

AGENDA
Cascade Charter Township Planning Commission
Monday, April 15, 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 March 18, 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 # 18-3471 Watermark Property LLC
Property Address: 1611 Galbraith Ave SE
Requested Action: Consider recommendation to Township Board for PUD
Amendment for Swim Center and office addition.**
- ARTICLE 7. Case # 18-3489 Lanterns
Property Address: 3217 Thornapple River Drive
Requested Action: Consider recommendation to Township Board for PUD
Amendment for 21-unit site condominium.**
- ARTICLE 8. Case #19-3519 Golden Valley
Property Address: 5800 Thornapple River Drive
Requested Action: Sketch Plan Review for 27-single family site condominium.**
- ARTICLE 9. Any other business**
- ARTICLE 10. Adjournment**

Meeting format

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

MINUTES
Cascade Charter Township
Planning Commission
Monday, March 18, 2019
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Lewis, Johnson, Noordyke, Pennington, Rissi, Moxley, and Sperla
Members Absent: Katsma, Kreiter
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 Rissi to approve the Agenda. Supported by Member Lewis. Motion carried 7 to 0.

ARTICLE 4. Approve the Minutes of the March 4th, 2019 meeting.

Motion was made by Member Johnson to approve the minutes of March 4th, 2019 (with noted corrections). Supported by Member Rissi. Motion carried 7 to 0.

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

None wish to speak.

**ARTICLE 6. Cascade Township
Requested Action: Presentation of Draft Master Plan**

Director Peterson starts by introducing Lynee Wells from Williams & Works, the Project Manager of the Townships Master Plan Update. Ms. Wells states that along with township staff and appointed and elected officials, she and her team worked with MKSK, Brad Straiter, Barnes and Thornburg, and Well Design. Ms. Wells then continues on to the community outreach summary, stating that there was extensive community engagement in part due to robust social media exposure, with over 37,000 people reached via Facebook posts alone. Ms. Wells states that one of the ways existing conditions are analyzed and the future is framed is by looking at the assets, opportunities, and concerns. Assets include the character of the community, wooded nature of the community, the river, housing, different events that are held, and amenities like parks and trails. Concerns include the desire to protect natural open spaces and farmland, water quality, and pedestrian safety (crosswalks, lighting), and traffic speeds, signals, and volume. Opportunities include the underutilized properties and lack of place in Cascade Village. Green spaces and land that the Township owns are viewed as potential amenities moving forward. Linking, connecting, and expanding the pathway and trail systems is favored, along with improving Township parks, and creating a gathering space.

Ms. Wells says that with the help of public input via census data, survey results, input from the community design day, and more, they have been able to organize this plan and new website into four themes. Neighborhoods and partnerships, sustainability and environment, economy and innovation, and transportation and mobility.

Neighborhoods and partnerships will have a focus on having a diverse selection of quality housing for a diverse population of young and old citizens that will continue to meet the needs of ever-changing demographics. Safe, compact, and connected walkable patterns, and options that are able to support healthy and active lifestyles are also a priority of survey recipients. Discussion of ease of access of public meetings to keep Citizens informed and involved will also be discussed.

Sustainability and environment will focus on protecting natural resources like woodlands and wetlands, and ensuring that ground water and the river can continue to be a safe and enjoyable natural resource. 83% of respondents are concerned about water quality, so intensity and density of development will be clustered and contained where utilities are planned. Solar energy and green infrastructure will also be focused on.

Economy and innovation will focus on economic opportunities including retail and new technology industries. Focus will be on keeping 28th Street a thriving commercial corridor while maintaining residential properties nearby to support those businesses, Cascade Village Area continuing to be unique gathering space, and space near the airport to support the growing our regional technology and innovation field.

Transportation and mobility will focus on having a robust network of motorized and nonmotorized pathways. Continuing the pilot bus system trial in the Township, extending The Rapid route to access 60th and Broadmoor, and adding a park and ride location near 36th and 196 will all be focused on. Work towards a long-range commuter railway system will also be discussed, along with continuing freight rail service near the airport, and specified truck route corridors throughout the Township. Trails and pathways connecting the Township parks, and expanding to the SE quadrant of the Township are all highly favored by survey recipients, along with improving walkability and bike ability throughout the Township.

Ms. Wells showed a map for future land use, and explained the color-coded categories of farmland preservation, desired uses, corresponding zoning districts, density, utilities, and special features. The purple colored area near for future land use near the will be impacted by what the market decides is in demand through an area deemed transitional mixed use. Attached residential, warehouse, light industrial, office, and hotel sites could all be combined. The turquoise area would be community mixed use area, flexible use for attached residential, service, retail, office, and mixed-use buildings.

Ms. Wells then showed a map of Cascade Village, and stated that there is a desire to have a more village like environment, to slow traffic and connect the north, south, east, and west. She then stated that the yellow on the map represents new buildings, or spots of in fill potential. Recommendations to this area include a gateway feature, a new connection from old 28th to Cascade Road, upgrading open/green spaces, expanding

Tassel Park, having an adjacent pedestrian bridge, and connecting under the bridge from east to west, sidewalk along Thornapple River Drive, and additional shared parking spaces. She then shared a couple of options for Cascade Road if it were reimagined with narrower drive lanes and more landscaping, a center median, adding spike lanes and keep the center turn lane with one lane in each direction; and then images of a potential pedestrian bridge, and bike lanes. Ms. Wells then showed reimagined images of the shopping development on Cascade Road, with a slip street connecting Old 28th St. to Cascade Road.

Tactical Urbanism is a term Ms. Wells referenced to suggest that a temporary pedestrian walkway be built on the bridge, counting the number of people that walk across on a Saturday, for example, and then again with added lighting, maybe surveying them once they walk across. Ms. Wells suggests that tests may help ease the hesitation of the Road Commission to try something new. She also suggests building temporary structures to see how the community reacts to having simulated towers at the gateways, a simulated amphitheater stage, and other temporary traffic simulations.

Ms. Wells reiterates that the appendices have links to all of the maps, survey results, reports produced as part of the plan, and states that every page will be available to download or print from the website.

Chairman Sperla asked Ms. Wells if they were meeting with other groups besides the Planning Commission. She stated that the Downtown Development Association was invited, and the proceeded to into what the next steps will be.

Ms. Wells stated that that Township Board has to authorize the plan to go out for public comment for 63 days. Letters will be sent to adjacent communities and entities operating in the area to let them know about the draft, and that they have 63 days to reply with comment to the Township. The Board will have that on the Agenda Wednesday, March 27th. The Board will also be asked to assert their right to adopt the Master Plan. During the 63 days, a public hearing will be sent out, and then the Planning Commission will schedule a public hearing after the 63 days has expired. The Planning Commission can then recommend adoption, adoption with changes, the plan can be held back for adjustments, and then resubmitted.

Chairman Sperla thanks Ms. Wells, stating that information and data in the Plan is very helpful as far as concerns of the citizens.

Article 7. Any Other Business

Director Peterson stated that the next planned meeting is April 15th.

ARTICLE 8. Adjourment

**Motion was made by Member Rissi to adjourn. Supported by Member Moxley.
Motion carried 7 to 0. The meeting was adjourned at 8:28 p.m.**

Respectfully submitted,
Phil Johnson, Secretary

DRAFT

Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: #18-3471/Watermark swim center and office addition
Meeting date: April 15, 2019

At the Public hearing on March 4, 2019 the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the PUD amendment for the project.

The PUD Ordinance has been reviewed by the applicant and addresses the approval from March 4 meeting. The applicant has also now provided an elevation drawing for the proposed swim center building. Although this is not a project that staff has supported, I do believe that the ordinance amendment accurately reflects your decision from the March 4 meeting, if you agree you should forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan.

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

Attachments: Proposed PUD Ordinance
Site Plan
Proposed swim center elevation plan

CASCADE CHARTER TOWNSHIP
Ordinance # __ of 2019
AN ORDINANCE TO AMEND ORDINANCE #10 OF 1997, THE
FOREST HILLS GOLF COURSE/WATERMARK CONDOMINIUMS
PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to the Forest Hills Golf Course/Watermark Condominiums PUD Ordinance

Section VI. Development Areas shall be amended in its entirety to read as follows:

The Project consists of three different development areas as follows:

Development Area A”	Condominiums, site condominiums, and golf course.
Development Area “B”	Clubhouse, restaurant, driving range, office building, swim center/health club, and other associated facilities.
Development Area “C”	Office buildings along Cascade Road frontage.

These three development areas shall be governed by specific regulations contained within this PUD Ordinance as described in Section VIII in addition to the regulations found in the other Sections of this Ordinance which apply to the development in its entirety.

Section VII.E. Permitted Uses shall be amended to read as follows:

E. One combined office building located west of the clubhouse with a maximum size of 14,000 sq ft. The building shall be consistent with the approved elevation plan approved dated 8/14/09.

H. Swim Center/Healthclub

Section VIII.B of Specific Development Regulations shall be amended as follows
Clubhouse, Restaurant, Driving Range, office building, Swim center/healthclub and other associated facilities.

Section VIII.B.3 of the Design Guidelines, Requirements and Limitations shall read as follows:

3. The maximum size of the professional office shall be 14,000 sq ft. as shown on the approved floor plans dated 9.3.09. This building is not to be used for any tenant or third party other than Watermark employees with the exception that no more than 3,100 sq ft may be leased out to current tenants only as follows:

1.	Highpoint/Prop Resources	1,500 sq ft
2.	Visser Design	800 sq ft
3.	Reliable Energy	800 sq ft

Section VIII.B.4.c Signs shall be amended to read as follows

c. The office building shall be permitted 50 square feet of wall sign. In lieu of the 50 sq ft wall sign the owner can choose to install a 30 sq ft wall sign and a 20 sq ft ground sign in the location shown on the approved site plan dated 1/13/10.

d. A 12 sq ft directional sign at the south end of Galbraith is permitted in the location shown on the approved site plan dated 1/13/10.

Section 2. Effective Date

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

Section 3. Effect

The Cascade Charter Township Zoning Ordinance, as amended, and the remainder of Ordinance #10 of 1997, except as otherwise expressly amended herein, shall remain in full force and effect.

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

YEAS:

NAYS:

ABSENT:

ORDINANCE DECLARED ADOPTED.

Sue Slater
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the ___ day of _____ 2019.

Sue Slater
Cascade Charter Township Clerk

Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: #18-3489/Doug DeHaan – Lanterns Condominium PUD
Meeting date: April 15, 2019

At the Public hearing on March 4, 2019 the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the PUD amendment for the project.

The PUD Ordinance has been reviewed by the applicant and addresses the approval from March 4 meeting. The one condition that they satisfy the township engineer has also been addressed. I recommend that you forward a positive recommendation to the Township Board for approval of the PUD and site plan.

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

Attachments: Proposed PUD Ordinance
Site Plan
Township engineer letter

CASCADE CHARTER TOWNSHIP
Ordinance #__ of 2019
AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP
ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE
LANTERNS
PLANNED UNIT DEVELOPMENT PROJECT.

Cascade Charter Township (the “Township”) Ordains:

Section I. An Amendment to the Cascade Charter Township Zoning Ordinance.

The application received from Doug DeHaan of DDSBBS LLC (hereinafter referred to as the “Developer”) for Planned Unit Development designation for the proposed Cascade One Planned Unit Development Project (hereinafter referred to as the “Project”) was recommended by the Cascade Charter Township Planning Commission for approval at the _____, 2019 Planning Commission meeting. The Project is recommended for rezoning from R2, Residential to PUD, Planned Unit Development, thus permitting a site condominium development. This action requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission’s recommendations and the Cascade Charter Township Board of Trustees’ action on the _____, 2019.

Section II. Legal Description.

The legal description of the Project is made up of the following:

E 1/4 OF N 5/8 N 1/2 SE 1/4 EX N 525.0 FT OF E 50.0 FT * SEC 17 T6N R10W 11.90 A.

Section III. General Provisions.

The following provisions shall hereby apply to the Project, in addition to those provisions outlined in Chapter 16 of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988, as amended).

Section IV. Purpose.

The Project occupies approximately 11.9 acres of land in the Township. The Project will be a condominium development containing 21 single-family condominium units. Approximately 51% of the property is to be preserved as open space. This technique has been chosen by the Developer to give it and the eventual owners of each unit more control over the Project’s aesthetics and appearance. This development technique provides the Developer with the ability to develop the Project in a manner to meet market expectations where more traditional mechanisms such as creating subdivision plats do not.

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

Section V. Approval Limitations.

- A. The provisions of this Ordinance/Ordinance amendment (“this Ordinance”) are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not expressly addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall apply. Furthermore, all other applicable Cascade Charter Township ordinances shall still govern the Project where applicable.
- B. Except as expressly otherwise provided herein, the Developer and his assigns must meet all applicable provisions, ordinance requirements, and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for construction, operation, or use.
- C. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD if the Township finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.
- D. All conditions contained herein and in the final approved site plan shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval, approved site plan, and ordinance amendment. The Project must be constructed and operated, and all properties therein used, in strict compliance with the PUD approval (including this Ordinance and the final approved site plan), and no deviations can occur without prior formal written approval by the Township. So-called minor deviations shall not occur unilaterally by the Developer or its successors, tenants, or assigns. Any deviation without prior formal written approval by the Township will constitute a violation of this Ordinance and the Cascade Charter Township Zoning Ordinance.
- E. This approval document shall be recorded with the Kent County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.**

- F. Failure to comply with the site plan or any condition of approval herein shall be deemed to be both a nuisance per se and a violation of the Cascade Charter Township Zoning Ordinance.
- G. **Prior to recording a copy of this document as specified in Section V(E) hereof, the Developer shall type the following statement onto the end of this document (or add an additional page to the document) as follows, and shall sign and date the same:**

“I, Doug DeHaan, have fully read the above PUD ordinance amendment, understand its provisions and fully agree with all requirements and conditions contained in the same, on behalf of myself and my assigns, successors and transferees in and to the property involved.”

Section VI. Condominium Documents and Plans.

- A. Specific controls relating to architectural elements, common elements of the site condominium project, construction materials, size and space requirements, improvements and out buildings, specific prohibitions and rules of conduct shall be governed by site condominium bylaws and master deed. These restrictions shall become part of this Ordinance by reference.
- B. The Project shall be developed exactly in accordance with the site plan approved and signed by the Township. The site plan shall indicate where each building envelope will be located and shall provide appropriate measurements demonstrating compliance with Section 16.11(2) of the Zoning Ordinance. Engineering plans and documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting the requirements of Section 16.11(4) of the Zoning Ordinance and also meeting recognized, acceptable engineering standards and practices. Once it has been determined that the plans have met Township requirements, the Township Engineer shall sign and mark these plan documents as “Approved,” and forward them to the Developer. Only approved plan documents shall be recorded with the appropriate county and state agencies.
- C. The number of building sites may be reduced or consolidated within the Project only after the review by and written approval of the Township Planning Department. The proposed changes to the site/survey plan to reduce or consolidate building sites shall be reviewed by the Planning Department to ensure compliance with the Cascade Charter Township Zoning Ordinance, this PUD Ordinance, and any other requirements. Once approved by the Planning Department, the amended site/survey shall then be recorded with the Kent County Register of Deeds Office and the appropriate state agencies by the Developer at his cost. A copy of the recorded site/survey plan shall be forwarded to the Planning Department, so that accurate files regarding the development can be maintained.

Section VII. Permitted Uses.

The permitted uses for the Lanterns PUD are as follows:

- A. Single Family Residences.
- B. Signs. All signs for the Project shall conform with Section 6.02 of the Cascade Charter Township Sign Ordinance (Ordinance 14 of 1997, as amended).

Section VIII. Design Guidelines, Requirements and Limitations.

The Project shall be developed in exact accordance with the site plan approved by the Township. No alterations, expansions or additions may occur as to the Project without a formal amendment to this Ordinance, unless expressly otherwise authorized herein.

- A. Maximum Number of Residential Units - The maximum number of single-family detached condominium units within the Project shall be limited to twenty-one (21) units.
- B. Maximum Building or Structure Height - 35 feet or 2½ stories whichever is the less.
- C. Setback Requirements

All condominium buildings and structures shall meet the following minimum setback requirements:

- 1. Front Yard Setback: 27 feet from the edge of Lamppost Dr and 110 feet from the center of Thornapple River Dr
- 2. Side Yard Setback: minimum of 20 separation between buildings
- 3. Rear Yard Setback: 25 feet.

- D. Minimum Floor Area

Each dwelling on a condominium unit shall contain a minimum of:

- 1. One Story & Bi-Level – 1,650 square feet on the main floor, top floor of a bi-level, finished livable area above grade level, exclusive of garages, decks, porches and breezeways.
- 2. Two Story – 1,650 square feet, with a minimum of 800 square feet on the first floor, finished livable area above grade level, exclusive of garages, decks, porches and breezeways.

- E. Landscaping. The property shall be landscaped as shown on the approved landscape plan dated _____. All plantings shall be installed prior to occupancy of the final home.

- F. Pathways/Sidewalks. The developer is responsible to construct a pedestrian pathway according to Township standards from the norther property line connecting the existing trail to the entrance of the development. This pathway must be built before the 15th building permit or within five years of the start of the project whichever is first. The developer is also responsible to provide an easement South of the drive for a future pedestrian pathway.

Section IX. Private Street Development.

- A. The Developer has chosen to construct private roads to serve this development. These plans must be done in accordance with the Cascade Township standards.
- B. No combustible building materials may be erected on the Project until a temporary access road is constructed to within 100 feet of the furthest point of a structure. Such road shall be a minimum 18 feet wide and be able to support 20 tons on a single axle with dual wheels and standard road tires.

Section X. Temporary Buildings.

No structure of a temporary nature; trailer, tent or construction shack shall be constructed, placed or maintained within the Project except accessory to and during construction of any building or infrastructure improvement.

Section XI. Utilities.

- A. Water and Sewer – The individual units in the Project will be served by public sewer and public water. Such systems shall be designed, installed, and maintained pursuant to all applicable requirements of the City of Grand Rapids.
- B. Stormwater Drainage - All proposed stormwater drainage facilities shall be reviewed and approved by the Township Engineer, and the Kent County Drain Commissioner's office, and the Michigan Department of Environmental Quality (if it has jurisdiction) prior to the development of the Project. The Developer shall provide the Township Planning Department with copies of all correspondence and permits received from the Kent County Drain Commissioner and the Michigan Department of Environmental Quality regarding stormwater disposal.
- C. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. Said easements shall be recorded with the Kent County Register of Deeds and be provided to each utility provider for their records.
- D. Exterior Lighting. All street lighting shall either be installed prior to the issuance of any certificate of occupancy for the first building in the Project or paid for prior to the issuance of any certificate of occupancy for the project.

Section XII. Soil Erosion Control Requirements.

The Developer shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the Project. This plan shall be reviewed and approved by the Township Engineer prior to commencing any excavation on the site.

Section XIII. Performance Guarantee.

To ensure compliance with this Ordinance and any conditions herein, the Township may require reasonable performance guarantees to ensure completion of improvements such as, but not limited to, landscaping, drainage, lighting, roads, and utilities. The Township Board, Engineer, or Planning Department may require such guarantees at any time they deem reasonably necessary to ensure completion of the improvements. The form (including the bank or surety involved), duration, and amount of the performance guarantee as shall be approved by the Township.

Section XIV. Permanent Common Open Space.

The permanent common open space area is to remain in its present undeveloped state in perpetuity. To ensure this occurs, the following regulations shall apply to the permanent common open space area:

- A. No buildings, structures, fences, or driveways shall be erected, constructed or placed within the common open space area with the exception of the improvements that are shown on the approved site plan dated _____.

Section XV. The Gerald R. Ford International Airport.

Within the recorded Master Deed, the Developer shall expressly disclose in writing that the Project is located in the vicinity of the Gerald R. Ford International Airport and that there may be noise, vibration, and property valuation impacts associated with such location.

Section XVI. Consistency of the Master Deed and/or Deed Restrictions/Covenants with the PUD Approval.

If the Project will be a condominium project (in whole or in part), the master deed (and attachments) shall be reviewed and approved by the Township Attorney prior to final recording to ensure consistency with this Ordinance. If some or all of the Project will be governed by deed restrictions/restrictive covenants apart from a condominium master deed, such deed restrictions/restrictive covenants shall be reviewed and approved by the Township Attorney before recording to ensure consistency with this Ordinance.

Section XVII. Consistency With Planned Unit Development (PUD) Standards.

The rezoning to Planned Unit Development will result in a recognizable benefit to the ultimate users of the Project and to the community. Current and future residents will recognize the benefits of a residential development that offers a low-density land use.

In relation to the underlying zoning (R2) the Township finds the Project will not result in a material increase in the need for public services, facilities and utilities and will not place a material burden upon the subject property and the surrounding properties. The Project is not anticipated to cause undo impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been approved by the Township Engineer and the appropriate County and State agencies.

The Project has been determined by the Township to be compatible with the 2009 Comprehensive Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance. The Project has been determined to be a "Residential" use, which is consistent with the Cascade Township Comprehensive Plan.

The Township finds the Project will not result in an unreasonable negative economic impact upon surrounding properties.

The Township finds the Project to have at least the same amount of green areas and usable open space than would typically be required by the Township Zoning Ordinance.

Finally, the Township recognizes the Project will be under single ownership or control. The Township recognizes that the Developer or its assigns will retain ownership and control of the Premises until a majority of the site condominium units are purchased for single family residential purposes.

Section XVIII. Effective Date.

This Ordinance shall become effective seven (7) days after publication of the ordinance, or a summary thereof, in *The Grand Rapids Press*, a newspaper of general circulation within Cascade Charter Township.

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

YEAS:

NAYS:

ABSENT:

Sue Slater
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the _____ of _____ 2019.

Sue Slater
Cascade Charter Township Clerk

“I, Doug DeHaan, have fully read the above PUD ordinance amendment, understand its provisions and fully agree with all requirements and conditions contained in the same, on behalf of myself and my assigns, successors and transferees in and to the property involved.”

Doug DeHaan Date

March 14, 2019
Project No. 170168

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

Re: Lanterns
Site Plan Review

Dear Steve:

We have reviewed the site plan for Lanterns, prepared by Exxel Engineering, Inc. The current site plan and basis of this review are dated February 26, 2019. The proposed project is a 21-unit condominium development with associated site improvements. The site is in the Thornapple River watershed, sub-drainage district Sentinel Point.

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 development site. The site is located in Stormwater Management Zone A, which requires retention of the 100-year storm event and infiltration to the greatest extent possible. Where soil conditions or other factors do not allow for adequate infiltration, the SWO requires detention of the 25-year storm event with a controlled release and a direct connection for stormwater runoff for the 100-year storm event, or detention of the 100-year storm event. The SWO also requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period (Water Quality Control) and the 2-year storm event release rate be limited to 0.05 cfs/acre (Bank Erosion Control).

The proposed stormwater management design is to collect and infiltrate stormwater onsite in a retention basin located at the north end of the site. Stormwater runoff from all impervious and developed areas of the site will be collected and conveyed to the retention basin. The retention basin is sized for the 100-year storm event runoff from all impervious areas of the site.

The SWO requires a minimum of two soil borings extending a minimum of 10 feet below the bottom of a proposed retention basin and double-ring infiltrometer tests at the proposed bottom elevation of the basin. The applicant provided two double-ring infiltrometer test results taken at the retention basin location. The tests were taken at several feet below grade at the approximate bottom elevation of the retention basin. The test results revealed infiltration rates of 6 and 21 inches/hour. A design infiltration rate of half the lowest test result, 3 inches/hour, was used for design of the retention basin.

Soil borings were provided by the applicant. Two soil borings were located at the proposed retention basin extending 20 feet below existing grade. Soils encountered at the retention basin consisted of fine sand and fine silty sand. Groundwater was observed at 12.5 feet and 14.5 feet below existing grade, elevation 698 feet. The bottom of the proposed retention basin is 706 feet, 8 feet above the observed groundwater elevation.

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 infiltrated where conditions permit, or released over a 24-hour period, and the 2-year storm event release rate be limited to 0.05 cfs/acre. The proposed stormwater management design will infiltrate all stormwater runoff up to the 100-year storm event. The proposed design is in accordance with the SWO.

Stormwater Runoff

The applicant provided stormwater calculations to size the retention basin. All stormwater runoff from the impervious areas of the site will discharge to the retention 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 cleaning of catch basin sumps and maintenance of the retention basin.

Utilities

The proposed project includes new 8-inch water main and 8-inch sanitary sewer main extensions through the site. The applicant has coordinated the utility design with the City of Grand Rapids (City) and has received engineering approval, with additional notes from the City to incorporate. City permits will be required for the new sanitary sewer and water main connections prior to construction.

The proposed sanitary sewer main will connect to an existing 8-inch sanitary sewer near the west property line. The proposed sanitary sewer will cross an existing drainage channel to make the connection. The drainage channel appears to be the outlet for an existing pond in the condominium development to the east. The proposed utility plan will fill the drainage channel to provide adequate cover over the sanitary sewer pipe. A new 2-foot diameter culvert is proposed to maintain drainage in the channel. The applicant provided supporting calculations for sizing of the culvert. A permit from the Michigan Department of Environmental Quality (MDEQ) will be required for the fill and culvert in the drainage channel.

Driveway

A new driveway is proposed for the development on Thornapple River Drive. The applicant coordinated the drive location with the Kent County Road Commission (KCRC). A permit from the KCRC will be required prior to construction.

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 and silt sacks in adjacent 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.

Mr. Steve Peterson
Page 3
March 14, 2019



Summary

The proposed stormwater management design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain several permits (SESC, KCRC, MDEQ, water and sanitary sewer from the City) prior to 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

cc: Michael L. Berrevoets, PE – FTCH

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: March 22, 2019
MEETING DATE: April 15, 2019
CASE: #19-3519/ Golden Valley

GENERAL INFORMATION

- A. Applicant: Don Kamphuis
6115 28th St
Grand Rapids MI 49546
Telephone: 291-4070
Email: dank@kpc4.com
- B. Status of Applicant: Owner
- C. General Location: The property is located on the north east corner of Thornapple River Dr and 60th.
- D. Requested Action: develop into 27 detached single-family site condominium project.
- E. Existing Zoning on Subject Parcels: R1
- F. Zoning on Adjoining Parcels: R1/ARC
- G. Parcel Size: Approximately 72 acres
- H. Existing Land Use on Subject Parcel: Vacant
- I. Adjacent Area Land Uses: Residential

STAFF ANALYSIS

- A. The applicant is requesting Sketch Plan Review in order to develop a new subdivision on approximately 72 acres for a Site Condominium project called Golden Valley. This subdivision would consist of 27 single-family site condo units.
- B. The property is zoned R1, and is Master Planned as Suburban Residential.
- C. The applicant has drawn a sketch plan showing how the property developed with 27 lots using no open. This method requires a minimum of 80,000 sq ft per lot. The lots range in size from just over 80,000 sq ft to just over 210,000 sq ft.
- D. The development will be served by wells and septic. They will need approval from the KCHD. The project is inside the utility service boundary but is miles away from any existing sewer/water lines. They have indicated they would be using community drain field. This may allow for the conversion to public sewer if and when it becomes available. I would also suggest that them to agree to a future SAD for public sewer and water. This is typical for project that are inside the utility boundary.
- E. The applicant is attempting to do this subdivision "by-right" and therefore does not need to rezone the property. The applicant will demonstrate how they meet the subdivision ordinance as the project proceeds.
- F. The development will be utilizing two new private streets. The developer will need to comply with our private street ordinance as well as the KCRC for the names of the streets. The location of the curb cut will also need to be approved by the KCRC. We allow private streets to serve up to 19 homes before a second access is required. Neither street serves more than 19 homes. The new streets do have a couple of dead ends that are in close proximity and we should discuss the possibility of connecting the two streets to avoid dead streets.
- G. The Township Engineer will need to approve the storm water plan.
- H. No sidewalks are planned for the project, and would not connect to any planned or future pathways.
- I. The next stage of the review will be for the applicant to submit all required information in order to request tentative preliminary approval.

Attachments: Site Plan
Application
Location Map



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Dan Kamphuis
Address: 6115 - 28th Street SE, Suite 201
City & Zip Code Grand Rapids, MI 49546
Telephone: (616) 291-4070
Email Address: dank@kpc4.com

OWNER: * (if different from Applicant)
Name: Applicant
Address: 5800 Thornapple River Drive SE
City & Zip Code: Grand Rapids, MI 49512
Telephone: _____
Email Address: _____

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Develop this property into a site condominium without open space, conforming to existing zoning regulations. Not requesting rezoning to PUD.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See enclosed plan

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -33-400-023

ADDRESS OF PROPERTY: 5800 Thornapple River Drive SE, Grand Rapids, MI 49512

PRESENT USE OF THE PROPERTY: Nursery/vacant

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

Name(s)

Address(es)

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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.)

Dan Kamphuis

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

Applicant – Print or Type Name

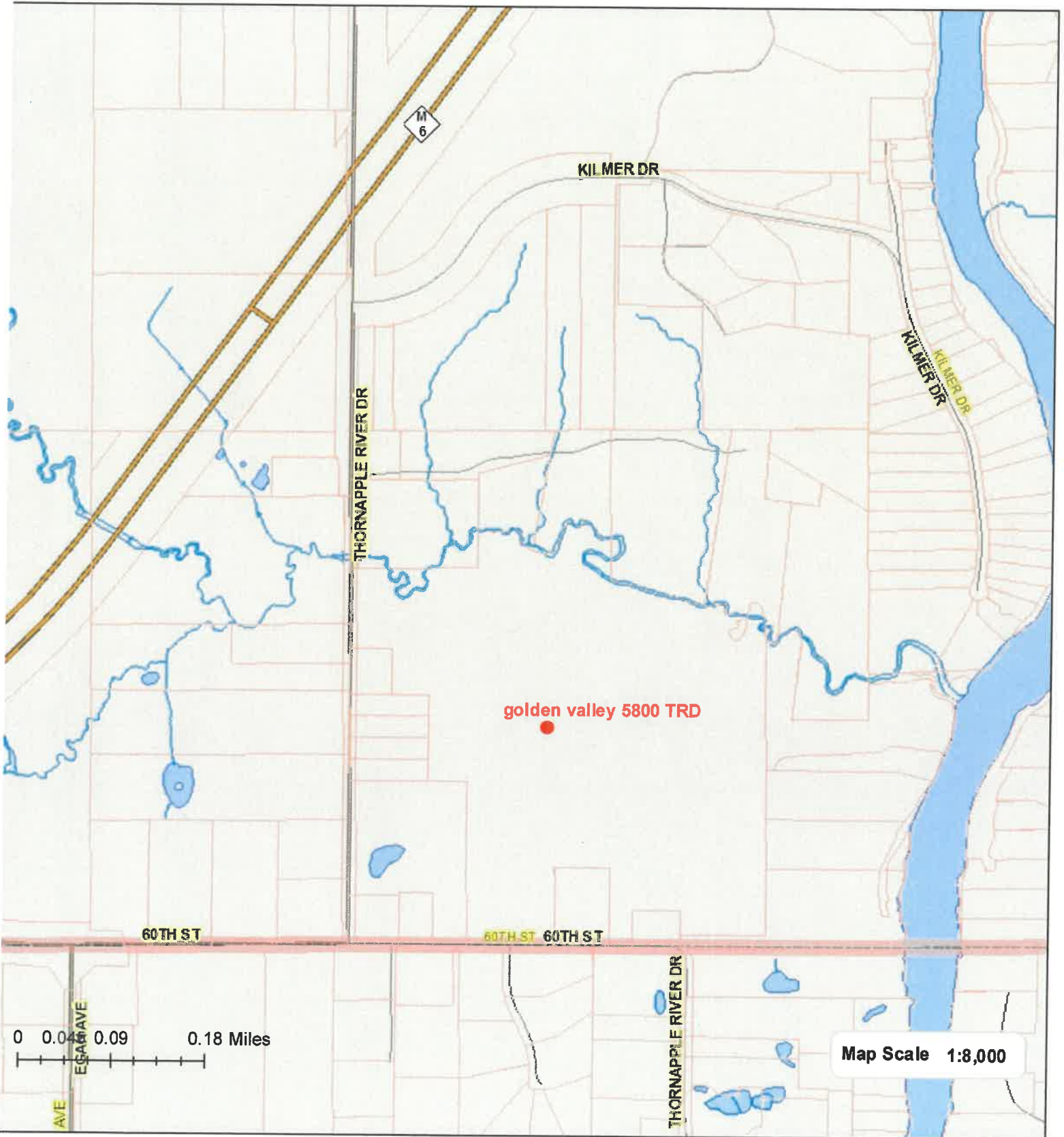
* Daniel J. ...

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

Applicant's Signature & Date

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

TITLE



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