

AGENDA
Cascade Charter Township Planning Commission
Monday, July 1st, 2019
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the June 17, 2019 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 19-3531 Mark Beatson
Public Hearing
Property Address: 9100 Cascade Road
Requested Action: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.**
- ARTICLE 7. Case # 19-3532 Randy Carpenter
Public Hearing
Property Address: 8650 36th St
Requested Action: The applicant is requesting a modification of their special use permit to add 576 sq ft to their accessory building.**
- ARTICLE 8. Case #19-3533 Jennifer Santelli; Chick-fil-A, Inc
Public Hearing
Property Address: 5528 28th St
Requested Action: The applicant is requesting a Preliminary Plan Approval for an amendment to the PUD to accommodate Chick-fil-A**
- ARTICLE 9. Any other business**
- ARTICLE 10. Adjournment**

Meeting format

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

MINUTES
Cascade Charter Township
Planning Commission
Monday, June 17, 2019

7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Krieter, Lewis, Noordyke, Pennington, Rissi, Moxley, Katsma and Sperla
Members Absent: None
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 Pennington to approve the Agenda. Supported by Member Katsma. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the June 3, 2019 meeting.

Motion was made by Member Lewis to approve the minutes of June 3, 2019. Supported by Member Johnson. 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 # 19-3529 Jack Hulst
Public Hearing

Property Address: 3717 Cherry Lane

Requested Action: The Applicant is requesting a Special Use Permit to construct an accessory building over 832 sq ft.

Director Peterson stated that the Applicant is requesting to build a 32x50 ft building totaling 1,600 sq ft, and 17 ft tall to the midpoint. This would require a minimum 40 ft setback to the side and rear, which the site plan does meet. The property is more than six acres, so there could be as many as three accessory buildings, this would be the first. Director Peterson stated that he would describe this building as typical in size and appearance for the area. It will have metal siding, and a metal roof. Director Peterson stated that one neighbor that could not make it to the meeting called to state his support of the accessory building.

Director Peterson recommends approval of the plan under the normal conditions that it not be used for living space, to run a business out of, and that any lighting installed meet the Township requirements.

Chairman Sperla invited the applicant to come forward with any comment.

Jack Hulst came forward to state that he had no additional comment.

Motion was made by Member Rissi to open public hearing. Supported by Member Pennington. Motion carried 9 to 0.

No members of the public came forward with any comments on this matter.

Motion was made by Member Rissi to close public hearing. Supported by Member Noordyke. Motion carried 9 to 0.

Motion was made by Member Rissi to approve the Special Use Permit to construct an accessory building over 832 sq ft with the conditions stated by Director Peterson above. Supported by Member Lewis. Motion carried 9 to 0.

ARTICLE 7.

Case # 19-3530 Chad Howard

Public Hearing

Property Address: 8125 45th Street

Requested Action: The Applicant is requesting a Special Use Permit to construct an accessory building over 832 sq ft.

Director Peterson stated that the Applicant is requesting to build a 30x40 ft building, totaling 1,200 sq ft, and 12 ½ ft tall to the midpoint. This would require a minimum 10 ft setback to the side, and 25 ft setback to the rear. Director Peterson points out on the applicants plan that they are plenty far enough from the rear setback line, and right at the minimum 10 ft side setback line. The property is less than 3 acres, therefore allowed one accessory building. Director Peterson states that there is a small shed on the property in the location that the proposed accessory building will be built. That will be removed before the new building is built. Director Peterson stated that he did receive one call from a neighbor who was concerned about the placement of the building and how it would affect her view. Director Peterson then stated that once he explained in more detail to the neighbor where the building would be, she seemed satisfied with the placement. Director Peterson stated that the size of the building and the materials used to construct it are considered to be normal for that area.

Director Peterson recommends approval of the plan under the normal conditions that it not be used for living space, to run a business out of, and that any lighting installed meet the Township requirements.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Howard did not come forward.

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

Ms. Jean Buist (8239 45th St. SE) came forward to state that she lives two doors away from the applicant, and would like to know what the intended use of the building is, and questioned if the applicant intended on having any animals (pigs, chickens, goats, etc.) on the property.

Mr. Howard came forward to state that he has no intent on having any farm animals on his property, and that the building will be used for general storage of yard/garden equipment and recreational equipment.

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

Motion was made by Member Krieter to approve the Special Use Permit to construct an accessory building over 832 sq ft with the conditions stated by Director Peterson above. Supported by Member Rissi. Motion carried 9 to 0.

ARTICLE 8. Case # 19-3533 Jennifer Santelli, Chick-fil-A

Property Address: 5528 28th St SE

Requested Action: The Applicant is requesting a Basic Plan Review for an amendment to the PUD to accommodate Chick-fil-A.

Director Peterson stated that this amendment to the PUD is part of an existing PUD of the Meijer property that was rezoned in the early 2000's to accommodate their redevelopment. Chick-fil-A would be using the location of the old Macaroni Grill that has been vacant for an extended period of time. Director Peterson stated that restaurant to restaurant conversion would not typically involve that Planning Commission, however they do intend to tear the existing building down and add a drive thru.

Director Peterson stated that there are three changes that precipitated the amendment process. First, the shown lighting plan has lights proposed to be well above the Township limit. Second, the drive thru service requires a Special Use Permit as the previous restaurant site (a sit-down restaurant) did not have a permit for drive through service. Third, the sign ordinance has changed since the original Meijer PUD was done, so the Applicant is requesting to be able to follow the current sign ordinance which will allow them to have multiple signs as long as they stay under the allowed size limit.

Director Peterson reminded the Board that this is an introduction meeting, and that the Public Hearing will be held on July 1st. If there are any questions or requests of the Applicant, this would be a good time to address those. Director Peterson believes the Packet the Applicant has put together is very complete.

Chairman Sperla asked Director Peterson about the flow of traffic going through the drive through, and where it is predicted to come from (directly off 28th St. or side road). Director Peterson responds that once someone enters the Meijer property and pulls

onto the service drive, the drive furthest to the west would be most likely where patrons will enter the que to the drive through. The que stacking area (for drive through service) is on the Chick-fil-A site, so problems with a traffic back-up should not flow onto public roads. Member Noordyke asked if there will be any new curb cuts, Director Peterson replied that there will be one new curb cut near the Meijer gas station.

Chairman Sperla invited the Applicant to come forward with any comment.

Ms. Cheryl Scales came forward representing the Applicant, and stated that the Applicant will be present for the Public Hearing.

Chairman Sperla stated that Ms. Scales is the wife of one of his Partners, and although he does not anticipate it causing any conflicts, he wanted full disclosure.

Member Krieter asked Ms. Scales about car volume projections based off of the Chick-fil-A located in Kentwood. Ms. Scales stated that there have been queuing and parking studies done since they have been open, and that she would submit those into the packet for the Public Hearing for Members to view. Member Krieter stated that she was interested in traffic volume on the private drive, Ms. Scales offered to include an ITE traffic letter in the upcoming packet.

Member Pennington asked why there is not a bypass lane should patrons want to exit the drive through lane. Ms. Scales stated there is a small pull off lane that will be able to be used if necessary, and that the pull off lane will be primarily used for patrons waiting for orders. Ms. Scales states that this location will have more stacking room than the Kentwood location has, and that at peak times there are typically 20-25 vehicles waiting in the stacking area, with an average wait time of around 5 minutes at that volume. There will also be employees outside with iPads to take orders and payment to lessen wait times at the window.

Member Noordyke asked Ms. Scales about the business structure of Chick-fil-A. Ms. Scales stated that Chick-fil-A owns the building of each restaurant, and that people apply to be a franchisee. When approved, the franchisee will have one store, with the manager (franchise owner) expected to be there on a full-time basis after a months-long training process, and participating in the store opening process.

There were no additional comments or questions at this time.

ARTICLE 9. Any other business

ARTICLE 10. Adjournment

Motion was made by Member Johnson to adjourn. Supported by Member Rissi. Motion carried 9 to 0. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,
Phil Johnson, Secretary

STAFF REPORT

STAFF REPORT: Case #19-3531
REPORT DATE: June 21, 2019
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 1, 2019
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Mark Beatson
9100 Cascade Rd
Cascade MI 49301

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): FP

GENERAL LOCATION: South side of Cascade Rd between Quiggle Ave. and Snow Ave.

PARCEL SIZE: Approximately 15 acres

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: FP

STAFF COMMENTS:

1. The applicant is requesting permission to construct a second accessory building on the property. This building will be 40 x 80 (3,200 sq ft) and 17.3 feet as measured to the midpoint.

2. This requires a minimum of a 40-foot setback from the side and rear property lines. The applicant shows the nearest property line is about 174 feet away. The building will also need to be a minimum of 10 feet away from the existing building and lean too.
3. The existing building is about 30 x 40 with a small lean too. With over 6 acres they could have a maximum of three accessory building on the property.
4. They have indicated that they want the building for storage and a hobby shop.
5. The size of the building is “normal” for the area. While is may seem large for the size of the home, it seems that the home is smaller than normal for the area.
6. The building is planned to have metal siding and roofing. This is not unusual in the more agricultural areas of the township.
7. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
8. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I Special Use Permit for an accessory building, Section 17.03(1)(a) of the Zoning Ordinance requires the Planning Commission to consider several factors. I have listed those items for your consideration followed by my comments for each.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Storage/hobby shop
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have metal sides and roofing.
The size of the building in relation to the house, lot and zoning district.	The property is a little less than 15 acres. The home has approximately 2,600 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the immediate area.

The topography and vegetation in the area.	Open with wooded area to the south
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoining property views.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

I recommend that you approve the special use permit as requested with the following conditions.

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

Attachments: Application package



CASCADE CHARTER TOWNSHIP

May 27, 2019

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Mark Beatson
Address: 9100 Cascade Rd. SE
City & Zip Code Ada, MI 49301-9337
Telephone: Mobile: 616-450-0281
Email Address: beatson@cideas.com

OWNER: * (If different from Applicant)

Name: [same]
Address: _____
City & Zip Code: _____
Telephone: _____
Email Address: _____

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

- | | | | |
|-------------------------------------|-----------------------------|--------------------------|---------------------------------|
| <input type="checkbox"/> | Administrative Appeal | <input type="checkbox"/> | Administrative Site Plan Review |
| <input type="checkbox"/> | Deferred Parking | <input type="checkbox"/> | P.U.D. – Rezoning * |
| <input type="checkbox"/> | P.U.D. – Site Condominium * | <input type="checkbox"/> | Rezoning |
| <input type="checkbox"/> | Site Plan Review * | <input type="checkbox"/> | Sign Variance |
| <input checked="" 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:**

Second residential accessory building for storage and hobby shop, 40 ft x 80 ft x 17.3 ft midpoint height (14 ft interior height), single-level, non-insulated, steel siding/roof and wood frame pole barn.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

W 426 FT OF E 846 FT OF N 1510 FT OF NW 1/4 * SEC 25 T6N R10W 14.76 A.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-25-100-019

ADDRESS OF PROPERTY: 9100 Cascade Rd. SE, Ada, MI 49301-9337

PRESENT USE OF THE PROPERTY: Primary residence

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>Tamara Beatson</u>	<u>9100 Cascade Rd. SE, Ada, MI 49301-9337</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.)

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

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

Mark Beatson
Applicant – Print or Type Name

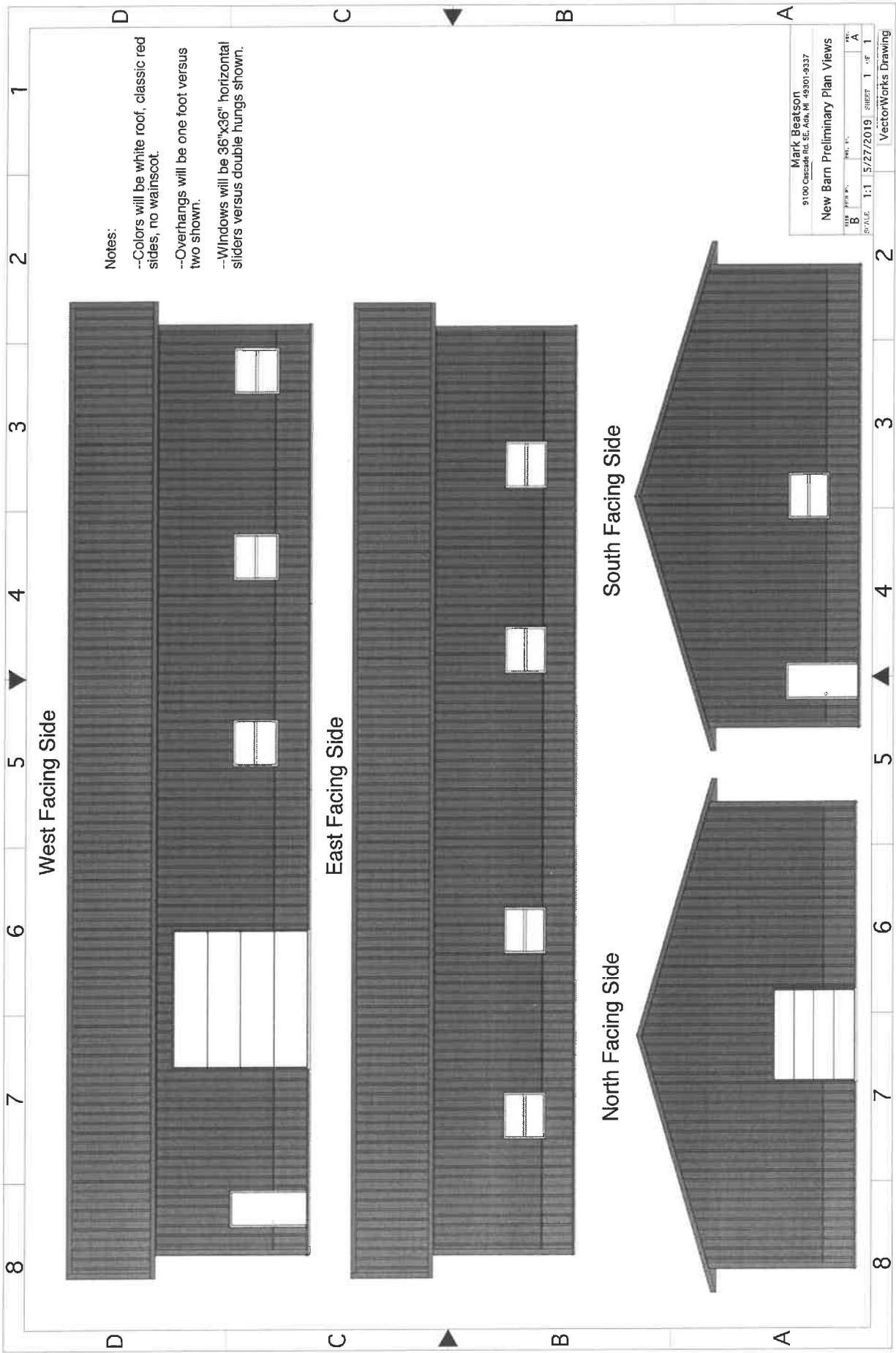
Mark Beatson 5/27/19
Applicant’s Signature & Date

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

Rev. 7/24/14

Tamara Beatson

Tamara Beatson 5-27-19



Notes:

- Colors will be white roof, classic red sides, no wainscot.
- Overhangs will be one foot versus two shown.
- Windows will be 36"x36" horizontal sliders versus double hungs shown.

West Facing Side

East Facing Side

North Facing Side

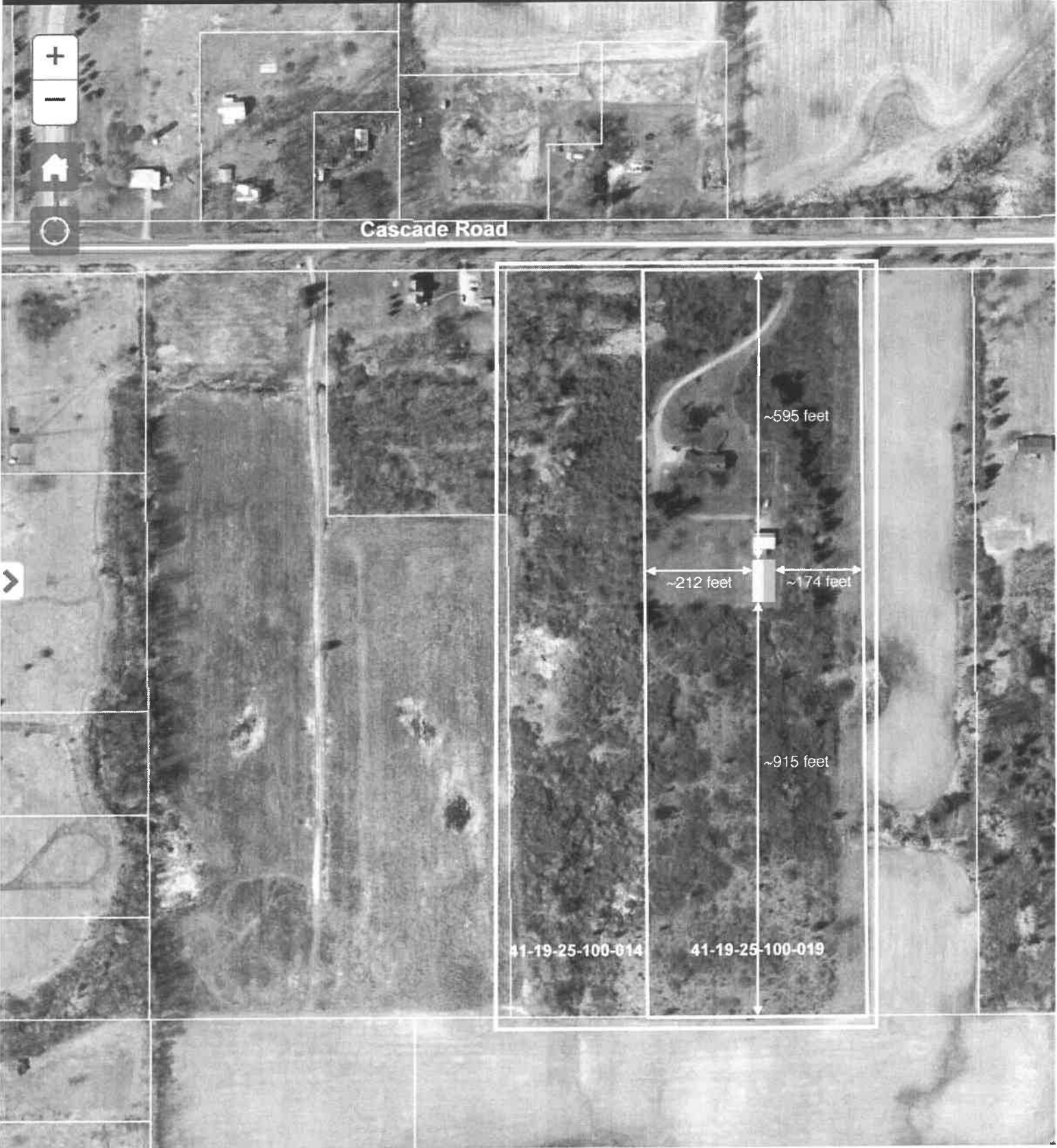
South Facing Side

Mark Beatson	
9100 Cascade Rd. SE, Apt. #1 49301-9337	
New Barn Preliminary Plan Views	
DATE	REV.
B	A
SCALE	SHEET
1:1	1 OF 1
VectorWorks Drawing	



Kent County Parcel Viewer

Help





Kent County Parcel Viewer

Help



000CASCADERDISE

Existing 30'x40' pole barn

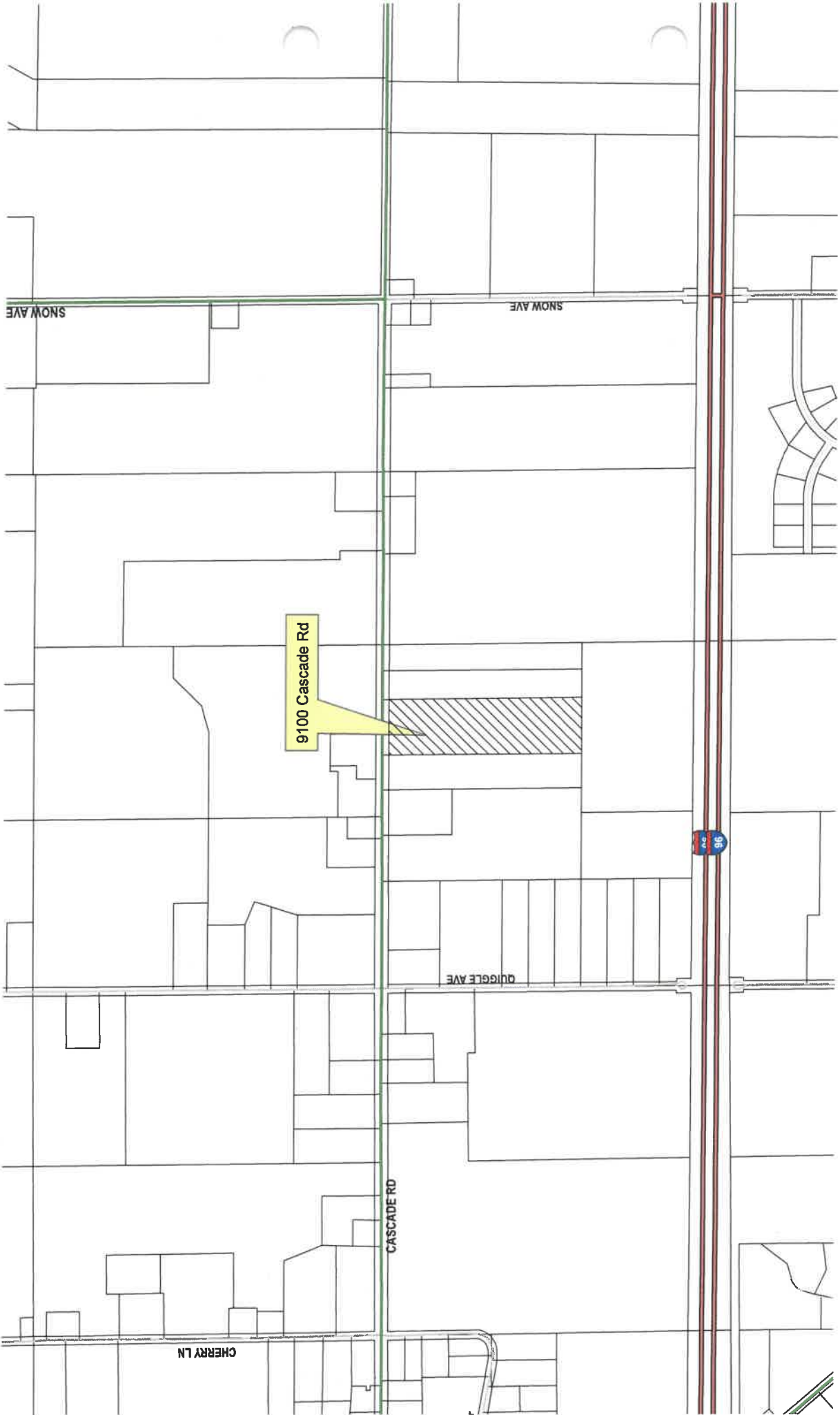
0100 CASCADERDISE

~20 feet

~212 feet

~174 feet

40'x80'



SNOW AVE

SNOW AVE

9100 Cascade Rd

QUIGGLE AVE

CASCADE RD

CHERRY LN



STAFF REPORT

STAFF REPORT: Case #19-3532
REPORT DATE: June 21, 2019
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: July 1, 2019
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Randy Carpenter
816 South Alexander
Greenville MI 48838

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a modification of their special use permit to add 576 sq ft to their accessory building

EXISTING ZONING OF
SUBJECT PARCEL(S): FP

GENERAL LOCATION: South side of 36th st just west of Quiggle.

PARCEL SIZE: Approximately 15 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: FP

STAFF COMMENTS:

1. The applicant received approval to build a 30 x 50 accessory building with a 10' x 6' cover porch (1,560 sq ft) in 2018. They would now like to add on a 24' x 24' (576) sq ft addition.
2. The building was built as approved in a location that was approved by the ZBA due to a front yard setback variance.
3. A review of past accessory buildings in the FP zone on lots of similar size shows that this building, including the proposed addition is "normal size".
4. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
5. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I Special Use Permit for an accessory building, Section 17.03(1)(a) of the Zoning Ordinance requires the Planning Commission to consider several factors. I have listed those items for your consideration followed by my comments for each.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Animals, feed/hay storage and equipment
The proposed location, type and kind of construction and general architectural character of the building.	The garage will be of similar materials to others in the area.
The size of the building in relation to the house, lot and zoning district.	The property is about 15 acres. The home has approximately 3,400 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the immediate area. This size is consistent with others of similar size.
The topography and vegetation in the area.	Open with

Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoin property views.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

I recommend that you approve the new special use permit as requested with the following conditions.

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

Attachments: Application package



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: RANDY CARPENTER
 Address: 8650 36TH ST.
 City & Zip Code: ADA, MI 49301
 Telephone: 616-894-0313
 Email Address: CARPENTER674@GMAIL.COM

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

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

<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. - Rezoning *
<input type="checkbox"/> P.U.D. - Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance
<input checked="" 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:**

MODIFY EXISTING SPECIAL USE PERMIT TO ADD 576 SQ FT OF
ADDITIONAL POLE BARN SPACE.

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

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY:**

SEE ATTACHED -

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -23-200-024

ADDRESS OF PROPERTY: 8650 36TH ST. SE

PRESENT USE OF THE PROPERTY: HOBBY FARM / RESIDENCE -

**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.)

Randall Carpenter

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

Applicant – Print or Type Name

* Randall Carpenter
Owner's Signature & Date 5/24/19
(*If different from Applicant)

Applicant's Signature & Date

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

Rev. 7/24/14

Project No.171044
 Date: July 19, 2017
 For: Makuski, Bill
 Makuski Builders
 6540 Fulton St E, Ste2
 Ada, MI 49301

Sheet 2 of 2
 Prev. #151269
 Prev. #170583

Revised: September 1, 2017
 (locate prop. hse & stake split)

RE: Parcel Sketch
 Prop. Address: 8650 36th St, SE

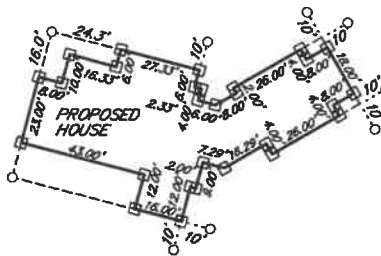
LEGAL DESCRIPTIONS

PARCEL A: Part of the Northeast 1/4 of Section 23, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the Northeast corner of said Section; thence S89°55'42"W 378.78 feet along the North line of said Section to the Place of Beginning; thence S00°33'04"E 675.00 feet along the West line of the East 378.78 feet of said Northeast 1/4; thence S77°35'41"W 981.64 feet; thence N00°37'04"W 702.32 feet along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section; thence N82°48'46"E 184.23 feet along the centerline of 36th Street (66 feet wide); thence Northeasterly 204.69 feet along said centerline, along a 939.27 foot radius curve to the left, the long chord of which bears N76°34'10"E 204.29 feet; thence N66°53'42"E 287.12 feet along said centerline; thence N89°55'42"E 314.23 feet along the North line of said Section to the Place of Beginning. Subject to the road right of way for 36th Street over the Northerly 33.0 feet thereof, also subject to easements of record, if any.

PARCEL B: Part of the Northeast 1/4 of Section 23, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the Northeast corner of said Section; thence S00°33'04"E 575.0 feet along the East line of said Section to the Place of Beginning; thence continuing S00°33'04"E 745.63 feet along said East Section line; thence S89°45'18"W 1338.98 feet along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section; thence N00°37'04"W 440.00 feet along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section; thence N77°35'41"E 981.64 feet; thence N00°33'04"W 100.00 feet along the West line of the East 378.78 feet of said Northeast 1/4; thence N89°55'42"E 378.78 feet along the South line of the North 575.0 feet of the Northeast 1/4 of said Section to the Place of Beginning. Subject to the road right of way for Quiggle Avenue over the East 33.0 feet thereof, also subject to easement of record, if any.



PROPOSED HOUSE DETAILS
 SCALE: 1"=50'



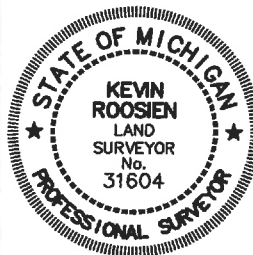
I hereby certify that the buildings and Improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

LEGEND

- - IRON STAKE - SET
- - IRON FOUND
- - WOOD STAKE
- R - RECORDED DIMENSION
- D - DEED DIMENSION
- P - PLATTED DIMENSION
- M - MEASURED DIMENSION
- C - CENTERLINE
- x-x - FENCE LINE



5055 PLAINFIELD AVENUE, NE
 GRAND RAPIDS, MICHIGAN 49525
 TELE. (616) 361-7220
 FAX (616) 361-1822



BY 

Project No.171044
 Date: July 19, 2017
 For: Makusi, Bill
 Makusi Builders
 6540 Fulton St E, Ste2
 Ada, MI 49301

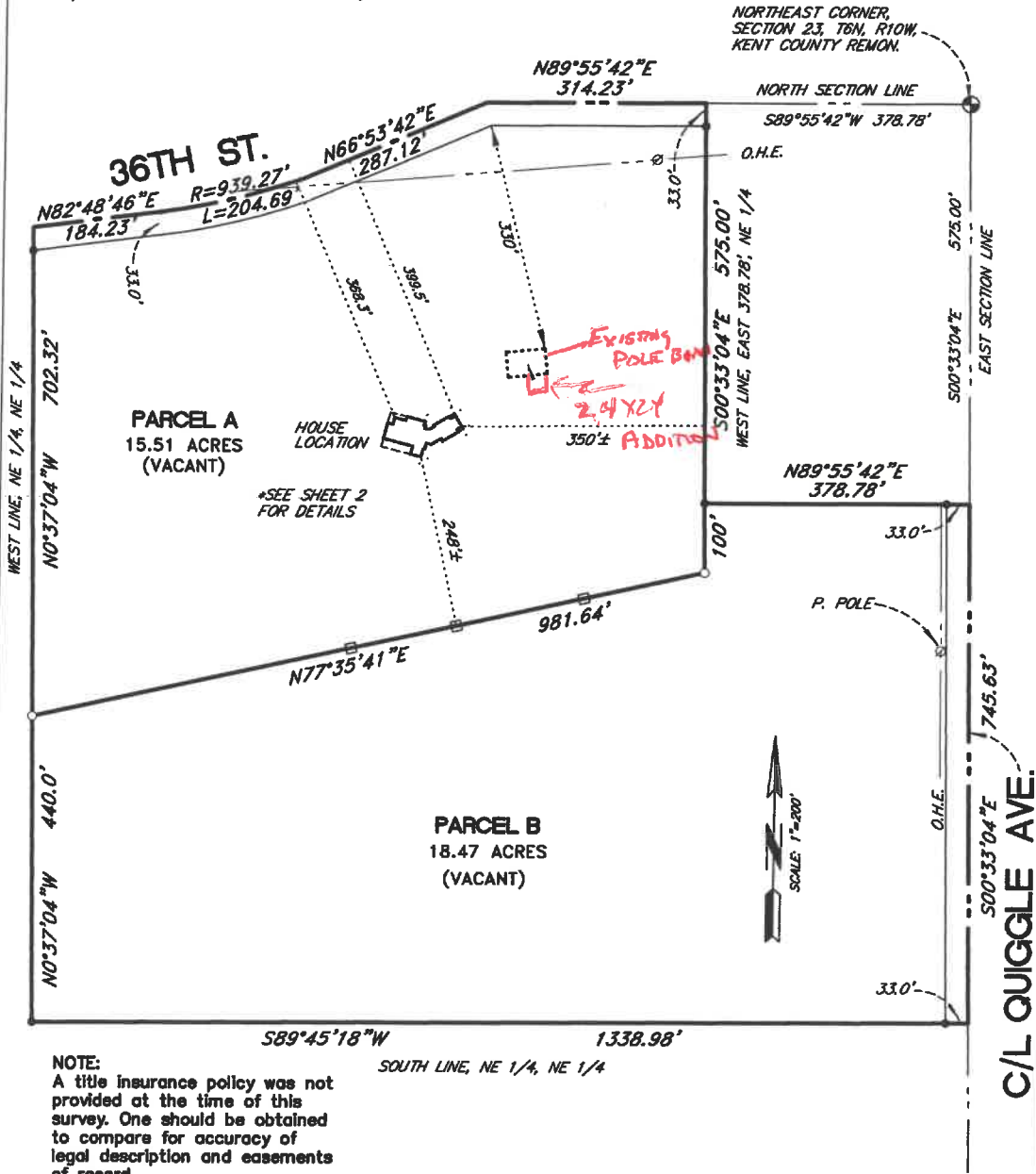
LEGAL DESCRIPTIONS
 (See Sheet 2 of 2)

Sheet 1 of 2
 Prev. #151269
 Prev. #170583

Revised: September 1, 2017
 (locate prop. hse & stake split)




Revised: September 8, 2017
 Revised: February 26, 2018

RE: Parcel Sketch
 Prop. Address: 8650 36th St, SE

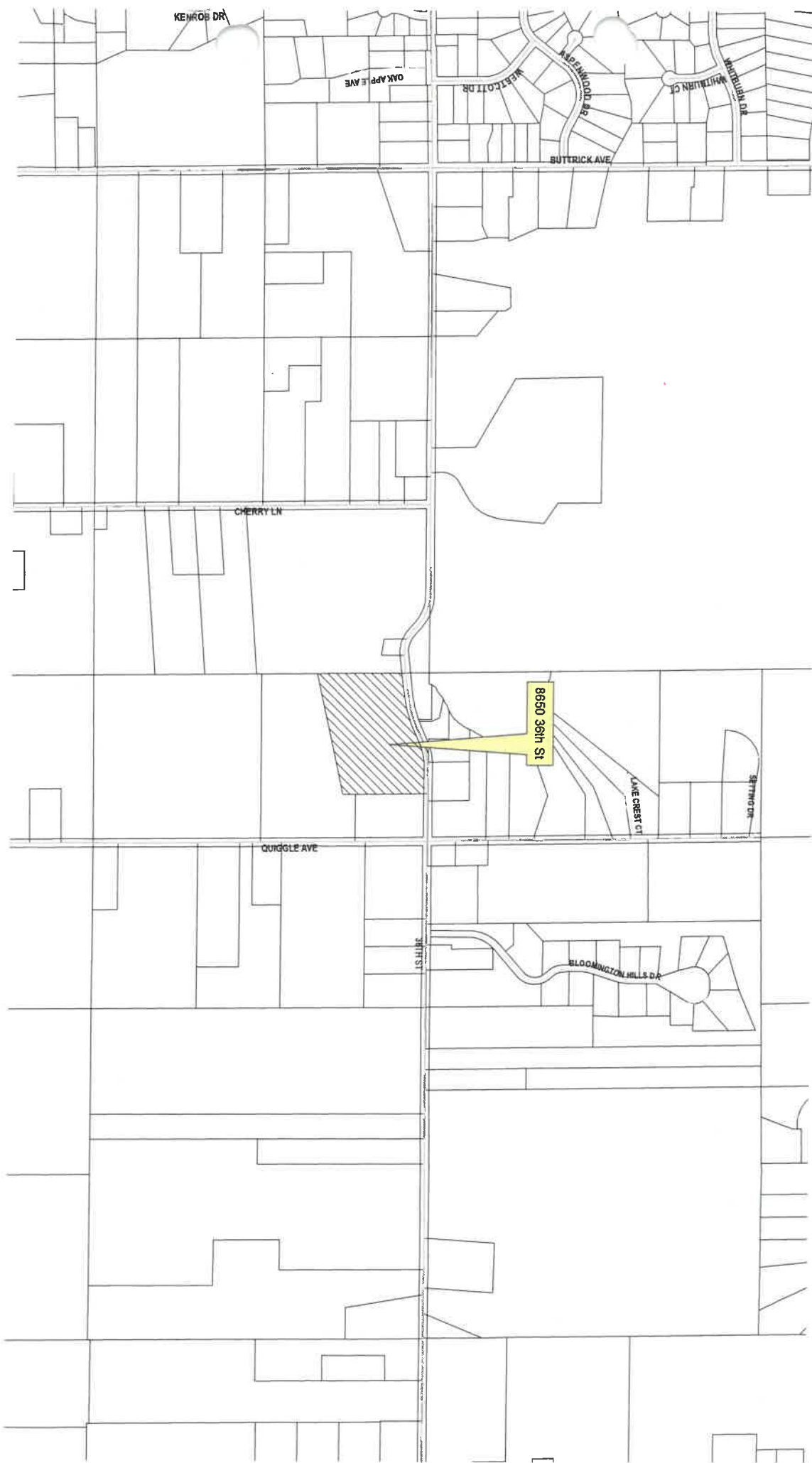


NOTE:
 A title insurance policy was not provided at the time of this survey. One should be obtained to compare for accuracy of legal description and easements of record.

I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

<p>LEGEND</p> <ul style="list-style-type: none"> o - IRON STAKE - SET ● - IRON FOUND □ - WOOD STAKE R - RECORDED DIMENSION D - DEED DIMENSION P - PLATTED DIMENSION M - MEASURED DIMENSION C - CENTERLINE x-x - FENCE LINE 	 <p>Roosien & Associates SURVEYING AND ENGINEERING</p> <p>5055 PLAINFIELD AVENUE, NE GRAND RAPIDS, MICHIGAN 49525 TELE. (616) 361-7220 FAX (616) 361-1822</p>		<p>BY </p>
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KENROD DR

OAK APPLE AVE

WESTCOTT DR

BUTTRICK AVE

CHERRY LN

8650 36th St

QUIGGLE AVE

36TH ST

LAKE CREST CT

SETTING DR

BLOOMINGTON HILLS DR

STAFF REPORT: Case # 19-3533
REPORT DATE: June 25, 2019
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 1, 2019
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:

Jennifer Santelli
Chick Fil A Inc
5200 Buffington Road
Atlanta GA 30349

STATUS

OF APPLICANT: Owner

REQUESTED ACTION: Preliminary Plan Approval for an amendment to the PUD to accommodate Chick Fil A

EXISTING ZONING OF
SUBJECT PARCEL: P.U.D. 69

GENERAL LOCATION: North side of 28th St in front of Meijer

PARCEL SIZE: Approximately 1.9 acres.

EXISTING LAND USE
ON THE PARCEL: Vacant restaurant (Formerly Macaroni Grill)

ADJACENT AREA
LAND USES: N – Meijer
S – Hotel
E- Gas station
W – I-96

ZONING ON ADJOINING
PARCELS: N – PUD 69
S – PUD 53
E- PUD 69
W – NA

STAFF COMMENTS:

1. The applicant is requesting Preliminary Plan approval in order to amend the existing Planned Unit Development to accommodate a new (4,982 sq ft) fast food restaurant (Chick Fil A) with drive thru. The new restaurant is being developed in place of the vacant Macaroni Grill.
2. This site was rezoned to PUD in 2002 to accommodate the redevelopment of the outlots in front of Meijer.
3. The new restaurant is seeking a couple of changes to the PUD to accommodate the project. They are asking for changes to the following:
 - Parking – the plan that they have submitted includes 74 parking spaces. Our ordinance requires 75 parking spaces. This is off by one space. They do have a lot of stacking in the drive through that could be modified to accommodate the one space.
 - Use of drive thru service – currently the PUD only allows for the sit down restaurant at this location. Drive thru service is permitted as part of a special use permit in the underlying (B2) zoning district.
 - Signage. They would like to amend the wall signage allowance to mirror what the current sign ordinance allows for wall signage. This would allow them to have multiple wall signs provided that they don't exceed the 100 sq ft max.
4. These changes were introduced to the planning commission at the June 17, 2019 meeting. At that meeting the planning commission did ask the applicant to provide some additional information regarding the amount of traffic, parking and stacking they expect to generate. The applicant has now provided that information.
5. The information shows that the highest demand for parking at other similar stores was 77 spaces and the highest demand for stacking was 20 spaces. The proposed site in Cascade has 74 parking spaces and 32 stacking spaces.
6. The applicant has also provided the letter from Meijer that requires the direct access to the gas station closed for the project.
7. The plans have also been revised to comply with our lighting requirements.
8. They have also slightly revised the layout of the building from the plan that you saw at basic plan review.

A. Standards

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

Standard	Staff Comment
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	The property is already zoned PUD. The changes they are asking for are consistent with the master plan and are consistent with other similar uses in the area.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment	This amendment would not result in a material increase in the need for public services. the amendment would allow a drive thru restaurant in an underlying zone where it is already permitted. They would follow the current sign code and they would have one less space then required but have room to have the one needed parking space by modifying the stacking area, which is provides more stacking that any of their other similar stores in the area.
The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter	The amendment is consistent with the master plan.
In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties	The changes that they are asking for would not resulting an unreasonable negative economic impact.
The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development	At least as much as the previous approved plan is being provided.

<p>The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township</p>	<p>met</p>
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Staff recommendation

Staff Recommends that you approve the preliminary plan, if approved, we will prepare the PUD Ordinance for your review before you make a recommendation to the Township Board.

ATTACHMENTS: **APPLICATION**
REVISED Site Plans



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Jennifer Santelli, Chick-fil-A, Inc
Address: 5200 Buffington Road
City & Zip Code: Atlanta, GA 30349
Telephone: 770-324-5282
Email Address: jenn.santelli@cfacorp.com

OWNER: * (If different from Applicant)
Name: Joel Marogil, Green Cane Properties, LLC
Address: PO Box 6673
City & Zip Code: Grand Rapids, MI 49516
Telephone: 616-828-9266
Email Address: greencaneproperty@gmail.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 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:**

Amendment of PUD #69 to include a drive thru Chick-fil-A restaurant. This will
replace the existing closed Macaroni Grill Restaurant

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -07-476-006

ADDRESS OF PROPERTY: 5528 28th Street, SE Grand Rapids, MI 49512

PRESENT USE OF THE PROPERTY: Closed Macaroni Grill Restaurant

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

Name(s)

Address(es)

Green Cane Properties, LLC

PO Box 6673

Joel Marogil

Grand Rapids, MI 49516

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.)

Joel Marogil

Jennifer Santelli

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

Applicant – Print or Type Name

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

[Signature]
Applicant's Signature & Date

6/3/2019

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





June 27, 2019
Project No. 170168

Mr. Steve Peterson
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546-7192

Re: Chick-Fil-A
Site Plan Review

Dear Steve:

We have reviewed the site plan for Chick-Fil-A, located at 5528 28th Street SE, prepared by Progressive AE. The current site plan and basis of this review are dated June 3, 2019. The proposed project is a redevelopment of an existing site for a new Chick-Fil-A restaurant. The site is located in the Plaster Creek watershed, sub-drainage district Cascade West.

Stormwater and Drainage

Flood Control

The proposed project is a new development, so all improvements shall comply with the requirements of the Cascade Charter Township (Township) Stormwater Ordinance (SWO). The site is located in Stormwater Management Zone B, which requires detention of the 25-year storm event. The SWO also requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period.

Stormwater runoff from the site drains to the Kent County Drain Commissioner (KCDC) Patterson Drain and regional detention pond, located on the north side of I-96. The existing site drains to the storm sewer and Patterson Drain and therefore does not need to be reviewed and permitted again by the KCDC. The overall impervious area of the site is decreasing with the proposed redevelopment. Onsite stormwater detention is not required because the site drains to the regional detention pond.

Water Quality Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and infiltrated where conditions permit, or released over a 24-hour period. The applicant is proposing to install a mechanical vortex separator unit at the outlet from the site to capture and store sediment, trash, and debris. This requirement has been satisfied.

Stormwater Runoff

The applicant provided stormwater calculations to size the onsite storm sewer system. All stormwater runoff from the impervious areas of the site will discharge to the Patterson Drain regional detention pond.



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 included 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 cleaning of catch basin sumps.

Utilities

No new utilities are proposed for the site. The restaurant will utilize the existing water and sanitary sewer services onsite; 8-inch sanitary sewer lead, 4-inch fire protection service, and 2-inch domestic water service.

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 disturbance, silt sacks in new catch basins, and a construction tracking mat at the entrance to the site. 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 design meets the Township SWO requirements for new developments. The applicant will need to apply for an SESC permit prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

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

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "N. Torrey", is positioned above the printed name.

Nathan R. Torrey, PE

jlk
Attachment
By email



Cascade Charter Township

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, 5/14/2008

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

NR – Not Received, Needs Follow-up, See Comments

Chick-Fil-A

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 drains to the Kent County Drain Commissioner Patterson Drain and regional detention pond.
- 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
- OK (4) Calculations for the final peak discharge rates
- OK (5) Calculations for any facility or structure size and configuration
- 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
The drainage map did not indicate any major offsite drainage routes flowing into the site.
- 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

- 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



Chick-fil-A
 Chick-fil-A
 5200 Burlington Road
 Atlanta, Georgia
 30348-2898

progressive *ap*

1811 A MILWAUKEE Grand Rapids, MI 49525
 616 361 2664 OFFICE 616 361 1493 FAX
 www.progressiveap.com

THIS PLAN IS THE PROPERTY OF PROGRESSIVE ARCHITECTURE P.C. AND 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 PROGRESSIVE ARCHITECTURE P.C.



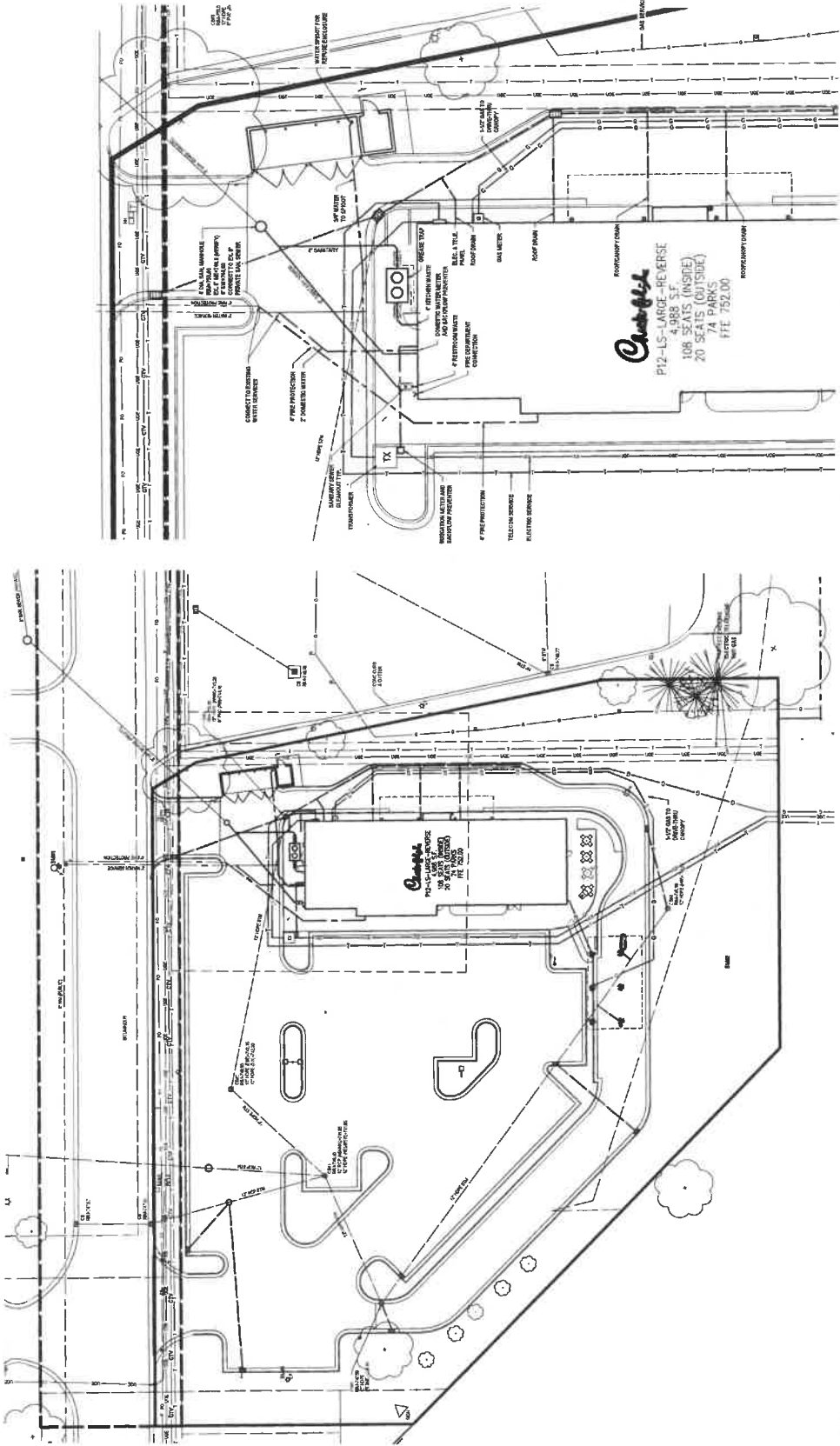
CHICK-FIL-A
 CASCADE FSR
 5528 28TH STREET SE
 GRAND RAPIDS, MI 49512

FSR# 04428

PROJECT NUMBER: P12-LS
 DRAWING NUMBER: 04428-01
 DATE: 08/11/11

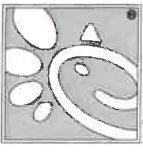
PROJECT NUMBER	DATE
P12-LS	08/11/11
04428-01	08/11/11

C-400



UTILITY ENLARGEMENT
 1/8" = 1'-0"

SITE UTILITY PLAN
 1/8" = 1'-0"



Chick-fil-A
 Chick-fil-A
 5200 Bufington Road
 Atlanta, Georgia
 30348-2388

progressive
 1811 4 Mile Pk. E., Grand Rapids, MI 49525
 616.381.2664 OFFICE 616.381.1893 FAX
 www.progressive.com

WEATHER PROTECTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE FOLLOWING NOTES:
 1. ALL WEATHER PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE FOLLOWING NOTES.
 2. ALL WEATHER PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE FOLLOWING NOTES.



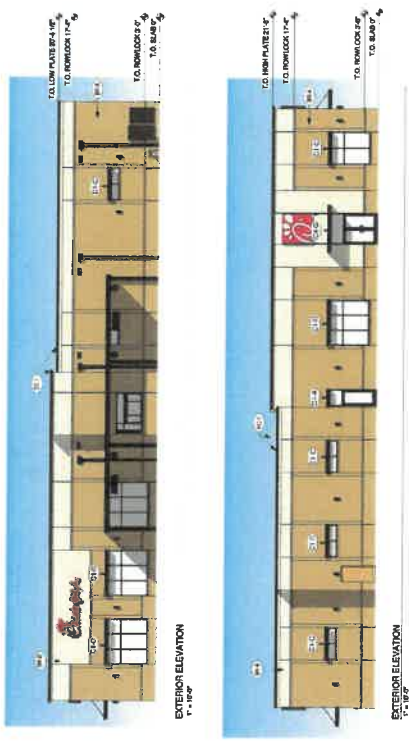
CHICK-FIL-A
 CASCADE FSR
 5528 28TH STREET SE
 GRAND RAPIDS, MI 49512

FSR# 04428

REVISIONS
 NO. DATE DESCRIPTION
 1 11/11/11 PRELIMINARY
 2 11/11/11 REVISIONS
 3 11/11/11 REVISIONS

PROJECT NUMBER: 04428
 PROJECT NAME: CHICK-FIL-A
 PROJECT LOCATION: GRAND RAPIDS, MI
 PROJECT DATE: 11/11/11
 PROJECT OWNER: CHICK-FIL-A
 PROJECT ARCHITECT: PROGRESSIVE
 PROJECT ENGINEER: PROGRESSIVE
 PROJECT CONTRACTOR: CHICK-FIL-A

A100



EXTERIOR ELEVATIONS



EXTERIOR ELEVATION 1'-18 1/2"



EXTERIOR ELEVATION 1'-18 1/2"

EXTERIOR ELEVATIONS

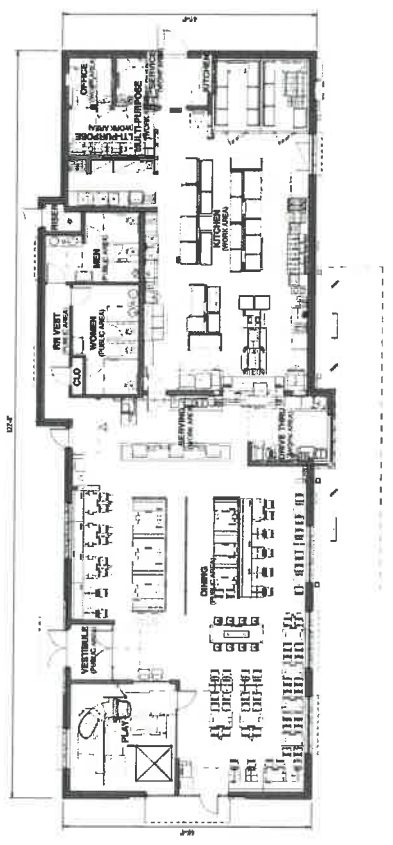


A101 ATTACHED CANOPY SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	1x4x8x10	1	EA	WOOD BRACKET
2	1x4x8x10	1	EA	WOOD BRACKET
3	1x4x8x10	1	EA	WOOD BRACKET
4	1x4x8x10	1	EA	WOOD BRACKET
5	1x4x8x10	1	EA	WOOD BRACKET
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EXTERIOR FINISHES

- 1. EXTERIOR WALLS: LIGHT TAN BRICK
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- 50. EXTERIOR WALLS: LIGHT TAN BRICK



FLOOR PLAN 1'-18 1/2"

FLOOR PLAN



REV 11/11/11

REV 11/11/11

June 20, 2019

Supplemental Narrative for Proposed Chick fil-A Restaurant, Cascade Township, MI
 Location: 5528 28th Street, SE, Grand Rapids, MI 49512

Traffic Impact Information

Using data from the most recent ITE Trip Generation Manual (10th Edition), the proposed Chick-fil-A restaurant is anticipated to generate peak-hour traffic as shown below. These numbers are the typical ones used as they relate to how much traffic will be generated during adjacent street morning (7 – 9 AM) and afternoon (4 – 6 PM) peak-hours.

Table 1. Chick-fil-A Cascade AM and PM Peak-Hour Trip Generation Summary

Land Use	ITE Code	Size	AM		PM	
			Enter	Exit	Enter	Exit
Fast-Food Restaurant with Drive-Through Window	934	4,992 sft	102	99	85	78
		Less pass-by trips ⁽¹⁾ :	51	50	43	39
		Total new trips:	51	49	42	39
High-Turnover (Site-Down) Restaurant (Previous Macaroni Grill)	932	7,150 sft	39	32	43	27

1. ITE pass-by reduction percentages applied to commercial uses: 50% for Fast Food Restaurant
 Source: Progressive AE, June 2019

As shown in Table 1, the Chick-fil-A site is anticipated to generate approximately 201 (102 entering, 99 exiting) trips in the morning peak-hour and 163 (85 entering, 78 exiting) trips in the afternoon peak-hour. The Chick-fil-A site will capitalize on the high traffic volumes along 28th Street by “capturing” customers passing by the location to/from work or other destinations. These trips are classified as pass-by trips, since they are already on the roadway network and enter the site as they drive past. While pass-by trips do not add new trips to the roadway network, they add turning movements at the site driveway location.

Table 1 also shows the total trips that were likely generated by the previous Macaroni Grill restaurant that was located on the site. Considering trips previously generated by Macaroni Grill, the Chick-Fil-A site is only anticipated to generate 130 net new trips (63 entering, 67 exiting) in the morning peak-hour (7 – 9 AM) and 93 net new trips (42 entering, 51 exiting) in the afternoon peak-hour (4 – 6 PM).

Cheryl Scales

From: Jenn Santelli <jenn.santelli@cfacorp.com>
Sent: Wednesday, June 19, 2019 12:57 PM
To: Cheryl Scales
Subject: FW: Meijer #50- Cascade, MI

CAUTION EXTERNAL EMAIL: DO NOT open attachments or click links unless you recognize the sender and are expecting this email.

The information you need about the driveway for Cascade.

Jenn Santelli | Development & Construction | **Chick-fil-A, Inc.**
5200 Buffington Road | Atlanta, GA 30349
C 770.324.5282

From: Levitt, Matt <Matt.Levitt@meijer.com>
Sent: Thursday, February 14, 2019 9:32 AM
To: Jeffrey Tucker <jtucker@bradleyco.com>
Cc: Green Cane Property <greencaneproperty@gmail.com>
Subject: RE: Meijer #50- Cascade, MI

Jeffrey,

I showed the site plan to others here in Real Estate and they pointed out a concern that I agree needs to be addressed. At this point we won't sign off on approval of the site plan unless CFA agrees to eliminate the cross-connect to the Meijer Gas Station and open up a second entry/exit off of the ring road behind the site.

The reason being is that the drive-thru traffic will almost certainly exit right where they are dumping out, and instead of using the ring road exit, much of the traffic will likely zip across the gas station pad to the exit to the east. That's a massive safety concern with the random pattern of gas station traffic and significant number of pedestrians walking between the pumps and the c-store. The best way to handle that is to ensure that all CFA exiting traffic goes to the ring road and goes around the gas station pad out to 28th Street.

Will you please confirm that that change will be made?



Matt Levitt / Manager - Property Sales / Real Estate
Meijer / 989 / 2350 3 Mile Rd., NW / Grand Rapids, MI 49544
P: 616-791-3909
matt.levitt@meijer.com

From: Jeffrey Tucker [<mailto:jtucker@bradleyco.com>]
Sent: Monday, February 11, 2019 2:36 PM
To: Levitt, Matt <Matt.Levitt@meijer.com>
Cc: Green Cane Property <greencaneproperty@gmail.com>
Subject: RE: Meijer #50- Cascade, MI



February 11, 2019

Josh Lyons
GPD Group
520 South Main Street
Suite 2531
Akron, OH 44311

Re: Parking and Drive-Thru Queuing Analysis – Chick-fil-A, Novi, MI

Dear Josh:

Progressive AE has completed data collection at three existing Chick-fil-A sites located within the Grand Rapids, Michigan area. The data collection effort consisted of parking occupancy counts and drive-thru queuing observations. The following pages summarize our analysis regarding the existing parking demand and drive-thru queuing at the existing sites.

INTRODUCTION

Chick-fil-A is proposing a new quick serve restaurant within the City of Novi, Michigan. As part of the site approval process, the City of Novi has requested parking and drive-thru queuing data from similar sites within Michigan. Chick-fil-A identified three sites located within the metro Grand Rapids, Michigan area that are similar to the proposed site in Novi. Table 1 shows a summary of the general site information. Figures 1–3 show aerial maps of each site and are included in the appendix.

Table 1. Existing Chick-fil-A Site Data

Location	Building Size (sft)	Total Available Parking Spaces	Available Drive-Through Stacking ²
28th Street and East Beltline Grand Rapids, MI	4,850	59 ¹	10
M-6 and Kalamazoo Avenue Gaines Township, MI	4,877	80	8
US-131 and 54th Street Wyoming, MI	4,971	64 ¹	12

¹ Additional shared parking spaces available with adjacent retail sites

² Total number of vehicles able to queue in the drive-thru lanes prior to order kiosk without spilling back into the adjacent drive aisle
Source: Progressive AE, February 2019

DATA COLLECTION

Progressive AE collected parking occupancy counts and drive-through vehicle queueing data on Saturday, January 26, 2019, from 12:00 p.m. to 2:00 p.m. Data was also collected on Tuesday, February 5, 2019, from 11:00 a.m. to 1:00 p.m. and 4:00 p.m. to 6:00 p.m. These times were selected based on the peak periods of site activity. The weekday midday and evening time periods were not collected at the 54th Street site as poor weather conditions (winter snow storms) would have affected the results of the analysis.

Parking Demand

The peak period parking occupancy counts were conducted at the sites during the Saturday midday, weekday midday, and weekday evening time periods. The number of vehicles parked within Chick-fil-A's

parking lot, including shared parking spaces, were counted at 15-minute intervals throughout the analysis period. Table 2 shows the 95th percentile and average number of parked vehicles within the parking lot for each time period at the sites. Detailed parking occupancy counts are included in the appendix.

The 28th Street site had the highest parking demand of the three sites, with a 95th percentile demand of 77 vehicles during the Saturday midday time period. The average 95th percentile parking demand of the three sites was 66 vehicles during the Saturday midday time period. The parking demand was slightly lower during the weekday midday and evening time periods.

Drive-Thru Queue Analysis

The peak period drive thru queue analysis was conducted at the sites during Saturday midday, weekday midday, and weekday evening time periods. The number of vehicles in the drive-thru lane queue, beginning after the order kiosk, were counted at 5-minute intervals throughout the analysis period. The counts did not include the vehicle at the order kiosk, but the number of vehicles queued behind the vehicle ordering at the kiosk. Table 2 shows the 95th percentile and average queues for each time period at the sites. Detailed drive-thru counts are included in the appendix.

The 28th Street site had the highest drive-thru queue of the three sites, with a 95th percentile queue of 20 vehicles during the weekday midday time period and 16 vehicles during the Saturday midday time period. These queues were significantly greater than the queues observed at the Gaines Township and 54th Street sites, where the 95th percentile queues were observed to be less than 10 vehicles during all time periods.

Table 2. Chick-fil-A Parking Occupancy and Drive-thru Queuing Summary

Location	Weekday Midday (11 AM–1 PM)		Weekday PM (4–6 PM)		Saturday Midday (12 Noon–2 PM)	
	Parking Occupancy ¹	Drive-thru Queuing ²	Parking Occupancy ¹	Drive-thru Queuing ²	Parking Occupancy ¹	Drive-thru Queuing ²
28th Street & East Beltline Avenue, Grand Rapids, MI						
95th Percentile	64	20	50	8	77	16
Average	50	9	38	4	71	12
M-6 & Kalamazoo Avenue, Gaines Township, MI						
95th Percentile	54	5	55	10	62	5
Average	41	2	38	3	52	1
US-131 & 54th Street, Wyoming, MI³						
95th Percentile	-	-	-	-	58	9
Average	-	-	-	-	46	4
Average (All Sites)						
95th Percentile	59	13	53	9	66	10
Average	46	6	38	4	56	6

¹ Total number of vehicles parked within Chick-fil-A and shared parking spaces.

² Total number of vehicles queued after the order kiosk, not including the vehicle at the kiosk.

³ Weekday data for the 54th Street site pending.

Source: Progressive AE, February 2019

Sincerely,



Nick LaCroix, PE, PTOE
Senior Transportation Engineer

NDL:smg

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Technical Appendix
Chick-fil-A Parking and Queuing Analysis

- **Site Figures**
- **Parking and Queuing Data**

Site Figures

Figure 1. 28th STREET & EAST BELTLINE, GRAND RAPIDS, MI



FIGURE 2. M-6 & KALAMAZOO AVE, GAINES TOWNSHIP, MI



FIGURE 3. US-131 & 54th STREET, WYOMING, MI



Parking and Queuing Data

Location: 28th Street & East Beltline, Grand Rapids, MI

Date: February 5, 2019 (Tuesday)

Time Period: Weekday Midday (11 AM - 1 PM)

Drive-Thru Queue ¹	
Time	Total Queued Vehicles
11:00	0
11:05	1
11:10	0
11:15	2
11:20	1
11:25	1
11:30	3
11:35	5
11:40	10
11:45	6
11:50	9
11:55	12
12:00	16
12:05	18
12:10	17
12:15	20
12:20	20
12:25	20
12:30	13
12:35	13
12:40	11
12:45	8
12:50	7
12:55	7
1:00	7
95th Percentile	20
Average	9

Parking Occupancy	
Time	Total Parked Vehicles
11:00	22
11:15	36
11:30	41
11:45	49
12:00	52
12:15	60
12:30	60
12:45	66
1:00	60
95th Percentile	64
Average	50

¹Number of vehicles after the order kiosk, not including the vehicle at the kiosk

Location: 28th Street & East Beltline, Grand Rapids, MI

Date: February 5, 2019 (Tuesday)

Time Period: Weekday PM (4 - 6 PM)

Drive-Thru Queue ¹	
Time	Total Queued Vehicles
4:00	1
4:05	0
4:10	0
4:15	2
4:20	2
4:25	7
4:30	5
4:35	6
4:40	5
4:45	5
4:50	10
4:55	5
5:00	4
5:05	1
5:10	0
5:15	0
5:20	5
5:25	1
5:30	1
5:35	1
5:40	3
5:45	7
5:50	4
5:55	6
6:00	8
95th Percentile	8
Average	4

Parking Occupancy	
Time	Total Parked Vehicles
4:00	32
4:15	23
4:30	30
4:45	32
5:00	38
5:15	50
5:30	48
5:45	39
6:00	50
95th Percentile	50
Average	38

¹Number of vehicles after the order kiosk, not including the vehicle at the kiosk

Location: 28th Street & East Beltline, Grand Rapids, MI

Date: January 26, 2019 (Saturday)

Time Period: Saturday 12 Noon - 2 PM

Drive-Thru Queue ¹	
Time	Total Queued Vehicles
Noon	18
12:05	12
12:10	13
12:15	10
12:20	6
12:25	5
12:30	11
12:35	12
12:40	11
12:45	12
12:50	13
12:55	10
1:00	11
1:05	15
1:10	12
1:15	11
1:20	10
1:25	12
1:30	10
1:35	10
1:40	16
1:45	16
1:50	15
1:55	13
2:00	13
95th Percentile	16
Average	12

Parking Occupancy	
Time	Total Parked Vehicles
Noon	63
12:15	67
12:30	69
12:45	73
1:00	79
1:15	74
1:30	73
1:45	73
2:00	70
95th Percentile	77
Average	71

¹Number of vehicles after the order kiosk, not including the vehicle at the kiosk

Location: M-6 & Kalamazoo Avenue, Gaines Township, MI

Date: February 5, 2019 (Tuesday)

Time Period: Weekday Midday (11 AM - 1 PM)

Drive-Thru Queue ¹	
Time	Total Queued Vehicles
11:00	0
11:05	0
11:10	0
11:15	1
11:20	0
11:25	3
11:30	2
11:35	7
11:40	5
11:45	5
11:50	3
11:55	0
12:00	4
12:05	3
12:10	1
12:15	5
12:20	0
12:25	4
12:30	1
12:35	2
12:40	2
12:45	3
12:50	3
12:55	3
1:00	0
95th Percentile	5
Average	2

Parking Occupancy	
Time	Total Parked Vehicles
11:00	26
11:15	28
11:30	34
11:45	47
12:00	54
12:15	53
12:30	51
12:45	42
1:00	37
95th Percentile	54
Average	41

¹Number of vehicles after the order kiosk, not including the vehicle at the kiosk

Location: M-6 & Kalamazoo Avenue, Gaines Township, MI

Date: February 5, 2019 (Tuesday)

Time Period: Weekday PM (4 - 6 PM)

Drive-Thru Queue ¹	
Time	Total Queued Vehicles
4:00	1
4:05	0
4:10	0
4:15	0
4:20	0
4:25	0
4:30	0
4:35	0
4:40	0
4:45	0
4:50	4
4:55	8
5:00	4
5:05	2
5:10	11
5:15	1
5:20	11
5:25	4
5:30	3
5:35	4
5:40	7
5:45	4
5:50	5
5:55	5
6:00	0
95th Percentile	10
Average	3

Parking Occupancy	
Time	Total Parked Vehicles
4:00	30
4:15	22
4:30	22
4:45	30
5:00	35
5:15	43
5:30	55
5:45	54
6:00	55
95th Percentile	55
Average	38

¹Number of vehicles after the order kiosk, not including the vehicle at the kiosk

Location: M-6 & Kalamazoo Avenue, Gaines Township, MI

Date: January 26, 2019 (Saturday)

Time Period: Saturday 12 Noon - 2 PM

Drive-Thru Queue ¹	
Time	Total Queued Vehicles
Noon	0
12:05	0
12:10	1
12:15	0
12:20	1
12:25	2
12:30	4
12:35	0
12:40	0
12:45	1
12:50	2
12:55	5
1:00	7
1:05	3
1:10	0
1:15	0
1:20	1
1:25	0
1:30	0
1:35	1
1:40	2
1:45	2
1:50	0
1:55	0
2:00	0
95th Percentile	5
Average	1

Parking Occupancy	
Time	Total Parked Vehicles
Noon	40
12:15	42
12:30	45
12:45	58
1:00	61
1:15	52
1:30	51
1:45	54
2:00	62
95th Percentile	62
Average	52

¹Number of vehicles after the order kiosk, not including the vehicle at the kiosk

Location: US-131 & 54th Street, Wyoming, MI

Date: January 26, 2019 (Saturday)

Time Period: Saturday 12 Noon - 2 PM

Drive-Thru Queue ¹	
Time	Total Queued Vehicles
Noon	0
12:05	1
12:10	5
12:15	2
12:20	0
12:25	1
12:30	3
12:35	0
12:40	0
12:45	1
12:50	3
12:55	0
1:00	4
1:05	4
1:10	8
1:15	5
1:20	5
1:25	9
1:30	11
1:35	9
1:40	5
1:45	4
1:50	6
1:55	8
2:00	3
95th Percentile	9
Average	4

Parking Occupancy	
Time	Total Parked Vehicles
Noon	30
12:15	43
12:30	39
12:45	47
1:00	43
1:15	48
1:30	58
1:45	57
2:00	53
95th Percentile	58
Average	46

¹Number of vehicles after the order kiosk, not including the vehicle at the kiosk