total almost 1,300 sq ft. The building will have a height of 12 feet, 4 ½ inches, and shows a setback of 63 feet from the right of way (35 feet is required). Mr. Hilbrands stated that a variance was needed for the addition since the building is located in the front yard facing Snow Ave. The variance was granted by the Zoning Board of Appeals at their September 8th, 2020 meeting with the one condition that access to the building come off 60th Street, which is where the existing driveway for the house is. Mr. Hilbrands stated that the property is less than 3 acres, so this will be the only accessory building permitted.

Mr. Hilbrands stated that the building is normal in appearance and size for the area, and that the applicant indicated they will be using the building for storage.

Mr. Hilbrands states that the applicant meets Township standards for an accessory building, so Staff is recommending approval of the special use permit with the three following conditions:

1. The building is not used for living space or to run a business out of.
2. Any outdoor lighting meet Township regulations.
3. Access to the building come off of 60th St.

Chairman Rissi invited the applicant to comment. The applicant did not comment.

Motion was made by Member Johnson to enter into Public Hearing. Supported by Member Krieter. Motion carried 9 to 0.

Chairman Rissi invited any member of the public to comment. There was no comment.

Chairman Rissi asked Mr. Hilbrands if he has received any written comment related to this case, Mr. Hilbrands stated that he has not.

Motion was made by Member Johnson to close Public Hearing. Supported by Member Rapin. Motion carried 9 to 0.

Motion was made by Member Rapin to approve the special use permit with the included Staff conditions. Supported by Member Krieter. Motion carried 9 to 0.

**ARTICLE 7. Case #20-3601/Poolman
Public Hearing**

Property Address: 6667 60th St SE

Requested Action: The applicant is requesting a special use permit to construct an addition to an accessory building that would make it larger than 832 sq ft.

Mr. Hilbrands stated that this will be a 42x64 foot addition to the existing 30x50 foot building, totaling 4,288 sq ft. The building will have a height of 14 feet tall, measured to the midpoint of the roof, and shows a 12-foot setback from the right of way from the original building, and a 22-foot setback from the proposed addition (10 feet is required). Mr. Hilbrands states that the property is between 3 and 6 acres, so the applicant is permitted to have up to two accessory buildings on the property. The applicant has stated that they intend to use the building to keep 2-5 horses, chickens, related hay and feed, and for storage. The property is in the agricultural zoning area, so this is a permitted use as long as the property owner owns the animals themselves. A separate special use permit for a public stable will be needed if they intend to house animals they do not own.

Mr. Hilbrands states that the building is normal in appearance for the area, although it is larger than average accessory buildings. Mr. Hilbrands states that there has been similar sized building approved in the agricultural area.

Mr. Hilbrands states that the applicant meets Township standards for an accessory building, so Staff is recommending approval of the special use permit with the two following conditions:

1. The building not be used for living space or to run a business out of, which includes a public stable.
2. Any outdoor lighting meet Township regulations.

Member Moxley asked if the width of 42 feet includes the covered overhang on the east side. Mr. Hilbrands states that yes, it does include the 10-foot overhang.

Chairman Rissi invited the applicant to comment. The applicant did not comment.

Motion was made by Member Rapin to enter into Public Hearing. Supported by Member Moxley. Motion carried 9 to 0.

Chairman Rissi invited any member of the public to comment. There was no comment.

Chairman Rissi asked Mr. Hilbrands if he has received any written comment related to this case, Mr. Hilbrands stated that he has not.

Motion was made by Member Slater to close Public Hearing. Supported by Member Krieter. Motion carried 9 to 0.

Motion was made by Johnson to approves the special use permit with the included Staff conditions. Supported by Member Deering. Motion carried 9 to 0.

ARTICLE 8.

Case #20-3599/Green Castle Properties

Property Address: 6095, 6115, and 6143 28th St SE

Requested Action: The applicant is requesting a basic plan review for an amendment to the PUD to accommodate a new car dealership.

Mr. Hilbrands states that these lots a part of the current Cascade Business Center. The applicant is requesting that PUD 67 be amended to include this car dealership. PUD 67 currently includes the existing Porsche Audi dealership, and the Subaru dealership which are to the West of these properties. The applicant is proposing an approximate 36,500 square foot building, with no building height listed on the current plan. The building height, building elevations, floor plans, and a photometric site plan will need to be submitted before their next step. Mr. Hilbrands states that there are currently two stormwater system options being presented as the applicant is waiting for infiltration rate testing results. The next step in this process will be a preliminary development review.

Mr. Hilbrands states that the landscape plan shows there to be 22 Ginkgo trees, which have a male and female variety. The female variety is included on the Townships "Uncredited Species List", which means that it is permitted, but will not count towards landscaping requirements. Mr. Hilbrands stated that if the applicant would like credit for the trees, they need to use the male variety, or a different species of tree.

Mr. Hilbrands states that the applicant will need to show documentation from the Kent County Road Commission approving a curb cut, and will need to show approval from the Kent County Drain Commission and Township Engineer for all proposed storm water drainage facilities. Mr. Hilbrands states that in his Staff Report, he has included minor changes Staff would like to see on the site plan before proceeding to a Public Hearing.

The point of this meeting is for introductions and questions about the project, the next phase will be a Public Hearing for the Preliminary Development Plan Review once the applicant provides the documents and information mentioned in the Staff Report.

Member Moxley asks if the parking lot shown on the north end of the site is proposed or existing, Mr. Hilbrands states that it is existing. Member Moxley asks if the three buildings shown will be demolished, Mr. Hilbrands states that they will be. Member Moxley asks if the stormwater detention system is a series of pipes surrounded by gravel that gradually leaks the water into the ground, Mr. Hilbrands states that he does believe so, but will let the applicant speak about that, and states that is something the Township Engineer will inspect and sign off on.

Chairman Rissi asks if there will be a cross connection with the parking lot to the east, as right now there appears to be parking spaces blocking that connection. Mr. Hilbrands states that will need to be asked of the applicant.

Member Slater asks for clarification that the approval needs to be prior to construction, but that the applicant can demolish the current buildings at their own risk. Mr. Hilbrands confirms that is correct.

Chairman Rissi invites the applicant to comment.

Mr. Brandon Simon (Nederveld) stated that they are the civil engineering firm representing the applicant. Mr. Simon states that the stormwater system will be an "arch" system, which is buried underground with a hard pipe connection to an outlet. Mr. Simon states that to the west of the proposed building is a 36" County drain that they will ask to tie into with approval from the Drain Commission. Mr. Simon states that the cross access is intended to be a drive aisle (not parking spaces), and they will work with the neighboring property on that easement.

Chairman Rissi confirmed with Mr. Hilbrands that this is a review, and no action is needed to be taken on this case tonight. Mr. Hilbrands confirmed that is accurate.

Member Rapin asked Mr. Hilbrands when the tree choice for landscaping will have to be identified, Mr. Hilbrands states that will need to be updated before this case is heard by the Planning Commission again.

Mr. Colin Schiefler introduced himself as Director of Project Development of the parent company of Fox Motors, and stated that the success of the Subaru brand is driving the need for a new dealership.

Member Katsma asked if these properties will continue to be connected by the north/south drive with the properties to the north. Mr. Simon stated that drive is part of an easement and a fire access, it will be kept intact.

There was no further discussion.

ARTICE 9. Case #20-3579/BDR Custom Homes

Property Address: 1370 Buttrick Ave

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

Mr. Hilbrands states that tentative preliminary approval for these plans was given at the May 18, 2020 Planning Commission meeting, and the applicant is now requesting final preliminary approval. Mr. Hilbrands states that the plans have not changed much, however the applicant has received all approvals required by the Township, and is seeking a recommendation to the Township Board.

Mr. Hilbrands states that this plan includes an extension of the pathway system along Grand River Drive to their new private street, with an easement provided for future extensions of the pathway system from their private street to the east property line. Mr. Hilbrands states that the project will have sanitary sewer serviced by Ada Township, and private wells for water. The applicant has received the needed approvals from the Utility Advisory Board, as well as the Kent County Health Department.

The final preliminary approval will allow the developer 2 years to get started on the project by putting in the road and utilities. Mr. Hilbrands stated that an airport recognition statement, and a special assessment district agreement will need to be provided with their master deed. Mr. Hilbrands states that there are a number of buildings and fences that need to be removed from the property, so the applicant will need to indicate a timing of those removals.

Mr. Hilbrands stated that the applicant has provided all required documentation, Staff is recommending forwarding a positive recommendation to the Township Board with the following conditions:

1. The applicant indicates timing of the removal of existing buildings and fences from the property.
2. A copy of the proposed deed restrictions and bylaws is submitted, including the airport recognition statement and agreement to participate in the special assessment district if available.
3. The stormwater maintenance agreement is recorded.

Member Moxley asked if the sanitary sewer is currently stopped at Buttrick Ave and being extended down Grand River, or if it is already on Grand River. Mr. Hilbrands stated that he believes it will be extended down Grand River from Buttrick. Member Moxley asks if the sidewalk on the west side of the private drive will connect to the pathway, Mr. Hilbrands stated that yes, it will connect to the pathway.

Chairman Rissi invited the applicant to comment.

Mr. Dave Contant (BDR Custom Homes) stated that they are working on a removal plan for the structures and fences on the property, and expect to have everything off of the property by the end of the year.

Member Katsma asked Mr. Contant to discuss any planned landscaping. Mr. Contant stated that they are going to retain as many trees as possible on the east side of Buttrick, which is adjacent to their open space and storm water detention area. There will be additional landscaping added to the area, with details to be determine. Mr. Contant states that the front entrance will have basic signage and landscaping, and there are no plans to add a gate.

Motion was made by Member Moxley to approve the plan as presented with the included Staff conditions. Supported by Member Rapin. Motion carried 9 to 0.

ARTICLE 10. Any other business

Member Katsma asked for an update about the Tuffy property. Member Slater stated that the Township has authorized an environmental study, and that the property has been purchased. The business/lease owner has a couple of years left on his lease, with the option of renewing for two, five-year leases after that. The Township can not do anything until the lease is expired.

Member Moxley asked about construction on the pathway at Laraway Lake Drive and Cascade Road. Mr. Hilbrands stated that that is part of a new trail extension project on that side of the road. Director Peterson stated that the City of Grand Rapids is making changes to traffic signals near pathway connection points in the area.

ARTICLE 11. Adjournment

Motion was made by Member Johnson to adjourn. Supported by Member Deering. Motion carried 9 to 0. The meeting was adjourned at 7:43 p.m.

Respectfully submitted,
Brett Katsma, Secretary

STAFF REPORT

STAFF REPORT: Case #20-3612/LiveSpace
REPORT DATE: November 2, 2020
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: November 9, 2020
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:

AJ Sweeney, LiveSpace
4995 Starr St SE
Grand Rapids, MI 49546

STATUS
OF APPLICANT: Owner

REQUESTED ACTION: Site Plan Review for a 4,000 sq ft addition

EXISTING ZONING OF
SUBJECT PARCEL(S): I, Industrial

GENERAL LOCATION: On Starr St near Horizon Dr just west of I-96

PARCEL SIZE: Approximately 3 acres

EXISTING LAND USE
ON THE PROPERTY: Industrial – current LiveSpace building

ADJACENT AREA
LAND USES: N, S, W – Industrial
E – Commercial/Institutional

ZONING ON
ADJOINING PARCELS: N, E – PUD 29
S, W – I

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct a 4,000 sq ft addition to the existing industrial building. The site plan was reviewed under Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.
2. The existing building was built in 1983 and is approximately 17,000 sq ft.
3. The project will include the expansion of the existing detention basin in order to accommodate an increase in impervious area.

4. The site will require a temporary grading easement with the property to the north for a small amount of grading work.
5. The site plan has been reviewed and approved by the Fire Department.
6. The Township Engineer has reviewed and approved the plan.

Section 21.07: Criteria For Site Plan Approval:

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

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

STAFF RECOMMENDATION:

Staff is recommending Approval of the site plan for the 4,000 sq. ft. building addition with the following conditions:

1. Provide approval from the property owner to the north for the grading on their property.
2. The applicant complies with the Township Engineer letter dated November 3, 2020, and all necessary permits are obtained before construction begins.
3. Record the stormwater maintenance agreement.

ATTACHMENTS: Application
 Site Plans
 Township Engineer letter



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: LIVESPACE, AJ SWEENEY, PRESIDENT
 Address: 4995 STARR ST SE
 City & Zip Code: GRAND RAPIDS, MI 49546
 Telephone: (616) 929-0191 x700
 Email Address: aj@livespace.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 4,000 SFT BUILDING ADDITION TO EXISTING LIVESPACE FACILITY

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

SEE ATTACHED

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-07-301-014

ADDRESS OF PROPERTY: 4995 STARR STREET

PRESENT USE OF THE PROPERTY: INDUSTRIAL

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)

Aj Sweeney
Applicant - Print or Type Name


Applicant's Signature & Date 9/30/2020

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

REVISIONS

NO. DATE BY DESCRIPTION

1 10/26/2020 AMM Initial Design

2 11/10/2020 AMM Final Design

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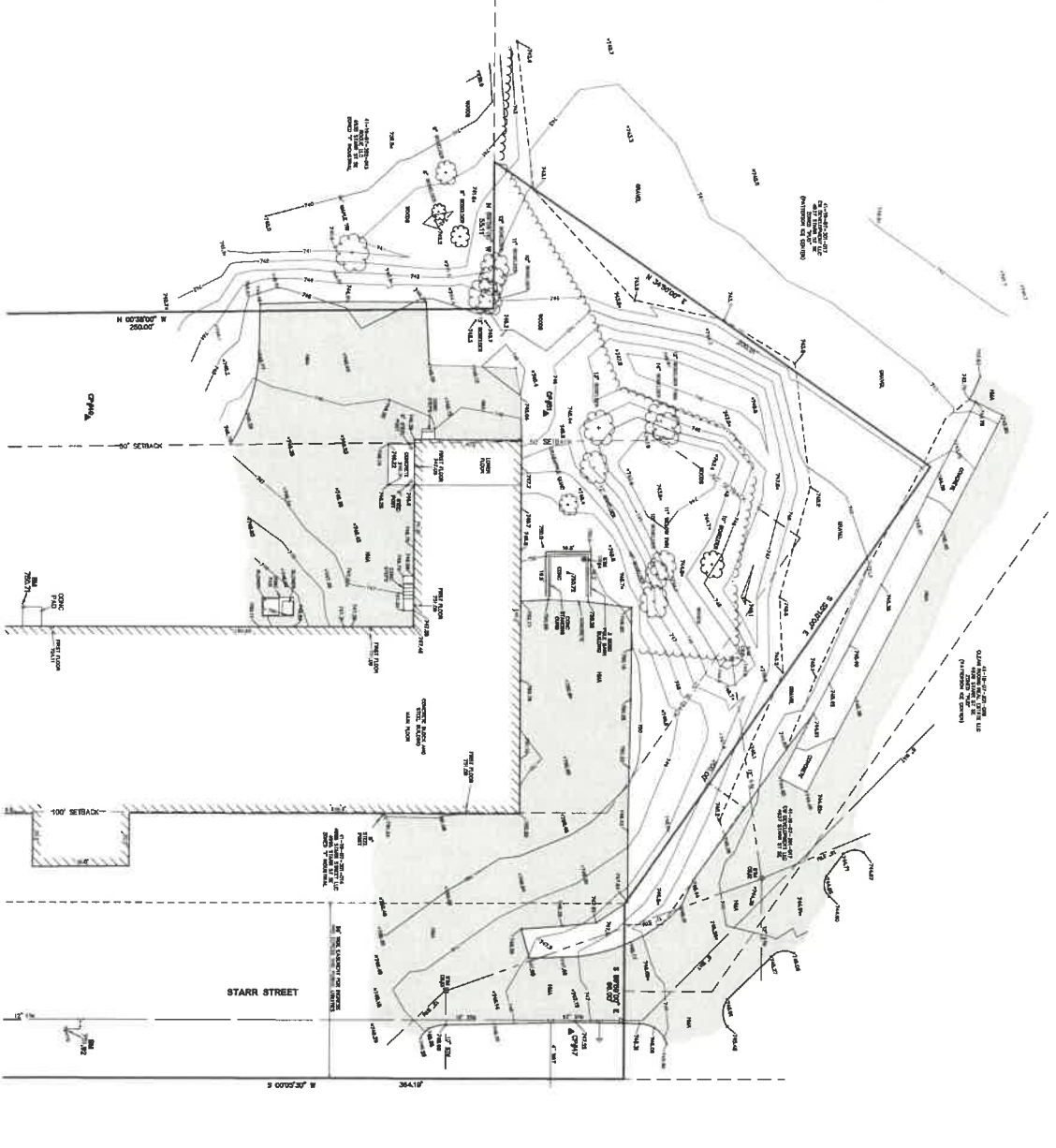
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LEGEND

— 1/4" = 1' CONVEYANCE

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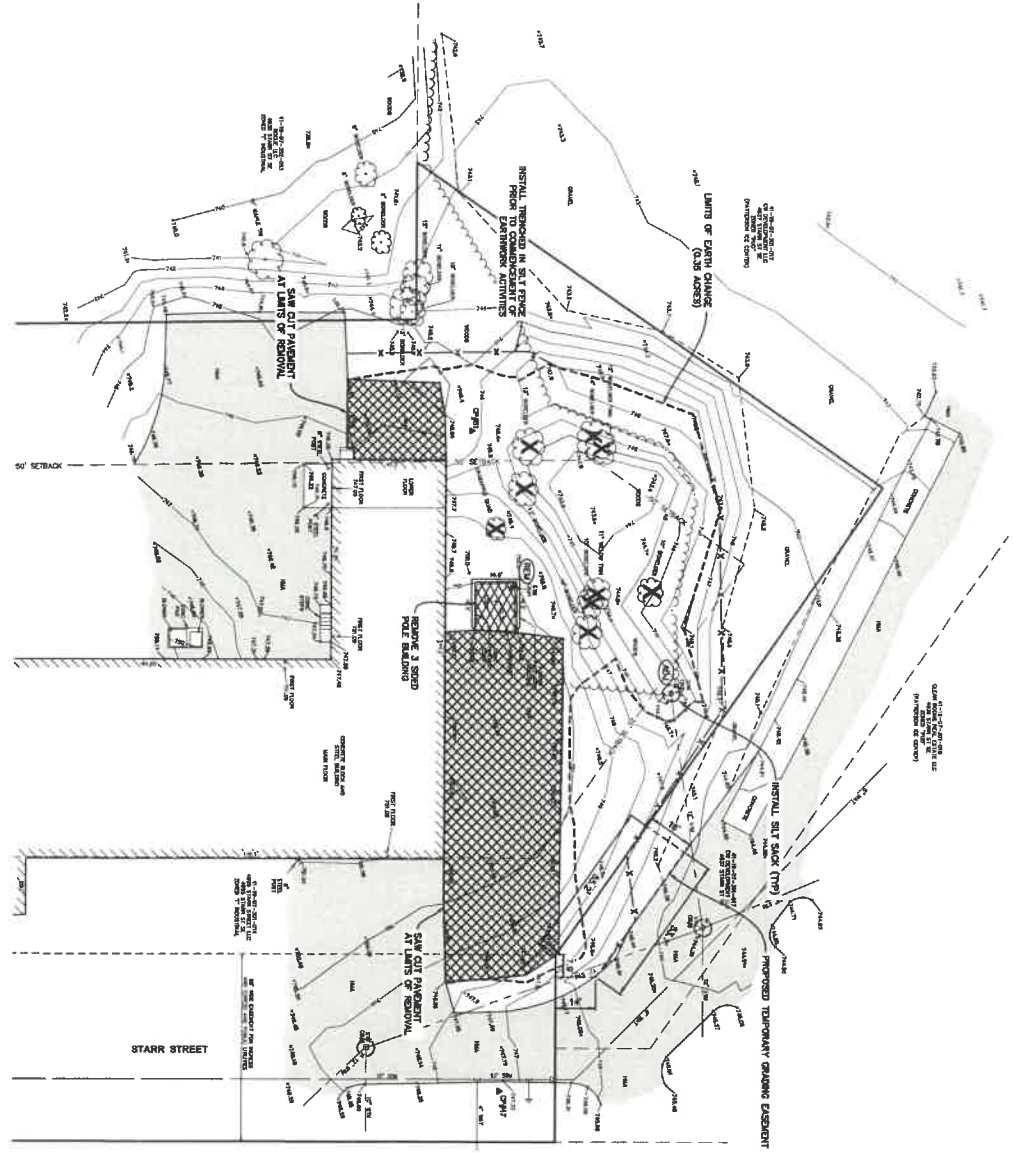
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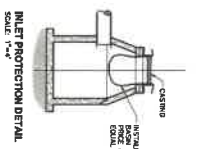
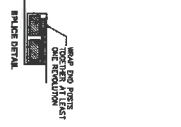
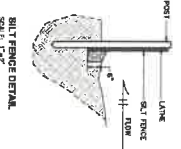
RECORD DRAWING
 THIS DRAWING IS THE PROPERTY OF MOORE+BRUGGLINK CONSULTING ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MOORE+BRUGGLINK CONSULTING ENGINEERS.

CONTRACT DOCUMENTS
 1. CONTRACT AGREEMENT
 2. SPECIFICATIONS
 3. PERMITS
 4. LOCAL ORDINANCES
 5. ALL OTHER DOCUMENTS REFERENCED HEREON

EXISTING UNDERGROUND UTILITIES
 1. 12" WATER MAIN
 2. 12" SEWER MAIN
 3. 12" GAS MAIN
 4. 12" ELECTRIC MAIN
 5. 12" TELEPHONE MAIN
 6. 12" CABLE MAIN
 7. 12" FIBER OPTIC MAIN
 8. 12" RAINWATER MAIN
 9. 12" STORMWATER MAIN
 10. 12" SANITARY MAIN
 11. 12" DRAINAGE MAIN
 12. 12" OTHER MAINS



- GENERAL REMOVAL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SHIFTS AS PART OF THIS PROJECT.
 2. THE CONTRACTOR SHALL CALL 811 FOR A BIDDING DAY BEFORE THE START OF CONSTRUCTION.
 3. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BRICK, PAINT, STAIN, ASPHALT, AND OTHER MATERIALS FROM THE SITE AND TO BE RECYCLED OR OTHERWISE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. ALL SUCH MATERIALS SHALL BE PROTECTED FROM DAMAGE.
 4. ALL SOIL REMOVED SHALL BE RECYCLED OR OTHERWISE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. ALL SUCH MATERIALS SHALL BE PROTECTED FROM DAMAGE.
 5. ALL SOIL REMOVED SHALL BE RECYCLED OR OTHERWISE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. ALL SUCH MATERIALS SHALL BE PROTECTED FROM DAMAGE.
 6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHIFTS FROM THE APPROPRIATE AGENCIES.



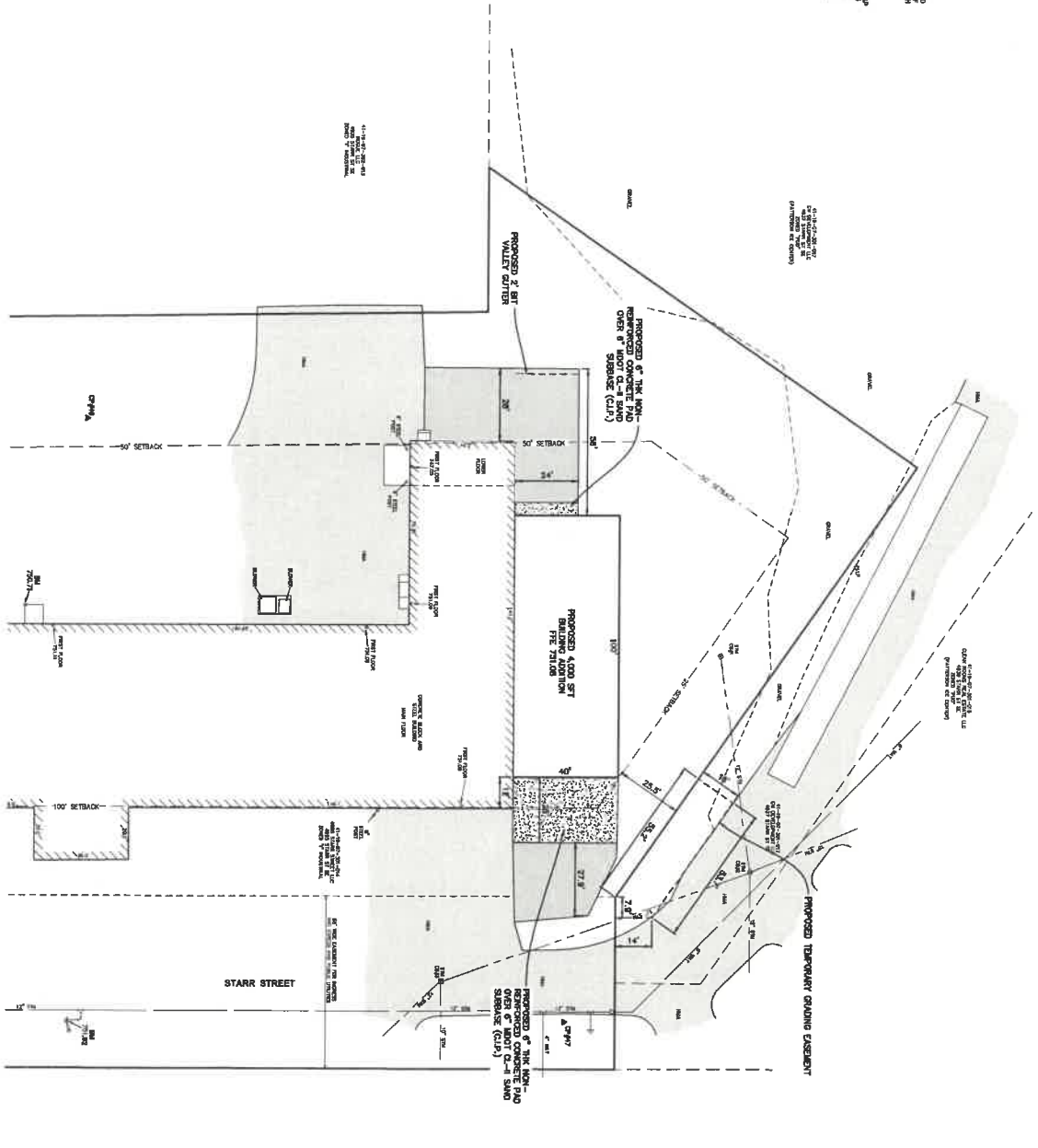
REMOVAL LEGEND

- COLD MILL PAVEMENT
- REMOVE BITUMENS
- REMOVE CONCRETE
- REMOVE CURBS & GUTTERS
- REMOVE SANITARY SEWER
- REMOVE WATERMAIN
- REMOVE STORM SEWER
- RECYCLE AT ON-SITE
- REMOVE & SALVAGE
- REMOVE TRENCH
- DRAINAGE STRUCTURE ADJACENT

<p>MOORE+BRUGGLINK CONSULTING ENGINEERS 2020 Monroe Ave. Grand Rapids, MI 49506 (616) 363-9801 info@mbce.com</p>	<p>SITE REMOVALS FOR LIVE SPACE ADDITION CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN</p>	<p>PLAN REVISIONS 10-27-2020 REVISED PER TOWNSHIP COMMENTS</p>	<p>PROJECT LOCATION CASCADE TOWNSHIP, MI</p>
	<p>2 OF 5</p>	<p>DATE: 10/30/20 SCALE: AS SHOWN</p>	<p>PROJECT NO.: 2020-10 CLIENT: LIVE SPACE ADDITION</p>

REVISIONS
 1. 10/19/2019
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GENERAL NOTES
 1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THE WORK.
 2. THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY EXCAVATION OR DRILLING TO LOCATE ALL UTILITIES.
 3. ALL EXCAVATION SHALL BE PROTECTED BY SHIELDING PILES AND SHIELDING PILES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION.
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SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THE WORK.
2. THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY EXCAVATION OR DRILLING TO LOCATE ALL UTILITIES.
3. ALL EXCAVATION SHALL BE PROTECTED BY SHIELDING PILES AND SHIELDING PILES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION.
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EXISTING SETBACKS - 4' MINIMUM
 MAIN REAR SETBACK 4'
 MAIN SIDE SETBACK 4'
 MAIN FRONT SETBACK 4'
 MIN. LOT WIDTH 200'
 MAX. BUILDING HEIGHT 2 STORIES/15'



NO.	REVISION	DATE
1	10-27-2020 REVISED PER TOWNSHIP COMMENTS	10/27/20

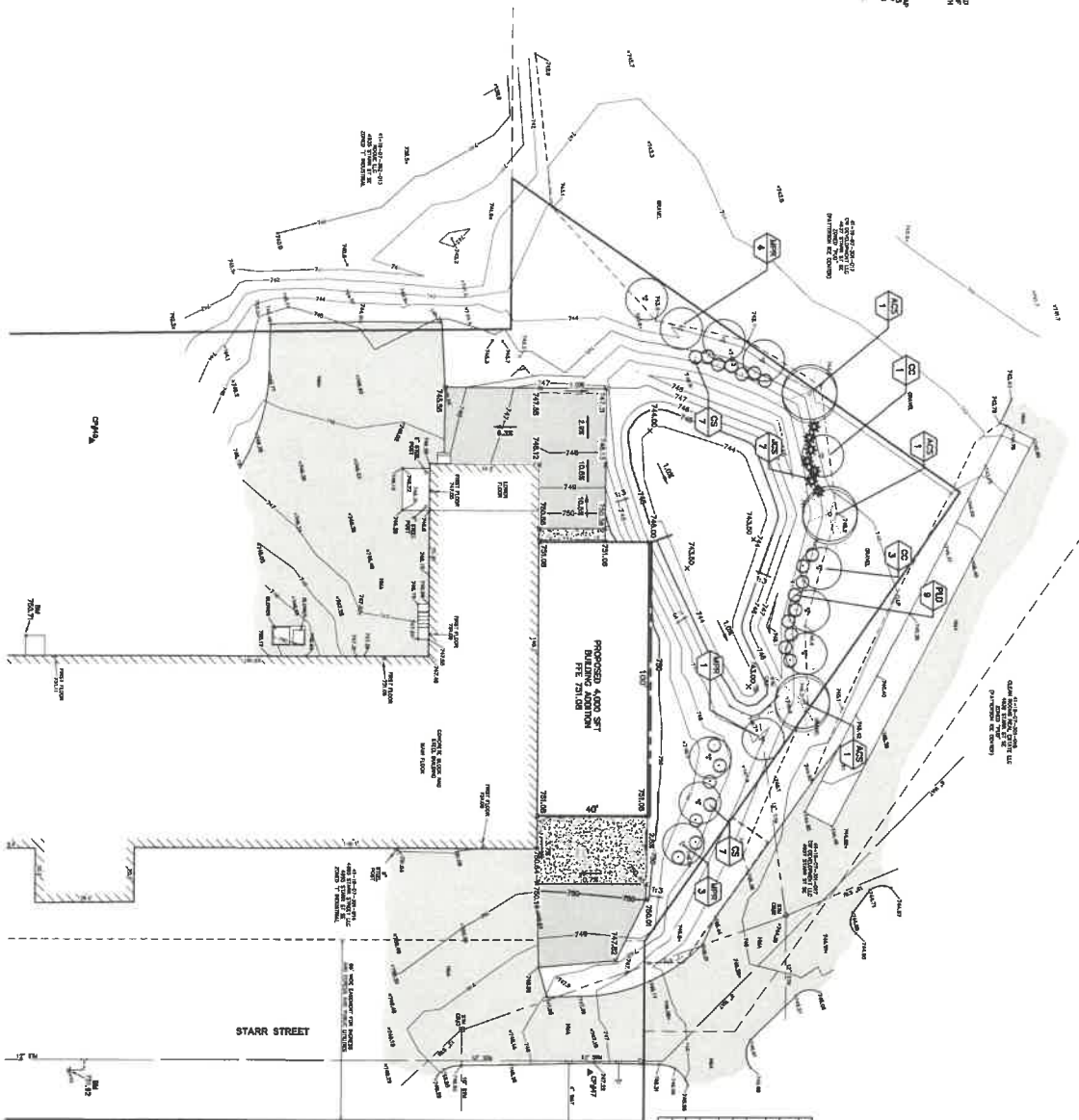
Moore+Bruggink
 Consulting Engineers
 3000 Monroe Ave.
 49505
 moore@mbcon.com

SITE LAYOUT FOR LIVE SPACE ADDITION
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

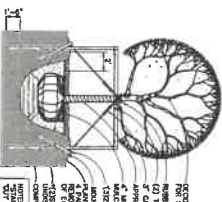
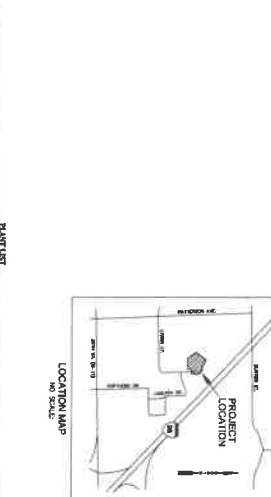
FIELD SHEET / DATE: 10/19/2019
 PROJECT NO.: 200202.01
 DRAWING NO.: 001
 DESIGNED BY: AM
 CHECKED BY: AM
 PLAN DATE: 10/19/2019

3 OF 5

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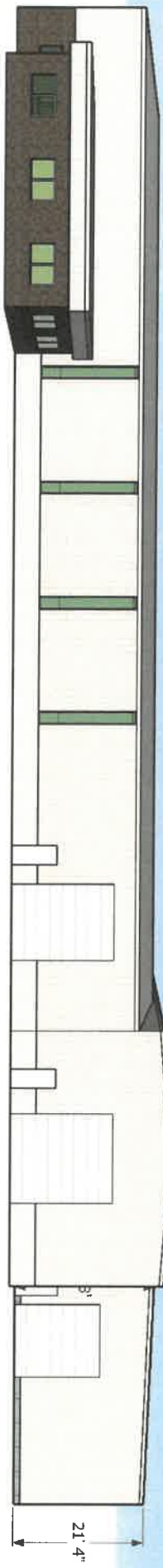
DECIDUOUS TREE PLANTING DETAIL
 SCALE: 1" = 1'-0"

- LANDSCAPING GENERAL NOTES**
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CANTON LAND MAINTENANCE DEPARTMENT'S LANDSCAPING MANUAL.
 2. ALL SINGLE ROW SHAD TREES TO HAVE SHADROW TRUNKS AND SHADROW CROWN.
 3. PLANTING SHALL BE DONE TO THE DEPTH OF THE ROOT BALL AND SHALL BE ACCEPTED.
 4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CANTON LAND MAINTENANCE DEPARTMENT'S LANDSCAPING MANUAL.
 5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CANTON LAND MAINTENANCE DEPARTMENT'S LANDSCAPING MANUAL.
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 10. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CANTON LAND MAINTENANCE DEPARTMENT'S LANDSCAPING MANUAL.

MOORE+BRUGGINK
 Consulting Engineers
 2020 Moore Ave.
 Kent, OH 44205
 (615) 383-6891
 email@mbca.com

PROJECT NO. 2020221
 DESIGN NUMBER 202
 DRAWING NO. 021
 DATE 9/15/20

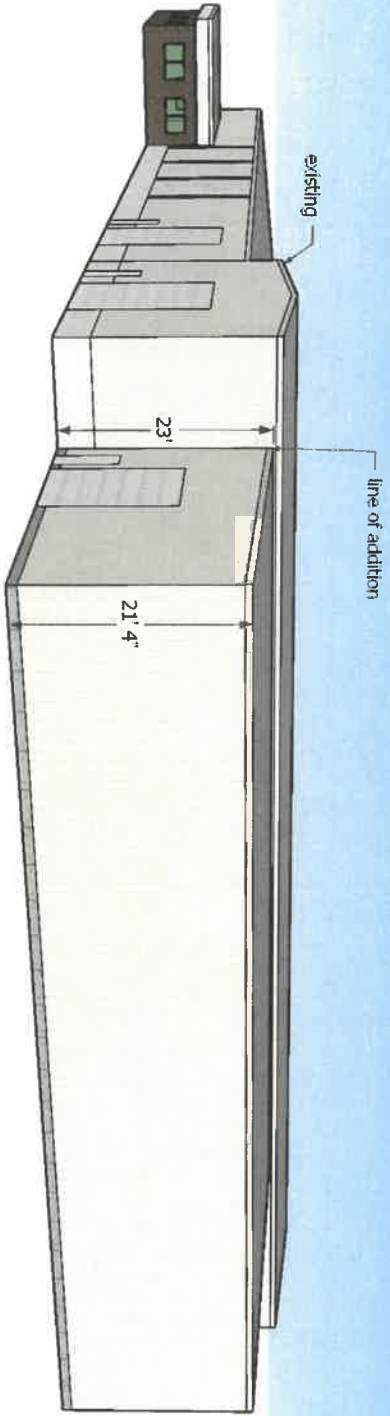
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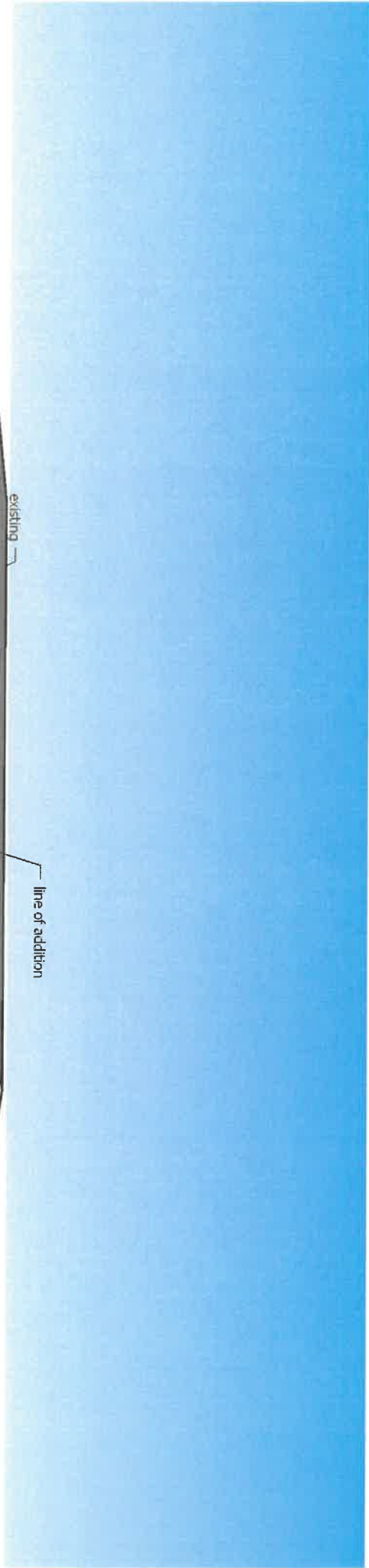
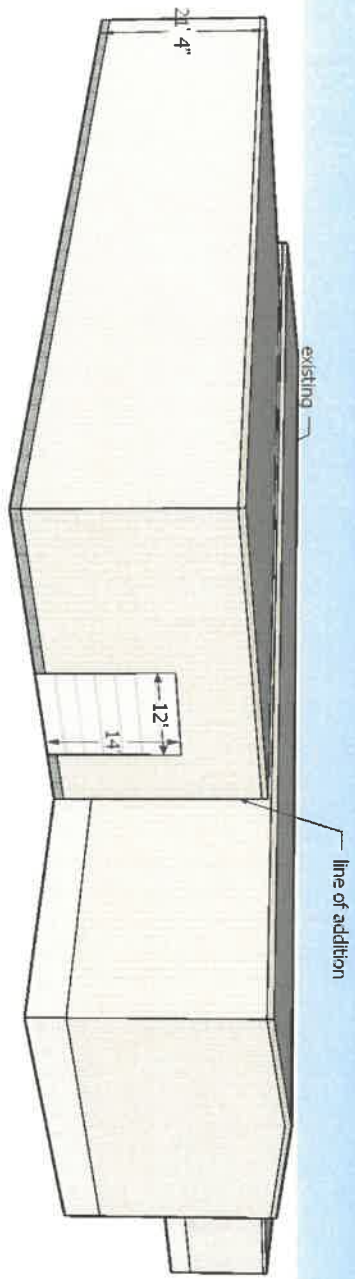


existing

line of addition

21' 4"





November 3, 2020
Project No. 170168

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

Live Space, 4995 Starr Street
Site Plan Review

Dear Steve:

We have reviewed the site plan for Live Space, located at 4995 Starr Street, prepared by Moore and Bruggink. The current site plan and basis of this review are dated October 30, 2020. The proposed project is a 4,000-square-foot building addition and parking lot improvements. The site is in the Plaster Creek watershed, subdrainage district Cascade West.

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.

An existing detention basin is located onsite. The proposed project will increase the size of the detention basin to account for the increase in impervious area from the building and parking lot additions. The new building addition will discharge directly to the detention basin by roof drains.

The applicant provided documentation to show the net increase in impervious area is 2,100 square feet. This results in an additional 400 cubic feet of storage volume required. The proposed project will excavate out the existing detention basin to achieve the additional storage volume. The existing outlet control structure will also be modified to include a low flow orifice. The orifice was initially sized based on a release rate of 0.13 cfs/acre for the site; however, this resulted in a 1-inch diameter orifice, which is small and susceptible to clogging. The orifice diameter was increased to a minimum 3-inches to prevent clogging.

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

Water Quality Control and Bank Erosion Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period. The detention basin is designed with outlet control structure and low flow outlet to detain the first 0.5 inch of runoff from the site and release it over a 24-hour period. The proposed design is in accordance with the Township SWO.

Stormwater Runoff

The applicant provided stormwater calculations to size the detention basin and onsite storm sewer system. All stormwater runoff from the new private street and developed portion of the site will drain to the detention basin. Therefore, the site will not see an increase in rate of stormwater leaving the site.

Drainage Plan

The applicant has submitted drawings, calculations 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. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include at a minimum maintenance of the detention basin and cleaning of catch basin sumps.

Utilities

No new utilities are proposed for the site. The new building addition will serve 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. The SESC measures indicated on the drawings appear appropriate, given the expected work.

Summary

The proposed stormwater management design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain an SESC permit prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

If you have any questions or require additional information, please contact me at 616.464.3786 or ntorrey@fishbeck.com.

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

Live Space, 4995 Starr Street

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
Stormwater runoff from the site is collected in an existing onsite 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 and tributary areas were provided by the applicant.
- OK (4) Calculations for the final peak discharge rates
The applicant provided calculations for design of the enlarged detention basin and outlet control structure.
- OK (5) Calculations for any facility or structure size and configuration
Stormwater runoff calculations were provided by the applicant.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided a utility plan showing all proposed stormwater runoff facilities.
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
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
A construction schedule was included on the plans.
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin.

- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The applicant provided calculations and design details for construction of the onsite storm sewer system and detention basin.
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement was not provided and is required.
- OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.
- OK (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems