

AGENDA
Cascade Charter Township Planning Commission
Monday, July 18, 2022
7:00 pm
2870 Jacksmith Ave

Public may access the meeting via video conference software Zoom
<https://us02web.zoom.us/j/87044149458>

Meeting ID: 870 4414 9458
By Phone: +1 301 715 8592

- 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. Disclose any Conflict of Interest**
- ARTICLE 5. Accept the Minutes of the Process Recommendations Subcommittee Meetings**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 7. Case #22-3720/Ward
Public Hearing
Requested Action: The applicant is requesting approval of a Type I Special Use Permit to allow a 6-foot-tall fence in the front yard.**
- ARTICLE 8. Case #22-3717/GDP Properties LLC, Douglas DeKock
Requested Action: Site Plan Review for a 55,000 sq ft addition and parking lot renovations.**
- ARTICLE 9. Old Business**
- ARTICLE 10. Any Other Business**
- ARTICLE 11. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 12. Adjournment**

Meeting format

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

Cascade Charter Township

Process Recommendations Committee

Meeting No. 1

March 23, 2022, at 4:00 pm

Cascade Township Offices Front Conference Room

Chair Moxley called the meeting to order at 4 pm.

Members Present: Manager Swayze, Member Rapin, Trustee Nordhoek, Member Rowland, Planning Director Hilbrands, Chairman Moxley, and Secretary Rissi .

The Committee discussed a schedule and approved of meeting every other Wednesday at the same time and place beginning April 13th. Future meetings will be April 27, May 11, May 25, June 8, and June 22.

Manager Swayze said he would reserve the larger conference room for future sub-committee meetings. Currently, that room is being used by the accountants for annual review of financial records.

While discussing the Implementation plan items that should be posted with these minutes or on the website as part of the meeting packet, Member Rowland mentioned he wants better reporting specific to **Agenda Item 5E: Establish roles and responsibilities for reporting and enforcement of Zoning Ordinances and site plans.**

Agenda Item 5F: There was consensus to have the Planning Commission Chair stamp all pages of site plans.

Trustee Noordhoek cautioned since some aspects of an inspection may be out of the silo of some Cascade Township Staff they may not be noticed. However, staff should still report or question obvious or peculiar items noticed on site.

Manager Swayze said this group needs to decide how often a formal report is due to the PC for projects under way. A regular project report would help catch and prevent issues.

Member Rapin mentioned **Agenda Item 5A**, we should get rid of Etc. and be more specific.

Chair Moxley said that **Building Inspection Dept. Director Wilson** was very clear that Township staff stay inside their silos and be focused on what they inspect.

A discussion continued on noting minor changes.

Member Rowland asked that minor changes get emailed to the Chair to be reported to the PC at future meetings.

Manager Swayze recommended that they be included in the Quarterly project report/updates and shared that way.

Member Rissi asked that Planning Director Hilbrands speak up and report changes at PC meetings and we make sure it is reported in the minutes. Planner Hilbrands stated the quarterly report method would work better if someone was looking for the information in the future and wished to easily find it. Trustee Noordhoek indicated that in 15 years he would like to be able to locate important information easily, if needed, without having to read years' worth of PC minutes.

Manager Swayze recommended we meet with the **Kent County Soil Erosion Enforcement** team at a future meeting. Also, he would be willing to set up a demo with **BS & A** staff for software exploration.

Motion made by Member Rapin, supported by Member Rissi, to adjourn the meeting at 4:41PM.

Respectfully Submitted,

Scott Rissi

Recording Secretary

Cascade Charter Township

Process Recommendations Committee

Meeting No. 2

April 13, 2022 at 4:00 pm

Cascade Township Offices - Back Conference Room

Acting Chairman Rissi called the meeting to order at 4:00 pm.

Members Present: Manager Swayze, Member Rapin, Trustee Noordhoek, Member Rowland (acting Secretary), Planning Director Hilbrands, Chairman Moxley (via Zoom), and Secretary Rissi (acting Chairman).

Member Rapin made a motion to approve the Agenda. Trustee Noordhoek supported. All members were in favor.

Member Rapin made a motion to approve the March 23 meeting minutes. Trustee Noordhoek supported. All members were in favor.

Acting Chair Rissi acknowledged any visitors wishing to speak. None were present.

It was agreed that future meetings would be held every other week on Wednesdays at 4 pm at the Township offices in the back conference room.

Member Rapin suggested we change the committee's name to "Process Recommendation Committee".

PUD Review Process

Basic Plan Review

B. Member Rapin suggested we remove the word "legal".

F. Member Rapin suggested we change "known" to "proposed".

Preliminary Plan Review

A. Acting Chair Rissi wants to review Zoning Ordinance 21 at the next meeting.

C. Member Rapin suggested “proposed timeline, including intended phasing and milestones for all “infrastructure” be added.

D. Member Rapin suggested we change all semicolons to comas.

E. Member Rapin suggested we add the word “plan” after utilities.

Acting Secretary Rowland made a motion to table the rest of the discussion until the next meeting. Trustee Noordhoek supported. All were in favor.

Acting Chair Rissi adjourned the meeting at 5:03 pm.

Respectfully Submitted,

Alan Rowland

Cascade Charter Township

Planning Commission

Process Recommendations Committee

Minutes for Meeting No. 3

Wednesday, April 27, 2022, 4:00 pm

Cascade Township Hall - Back Conference Room

Chair Moxley called the meeting to order at 4:04pm with all members present. (Rapin, Moxley, Rissi, Rowland, Noordhoek). Manager Swayze was also present.

Manager Swayze asked that all approved minutes be provided to Jessica and Sandra in the future for proper filing and posting.

Member Rissi moved to approve the agenda, supported by member Rowland. Motion approved.

Member Rissi made a motion to approve the minutes of the April 13th meeting that had been prepared by Member Rowland. Rowland supported the motion and it was approved.

Chair Moxley handed out the Planning Commission Recommendations, and a copy of Chapter 21 of the Cascade Charter Township Zoning Ordinance.

On Section 21.04 member Rapin recommended striking the word "addition" from paragraph 2 of the Ordinance. Also, strike item f. (retention/detention ponds). Much discussion occurred, but all agreed.

On Paragraph No. 7, parking lot increases under 10% in size was the language the committee felt most comfortable with.

Member Rapin asked about the use of pronouns in the Ordinance. Discussion about using "them" or "they" continued. Member Rowland liked the use of 'developer' as opposed to pronouns.

The group then picked up where they left off at the last meeting - Cascade Charter Township PUD Review Process, 2nd page, Site Condominium Plans review.

Manager Swayze asked us to define "Construction Commencing".

Member Noordhoek recommended that we ask the CCT Building Department for help on that, and see how they define it. Member Rapin wants the use of milestones. There was discussion on Certificates of Occupancy and Building Permits which can be used as leverage for staff to get a developer to meet the scheduled milestones.

Member Rissi recommended adding the word "retaining walls" to items #5 & #7.

Manager Swayze said we could discuss the titles of these plans such as the "utility plan" and "streets plan" with Planner Hilbrands to verify the best place for retaining walls to be listed.

Member Rowland asked about Fire Department reviews. Currently there are none.

The group discussed the May 25th meeting with BS&A, which will start at 3:30pm. Our next committee meeting is May 11th at 4pm.

Member Rissi moved and support by Member Noordhoek to adjourn at 5pm.

Submitted by:

Scott Rissi

Cascade Charter Township

Planning Commission

Process Recommendations Committee

Meeting No. 4

Wednesday, May 11, 2022, 4:00 pm

Cascade Township Hall- Back Conference Room

Chair Moxley called the meeting to order at 4:03 pm in the back conference room of the township offices. All members were present, including Manager Swayze and Planning Director Hilbrands. (Members Moxley, Rissi, Nordhoek, Rowland and Rapin)

Member Rapin moved to approve the agenda. Member Rowland supported. Agenda was approved thru a unanimous vote.

Member Rissi made a motion to approve the minutes of the April 27th meeting. Member Rapin supported the motion and all members voted in favor of the minutes.

We had no conflicts of interest reported and no visitors.

Future meetings are scheduled for May 25th (3:30pm) with BS&A to discuss and see software options they provide. Also scheduled are June 8th and June 22nd. Member Rissi will be absent and Member Rowland offered to take the minutes in member Rissi's absence.

Discussion followed about the presentation of Recommendations to the Township Board on January 12.

Sec: 21.04, item #2 - put "addition" back in, strike F., and D. to read "interior driveways".

Manager Swayze offered to work on the process for selection of new Township Planning Director, should there be a need in the future.

Member Rissi, and Planner Hilbrands will work on roles and responsibilities of staff for Ordinance enforcement and site plan follow up.

Member Moxley tested the stamp now used by the Planning Department to document approved site plans. The stamp worked and he approved it.

Ralph will follow up on Kent County Road Commission SESC requirements.

Member Rowland will review the Proposed Complaint Procedures process.

Member Rapin asked about the website citizens intake options.

Member Rissi drafted a definition for commencing construction: Infrastructure, roads, utilities. No earth moving or tree clearing, as those are property owners rights.

An Idle Project requires a review from staff, which is then brought to the PC. The PC after the staff report can require a site plan review. An "Idle Project" is defined as no new building permits or inspections in a 12 month period.

Member Rapin, with support from Member Rissi, moved to adjourn the meeting at 5:10 pm.

Submitted by:

Scott Rissi

Cascade Charter Township

Planning Commission

Process Recommendations Committee

Meeting No. 5

Wednesday, May 25, 2022, 4:00 pm

Cascade Township Hall - back conference room

Chairman Moxley called the meeting to order in the Township offices conference room at 3:31 PM. All Committee members were present: Moxley, Rissi, Rapin, Rowland, and Noordhoek. Others attending the meeting: Brian Powell (via zoom) with BS&A, Zoning Administrator Madison Smith-Jacoby, Manager Swayze, and Planning Director Hilbrands.

Member Rissi motioned to approve the Agenda. Member Rapin supported the motion. All voted in favor.

Member Rissi motioned to approve the May 11 meeting minutes. Member Rapin supported the motion. All voted in favor.

Future Committee meetings on June 8th and June 22nd will be held starting at 4:00 pm.

Much of the meeting was spent listening to Brian Powell's presentation, representing **BS&A** software. All members and staff asked many good questions. Member Rapin commented that this is 90% of what we need and the gaps can be filled with the right process in place. Member Moxley asked how to move forward. Manager Swayze indicated we need to get the cost for the software upgrade prior to moving forward. Member Rapin and Planning Director Hilbrands will work on the implementation together if we move forward.

Member Moxley asked that Brian Wilson from the **Building Inspection Services** department to be present at the next meeting. Manager Swayze agreed that Brian Wilson needs to be involved. Planning Director Hilbrands indicated Wilson is aware of us exploring the BS&A software as he pointed us to it.

Manager Swayze will update us on the selection and approval process for Planning Director replacements in the future. Manager Swayze handed out a new draft **Duties & Ordinance**

Responsibility chart. The information was appreciated by all. Several members liked the addition of a second contact.

Member Moxley handed out a three page document compiled from his Round Hill Committee notes. The document focused on Kent County Road Commission SESC enforcement and Cascade Charter Township Storm Water Ordinance enforcement and the overlap between the two organizations. He also had a separate handout of inspection services and responsible organizations related to the PUD review process.

Member Rowland was excused at 4:29 PM. We are hopeful he will update us on his thoughts regarding a **Concern Resolution Process** for Cascade Citizens at the June 8th meeting.

Member Rissi, supported by Member Rapin, motioned to end the meeting. By unanimous vote the meeting was adjourned at 5:02pm.

Submitted by:

Scott Rissi

Cascade Charter Township

Planning Commission

Process Recommendations Committee

Meeting No. 6

Wednesday, June 8, 2022, 4:00 pm

Cascade Township Hall - back conference room

Chair Moxley called the meeting to order at 4:00pm with all members present. (Rapin, Moxley, Rissi, Rowland, Noordhoek) Manager Swayze, Planning Director Hilbrands, and Zoning Administrator Smith-Jacobey. Building Department official Brian Wilson also attended.

Member Rissi moved to approve the Agenda, supported by Member Rowland. Motion approved.

Member Rissi made a motion to approve the minutes of the May 25th meeting. Member Rapin supported the motion and it was approved.

Final meeting of the Committee is expected to be **June 22nd**. Chair Moxley and Member Rowland will make a brief presentation and answer questions at the **July 13** CCT Board of Trustees meeting.

The Committee then had a discussion about the **BS&A software presentation** from May 25th with Brian Powell. Zoning Administrator Smith-Jacobey clarified that we have the software, we just need the training. Planning Director Hilbrands has requested the costs from BS&A and will communicate with Manager Swayze when they respond. Manager Swayze also stated that the Township has a budget for staff training. Brian Wilson said the BS&A software does all they need in the Building Department. He wants to be involved to make sure the Planning - Zoning side of the software does not mess up the Building Dept. side. Both Building Department and Planning Department will work together on the software to ensure a smooth implementation.

Enforcement will be in the same folder the Building Department currently uses, so we need to consider that.

Brian Wilson was excused at 4:26pm. We thanked him for his input.

Member Rapin commented about the rollout being phased. Planning Director Hilbrands indicated that they may add some past cases for software practice.

Manager Swayze handed out a draft policy for **Planning Director Hiring Process** in the event it is needed in the future. All members liked the idea of a policy and accepted the draft, but did not want to use the process any time soon.

Ralph handed out a contact list for **Plan Review and Inspection Services- Responsible Organizations** he compiled with help from Wayne Harrall of Kent County Road Commission. Manager Swayze asked that we change the language to say that the Township Engineer will conduct storm water inspections, instead of FTC&H.

Member Rowland and Zoning Administrator Smith-Jacobey are working together to test the **Concern Resolution Process** and improve it. Member Rowland wants an easier to spot contact link on the Township website with a computer generated email response.

Member Rissi moved and was supported by Member Rowland to adjourn our meeting at 4:42pm.

Submitted by:

Scott Rissi

Cascade Charter Township

Planning Commission

Process Recommendations Committee

Meeting No. 7

June 22, 2022, at 4:00pm

Cascade Township Offices - back conference room

Chairman Moxley called the meeting to order at 4:01 pm.

Members Present: Chairman Moxley, Manager Swayze, Member Rapin (via Zoom), Trustee Noordhoek, Member Rowland (acting Secretary), Planning Director Hilbrands, and Zoning Administrator Madison Smith-Jacoby.

Member Rowland made a motion to approve the agenda, Trustee Noordhoek supported. All members were in favor.

Member Rowland made a motion to approve the June 8th meeting minutes, Trustee Noordhoek supported. All members were in favor.

Chair Moxley asked if there were any potential conflicts of interest. There were none.

Chair Moxley acknowledged any visitors wishing to speak. None were present.

Chair Moxley stated this was the final meeting of the Recommendations Committee and that Chair Moxley and member Rowland would be presenting the recommendations of the Committee to the Township Board on July 13th, 7:00 pm at the Wisner Center.

The BS&A quote for \$4,700 has been received for the recommended software implementation and staff training.

The committee reviewed the proposed handout for the Township Board discussing the Committee recommendations. Minor changes will be made including an index, page numbers, Section 21 changes, and section dividers.

Chair Moxley and member Rowland briefly reviewed with the Committee what they would be presenting to the Township Board.

There was no other business to discuss.

Chair Moxley thanked the Committee members for their active participation.

Member Rowland made a motion to adjourn the meeting, Trustee Noordhoek supported. All members were in favor.

Chair Moxley adjourned the meeting at 4:47pm

Respectfully Submitted,

Alan Rowland

STAFF REPORT

STAFF REPORT: Case #22-3720
REPORT DATE: July 13, 2022
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 18, 2022
PREPARED BY: Madison Smith-Jacoby, Zoning Administrator

APPLICANT:

Robin & Jennifer Ward
1896 Country Brook Drive SE
Ada, Michigan 49301

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting approval of a Type 1 Special Use Permit to allow for a 6-foot fence in the right of way and front yard during the growing season.

EXISTING ZONING OF SUBJECT PARCEL(S): R1

GENERAL LOCATION: East of Buttrick Avenue SE., north of Bolt Drive SE, and west of Grand River Drive.

PARCEL SIZE: Approximately 1.04 acres

PROPERTY LOCATION: 1896 Country Brook Drive SE, p#: 41-19-02-351-037

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES:

N – residential
E- residential/agricultural
S – residential/agricultural
W – residential

ZONING ON

ADJOINING PARCELS: N – R1
S – R1
E – PUD 10
W – R1

STAFF COMMENTS:

1. The applicant has previously been notified by the Road Commission that his original garden fence made with 4x4 wood posts, erected in 2020, was a violation of the Township Ordinances to which they complied by removing.
2. The applicant suggests this fence barrier is necessary to prevent deer from eating their harvest, hence the height of 6 feet.
3. The garden is 24 feet wide by 12 feet deep. The majority of the enclosure is within the right-of-way of the public road.
4. The enclosure is made of 6, 6-foot-tall stakes wrapped with netting and has a gated arbor entrance.
5. The fence enclosure is proposed to be installed for the growing season and taken down before winter. It would be helpful to hear from the applicant regarding when the fence will be installed and removed each year.
6. We received a letter of support from the neighbor to the north at 1878 Country Brook Drive.

ZONING ORDINANCE Section 4.30 Walls and Fences:

7. Conditions for Special Use Permit Approval:

Due to the unusual circumstances related to the property location or use of the fence, the height of a fence may be increased to a height of eight (8) feet as measured from final grade in all agricultural, office and residential zoning districts and up to ten (10) feet, as measured from average grade in all other zoning districts. Upon review of a special use permit for additional fence height the Planning Commission shall consider the following:

Standard	Comment
The height does not impact adjacent properties	It would appear that the increase in height would have little affect on the adjacent property
The additional height does not severely impact light and ventilation from flowing onto the adjoining properties.	I do not believe this would be an issue. The fence enclosure is at least 50% transparent.
The increased height does not create a traffic hazard.	The only traffic hazard I foresee is the applicant losing full visibility when turning out of their driveway onto Country brook Drive. The Kent County Road Commission has the right to remove the fenced enclosure if needed to complete any work. They have also commented that it no longer looks to be a significant hazard.



CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids,
Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Robin & Jennifer Ward
Address: 1896 Country Brook Dr., SE
City & Zip Code: Ada, MI 49301
Telephone: 610-506-5888
Email Address: robinward@hotmail.com

OWNER: * (if different from Applicant)

Name: n/a
Address: n/a
City & Zip Code: n/a
Telephone: n/a
Email Address: n/a

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 Subdivision |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> 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:**

see enclosed Statement Summarizing Request for Type I Special Use Permit

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

That part of lot 8 lying North of the Notherly line of lot 7 extended Easterly, Country
Brook Estates, Section 2, Town 06 North, Range 10 West, Cascade Township, Kent
County, Michigan

{**Use Attachments if Necessary}

PERMANENT PARCEL (TAX) NUMBER: 41-19 41-19-02-351-037

ADDRESS OF PROPERTY: 1896 Country Brook Dr., SE, Ada, MI 49301

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)

Rocket Mortgage (mortgage holder)

1050 Woodward Ave, Detroit, MI 48226

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.)

n/a

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

n/a

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

Robin Ward

Applicant – Print or Type Name


Applicant's Signature & Date

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

Statement Summarizing Request for Type I Special Use Permit

To Whom It May Concern:

I am writing you at the advice of Cascade Township Zoning Administrator Madison Smith-Jacoby to request a Type I Special Use Permit to allow our family to maintain our non-permanent garden barrier at its current dimensions (6 foot stakes and 6 feet of netting). To provide context for this request, please review the following timeline:

1. During the lockdowns associated with the beginning of the Covid pandemic in the spring of 2020, my family set up a vegetable garden in our front yard as this is the only area in our one acre property with sufficient sunlight to support such an undertaking. We did this both as a means of maintaining access for our family and the neighborhood to healthy vegetables in uncertain times as well as a leisure-time activity for our two children who were otherwise stuck inside engaging in distance learning. As a part of this effort, we initially began construction on a permanent garden fence to protect the vegetables from local wildlife. However, soon after we received a letter from Cascade Township indicating a neighbor had complained about our fence/garden, indicating that our permanent fence was in violation of Cascade Township ordinance, and providing guidelines as to how to take our fence out of violation. We immediately altered the fence to be within guidelines.
2. For both the summers of 2020 and 2021 we maintained our garden without any protection. Though we received consistent feedback from neighbors that the garden was quite attractive and added a lovely aesthetic element to the neighborhood, our yield was greatly limited as the local deer population consumed most of our plants before they could produce anything edible (other than cucumbers; apparently, the local deer do not like cucumbers).
3. Over the winter of 2022 we noted that in Section 3 Page 10 of the Cascade Township Zoning Ordinance a "fence" was defined as, "Any permanent barrier, partition, or structure, or as enclosure, and not part of a structure requiring a building permit..." With this in mind, we devised a non-permanent garden barrier that we could put up in the late spring and then take down in the late summer after the growing season. Soon after placing our non-permanent garden barrier in early May, we received a letter from Cascade Township referencing the Ordinance language regarding fences (see enclosed document A dated 5/17/22). I called Ms. Smith-Jacoby regarding the letter on 5/20/22 and explained our position regarding the non-permanent nature of our garden barrier. She noted that the concern was less to do with our garden barrier and more that our garden existed within the public right-of-way. Due to this, she indicated that if we were to maintain our garden in the area of our property we would have to be comfortable with Kent County reclaiming the area without notice. I indicated our comfort with this risk.

4. After consulting with a local attorney, I sent a letter to Ms. Smith-Jacoby outlining our position (see enclosed item B dated 5/24/22).
5. On 6/7/22, I received a voicemail from Ms. Smith-Jacoby in response to our letter indicating that per our written concerns she had spoken directly with a representative from Kent County Road Commission and they had agreed to the following options to resolve our issue:
 - a. We could maintain our garden barrier as-is with slight alterations: with the existing 6 foot stakes as long as we decreased the height of the netting to 4 feet and removed the non-permanent garden barrier after the growing seasons had completed in the late summer/early fall.
 - b. We could maintain our garden barrier as-is: with 6 foot stakes and 6 feet of netting by requesting a Type I Special Use Permit from Cascade Township as long as we removed the non-permanent garden barrier after the growing seasons in the late summer/early fall.
6. On 6/8/22, I spoke with Ms. Smith-Jacoby by phone regarding the information in the voicemail and indicating our interest in applying for a Type I Special Use Permit. She provided helpful guidance in this regard.

I hope the preceding provides context for our request. Per guidelines on the Cascade Township website, in addition to the Application for Special Use Permit I have also included a photo of our garden with dimensions noted to function as a Site Plan (see enclosed item C). We have spoken with our immediate neighbors regarding our garden and received only positive feedback as well as requests for produce.

Feel free to contact me with any questions at 610-506-5888.

I appreciate your time assisting in resolving this issue.

Sincerely,

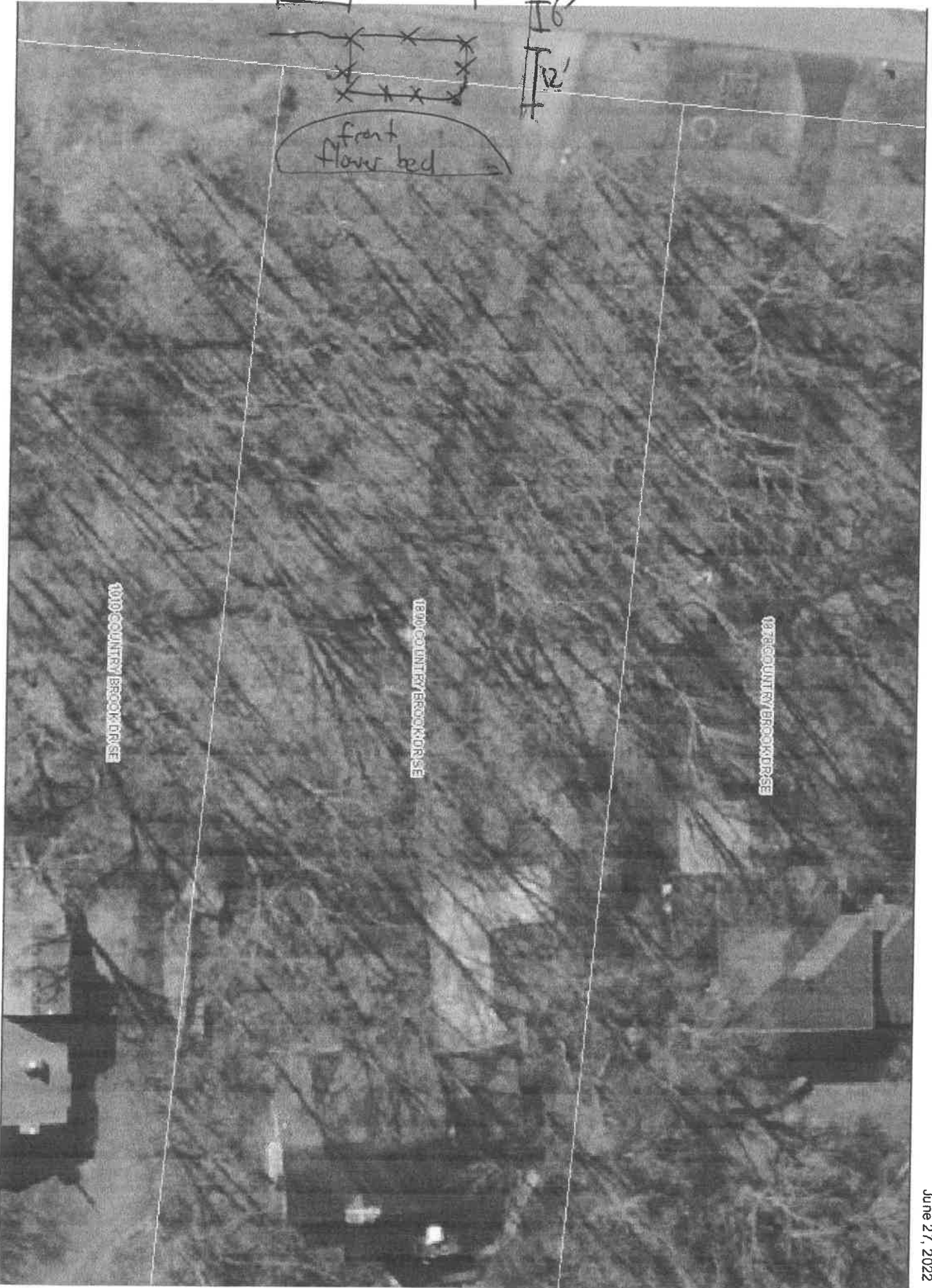
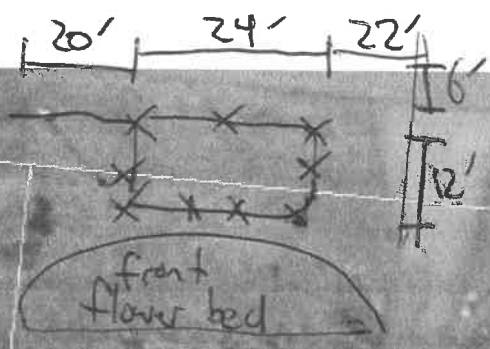


Robin Ward

1896 Country Brook Drive, SE
Ada, MI 49301

Site Plan

X = non-permanent garden stake, 6'



Kent County Web Map

June 27, 2022





Site Plan

A. Current dimensions:

1. Garden dimensions: 24 feet by 12 feet
2. Non-permanent Garden Barrier composed of 6 foot stakes and 6 feet of netting

B. Options provided by Cascade Township Ordinance Manager:

1. Keep 6 foot stakes, decrease netting to 4 feet and remove barrier after growing season or
2. Request Type 1 Special Use Permit to maintain current dimensions and remove barrier after the growing season

✓

From Dean and Julie Deppe
1878 Country Brook Dr SE
Ada, Mich, 49301
616-2608445 and 616-9165405

To Township Planning Director Brian Hilbrands
5920 Tahoe Dr SE
Grand Rapids, MI 49546
Zoning Board of Appeals

We are writing in support of a Type 1 Special Use Permit to allow a seasonal six-foot fence in the front yard of Robin and Jennifer Ward at 1896 Country Brook Dr SE, Ada, Mich, 49301. We are neighbors of the Wards and their fence does not detract from the beauty of our street in our opinion. There are five reasons for allowing this variance. First of all, the front yard is the only place where sun can reach into our location on the east side of Country Brook and to have a vegetable garden, sun is needed. Second, this is only a seasonal fence for three or four months during the summer months. Third, gardens are becoming more and more important to our environment and even our economy, so allowing a garden is the right thing in the twenty first century. Fourth, the mesh fence is dark and not obtrusive so that it does not stand out or is offensive to the surrounding environment. Fifth, a garden is a wonderful learning tool for their two young sons and will benefit their education. So our conclusion is that the garden is not detrimental to the beauty of our street. In fact, it benefits our neighborhood.

Thanks for listening to our letter of support.

Sincerely,

Dean and Julie Deppe

Handwritten signatures of Dean and Julie Deppe. The signature for Dean is written above the signature for Julie. Both are in cursive script.

STAFF REPORT

STAFF REPORT: Case # 22-3717
REPORT DATE: July 13, 2022
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 18, 2022
PREPARED BY: Brian Hilbrands, Planning Director

APPLICANT

GDP Properties LLC, Douglas DeKock
12 West 8th Street, Suite 250
Holland, MI 49423

STATUS

OF APPLICANT: Contractor

REQUESTED ACTION: Site Plan Review for a 55,000 sq ft addition and parking lot renovations.

EXISTING ZONING OF
SUBJECT PARCEL: TI, Transitional Industrial

GENERAL LOCATION: North side of 36th St, west of Raleigh Dr

PARCEL SIZE: 8.3 Acres

PROPERTY LOCATION: 5251 36th St

EXISTING LAND USE
ON THE PARCEL: Light Industrial/Research Development

ADJACENT AREA
LAND USES: Industrial/Research Development

ZONING ON
ADJOINING PARCELS: N,E,W - TI
S - I

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct a 55,000 sq ft addition to the existing industrial building which will result in a total building size of approximately 104,780 sq ft. The site plan was reviewed under Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.

2. The existing building was built in 1972 and consists of two “wings” connected by an enclosed walkway. The applicant and property owner have applied for a lot split to create two lots. The new property line would run between the two buildings. The addition is being proposed for the building that will be located on the west parcel.
3. The applicant received a variance to allow for the existing building to be located 17.6’ from the side property line, with the condition that any new addition must meet the required setback of 25’. The proposed addition meets all of the setback requirements for the zoning district, as well as the height requirements.
4. In order to complete the lot split, the covered walkway between the two buildings will need to be removed since it runs through the new property line. The applicant has indicated that the approximate cost for removing the walkway will be \$20,000. The removal of the walkway is being coordinated with the separation of utilities between the two buildings. The applicant will need to provide a bond in the amount of no less than \$20,000 to ensure that the walkway is removed.
5. The site plan shows a total of 256 parking spaces which meets the minimum parking requirements for light industrial use.
6. No new access to the property is being requested so no review by the KCRC was needed.
7. The site plan has been reviewed by the Building and Fire Departments who have indicated that utility alterations will be necessary to make two compliant building, so that each building is being served by separate utilities.
8. The Township engineer has reviewed and approved the plan, and their comments are included in your packet. They note that there are two outstanding items that the applicant must address as a condition of approval, and that a stormwater maintenance agreement will also need to be recorded.
9. The Gerald R Ford Airport staff has been made aware of the project and has provided some comments relative to construction permits (cranes), landscaping materials and lighting.
10. A photometric plan was submitted that meets Township requirements.
11. A comprehensive landscape plan was submitted that includes new plantings around the building, as well as maintaining the existing vegetated area along the west property line. A landscape bond in the amount of no less than \$10,000 should be submitted.

Section 21.07: Criteria For Site Plan Approval:

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

1. Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.

2. Whether there are ways in which the configuration of uses and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and proposed use and structures.

3. The extent to which natural features and characteristics of the large trees, natural groves, watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate, of scenic easements, natural buffering, and other techniques for preservation and enhancement of the physical environment.

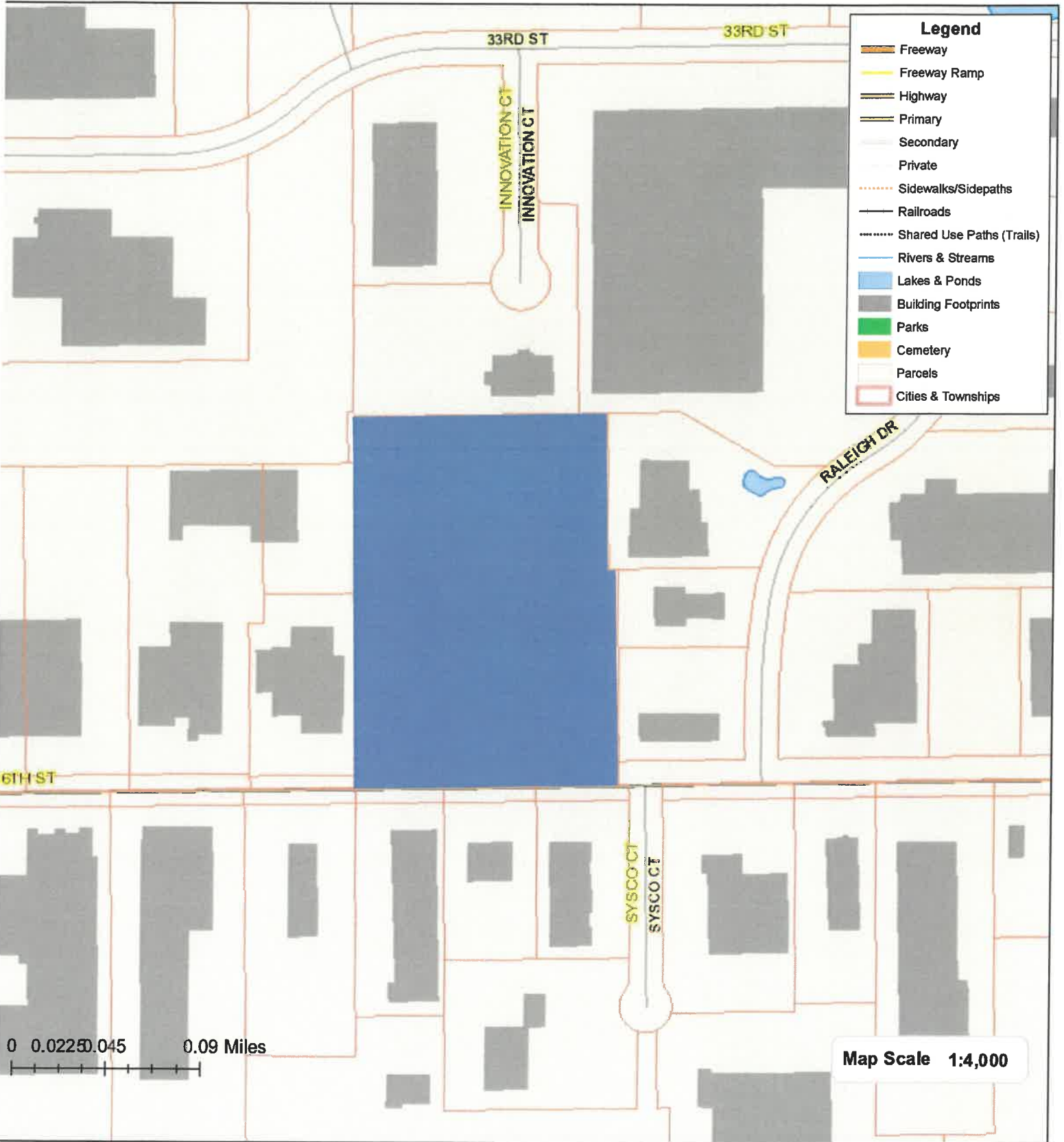
STAFF RECOMMENDATION:

Staff is recommending Approval of the site plan for the 55,000 sq. ft. building addition with the following conditions.

1. Provide a bond in the amount of \$20,000 to ensure that the enclosed walkway is removed.
2. The applicant complies with the Township Engineer letter dated July 13, 2022, and all necessary permits are obtained before construction begins.
3. Record the stormwater maintenance agreement.
4. The two buildings located on what was 5251 36th Street are served by separate utilities to meet the Building Code requirements, as well as any requirements from the City of Grand Rapids.
5. Provide a landscape bond in the amount of \$10,000.

ATTACHMENTS: Application
 Site plan
 Township Engineer letter

TITLE



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Printed 7/13/2022 1:21:20 PM



CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids,
Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: GDP Properties, L.L.C. - Douglas DeKock
Address: 12 West 8th Street, Suite 250
City & Zip Code Holland, MI 49423
Telephone: (616) 396-4950
Email Address: ddekock@gdkproperties.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 checked="" type="checkbox"/> | Site Plan Review * | <input type="checkbox"/> | Sign Variance Subdivision |
| <input type="checkbox"/> | Special Use Permit | <input type="checkbox"/> | 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:**

Site plan approval for 55,000 square foot building addition and parking lot renovations

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-18-470-007 (part of)

ADDRESS OF PROPERTY: 5251 36th Street, S.E.

PRESENT USE OF THE PROPERTY: Industrial/Offices

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

Name(s)

Address(es)

SIGNATURES


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

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

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

GDP Properties - Douglas DeKock
Applicant – Print or Type Name

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


Applicant's Signature & Date

6/7/2022

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

June 10, 2022

Brian Hilbrands
Cascade Charter Township
5920 Tahoe Drive SE
Allendale, MI 49546

Re: Magna Mirrors – 5251 36th Street SE

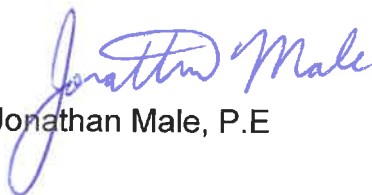
Dear Mr. Hilbrands,

Attached is a submittal package for a proposed redevelopment project within the township being submitted for site plan review. Attached are the following documents and plans:

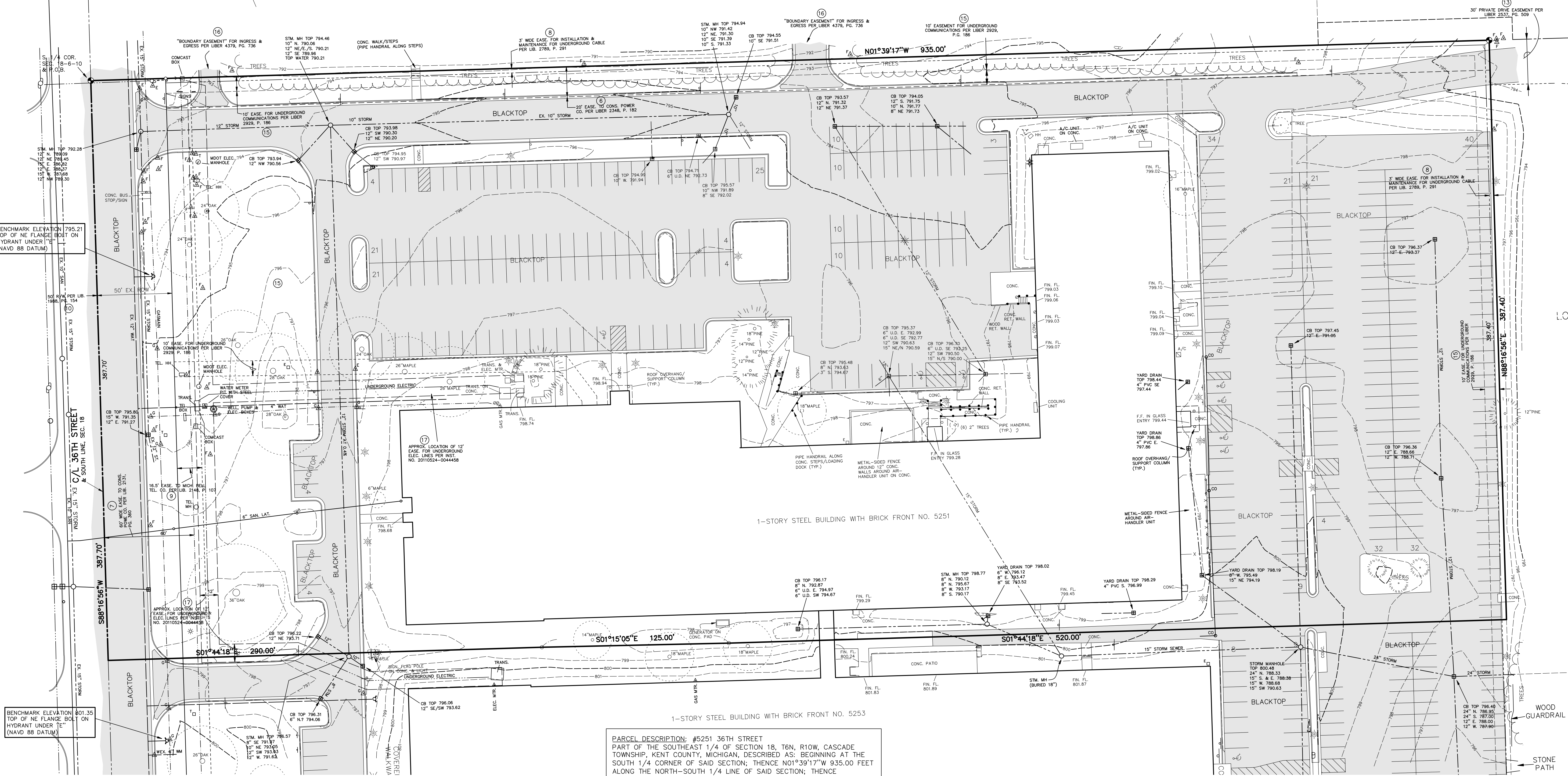
1. Planning and Zoning Application
2. \$500 Fee
3. Site Plan Set (2 copies)
4. Architectural floor plan and elevations (2 copies)
5. Lighting Plans (2 copies)
6. Landscape Plan (2 copies)
7. Site Renderings (2 copies)

Please let me know if anything additional is required to include the project on the July 10th Planning Commission Agenda.

Sincerely,



Jonathan Male, P.E



BENCHMARK ELEVATION 795.21
TOP OF NE FLANGE BOLT ON
HYDRANT UNDER 12"
(NAVD 88 DATUM)

BENCHMARK ELEVATION 801.35
TOP OF NE FLANGE BOLT ON
HYDRANT UNDER 12"
(NAVD 88 DATUM)

PARCEL DESCRIPTION: #5251 36TH STREET
PART OF THE SOUTHEAST 1/4 OF SECTION 18, T6N, R10W, CASCADE
TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE
SOUTH 1/4 CORNER OF SAID SECTION; THENCE N01°39'17"W 935.00 FEET
ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE
N88°16'56"E 387.40 FEET ALONG THE SOUTH LINE OF FOREMOST
INDUSTRIAL PARK NO. 2 (L.85 OF PLATS, PGS.1-2); THENCE S01°44'18"E
520.00 FEET ALONG A LINE WHICH IS 25.1 FEET WEST OF THE WEST FACE
OF THE BUILDING TO THE EAST; THENCE S01°15'05"E 125.00 FEET;
THENCE S01°44'18"E 290.00 FEET; THENCE S88°16'56"W 387.70 FEET
ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING.
PARCEL CONTAINS 8.32 ACRES. SUBJECT TO HIGHWAY RIGHT-OF-WAY FOR
36TH STREET ON THE SOUTH.

- Exceptions as listed in First American Title Insurance Company File No. 4004-15166:
- Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2348, page 182. Affects subject property and platted.
 - Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2131, Page 360. Affects subject property and platted.
 - Easement in favor of City Signal, Inc. and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2789, Page 291. Affects subject property and platted.
 - Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2148, Page 107. Affects subject property and platted.
 - Highway Easement in favor of the Kent County Road Commission and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1988, Page 154. Affects subject property and platted.
 - Terms and Conditions contained in Sewer Easement as disclosed by instrument recorded in Liber 2333, Page 264 amendment in Liber 2543 page 448. Affects subject property and platted.
 - Terms and Conditions contained in Sewer Maintenance Agreement as disclosed by instrument recorded in Liber 2333, Page 265. Affects subject property and platted.
 - Terms and Conditions contained in Declaration and Grant of Easements as disclosed by instrument recorded in Liber 2537, Page 509. Affects subject property and platted.
 - Any rights, title interest or claim thereof to that portion of the land taken, used or granted for street, roads or highways.
 - Terms and Conditions contained in Easement for Underground Cable and Communications Systems as disclosed by instrument recorded in Liber 2929, page 186. Affects subject property and platted.
 - Terms and Conditions contained in Easement Agreement as disclosed by instrument recorded in Liber 4379, page 736. Affects subject property and platted.
 - Terms and Conditions contained in Easement for Underground Electric Lines as disclosed by instrument recorded in Instrument No. 20110524-0044458. Affects subject property and platted.

LEGEND

- = IRON STAKE FOUND
- = MONUMENT
- ⊕ = UTILITY POLE & GUY WIRE
- ⊙ = LIGHT POLE
- = SIGN
- ⊕ = BOLLARD
- ⊕ = HYDRANT
- ⊕ = WATERMAIN VALVE
- ⊕ = CLEANOUT
- ⊕ = POST INDICATOR VALVE
- ⊕ = CATCH BASIN
- ⊕ = MANHOLE
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- ⊕ = BURIED FIBER OPTIC MARKER
- ⊕ = BURIED GAS LINE MARKER
- ⊕ = BURIED ELECTRIC MARKER
- ⊕ = BURIED TELEPHONE MARKER
- ⊕ = BURIED WATERMAIN MARKER
- = OVERHEAD WIRES

SCALE: 1" = 30'
1" CONTOUR INTERVAL



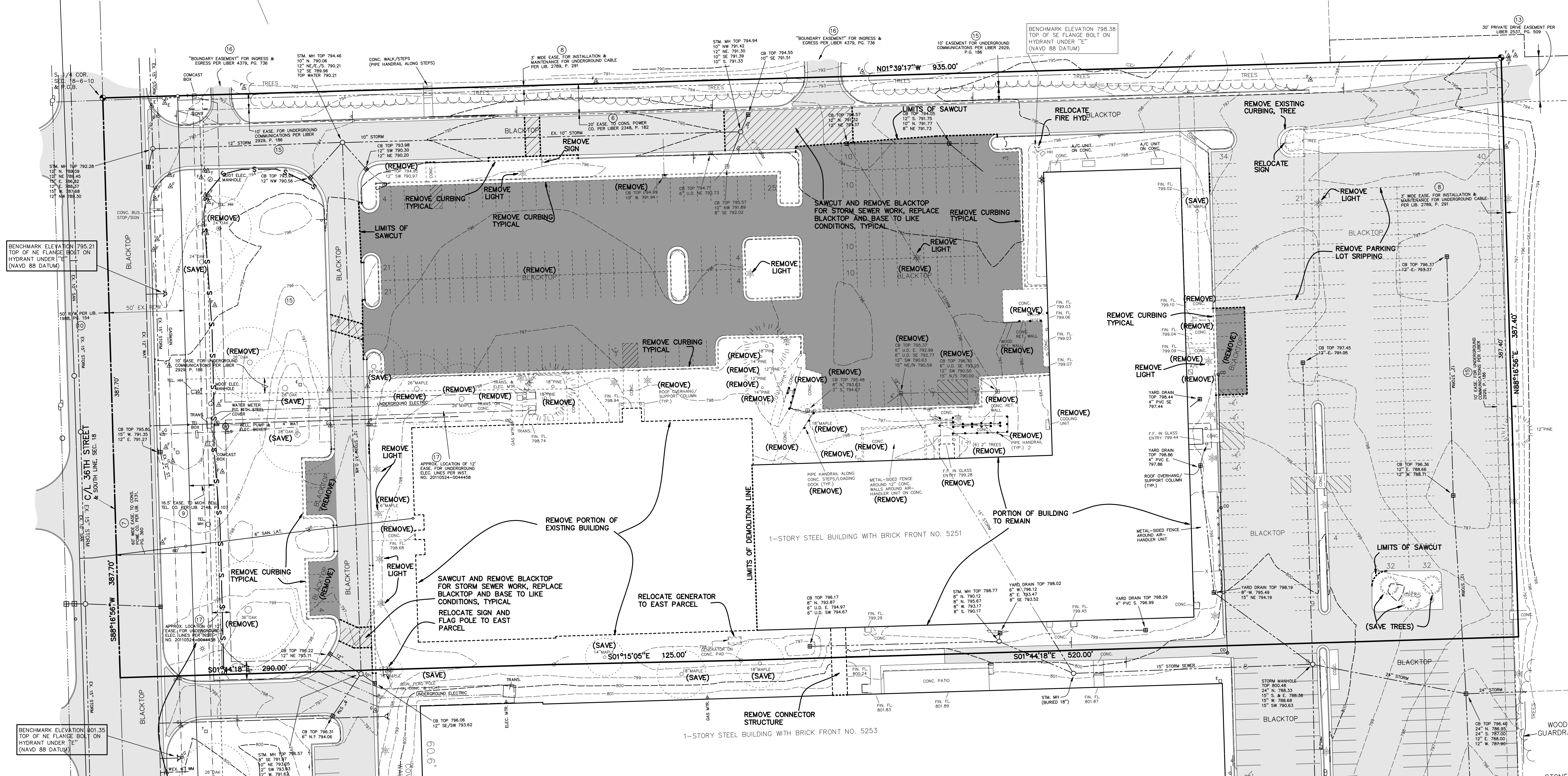
LOCATION MAP

TOPOGRAPHICAL SURVEY – MAGNA MIRRORS
RE: 5251 36TH STREET SE
FOR: GEENEN DEKOCK PROPERTIES
ATTN: CHUCK GEENEN
12 WEST 8TH ST. (STE. 250)
HOLLAND, MI 49423
 PART OF THE SE 1/4, SECTION 18, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

exxel engineering, inc.
 planners • engineers • surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.exxelengineering.com

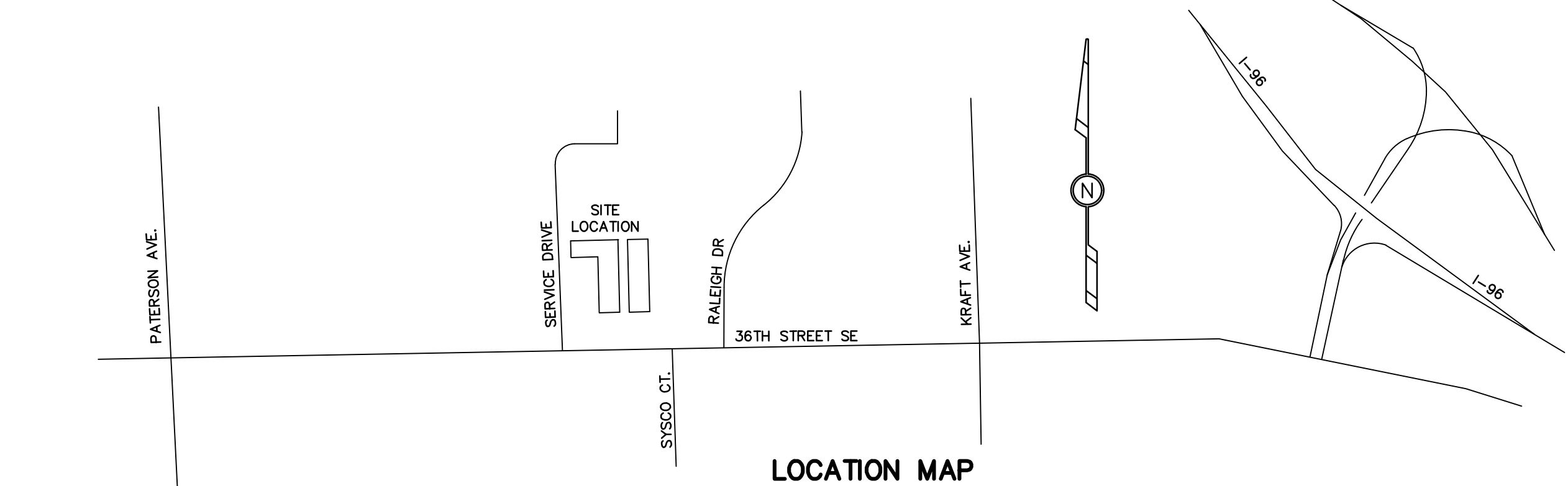
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06/28/22	REV. PER TOWNSHIP	CDG	APPROVED BY:	CDG	PROJ. SURV.:		
	DATE	REVISION	BY	FILE NO.:	DATE:	06/10/2022	

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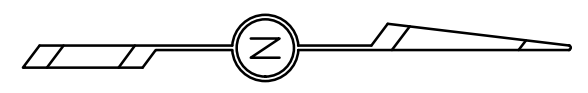
RELOCATE SIGN & LIGHTS TO EAST PARCEL

LOCATION MAP



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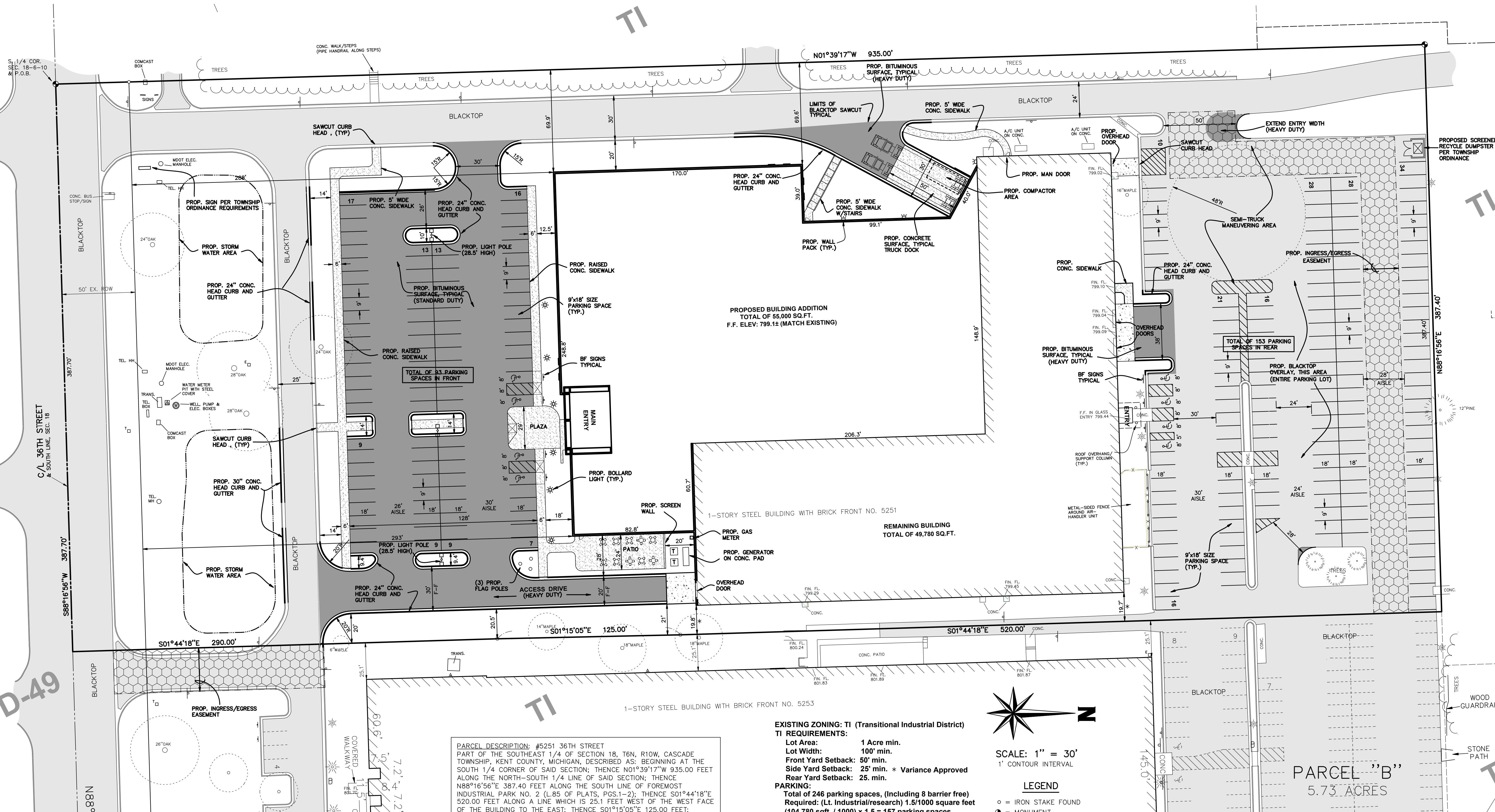
SCALE: 1" = 30'
1' CONTOUR INTERVAL

SITE DEMOLITION PLAN – MAGNA MIRRORS
RE: 5251 36TH STREET SE
FOR: GEENEN DEKOCK PROPERTIES
ATTN: CHUCK GEENEN
12 WEST 8TH ST. (STE. 250)
HOLLAND, MI 49423
 PART OF THE SE 1/4, SECTION 18, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

07/08/22	REV. PER TOWNSHIP	CDG	DRAWN BY:	CDG	PROJ. ENG.:	TRS	SHEET
06/28/22	REV. PER TOWNSHIP	CDG	FILE NO.:	212129E	DATE:	06/10/2022	
DATE		REVISION	BY	FILE NO.	212129E	DATE	06/10/2022

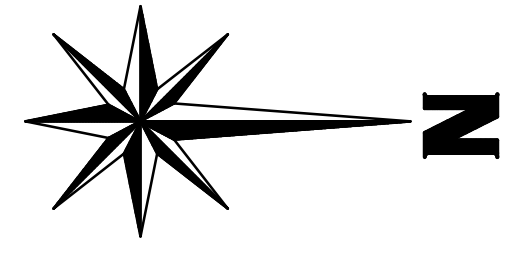


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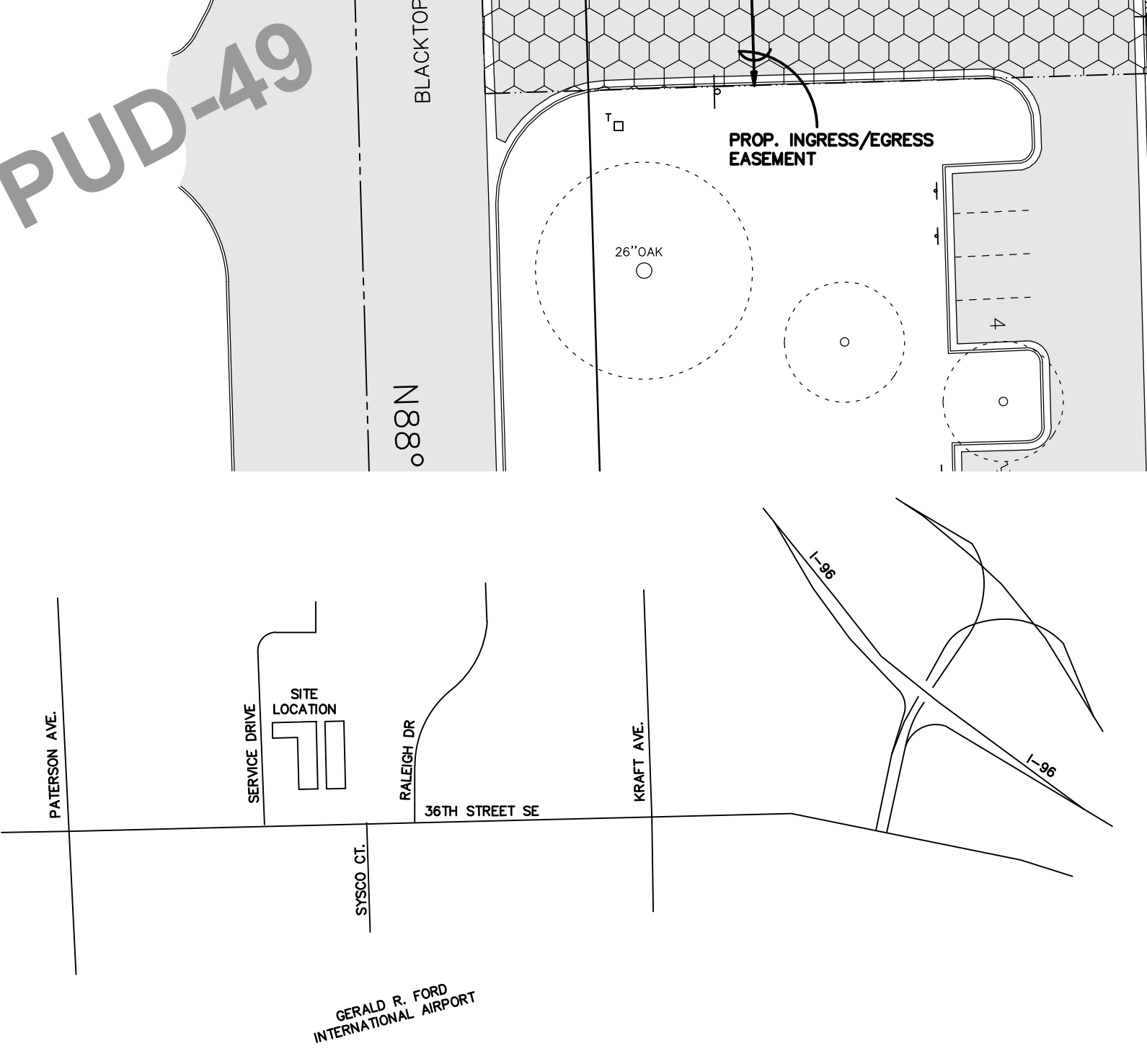
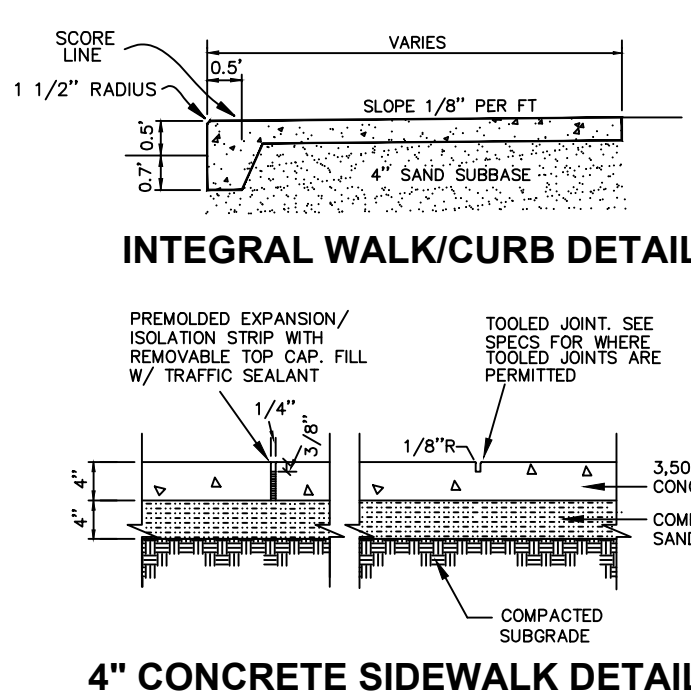
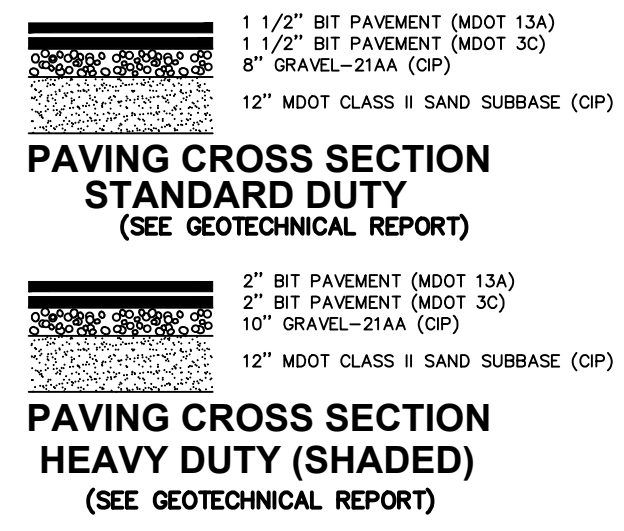
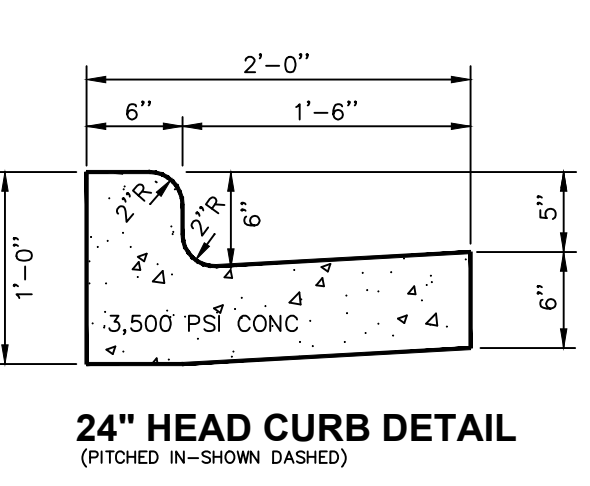
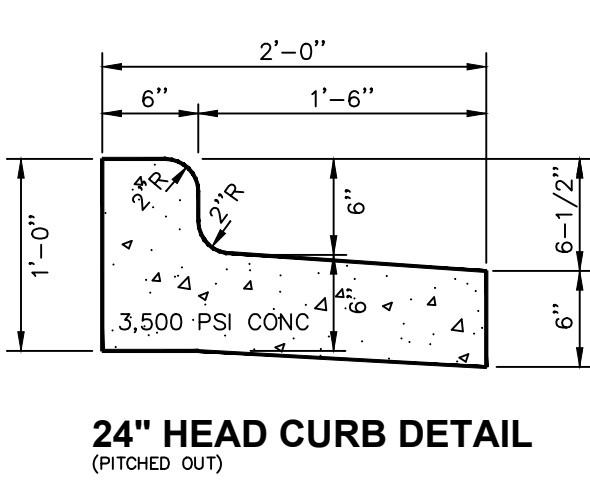
EXISTING ZONING: TI (Transitional Industrial District)
TI REQUIREMENTS:
 Lot Area: 1 Acre min.
 Lot Width: 100' min.
 Front Yard Setback: 50' min.
 Side Yard Setback: 25' min. * Variance Approved
 Rear Yard Setback: 25' min.



SCALE: 1" = 30'
 1" CONTOUR INTERVAL

LEGEND

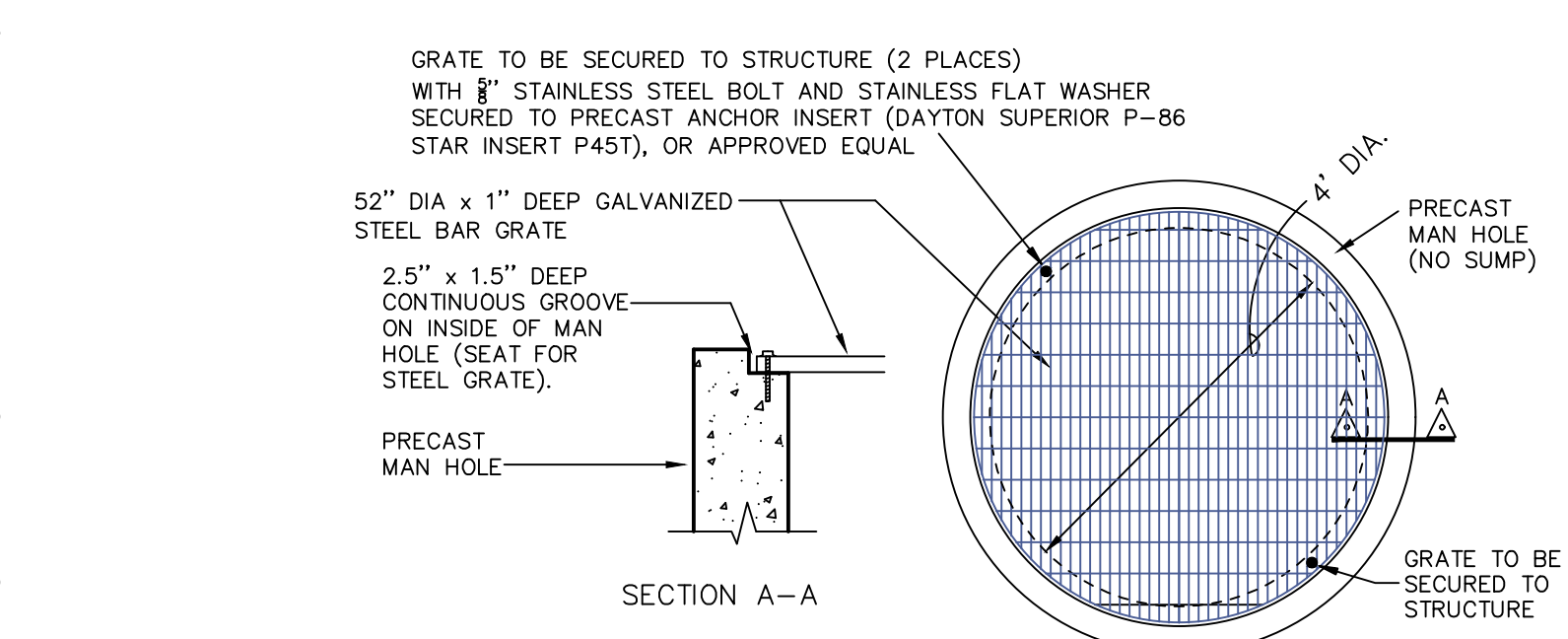
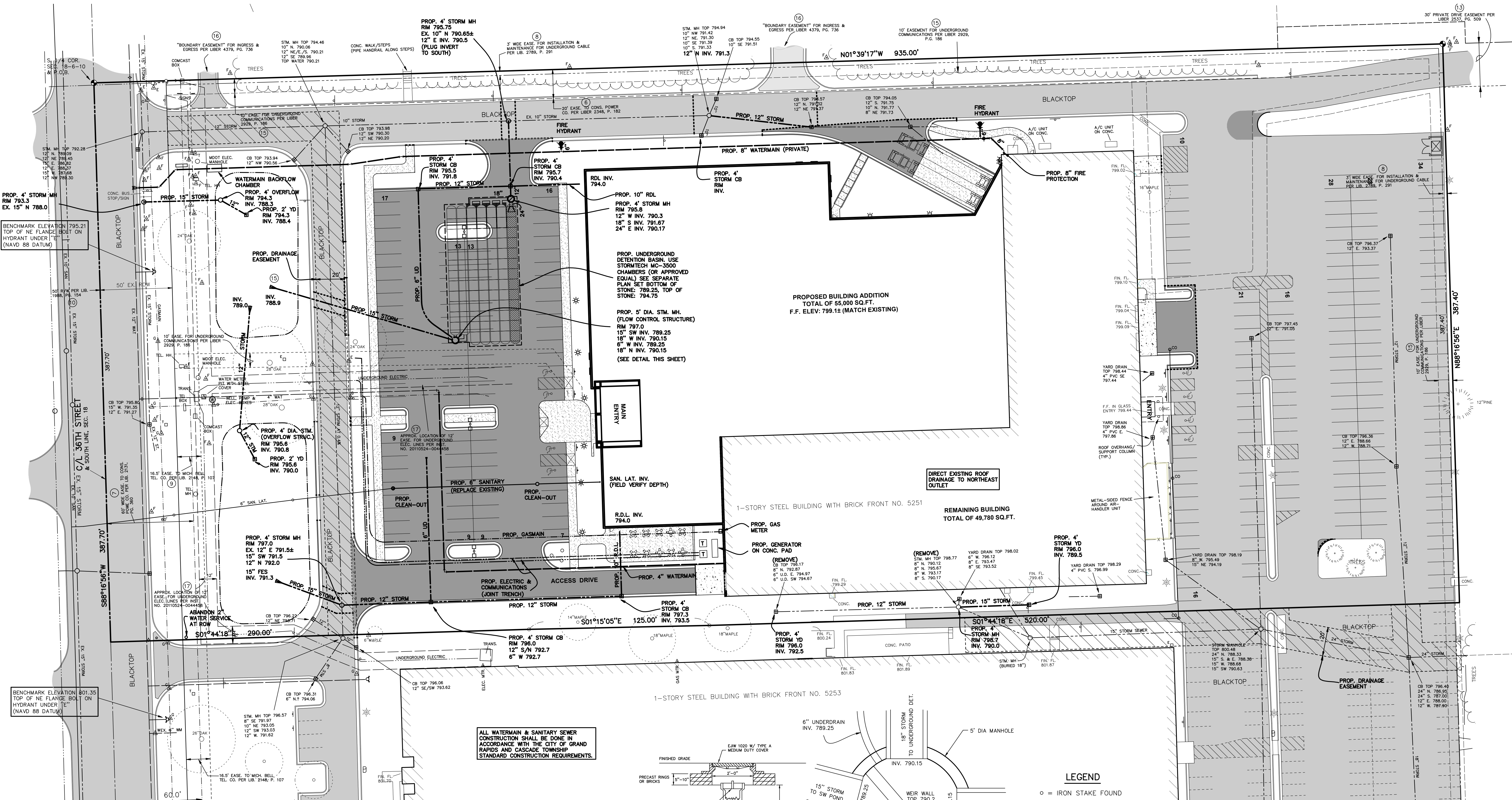
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SITE DEVELOPMENT PLAN - MAGNA MIRRORS
RE: 5251 36TH STREET SE
FOR: GEENEN DEKOCK PROPERTIES
ATTN: CHUCK GEENEN
12 WEST 8TH ST. (STE. 250)
HOLLAND, MI 49423
 PART OF THE SE 1/4, SECTION 18, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

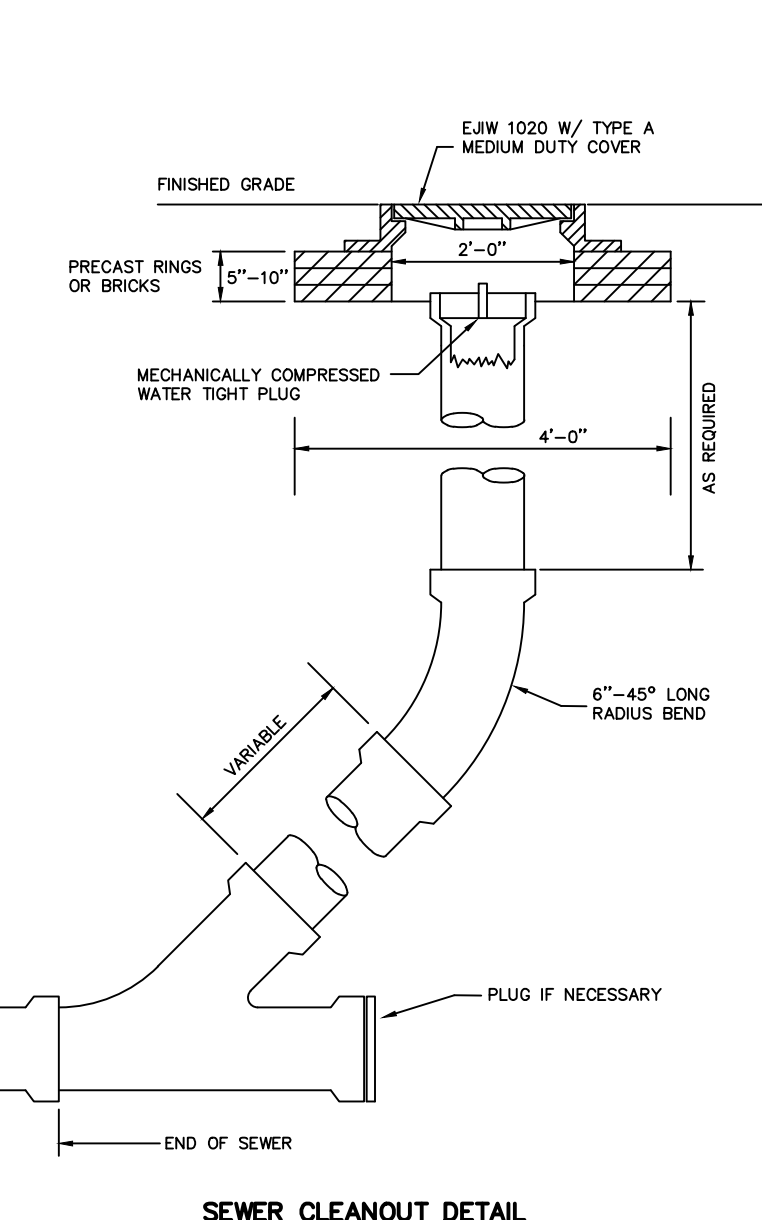


07/05/22	REV. PER TOWNSHIP	CDG	DRAWN BY: CDG	PROJ. ENG.: TRS	SHEET
06/28/22	REV. PER TOWNSHIP	CDG	APPROVED BY: TRS	PROJ. SURV.: BRENT	3 of 5
DATE	REVISION	BY	FILE NO.: 212129E	DATE: 06/10/2022	

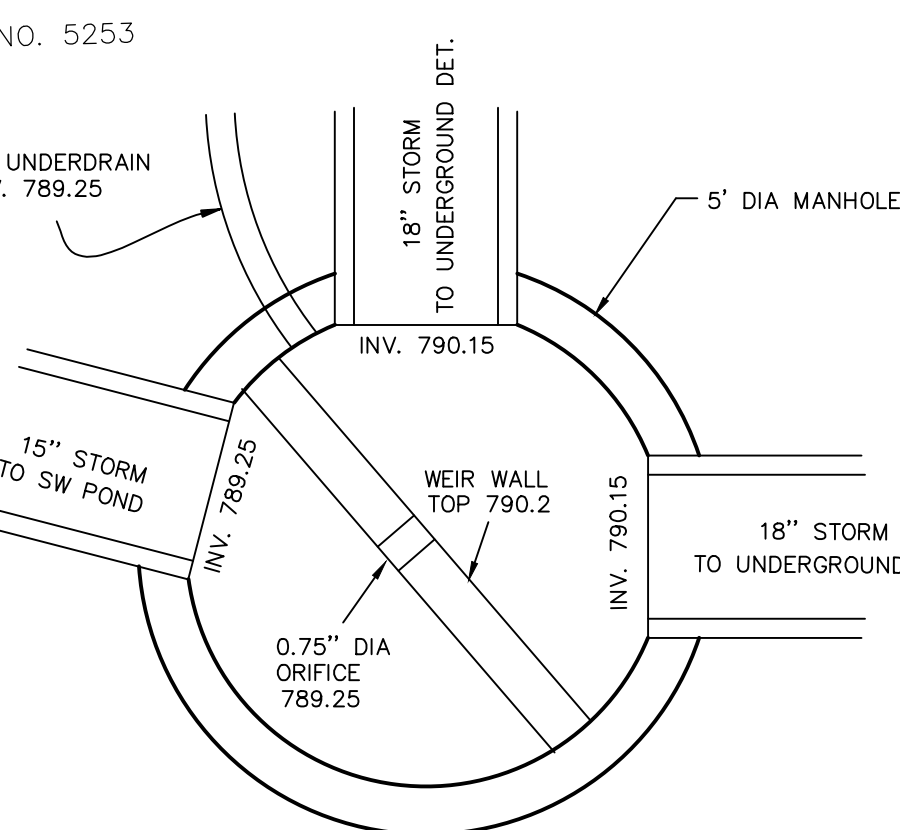


OVERFLOW STRUCTURE GRATE DETAIL

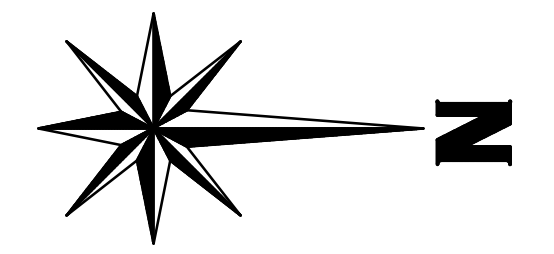
- GENERAL STORM SEWER NOTES**
- YARD DRAINS**
- ALL 2' & 4' DIA. YARD DRAINS (YD) SHALL HAVE 2' DEEP SUMPS. USE EJ #1046 CASTING WITH TYPE M1 GRATE.
- CATCH BASINS**
- ALL 4' DIA. CATCH BASINS (CB) WITHIN PARKING LOT AREAS SHALL HAVE 2' SUMPS AND USE EJ #5105 CASTING.
 - ALL 4' DIA. CATCH BASINS (CB) WITHIN 2' CONC. HEAD CURB SHALL HAVE 2' SUMPS AND USE EJ #7045 CASTING WITH TYPE M1 GRATE.
- MATERIAL TYPE**
- FOOTING DRAIN LEAD SHALL BE PVC SCH. 40
 - ALL STORM LABELED "STORM SEWER" SHALL BE SMOOTH-LINED CORRUGATED PLASTIC PIPE (SLCPP), (ADS N-12, HANCOR HI-Q OR APPROVED EQUAL)
- OTHER**
- ALL 6" - 10" (SLOPP) PIPE SHALL HAVE A SILT TIGHT COUPLER.
 - ALL 12" - 15" (SLOPP) PIPE SHALL HAVE A SILT TIGHT, SURE-LOCK TYPE COUPLER.
 - ALL MANHOLES SHALL HAVE NO SUMP UNLESS OTHERWISE NOTED AND SHALL USE EJ #1120 CASTING WITH TYPE B COVER.



SEWER CLEANOUT DETAIL



FLOW CONTROL STRUCTURE DETAIL



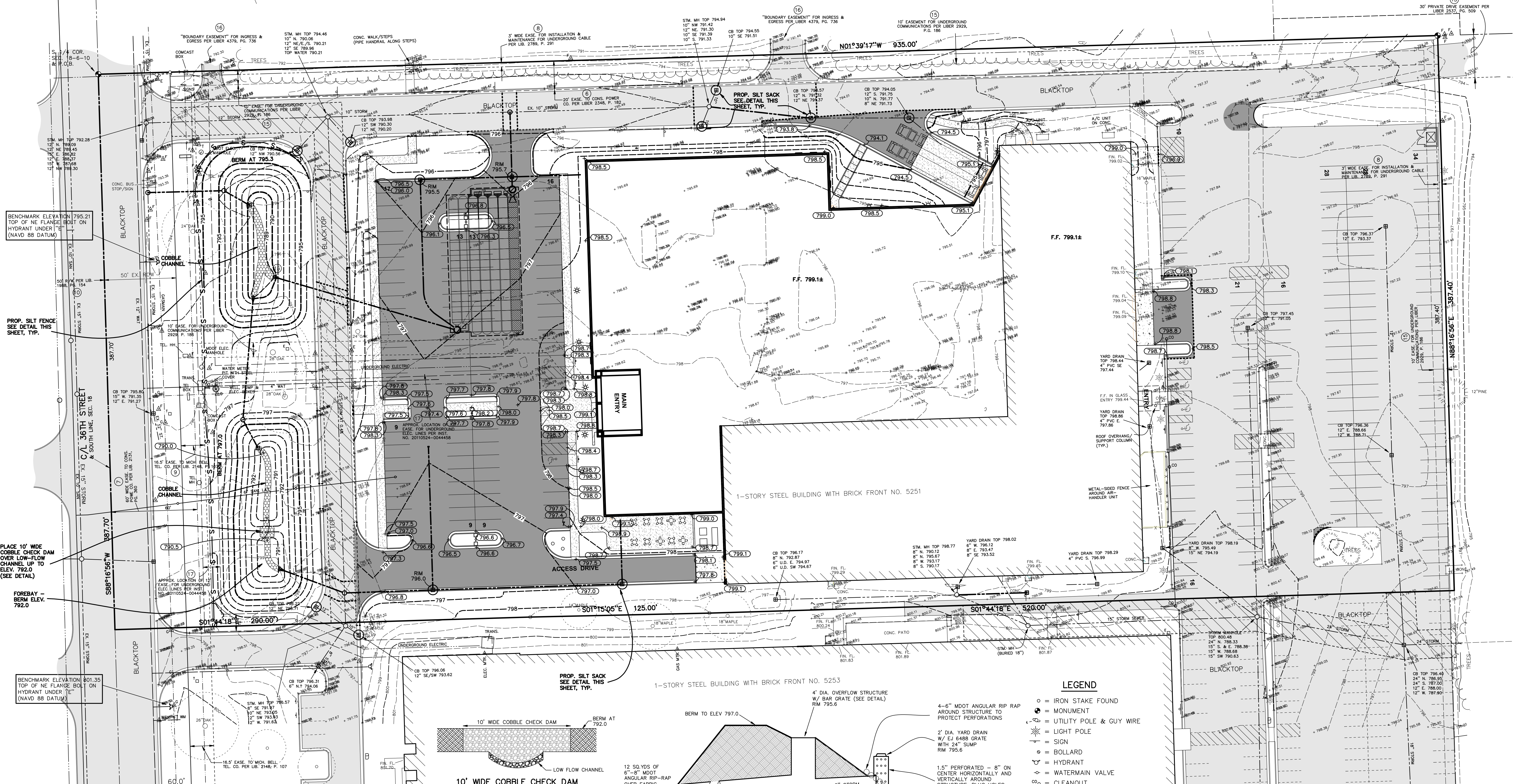
SCALE: 1" = 30'
1" CONTOUR INTERVAL

- LEGEND**
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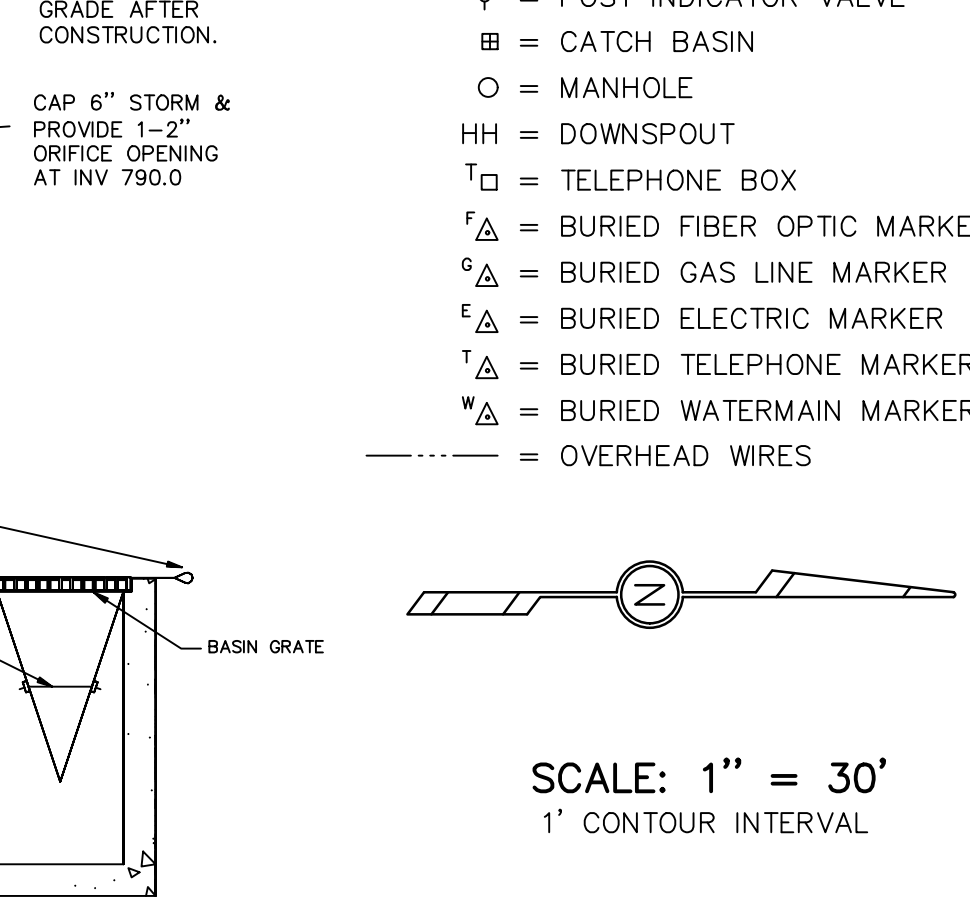
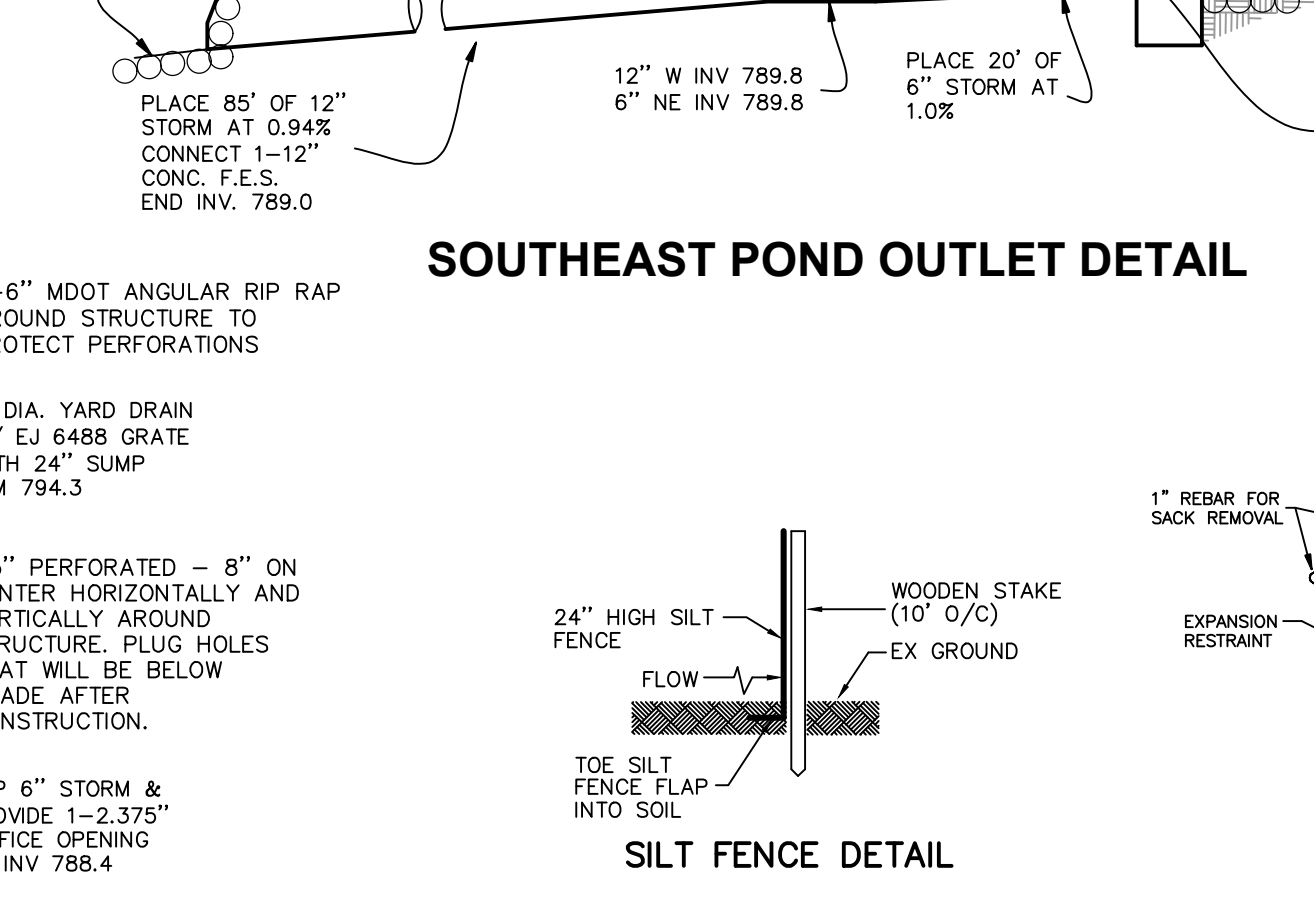
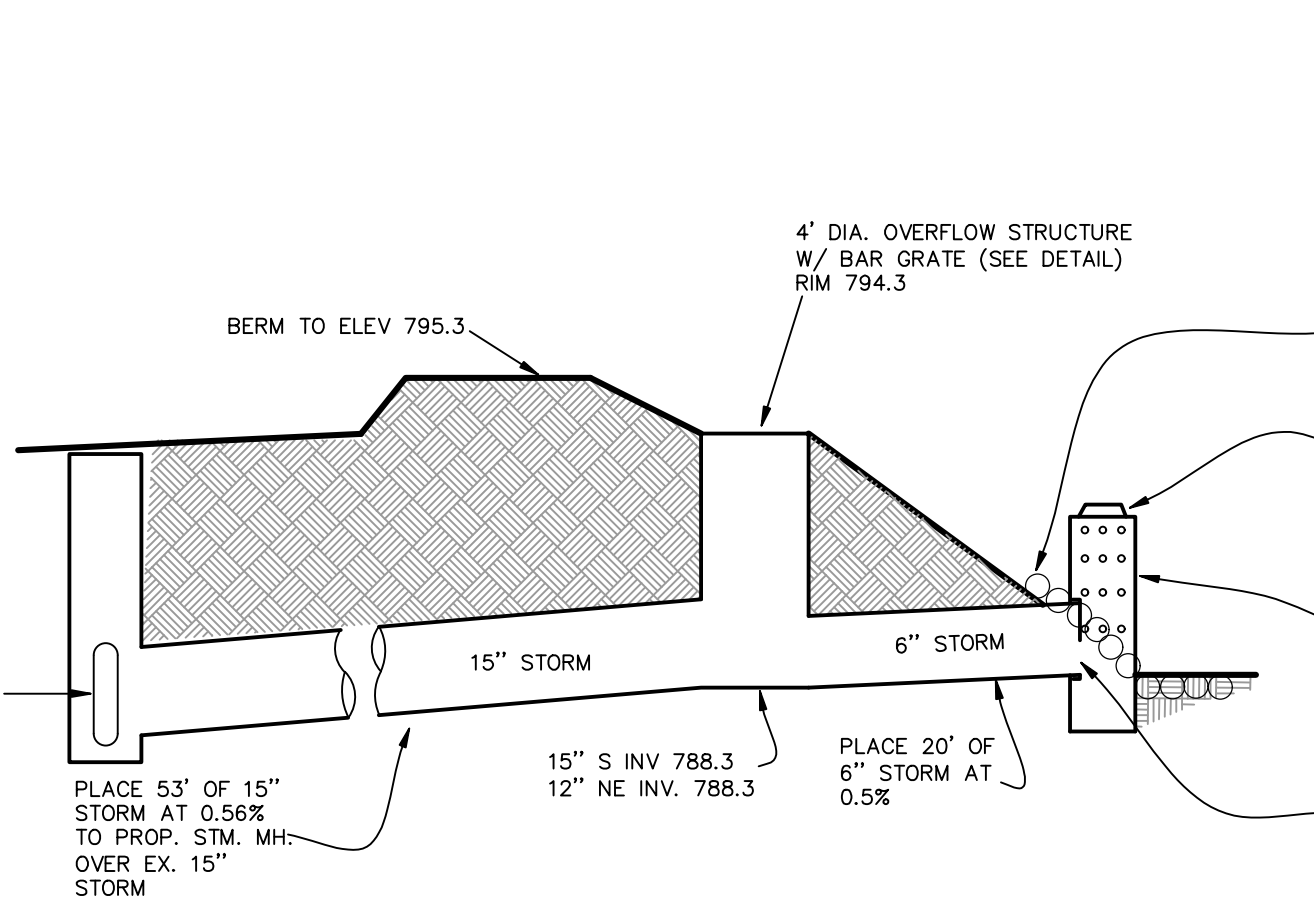
SITE UTILITY PLAN - MAGNA -MIRRORS
RE: 5251 36TH STREET SE
FOR: GEENEN DEKOCK PROPERTIES
ATTN: CHUCK GEENEN
12 WEST 8TH ST. (STE. 250)
HOLLAND, MI 49423
 PART OF THE SE 1/4, SECTION 18, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

exxel engineering, inc.
 planners • engineers • surveyors
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 Phone: (616) 531-3660 • www.exxelengineering.com

07/05/22	REV. PER TOWNSHIP	CDG	DRAWN BY: CDG	PROJ. ENG.: TRS	SHEET 4 of 5
06/28/22	REV. PER TOWNSHIP	CDG	APPROVED BY: CDG	APPROV. SURV.: TRS	
DATE	REVISION	BY	FILE NO.: 212129E	DATE: 06/10/2022	
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- SOIL EROSION CONTROL NOTES:**
- TOTAL AREA OF DISTURBANCE = 3.2 AC.
 - THE OWNER SHALL OBTAIN THE SOIL EROSION CONTROL PERMIT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOIL EROSION CONTROL PERMIT.
 - ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION AND MAINTAINED, AS NECESSARY, UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
 - ALL DISTURBED NON-PAVED AREAS SHALL BE PERMANENTLY STABILIZED WITH AT LEAST 4" OF TOPSOIL AND BE SEEDDED.
 - THE CONSTRUCTION ENTRANCE IS OFF 36TH STREET. PREVENT TRACKING SOIL OFF-SITE. IF TRACKING OCCURS, SWEEP SOIL IMMEDIATELY.
 - CONTROL DUST BY DISTRIBUTING WATER REGULARLY OVER DISTURBED AREAS.
 - INSPECT AND MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS DAILY AND AFTER EACH SIGNIFICANT RAINFALL EVENT.
 - THE SEDIMENT SHALL BE CONTAINED ON-SITE.
 - PLACE SILT FENCE AS SHOWN ON PLAN AND PER DETAIL AND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - THE SILT FENCE MUST BE TOED IN A MINIMUM OF 6" ALONG ITS BASE.
 - THE MAINTENANCE NECESSARY FOR THE PERMANENT SOIL EROSION CONTROL MEASURES IS THE RESPONSIBILITY OF THE OWNER.



LEGEND

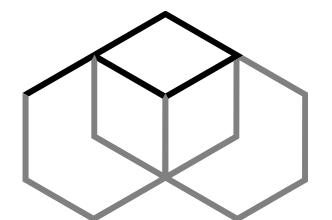
- = IRON STAKE FOUND
- = MONUMENT
- ⊕ = UTILITY POLE & GUY WIRE
- ⊙ = LIGHT POLE
- ⊙ = SIGN
- ⊙ = BOLLARD
- ⊙ = HYDRANT
- ⊙ = WATERMAIN VALVE
- ⊙ = CLEANOUT
- ⊙ = POST INDICATOR VALVE
- ⊙ = CATCH BASIN
- = MANHOLE
- HH = DOWNSPOUT
- = TELEPHONE BOX
- △ = BURIED FIBER OPTIC MARKER
- △ = BURIED GAS LINE MARKER
- △ = BURIED ELECTRIC MARKER
- △ = BURIED TELEPHONE MARKER
- △ = BURIED WATERMAIN MARKER
- = OVERHEAD WIRES

SITE GRADING & SOIL EROSION CONTROL PLAN
RE: 5251 36TH STREET SE
MAGNA - MIRRORS
 FOR: GEENEN DEKOCK PROPERTIES
 ATTN: CHUCK GEENEN
 12 WEST 8TH ST. (STE. 250)
 HOLLAND, MI 49423
 PART OF THE SE 1/4, SECTION 18, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

SCALE: 1" = 30'
1' CONTOUR INTERVAL

exel engineering, inc.
 planners • engineers • surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.excelengineering.com

07/08/22	REV. PER TOWNSHIP	CDG	DRAWN BY:	CDG	PROJ. ENG.:	TRS	SHEET
06/28/22	REV. PER TOWNSHIP	CDG	APPROVED BY:	CDG	PROJ. SURV.:	TR	
DATE	REVISION	BY	FILE NO.:	212129E	DATE:	06/10/2022	



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ARCHITECTS | ENGINEERS

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(616) 795-5656

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PROJECT

MAGNA
MIRRORS
GRAND RAPIDS

REMODEL &
ADDITION

5251 36TH STREET
GRAND RAPIDS, MI 49512

OWNER

MAGNA MIRRORS

5085 KRAFT AVE. SE
GRAND RAPIDS, MI 49512

RELEASE DATE

DATE	DESCRIPTION
06-28-22	SITE PLAN APPROVAL CLARIFICATION #1

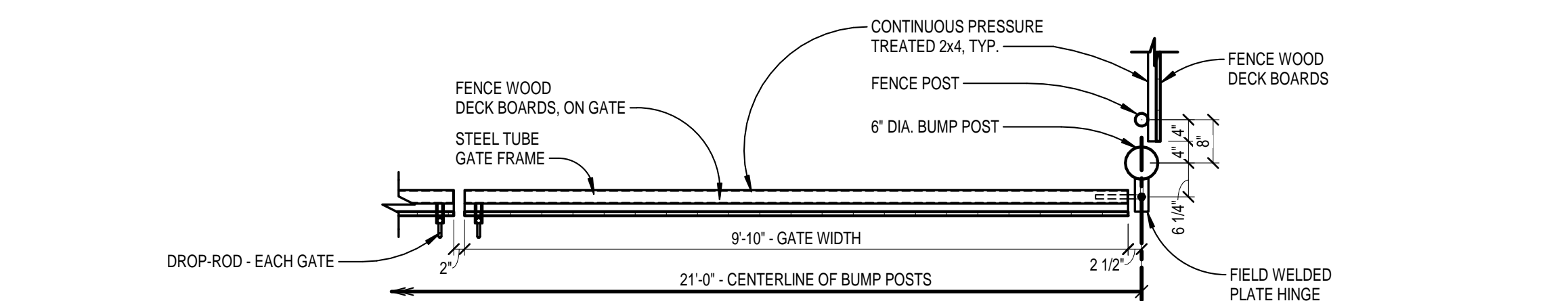
PROJECT

211116GR

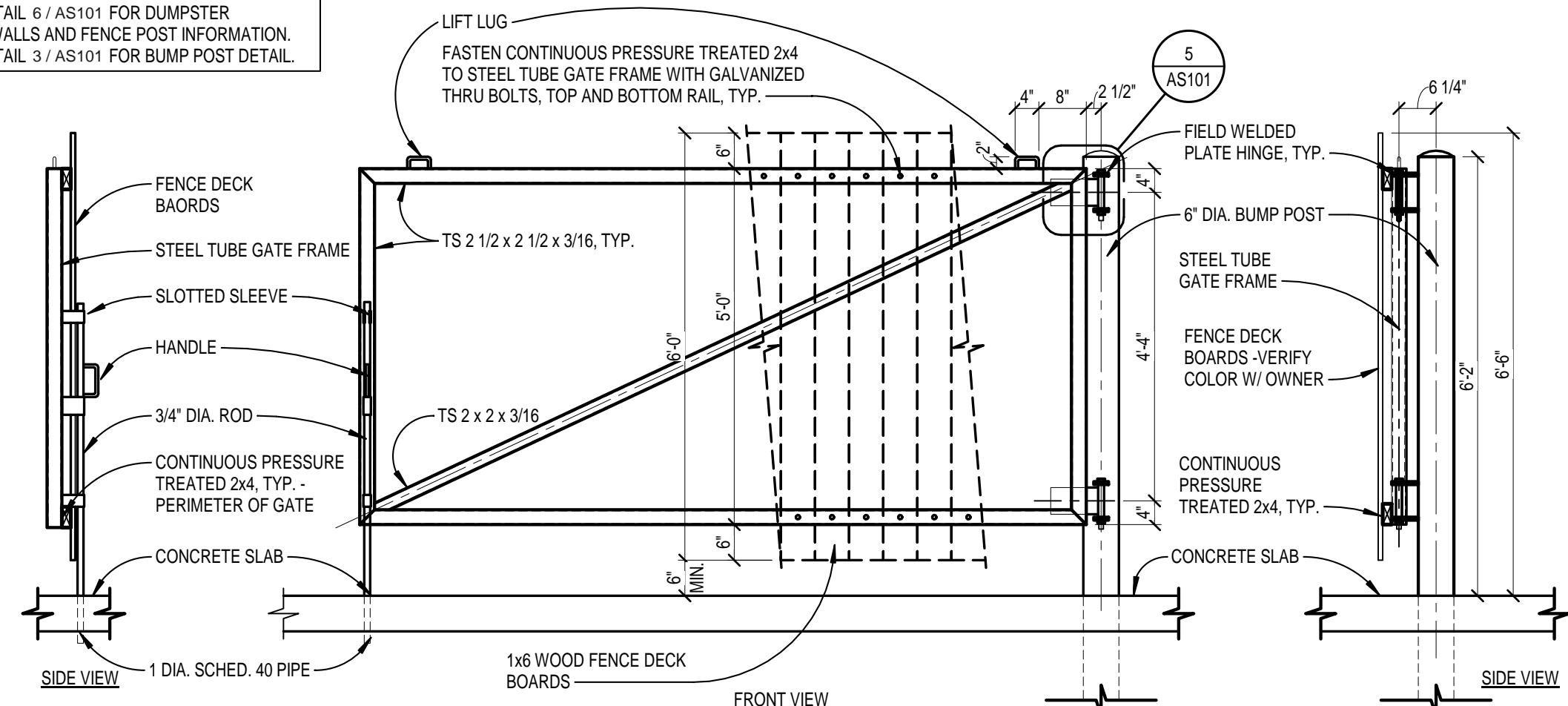
SHEET

ARCHITECTURAL SITE PLAN

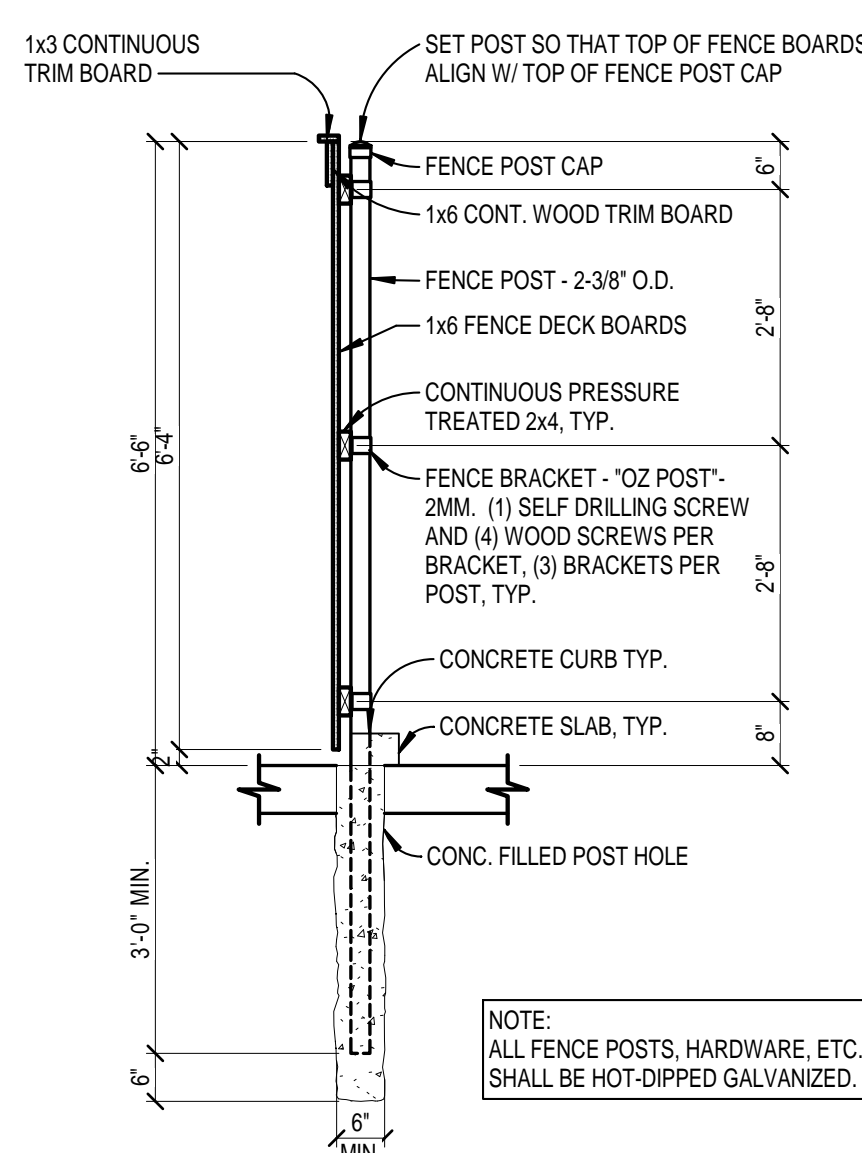
AS101



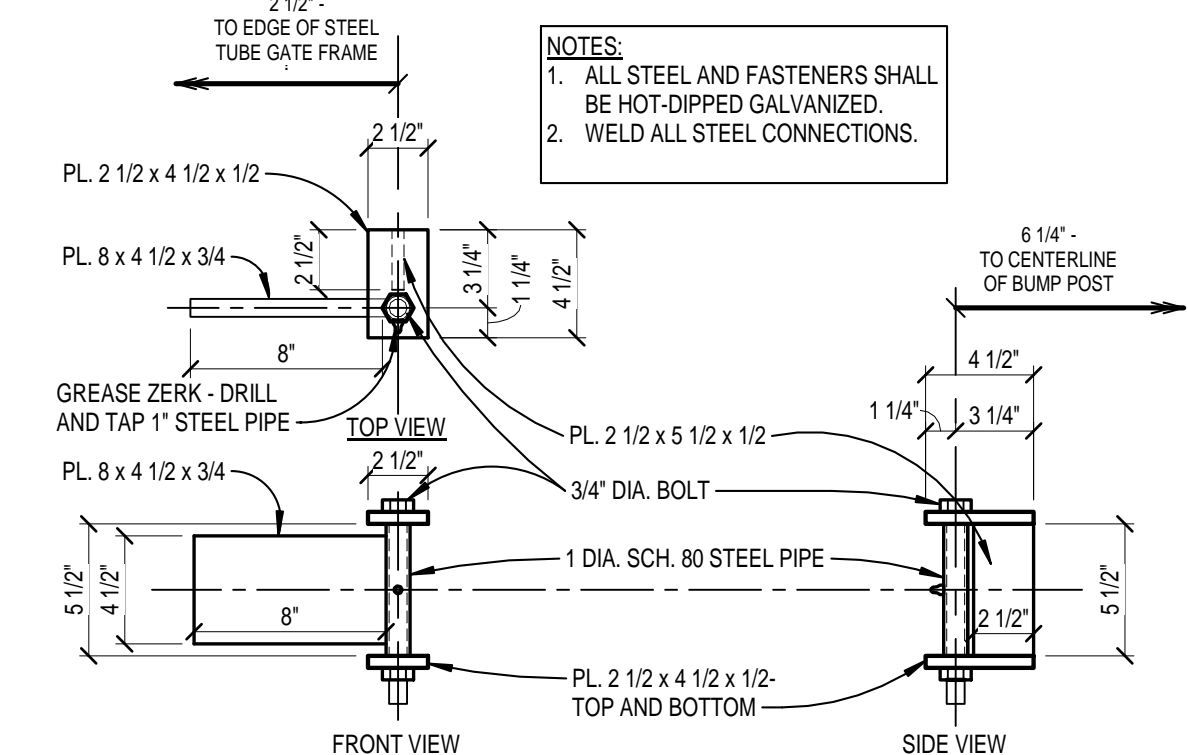
- NOTES:
1. ALL STEEL SHALL BE HOT-DIPPED GALVANIZED, U.N.O.
 2. FULL PERIMETER WELD ALL STEEL CONNECTIONS.
 3. REFER TO DETAIL 5 / AS101 FOR DUMPSTER ENCLOSURE WALLS AND FENCE POST INFORMATION.
 4. REFER TO DETAIL 3 / AS101 FOR BUMP POST DETAIL.



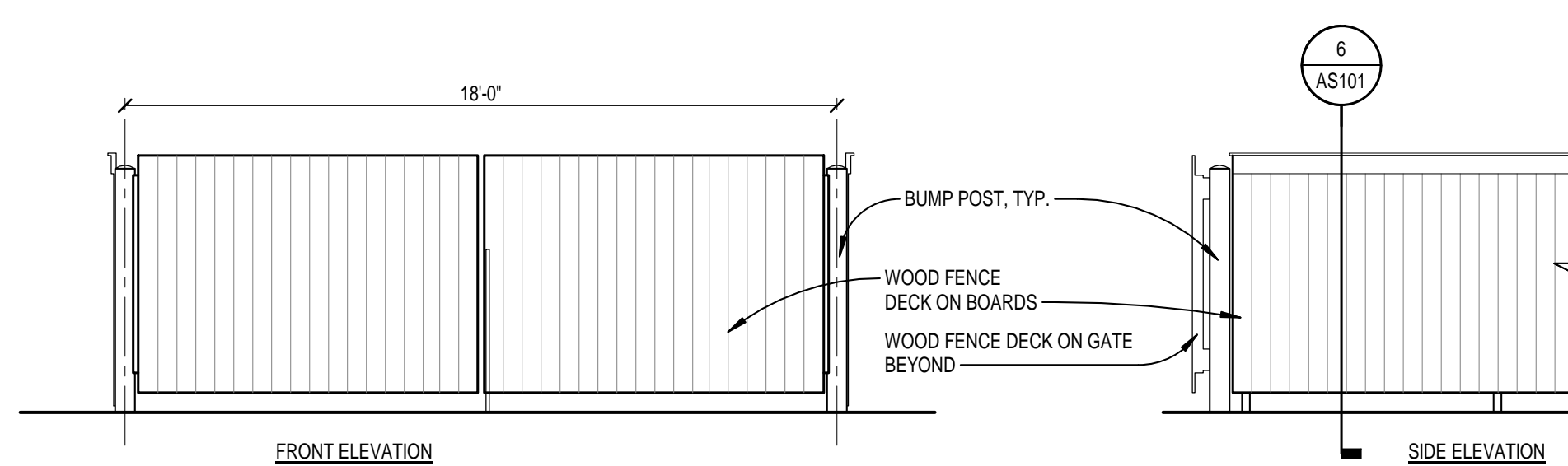
7 DUMPSTER ENCLOSURE GATE
SCALE: 1/2" = 1'-0"



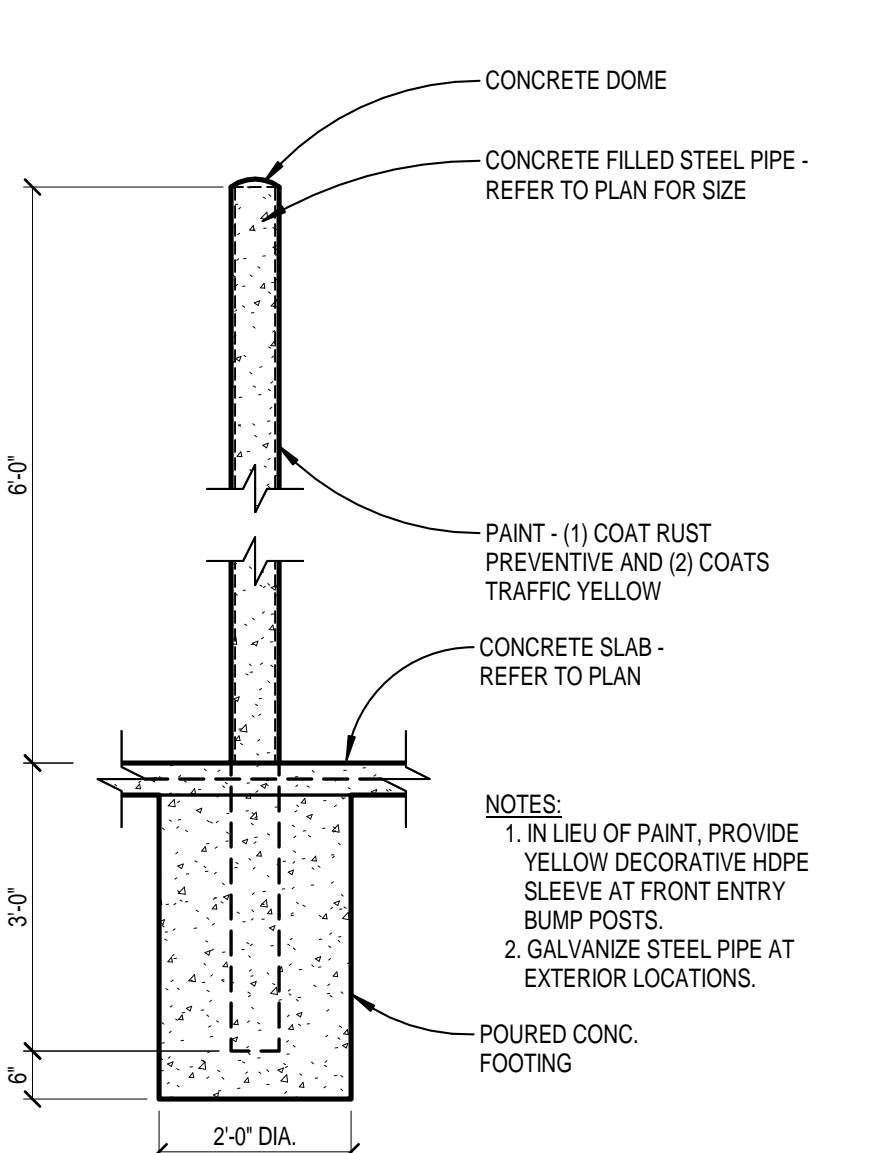
6 DUMPSTER ENCLOSURE FENCE SECTION
SCALE: 1/2" = 1'-0"



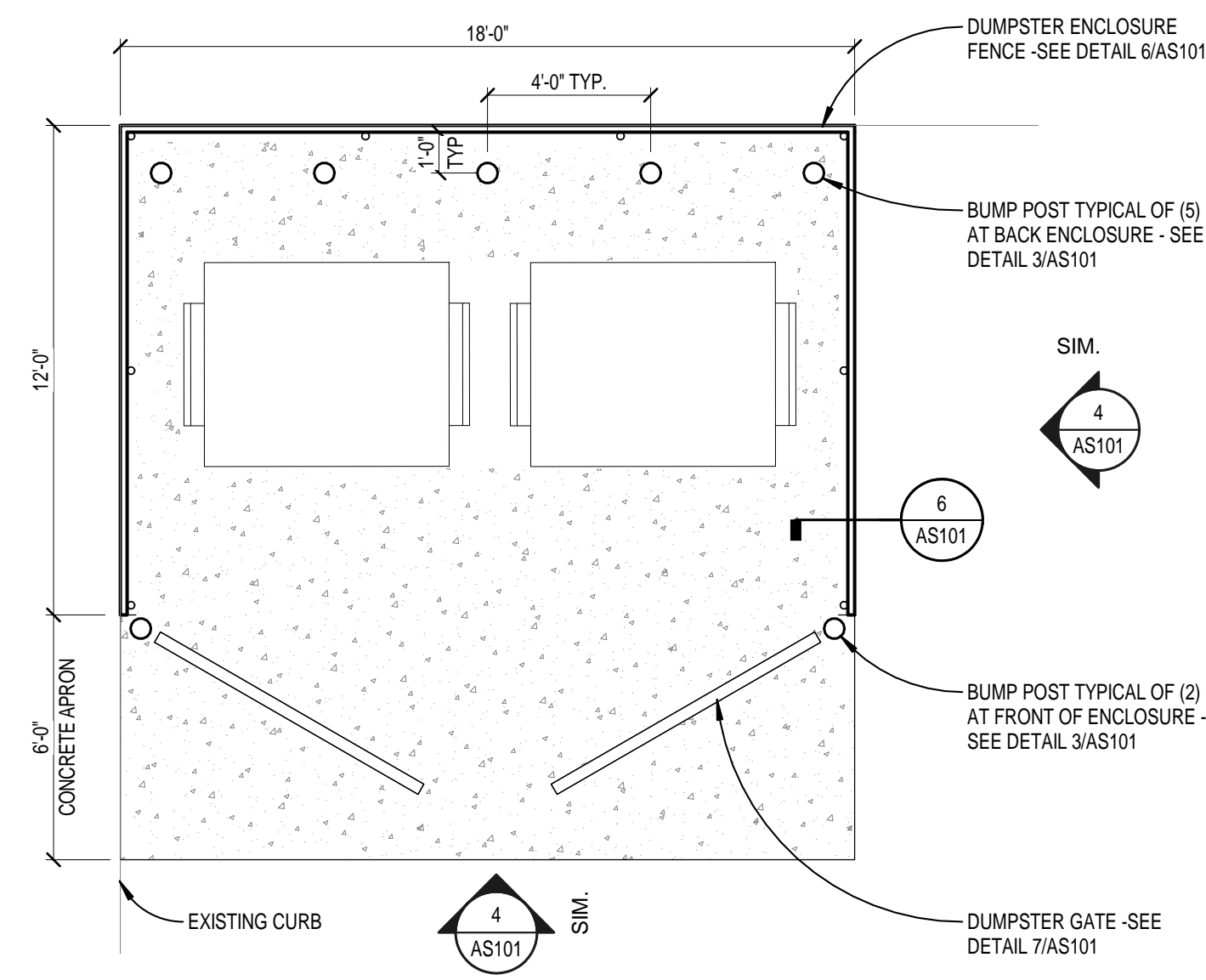
5 DUMPSTER ENCLOSURE GATE HINGE
SCALE: 1 1/2" = 1'-0"



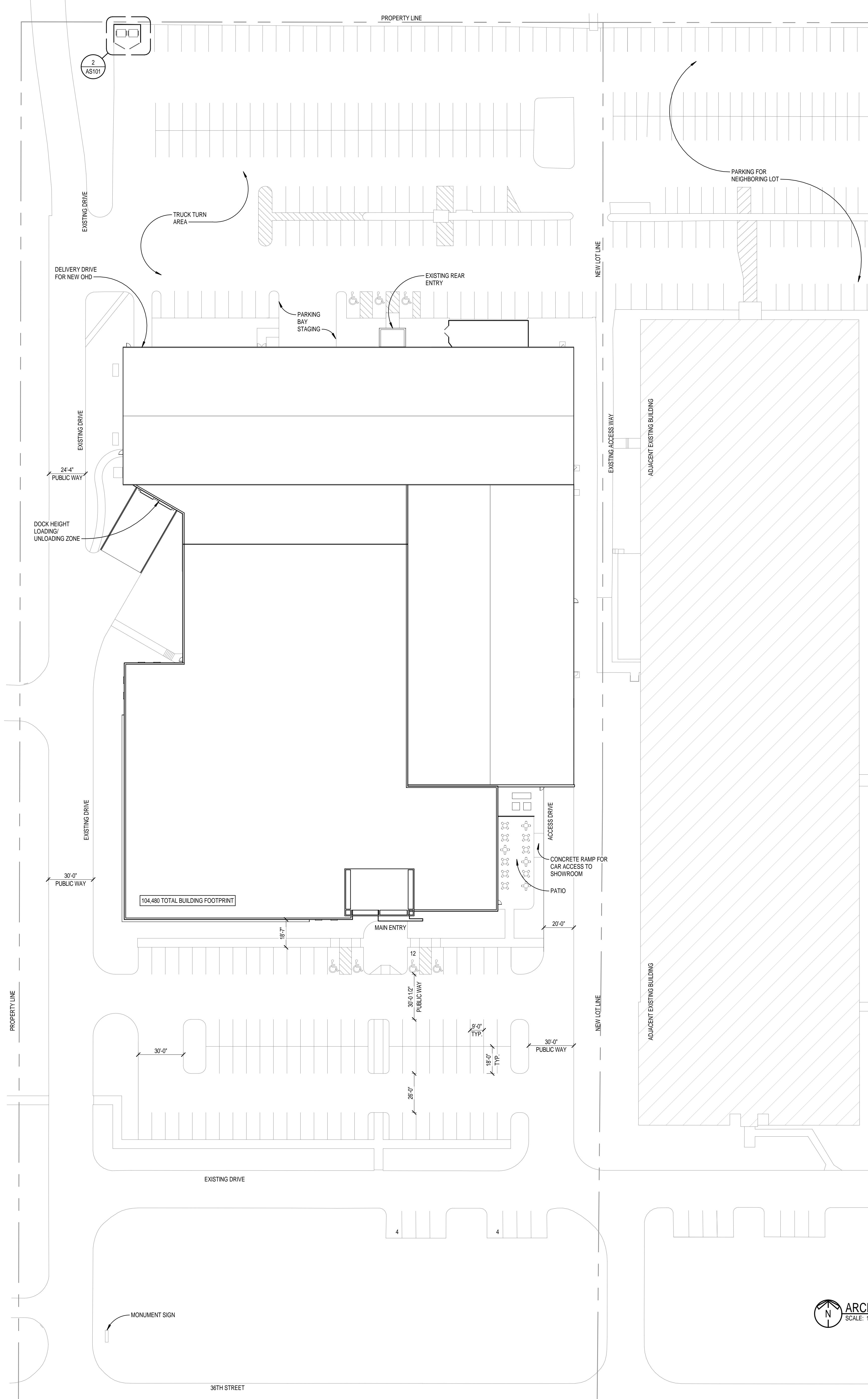
4 DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



3 BUMP POST AT DUMPSTER
SCALE: 1/2" = 1'-0"



2 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"

6/27/2022 3:05:51 PM

BUILDING CODE INFORMATION

GOVERNING CODES	
BUILDING CODE	2015 Michigan Building Code
EXISTING BUILDING CODE	2015 Michigan Rehabilitation Code for Existing Buildings
ACCESSIBILITY	2015 Michigan Building Code
ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	ICC/ANSI A117.1 - 2009
ENERGY CONSERVATION CODE	2015 Michigan Energy Code - Commercial and ASHRAE/ESNA Standard 90.1 - 2013
MECHANICAL CODE	2015 Michigan Mechanical Code
ELECTRICAL CODE	2017 National Electrical Code
PLUMBING CODE	2018 Michigan Plumbing Code
FIRE CODE	2015 International Fire Code or 2018 NFPA 101, "Life Safety Code"
FIRE PROTECTION	2013 NFPA 13: Standard for The Installation of Sprinkler Systems (Section 903.3.1.1)
ELEVATOR CODE	2010 Michigan Elevator Rules
ADAPTED LOCAL AMENDMENTS	

PROJECT DESCRIPTION
Demolition and addition to an existing office building that will house, light industrial, prototyping and R&D space for Magna Mirrors Grand Rapids location. Magna focuses on the development of mirrors which are supplied for automobiles and other vehicles

SUMMARY	
Use Group:	F-2, S-2, B, A
Construction Class:	IIIB
Building Height (ft):	25 <i>Allowed</i>
Stories:	32 <i>Designed</i>
Zoning Height (ft):	45 <i>Allowed</i>
Building Stories:	4 <i>Allowed</i>
Stories:	1 <i>Designed</i>
Zoning Stories:	2 <i>Allowed</i>
Building Area:	104,220 sf <i>Allowed</i>
	103,300 sf <i>Designed</i>
	F-2 = 59,000 sf
	S-2 = 9,500 sf
	B = 29,650
	A = 5,150 sf
Occupancy Count:	901

ZONING SEARCH:		
Height limitation:	45'	Municipality: Cascade Charter Township
Stories limitation:	2	
Building area limitation:	n/a	
Landscaping Requirements:	Bufferyards required	
Setbacks:	50' Front	25' Side 25' Back

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION		
SECTION 303	BLDG CODE	
Group:	F-2, S-2, B, A	Section: 304.1 & 306.3

CHAPTER 5 - General Building Heights and Areas	
Section 504 - Building height and number of stories	
Section 504.3 Height in feet	The maximum height, in feet, of a building shall not exceed the limits specified in table 504.3
Table 504.3 Allowable Building Height	75'
Table 504.3 Designed Building Height	32'
Section 504.4 Number of Stories:	The maximum number of stories of a building shall not exceed the limits specified in Table 504.4
Table 504.4 Allowable Number of Stories:	4
Table 504.4 Designed # of Stories:	1
Section 506 - Building Area	
Section 506.2 Allowable area determination:	The allowable area of a building shall be determined in accordance with applicable provisions of section 506.2.1 through 506.2.4 and section 506.3
Section 506.2.2 Mixed-occupancy, one-story buildings:	The allowable area of a mixed-occupancy building with no more than one story above grade plane shall be determined in accordance with the applicable provisions of section 506.1 based on equation 5-1 for each applicable occupancy $A_0 = A_1 + (NS \times I)$
Section 506.3 Frontage Increase:	Every building shall adjoin or have access to a public way to receive and area factor increase based on frontage. Area factor increase shall be determined in accordance with section 506.3.1 through 506.3.3
Section 506.3.2 Minimum frontage distance:	A minimum distance (w) of 20 feet to a maximum of 30 feet measured at right angles from the face to any of the following: 1. The closest interior lot line 2. The entire width of a street, alley or public way. 3. The exterior face of an adjacent building on the same property.
Section 506.3.3 Amount of Increase:	The area factor increase based on frontage shall be determined in accordance with equation 5-5: Equation: $I = [(p - 0.25) \times w/30]$
	$f = 1147.67$ $p = 1439.67$
	$w = 30.00$
	If $w = 0.53$
Table 506.2	$A_1 = 92,000$
Table 506.2	$NS = 23,000$
from 506.3	If $w = 0.531$
	Allowable area calculated: 104,220 sf
	Building Area Designed: 103,300 sf - Therefore we comply
Section 508 - Mixed Use and Occupancy	
Section 508.3	Nonseparated occupancies:
Section 508.4.4 Mixed use Separation:	Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4
	Separation Designed: 0

CHAPTER 6 - Types of Construction	
Section 602.2	Type: IIIB
Table 601 Fire-Resistance Rating Requirements for Building Elements (hours):	
	Primary Structural Frame: 0
	Bearing walls Exterior: 0
	Bearing walls Interior: 0
	Nonbearing walls and partitions Exterior: 0
	Nonbearing walls and partitions Interior: 0
	Floor construction and associated secondary members: 0
	Roof construction and associated secondary members: 0
Table 602 exterior wall separation distance to adjacent property or property...	Exterior wall fire resistance required: 0
	Exterior wall fire resistance Designed: 0
Section 603 - Combustible material in Types I and II Construction	
Section 603.1 Allowable materials:	1. Fire-retardant-treated wood permitted in: - Nonbearing partitions where less than 2-hour rated - Nonbearing exterior walls that are not rated - Roof Construction 2. Thermal and acoustical insulation having a flame spread index of not more than 25 Exception - Insulation placed between two layers of noncombustible materials can have a flame spread index of 100. 6 Millwork such as doors, frames, windows sashes and frames 12 Stages and platforms constructed in accordance with Section 410.3 and 410.4 14 Blocking for handrails, millwork, cabinets, and window and door frames. 18 Nailing or furring strips permitted by section 903.13

CHAPTER 7 - Fire Partitions	
Section 705 Exterior Walls	
Table 705.8 Maximum Area of Exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection:	Allowed: Required:
Section 706 - Fire Walls	
Section 706.1.1 Party walls	Any wall located on a lot line between adjacent buildings, which used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706. Party walls shall be constructed without openings and shall create separate buildings.
Section 706.2 Structural stability	Fire walls shall be designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions. Fire walls designed and constructed in accordance with NFPA 221 shall be deemed to comply with this section.
Table 706.4	Group: F-2, S-2, B, A
Table 716.5	Door Rating required: _____ Rating: _____
Table 716.5	Max door glass area: 100 sq in
Section 707 - Fire Barriers	
Section 707.3.10 Fire Areas	The fire barriers or horizontal assemblies, or both, separating a single occupancy into different fire areas shall have a fire-resistance rating of not less than that indicated in Table 707.3.10. The fire barriers or horizontal assemblies, or both, separating fire areas of mixed occupancies shall have a fire-resistance rating of not less than the highest value indicated in Table 707.3.10 for the occupancies under consideration.
Table 707.3.10	Occupancy: _____ Fire resistance rating: _____
Table 716.5	Door Rating required: _____
Table 716.5	Max door glass area: 100 sq in
Section 708 - Fire Partitions	
Section 708.3 Fire-resistance rating:	Fire partitions shall have a fire-resistance rating of not less than 1 hour
	Exception 1: Corridor walls permitted to have 1/2 hour fire resistance rating by Table...
Table 716.5	Rating required: 20 min
Table 716.5	Door Rating required: _____
Table 716.5	Max door glass area: max size tested
Section 709 - Smoke...	
Section 709.3 Fire -resistance rating:	A 1-hour fire-resistance rating is required for smoke barriers
Table 716.5	Door Rating required: 20 min
Table 716.5	Max door glass area: max size tested
Section 710 - Smoke...	
Section 710.3 Fire-resistance rating:	Unless required elsewhere in the code, smoke partitions are not required to have a fire-resistance rating
Section 713 - Shaft Enclosures	
Section 713.4 Fire-resistance rating:	1-hour rated for less than 4 stories 2-hour rated for 4 or more stories
Table 716.5	Rating required: 1-hr
Table 716.5	Door Rating required: 1-hr
Table 716.5	Max door glass area: 100 sq in

CHAPTER 8 - Interior Finishes	
Section 803.1.1	Interior Wall and Ceiling Finish materials:
	Class A = Flame Spread Index 0-25 Smoke Developed Index 0-450
	Class B = Flame Spread Index 26-75 Smoke Developed Index 0-450
	Class C = Flame Spread Index 76-200 Smoke Developed Index 0-450
Section 803.11	Interior finish Interior wall and ceiling finish shall have a flame spread index not greater than that specified in table 803.11 for the group and location designated group:
Table 803.11	Interior Wall and Ceiling Finish Requirements By Occupancy:
	Group B and F-2 Sprinkled:
	Interior exit stairways, ramps, and passageways: C
	Corridors and enclosure for exits: C
	Rooms and enclosed spaces: C

CHAPTER 9 - Fire Protection Systems	
Section 903 - Automatic Sprinkler Systems	
Section 903.3.1.1 NFPA 13 Sprinkler Systems:	Where the provisions of the code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with Section 903, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1 and 903.3.1.1.2
Section 906 - Portable Fire Extinguishers	Type B fire extinguisher: in areas where flammable or combustible liquids are stored, used or dispersed 10-B fire extinguisher; 30' max travel distance (moderate hazard) 20-B fire extinguisher; 50' max travel distance (moderate hazard) Class C fire extinguisher required at electrical - allowable area and travel distance determined by maximum of Class A or B. Fire Extinguisher designed:
Section 907 - Fire Alarm and Detection Systems	
Section 907.2.2	Group B: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group B occupancies having an occupant load of 500 or more. Exception: Manual fire alarm boxes are not required where the building is equipped through with an automatic sprinkler system and occupant notification system.
Section 910 - Smoke and Heat Removal	
	Required?: _____
Section 915 - Carbon Monoxide Detection	
	Required?: no

CHAPTER 10 - Means of Egress			
Section 1004 - Occupant Load			
Table 1004.1.2 Maximum Floor area allowances per occupant			
	Location	Area	load factor Occupants
	Business	50,075	100 501
	Fabrication and	32,950	200 165
	Manufacturing		
	Warehouse	16,800	500 34
	Assembly	5,000	50 101
	TOTAL OCCUPANCY		801

Section 1005 - Means of Egress Sizing	
Section 1005.3.2	Other Egress Components:
	Factor of 0.15 inches per occupant.
	Required: 120.15 inches
	4 Doors
	322.00 Inches
	3 Doors
	1950.00 Total exit occupant load capacity designed

Section 1006 - Number of Exits and Exit Access Doorways	
Section 1006.2.1	Egress based on occupant load and common path of travel: Two exits shall be provided where the space exceeds the occupant load or common path of egress distance in Table 1006.2.1
Table 1006.2.1 Common path of travel	Use Group: F-2, S-2, B, A
	Maximum travel distance: 100 feet
	Number of exits required per story: 4
	Number of exits provided: 8

Section 1009 - Accessible Means of Egress	
Section 1017 - Exit Access Travel Distance	Table 1017.2 Exit Access Travel Distance: 300 feet
Section 1020 - Corridors	Section 1020.1 Construction Corridors shall be fire-resistance rated in accordance with Table 1020.1. The corridor walls required to be fire-resistance rated shall comply with Section 706 for fire partitions.
Table 1020.1	Rating required: 0
Table 1020.2	Rating designed: 0
	Width required: 44"
	Minimum width designed: 66"
Section 1020.4 Dead Ends	Length = 20 feet Length (exception 2) = 50 feet

CHAPTER 11 - Accessibility	
Section 1104	Accessible Routes Required accessible routes connecting accessible buildings, accessible facilities, accessible elements and accessible spaces on the same site are provided.
Section 1109.2.2	Water closet At least 5% of total number of compartments shall be wheelchair accessible. Where combined toilet and urinal within a toilet room is 6 or more, provide an ambulatory accessible compartment in addition to the wheelchair compartment

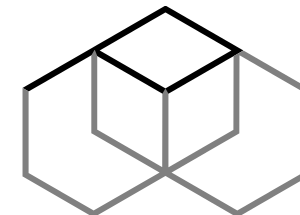
CHAPTER 13 - Energy Efficiency	
Section 1301.1.1	Criteria: Building is designed and constructed in accordance with the International Energy Conservation Code. Refer to the following completed COMcheck Commercial Compliance Certificates: - COMcheck Envelope Compliance Certificate

Chapter 29 - Plumbing Systems	
Section 2902.1.1	Fixture calculations Occupant load of each sex is 50% of the total occupant load. Fixture count can be included in the number of required fixtures for either sex
Table 2902.1.2	Family toilet room Occupant Load 801 Each Sex 401
Table 2902.1	Use Group: IIB

Use	Total Occupant Load	Ratio	Water Closets	
			Male	Female
Business	501	1 per 25 for the first 50, then 1 per 50	6.01	6.01
Industrial	165	1 per 100	0.83	0.83
Assembly - Gymnasium	101	1 per 125 men, 1 per 55 women	0.40	0.78
Storage	34	1 per 100	0.17	0.17
		Subtotal	7.41	7.78
		Required:	8	8
		Provided:	10	10
			Provided excludes 6 unisex toilet rooms	

Use	Total Occupant Load	Ratio	Lavatories	
			Male	Female
Business	501	1 per 40 for the first 80, then 1 per 80	2.56	2.56
Industrial/Fabrication	165	per 100	0.83	0.83
Assembly - Gymnasium	101	1 per 200	0.25	0.25
Storage	34	1 per 100	0.17	0.17
		Subtotal	3.81	3.81
		Required:	4	4
		Provided:	6	6
			Provided excludes 5 unisex toilet rooms	

Use	Total Occupant Load	Ratio	Drinking Fountain		Other
			Male	Female	
Business	501	1 per 100	5.01	5.01	1 service sink
Industrial/Fabrication	165	1 per 400	0.41	0.41	1 service sink
Assembly - Gymnasium	101	1 per 500	0.20	0.20	
Storage	34	1 per 1,000	0.03	0.03	1 service sink
		Subtotal	5.66	5.66	1 service sink
		Required:	6	6	1 service sink
		Provided:	6	6	1



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PROJECT

MAGNA MIRRORS GRAND RAPIDS

REMODEL & ADDITION

5251 36TH STREET
GRAND RAPIDS, MI 49512

OWNER

MAGNA MIRRORS

5085 KRAFT AVE. SE
GRAND RAPIDS, MI 49512

RELEASE DATE

DATE	DESCRIPTION
06-28-22	SITE PLAN APPROVAL CLARIFICATION #1

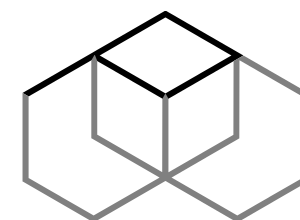
PROJECT

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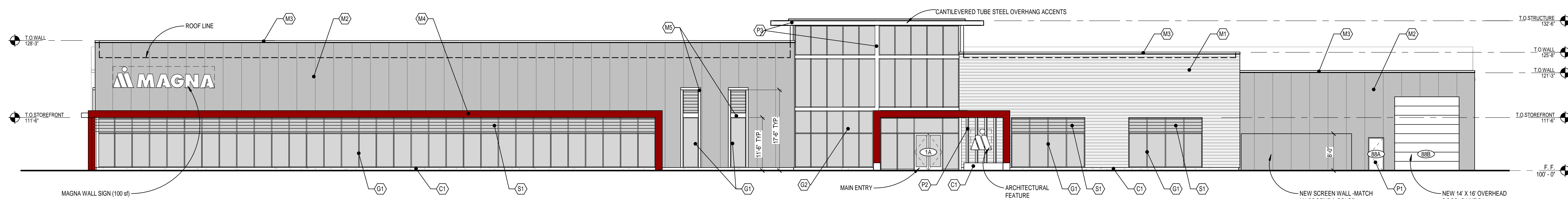
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G-003

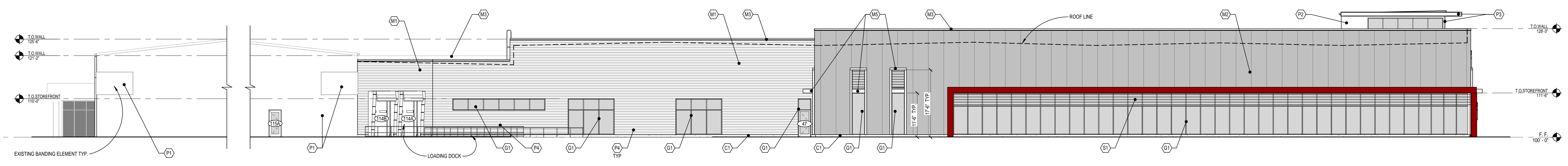


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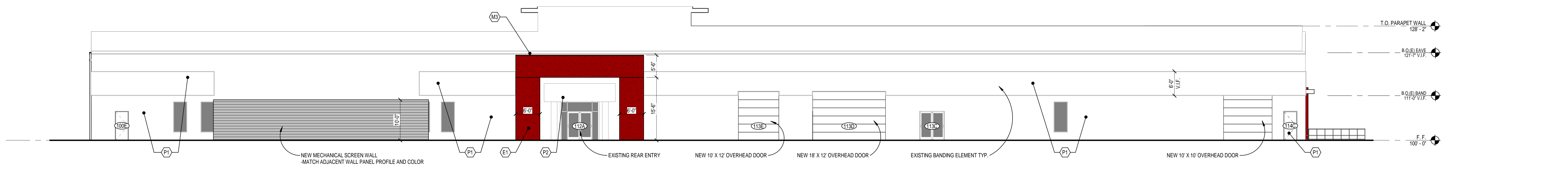
EXTERIOR MATERIAL KEYNOTES	
#	MATERIAL
C1	CONCRETE CURB
E1	1.5" EIFS FINE FINISH, PAINT 'MAGNA RED'
G1	STOREFRONT GLAZING W/ BLACK ALUMINUM FRAME JOINTS AND BLACK ALUMINUM FRAME
M1	3" INSULATED METAL PANEL, FALK RRP-40 RIBBED PANEL (OR EQUAL) HORIZONTAL ORIENTATION. COLOR TO BE DOVE GRAY 432R1021
M2	3" INSULATED METAL PANEL, FALK HPW-40 HIDDEN FIXED WALL PANEL (OR EQUAL) MACRO RIB PROFILE. COLOR TO BE CHARCOAL 432R1065
M3	METAL CAP (6" FLASHING); COLOR TO MATCH ADJACENT METAL PANEL
M4	BRAKE METAL PANEL - COLOR TO BEST MATCH 'MAGNA RED'
M5	BRAKE METAL PANEL - COLOR TO MATCH SHERWIN WILLIAMS CHARCOAL 432R1065
P1	PAINT - COLOR TO MATCH SHERWIN WILLIAMS CHARCOAL 432R1065
P2	PAINT - COLOR TO MATCH SHERWIN WILLIAMS DOVE GRAY 432R1021
P3	PAINT - COLOR TO BE BLACK
P4	PAINT - COLOR TO BE 'SAFETY YELLOW'
S1	SOLAR LOUVER SHADES, ALUPRO ALUCLIK OR EQUAL



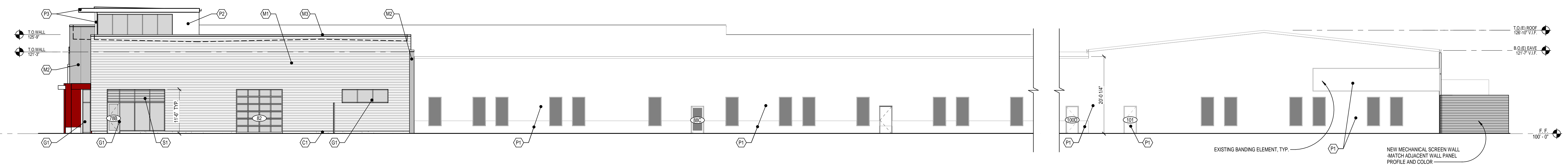
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 EAST ELEVATION
SCALE: 3/32" = 1'-0"

PROJECT

MAGNA MIRRORS GRAND RAPIDS

REMODEL & ADDITION

5251 36TH STREET
GRAND RAPIDS, MI 49512

OWNER

MAGNA MIRRORS

5085 KRAFT AVE. SE
GRAND RAPIDS, MI 49512

RELEASE DATE

DATE	DESCRIPTION
06-10-22	SITE PLAN APPROVAL
06-28-22	SITE PLAN APPROVAL CLARIFICATION #1

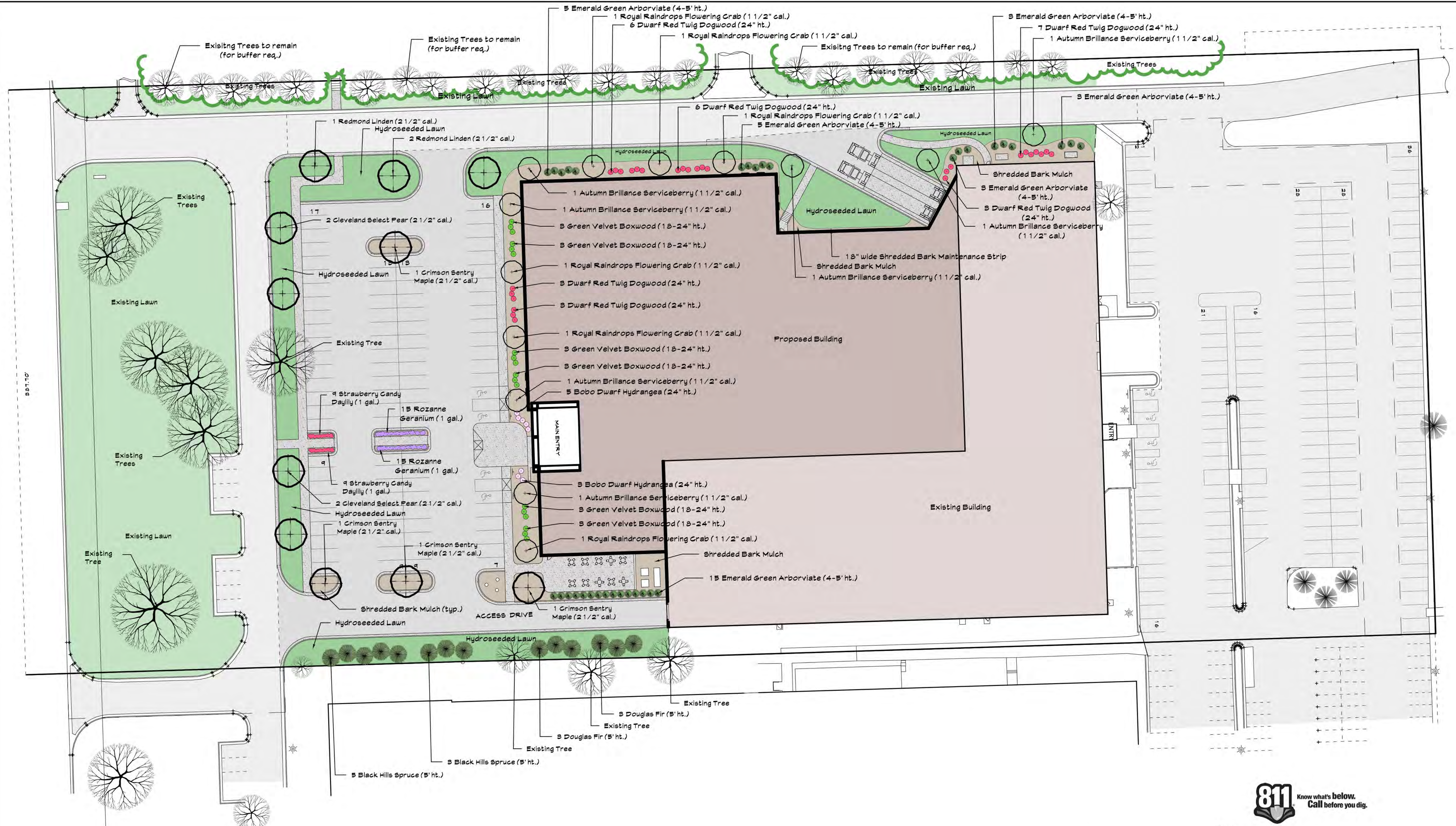
PROJECT

211116GR

SHEET

ARCHITECTURAL EXTERIOR ELEVATIONS

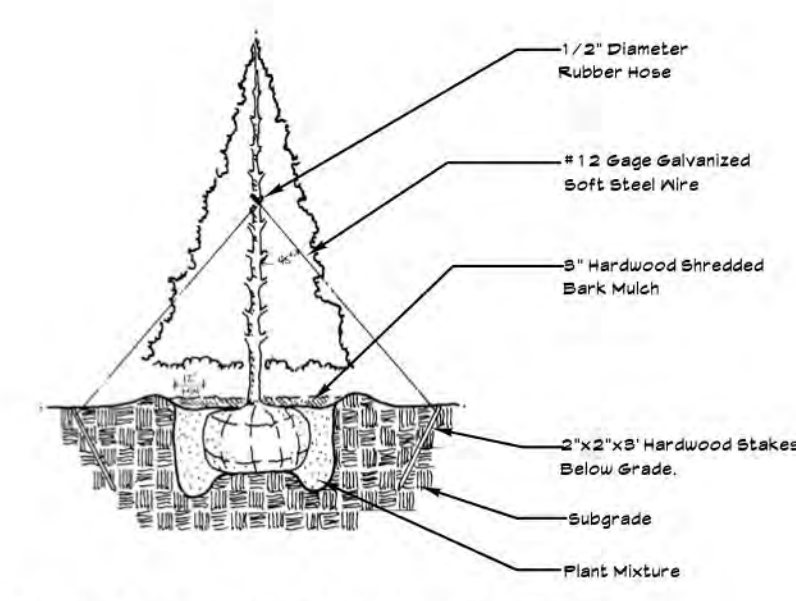
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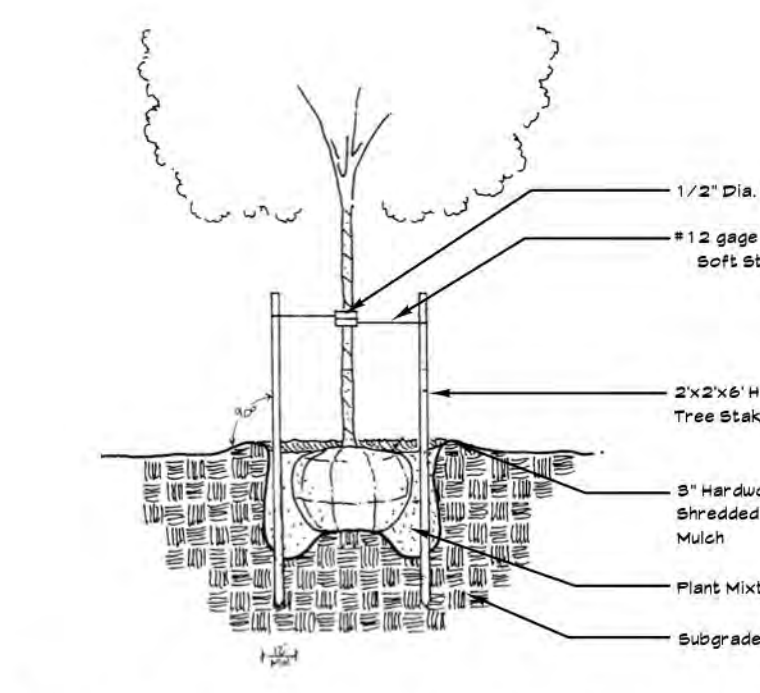
Plant List

Quantity	Common Name	Latin Name	Planted Size
4	Cleveland Select Pear	<i>Pyrus calleryana 'Cleveland Select'</i>	2 1/2" cal.
3	Redmond Linden	<i>Tilia americana 'Redmond'</i>	2 1/2" cal.
4	Crimson Sentry Maple	<i>Acer platanoides 'Crimson Sentry'</i>	2 1/2" cal.
6	Douglas Fir	<i>Pseudotsuga menziesii</i>	5' ht.
3	Black Hills Spruce	<i>Picea glauca var. densata</i>	5' ht.
7	Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	1 1/2" cal. TF
6	Royal Raindrops Flowering Crab	<i>Malus 'Royal Raindrops'</i>	1 1/2" cal.
13	Green Velvet Boxwood	<i>Buxus 'Green Velvet'</i>	18-24" ht.
23	Dwarf Red Twig Dogwood	<i>Cornus stolonifera 'Arctic Fire'</i>	24" ht.
6	Bobo Dwarf Hydrangea	<i>Hydrangea paniculata 'Bobo'</i>	24" ht.
34	Emerald Green Arborvitae	<i>Thuja occidentalis 'Emerald'</i>	4-5' ht.
30	Rozanne Geranium	<i>Geranium 'Rozanne'</i>	1 gal.
13	Strawberry Candy Daylily	<i>Hemerocallis 'Strawberry Candy'</i>	1 gal.

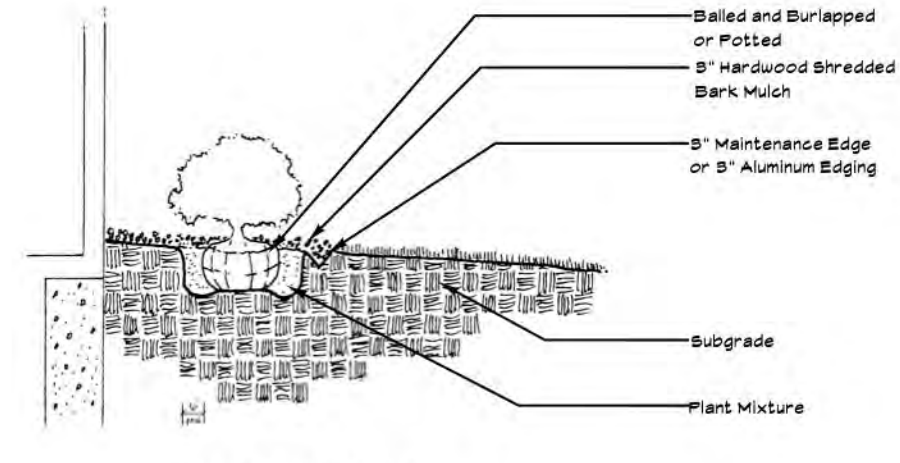
(note: Plant list for ordinance purposes only, the landscape contractor is responsible for plant quantities shown on the landscape plan)



Evergreen Planting Detail- 5' and Taller (as needed)



Deciduous Trees 5\"/>

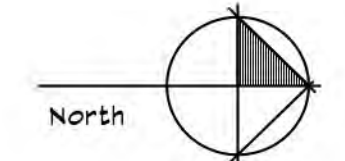


Shrub Planting Detail

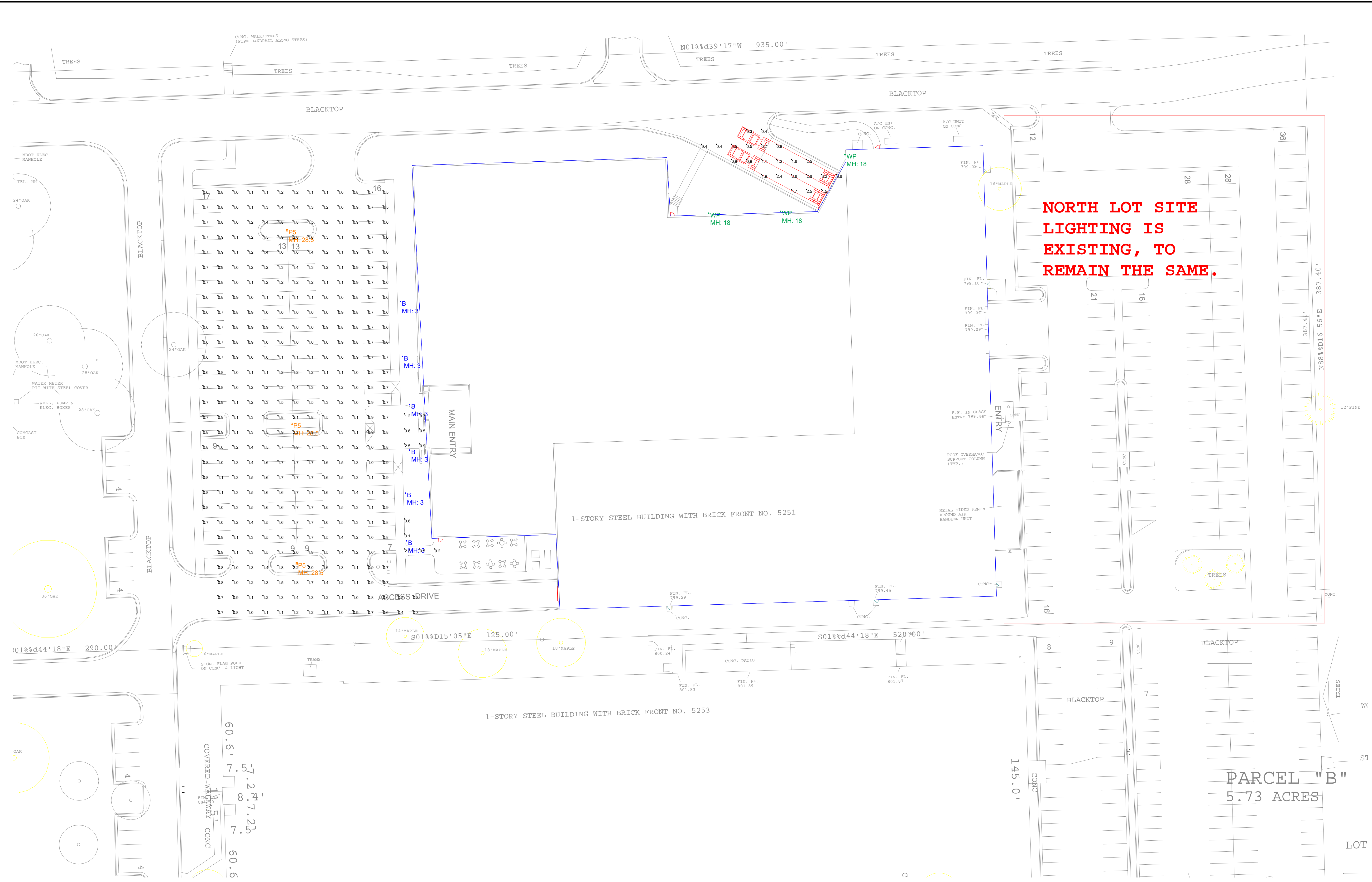


Notes:

- Plant sizes specified on the landscape plan shall be the size planted. Plants smaller than specified will be rejected. Substitutions of any kind must be approved by the Landscape Architect.
- All plantings shall be mulched with 3\"/>



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Crites, Tidey & Assoc., Inc.
 908C West River Center Dr
 Comstock Park MI 49321
 PH: 616-647-2400
 www.critestidey.com

DISCLAIMER
 Consultation results shown on this lighting design are based on project parameters provided to Crites, Tidey & Assoc. used in conjunction with hardware test procedures conducted under laboratory conditions. Actual project conditions affecting these design parameters may affect final results. The customer is responsible for verifying compliance with applicable lighting codes. Any changes to the room reflectance and/or color calibration will affect the light levels. Please verify the data listed to ensure the accuracy of the report. Values represent an approximation. Foot-candle levels are recorded at the end of the life of the lamp and ballast.

DESIGNED FOR:
CIRCUIT ELECTRIC INC.
 CONTRACTORS • ENGINEERS

MAGNA
 ADDRESS

SALES
 B LOCK

DATE
 6.3.2022

DESIGNER
 JEN YONKERS

REVISIONS

DATE	NAME
XX	XX

PARCEL "B"
 5.73 ACRES

SHEET

1

PHOTOMETRIC PLAN

SCALE: NTS

Luminaire Schedule

Scene: GEN

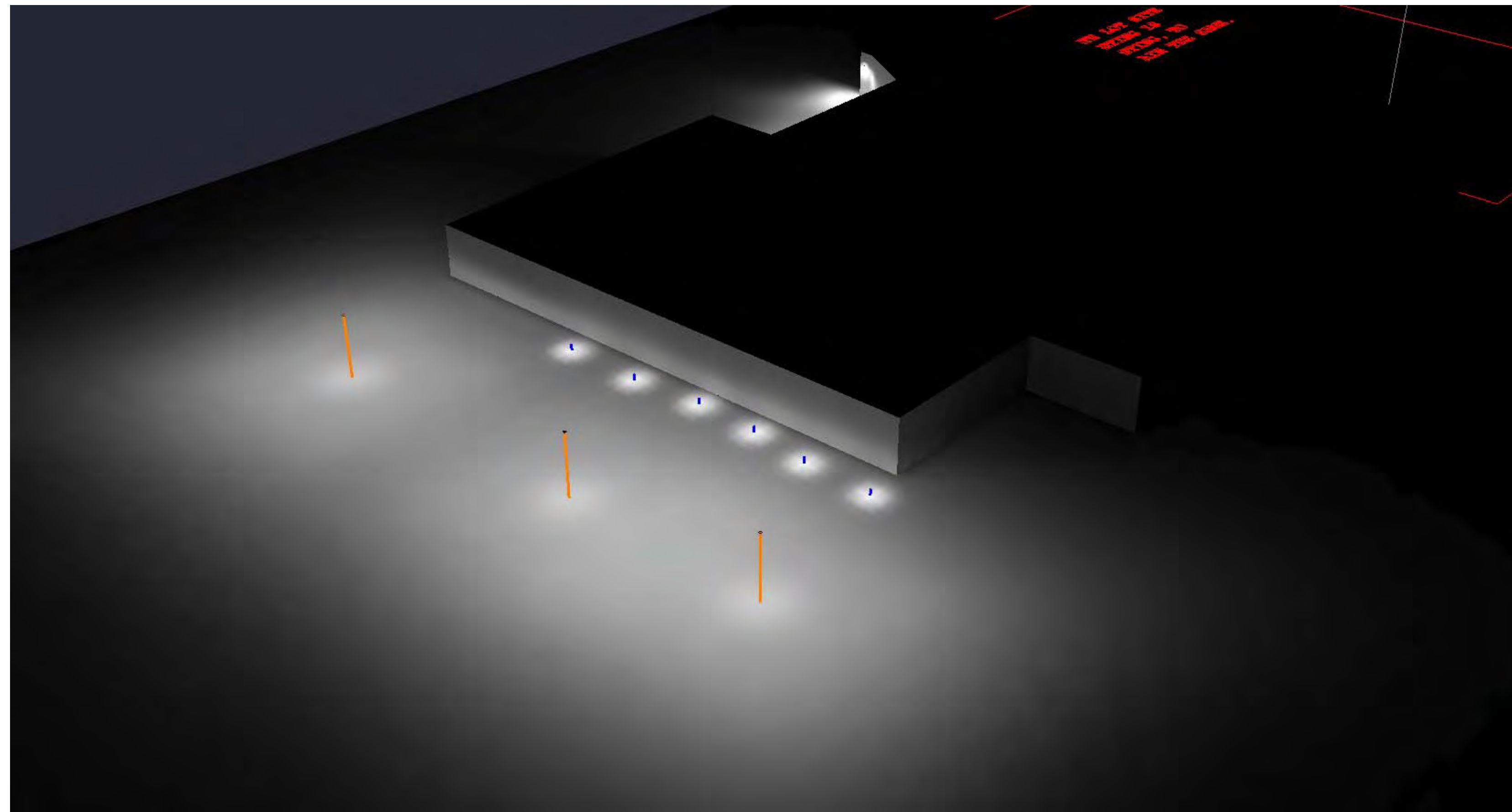
Symbol	Qty	Label	Arrangement	LLD	LDD	BF	[MANUFAC]	Description	MNT HEIGHT	MNT TYPE
	6	B	Single	0.980	0.940	1.000	FC Lighting	F003495FCB6C36N024K	3	BOLLARD
	3	P5	Single	0.980	0.940	1.000	COOPER - McGRAW-EDISON	GALN-SA3C-740-U-5WQ	28.5	POLE
	3	WP	Single	0.980	0.940	1.000	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR6B	18	WALL

Calculation Summary

Scene: GEN

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOADING DOCK	Illuminance	Fc	1.62	4.7	0.3	5.40	15.67
PARKING LOT	Illuminance	Fc	1.12	2.2	0.3	3.73	7.33
SIDEWALK	Illuminance	Fc	1.19	3.1	0.2	5.95	15.50

NOTES:
- CALC AT GRADE



Crites, Tidley & Assoc., Inc.
908C West River Center Dr
Comstock Park MI 49321
PH: 616-647-2400
www.critetidley.com

DISCLAIMER
Illumination results shown on this lighting design are based on project parameters provided to Crites, Tidley & Assoc. used in conjunction with luminaires test procedures conducted under laboratory conditions. Actual project conditions affecting these design parameters may affect final results. The customer is responsible for verifying compliance with applicable lighting or energy codes. Any changes to the room reflectance and/or calculations and actual will affect the light levels. Please verify the data listed to ensure the accuracy of the report. Values represent an approximation. Footcandle levels are measured at the end of the life of the lamp and ballast.

DESIGNED FOR:



MAGNA
ADDRESS

SALES

B LOCK

DATE

6.3.2022

DESIGNER

JEN YONKERS

REVISIONS

DATE	NAME
XX	XX

SHEET

2

SCHEDULES

SCALE: NTS



PARADIGM DESIGN

AERIAL RENDERING

MAGNA MIRRORS - GRAND RAPIDS

2111116GR • 06.10.2022





PARADIGM DESIGN

FRONT ELEVATION RENDERING
MAGNA MIRRORS - GRAND RAPIDS

2111116GR • 06.10.2022





PARADIGM DESIGN

SOUTHWEST PERSPECTIVE RENDERING

MAGNA MIRRORS - GRAND RAPIDS

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PARADIGM DESIGN

SOUTHEAST PERSPECTIVE RENDERING
MAGNA MIRRORS - GRAND RAPIDS

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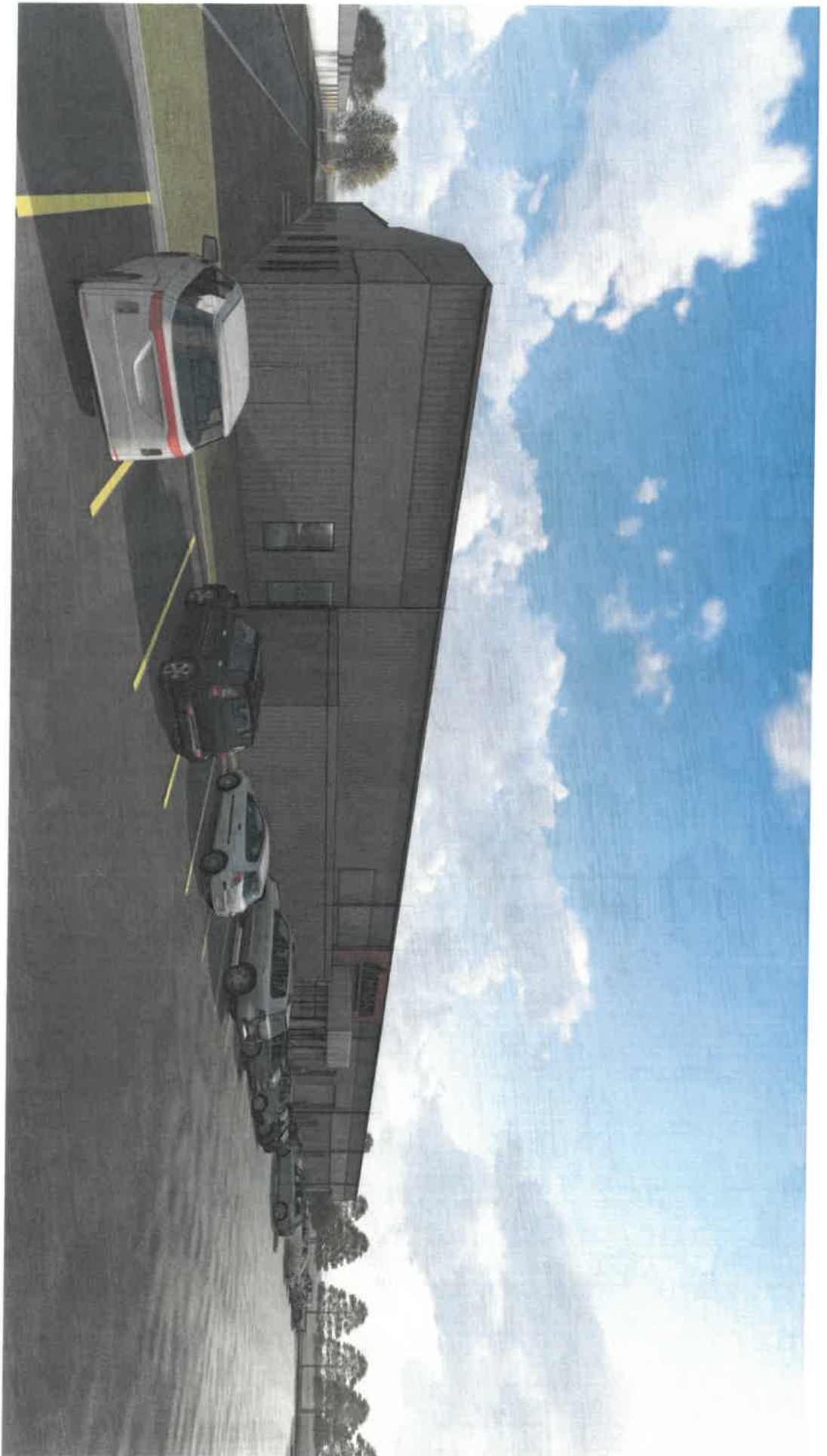




LOADING DOCK RENDERING
MAGNA MIRRORS - GRAND RAPIDS

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PARADIGM DESIGN

EMPLOYEE ENTRY RENDERING

MAGNA MIRRORS - GRAND RAPIDS

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PARADIGM DESIGN

EMPLOYEE ENTRY + PARKING BAY RENDERING
MAGNA MIRRORS - GRAND RAPIDS

2111116GR • 06.10.2022



July 13, 2022
Project No. 170168

Mr. Brian Hilbrands
Interim Planning Director
Cascade Charter Township
2865 Thornhills Avenue SE
Grand Rapids, MI 49546

**5251 36th Street SE – Magna Mirrors
Site Plan Review**

Dear Brian:

We have reviewed the site plan for Magna Mirrors, prepared by Exxel Engineering, Inc. The applicant is proposing to split the lot at 5251 36th Street SE and redevelop the western lot as a light industrial facility for Magna Mirrors.

We received the initial site plan for review on June 15, 2022. We reviewed that site plan and provided several items to be addressed in an email dated June 20, 2022. The applicant reviewed the comments and responded with questions and clarification about the comments, resulting in a resubmittal of the site plan on June 28, 2022. Subsequent comments and a final site plan were submitted. The basis for this review was delivered by email with a PDF file dated July 8, 2022.

Stormwater and Drainage

The proposed project is being reviewed under the updated 2022 Stormwater Ordinance and the criteria in the Stormwater Standards Manual, revised March 03, 2019.

The project site is in Flood Control Zone 2. The proposed project is a redevelopment and shall comply with the current standards for the redeveloped portion of the site.

The overall layout of the site includes an existing 1 story steel building, and parking areas located to the north and south. A new addition will be constructed on the south side of the existing building, and the south parking lot will be removed and replaced during this construction. The site is subdivided into two tributary areas which overall correspond to the existing site drainage patterns. The northern portion of the site discharges to the Foremost Industrial Park which flows north into the Kent County Patterson Drain Detention Area. The southern portion of the site discharges to a storm sewer located in 36th Street SE. The redeveloped portions of the lot all fall within the south tributary area.

The proposed stormwater controls include underground extended detention and two aboveground dry detention basins with pre-treatment forebays.

Flood Control

The proposed project is in Flood Control Zone 2, which requires detention of the 25-year storm with a maximum release rate of 0.13 cfs per acre.

The proposed site plan includes two dry detention basins which serve the southeast and southwest sub-basins respectively. These have been sized to store the required volume per the LGROW spreadsheet and to reduce peak outflows from the 25-year storm to 0.13 cfs per acre. The southeast detention basin flows into the southwest basin before discharging from the site. The southwest basin consists of both underground storage chambers located beneath the proposed parking area and an aboveground basin located in the grassy area to the south.

The most recent site plans, dated July 2022, do not include a provision for secondary emergency overflow. This comment has been noted and forwarded to the design engineer. A reinforced spillway with its crest at the maximum design high water level and sized to pass the 10-year undetained peak inflow would satisfy this requirement.

Pre-treatment is provided for the southeast basin using a sediment forebay sized to store 15% of the water quality volume. Pre-treatment for the west basin is provided in the pre-treatment row of the underground storage chamber.

Water Quality and Channel Protection

Water quality for the southeast basin will be provided through a combination of catch basin sumps, pre-treatment forebay, and the dry detention area. Water quality for the southwest basin will be provided through a combination of catch basin sumps, pre-treatment forebay, extended detention of the channel protection volume, and the dry detention basin.

No channel protection is required for the southeast sub-basin since 2-year runoff volumes do not exceed the pre-development condition. Channel protection for the southwest basin will be provided through extended detention in the underground chambers. The applicant provided a geotechnical report which indicated clayey soils not suitable for infiltration.

The applicant provided the completed Lower Grand River Organization of Watersheds spreadsheet that calculates the volume required to satisfy these requirements.

Drainage Plan

The applicant has submitted plans, calculations, and additional documentation as required in SWO Section 2.03, Drainage Plan. Please note that a maintenance agreement and a long-term maintenance plan are required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include, at a minimum, the cleaning of pre-treatment areas, cleaning of the detention basins, cleaning of catch basins sumps, and sediment and debris removal from the underground storage system and outlet structures.

Utilities and General Comments

Sanitary Sewer

The site plan indicates the intent to utilize the existing sanitary lateral connection with replacement of a portion of the lateral on the property. The existing sewer lateral connection in 36th Street will be utilized. This work should not require any additional permits from the City of Grand Rapids however, it will need to be constructed in accordance with City requirements.

Water Services

Two new services are being proposed to serve the building.

An 8-inch fire protection service will be tapped on the existing 12-inch main on the north side of 36th Street with the new private main being constructed along the west side of the building with a connection to the existing building. This fire protection line also includes two hydrants, and the backflow chamber.

A new 4-inch domestic service will be extended from the existing 4-inch water service that has already been in use. That service is shown to enter the existing building on the south side.

From the notes on the site plan, it appears the engineer has been coordinating with the City of Grand Rapids. We expect the layout and location are acceptable; however, a permit from the City of Grand Rapids will need to be obtained prior to beginning any water main construction.

Driveways and Sidewalks

The site plan indicates existing driveways that connect to 36th Street will remain in place. With no new drive connections to the public road, a drive permit should not be necessary from the Kent County Road Commission.

The site plan includes sidewalk surrounding the new parking lot on the south side of the building with a connection point to the main entry. Additional sidewalks are shown connecting to other entry points around the building.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) falls under the review and approval of the Kent County Road Commission (KCRC) and a permit is required before construction can begin.

SESC measures are provided on the plan drawings. The applicant has included silt fence along the downstream limits of the project, permanent and temporary seeding, mulch blankets on steep slopes, silt sacks in catch basins, and riprap at concentrated discharge areas. The site does not include provisions to limit the tracking of sediment at construction entrances and exits. KCRC may require additional SESC measures beyond what is shown on the drawings.

The disturbed area of the site does not exceed five acres.

Summary

The proposed stormwater management design generally meets the Township SWO requirements for the site location. Two outstanding engineering items should be addressed by the applicant before full approval.

1. An emergency overflow spillway is required for the southeast and southwest stormwater basins. These should be set above the design high water level and provide a minimum of 0.5 feet of freeboard to the top of the berm when passing the 10-year undetained peak inflow. See Appendix 4.D of the Stormwater Standards Manual for details.
2. Provide updated pond routing calculations using the MSE4 rainfall distribution as specified in the rainfall section of Part 4.2.B in the Stormwater Standards Manual.

Mr. Brian Hilbrands
July 12, 2022

Fishbeck | Page 4

While it is important that these items be addressed, particularly Item 1, we believe that they could be corrected with minor revisions to the currently submitted site plan. Therefore, we recommend approval from an engineering standpoint with conditions that these items be corrected.

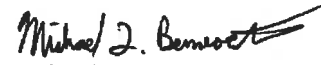
If you have any questions or require additional information, please contact me at 616.464.3927 or mberrevoets@fishbeck.com.

Sincerely,



Anthony Heath, PE
Civil Engineer

By email



Michael L. Berrevoets, PE
Vice President/Senior Civil Engineer