

AGENDA
CASCADE CHARTER TOWNSHIP ZONING BOARD OF APPEALS
TUESDAY, May 13, 2025
5:30 PM
2870 JACKSMITH AVE SE

Public may access the meeting via video conference software Zoom

Webinar ID: 898 2849 0976

<https://us02web.zoom.us/j/89828490976>

- 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. Approve the Minutes of November 12, 2024 Meeting**
- ARTICLE 6. Approve the Minutes of January 14, 2025 Meeting**
- ARTICLE 7. Acknowledge visitors and those wishing to speak**
(Comments are limited to five minutes per speaker)
- ARTICLE 8. 2025 Zoning Board of Appeals Officer Selection**
- ARTICLE 9. Case #25-3884**
Applicant: Bank of America
Property Address: 6464 28th St. SE
Parcel Number: 41-19-16-101-017
Requested Action: Variance from Section 19.19 of the Zoning Ordinance to allow for lighting levels exceeding the 5 footcandle maximum allowed brightness. The maximum requested brightness is 28.6 footcandles.
- ARTICLE 10. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 11. Other Business**
Discussion on cancellation of meeting due to Wisner Center Construction.
- ARTICLE 12. Adjourn**

**CASCADE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**TUESDAY, May 13, 2025
5:30 PM**

ARTICLE 5.

**Approve the Minutes of the
November 12, 2024 Meeting.**

Minutes
Cascade Charter Township
Zoning Board of Appeals
Tuesday, November 12, 2024
5:30 pm
2870 Jacksmith Ave SE

ARTICLE 1. Chair Moxley called the meeting to order at 5:30 pm.
Members Present: McDonald, Mead, Moxley, Berra, Milliken
Members Absent: None
Others Present: Community Development and Planning Director Andrea Hendrick,
Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Mead to approve the current agenda. Supported by Member Berra.

Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the October 8, 2024, Meeting

Motion was made by Member Berra to approve, the October 8, 2024, meeting minutes Supported by Memer Mead.

Motion carried 5 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak

There was no one wishing to speak.

ARTICLE 6. Case #24-3865 Michael Valentino

Property Address: 1596 & 1598 MacNider Ave

Requested Action: The applicant is requesting a dimensional variance to the front yard setback for an expansion to an existing non-conforming building.

Community Planning & Development Director Andrea Hendrick presented the variance application for 1596 and 1598 MacNider Avenue. The property consists of two irregular shaped parcels located on the east side of the Watermark PUD, just south of Cascade Road. The applicant requested an 8.7-foot variance from the required 35-foot front yard setback for a proposed addition. The existing home is oriented toward the west with current placement 6.1 feet from the property line with a current variance allowing for this setback. The applicant proposed an addition to the south side requiring a 26-foot setback where 35 feet is required. Staff recommended approval with conditions based on the findings of fact provided in the staff report.

Member Mead initiated discussion regarding parcel configuration, questioning the relationship between commonly owned parcels under current zoning requirements. CP&D Director Hendrick provided clarification that despite shared ownership, the

parcels maintain distinct legal status requiring separate consideration for zoning purposes.

Michael Valentino addressed the Board, explaining the variance necessity for accessing an existing lower-level foundation penetration. He confirmed most of the proposed addition would comply with setback requirements, with only the breezeway portion requiring variance relief.

The Board examined the existing pole barn structure straddling the property line between parcels. CP&D Director Hendrick confirmed this structure would require attention during future development but should not impact current variance considerations. Member Mead emphasized maintaining focus specifically on the front yard setback request rather than addressing unrelated non-conformities. Mr. Valentino noted future development plans for 1598 MacNinder Avenue would address the pole barn removal.

**Motion was made by Trustee McDonald to open public hearing.
Supported by Member Milliken.
Motion carried 5 to 0.**

There was no one wishing to speak.

**Motion was made by Member Mead to close public hearing.
Supported by Trustee McDonald.
Motion carried 5 to 0.**

**Motion was made by Member McDonald to approve the dimensional variance of 8.7 feet for relief from the required front yard setback, with no conditions.
Supported by Member Mead.
Motion carried 5 to 0.**

ARTICLE 7. Case #24-3871 Lakeland Pallets LLC

Property Address: 3700 Kraft Ave SE

Requested Action: The applicant is requesting a variance to build an accessory building in the front yard, on an existing concrete pad.

CP&D Director Hendrick presented the variance request for 3700 Kraft Avenue, a 37.4-acre property formerly housing a bottling facility. The application sought relief from required outdoor storage setbacks: 100 feet front yard and 50 feet side yard. The property location at the end of Kraft Avenue borders airport runway facilities to the south and industrial uses to the west. Staff recommended approval with conditions based on existing site conditions and minimal impact on surrounding properties. She also noted a measurement discrepancy requiring revision of variance calculations. The southern portion required approximately 45 feet of relief versus the initially presented 29.2 feet. Member Mead proposed establishing the variance based on distance from building face to existing impervious surface edge, approximately 65 feet pending staff verification.

Joe Bodbyl, representing Lakeland Pallets LLC, addressed preservation requirements outlined in condition four of the staff recommendation. He expressed concerns regarding future expansion limitations while acknowledging the importance of maintaining existing screening. Bodbyl confirmed no intention to alter vegetation along the south and west property boundaries.

The Board examined emergency vehicle access requirements, with Joe Bodbyl confirming existence of adequate fire lanes meeting township standards. Discussion incorporated consideration of natural screening elements and minimal impact on adjacent properties.

**Motion was made by Member Berra to open public hearing.
Supported by Member Mead.
Motion carried 5 to 0.**

No one wishing to speak

**Motion was made by Member Mead to close public hearing.
Supported by Member Berra.
Motion carried 5 to 0.**

Motion was made by Trustee McDonald to approve the variance for Case #24-3871, for a reduction in setback requirements for outdoor storage at 3700 Kraft Ave SE with the following conditions:

- 1. The application and plans submitted by the applicant and signed, dated, and stamped by the Planning Director, shall constitute the approved plans.**
- 2. The variance is limited to the existing paved surface, which is approximately 65 feet from the west façade of the existing building. Final distance will be confirmed by the Planning Director.**
- 3. The applicant receives the required Special Use Permit approvals from the Planning Commission and the Township Board.**
- 4. The applicant agrees to preserve all existing vegetation on the south and west sides of the building and maintain all outdoor storage on the existing paved surfaces.**

**Supported by Member Mead.
Motion carried 5 to 0.**

ARTICLE 8. Any Other Business

No other business.

ARTICLE 9. Adjourn

**Motion was made by Member Mead to adjourn. Supported by Member Berra.
Motion carried 5 to 0. The meeting adjourned at 6:16PM.**

**CASCADE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**TUESDAY, May 13, 2025
5:30 PM**

ARTICLE 6.

**Approve the Minutes of the
January 14, 2025 Meeting.**

Minutes

Cascade Charter Township
Zoning Board of Appeals
Tuesday, January 14, 2025
5:30 pm
2870 Jacksmith Ave SE

ARTICLE 1. Community Development and Planning Director Andrea Hendrick called the meeting to order at 5:30 pm.

Members Present: Noordhoek, Berra, Milliken
Members Absent: Mead (excused)

Others Present: Community Development and Planning Director Andrea Hendrick, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Berra to approve the current agenda with the removal of Article 7. Appointment of New Officers. Supported by Member Milliken.

Motion carried 3 to 0.

ARTICLE 4. Disclose any Conflicts of Interest

ARTICLE 5. Approve the Minutes of the November 14, 2025 Meeting.

No motion was made on the minutes.

ARTICLE 6. Acknowledge visitors and those wishing to speak

Motion was made by Member Berra to open public hearing. Supported by Trustee Noordhoek. Motion carried 3 to 0.

There was no one wishing to speak.

Motion was made by Member Berra to close public hearing. Supported by Trustee Noordhoek. Motion carried 3 to 0.

ARTICLE 7. Case #24-3872 John Becker

Property Address: 2093 Feathery Dr. SE

Requested Action: The applicant is requesting a dimensional variance to build a single-family residential structure in the front setback for a property that faces three (3) streets.

Director Hendrick presented an overview of the property, situated within the Watermark PUD north of Watermark Drive, west of Feather Drive and east of Spaulding

Avenue. The proposal outlined a one-story residential house of 2,136 square feet. Setback requirements specified 35 feet for South, West, and East sides, with the North property line setback awaiting determination as either 25 feet for a rear yard or 35 feet for a side yard. A stormwater easement traverses east-west across the northern property line, positioned 25 feet from the property boundary.

Member Berra inquired about letters of support or opposition, to which Director Hendrick confirmed none had been received. Member Berra further questioned whether Watermark Development had provided input, with Director Hendrick noting no communication had been received.

Member Berra then asked if reducing the dwelling size by 136 square feet would resolve the setback issues. Director Hendrick confirmed this could potentially resolve the matter but noted the applicant had not provided plans demonstrating such an adjustment.

Trustee Noordhoek shared observations from a site visit, noting all houses on the street except one were two-story structures. He further discussed alternative design options that could provide main floor bedrooms while maintaining a smaller footprint. Trustee Noordhoek expressed concern that the applicant had not met the burden of proof for a variance, noting corner lots throughout the township face similar constraints.

When invited to address the Board, applicant John Becker explained the design aimed to maintain development caliber of surrounding houses while addressing challenges posed by curved road frontage. In response to Member Berra's direct question about removing 136 square feet from the building plan, Mr. Becker indicated this was not feasible as the home was intended as a retirement residence requiring ranch-style design with minimal stairs.

Trustee Noordhoek inquired whether the house position could be adjusted within setback lines, to which Mr. Becker expressed concern about maintaining parallel alignment with Spaulding Avenue and Feathery Drive.

When Member Milliken questioned whether parallel alignment was necessary, Mr. Becker affirmed his preference for the current layout.

Director Hendrick provided additional clarification regarding the 35-foot setback on the west side, noting the building's current parallel alignment with that setback would limit the effectiveness of rotating the structure as a potential solution.

Motion was made by Member Milliken to open public hearing.

Supported by Member Berra.

Motion carried 3 to 0.

There was no one wishing to speak.

Motion was made by Member Berra to close public hearing.

Supported by Trustee Noordhoek.

Motion carried 3 to 0.

Motion was made by Trustee Noordhoek to deny the request for a case 24-3872 for decrease setbacks at 2093 Feathery Dr. SE for the following reason:

- 1. Compliance with the ordinance does not present practical difficulties, because the applicant could decrease the size or adjust the house on the lot.**

**Supported by Member Berra.
Motion carried 3 to 0.**

ARTICLE 8. Acknowledge visitors and those wishing to speak

**Motion was made by Member Milliken to open public hearing.
Supported by Member Berra.
Motion carried 3 to 0.**

There was no one wishing to speak.

**Motion was made by Member Berra to close public hearing.
Supported by Trustee Noordhoek.
Motion carried 3 to 0.**

ARTICLE 9. Any Other Business

No other business.

ARTICLE 10. Adjourn

**Motion was made by Member Berra to adjourn. Supported by Trustee Noordhoek.
Motion carried 3 to 0. The meeting adjourned at 5:48PM.**

Respectfully submitted,
Andrea Hendrick, Community Planning and Development Director, Recording Secretary

**CASCADE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**TUESDAY, May 13, 2025
5:30 PM**

ARTICLE 8.

2025 Zoning Board of Appeals

Officer Selection

**CASCADE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**TUESDAY, May 13, 2025
5:30 PM**

ARTICLE 9.

Case #25-3884

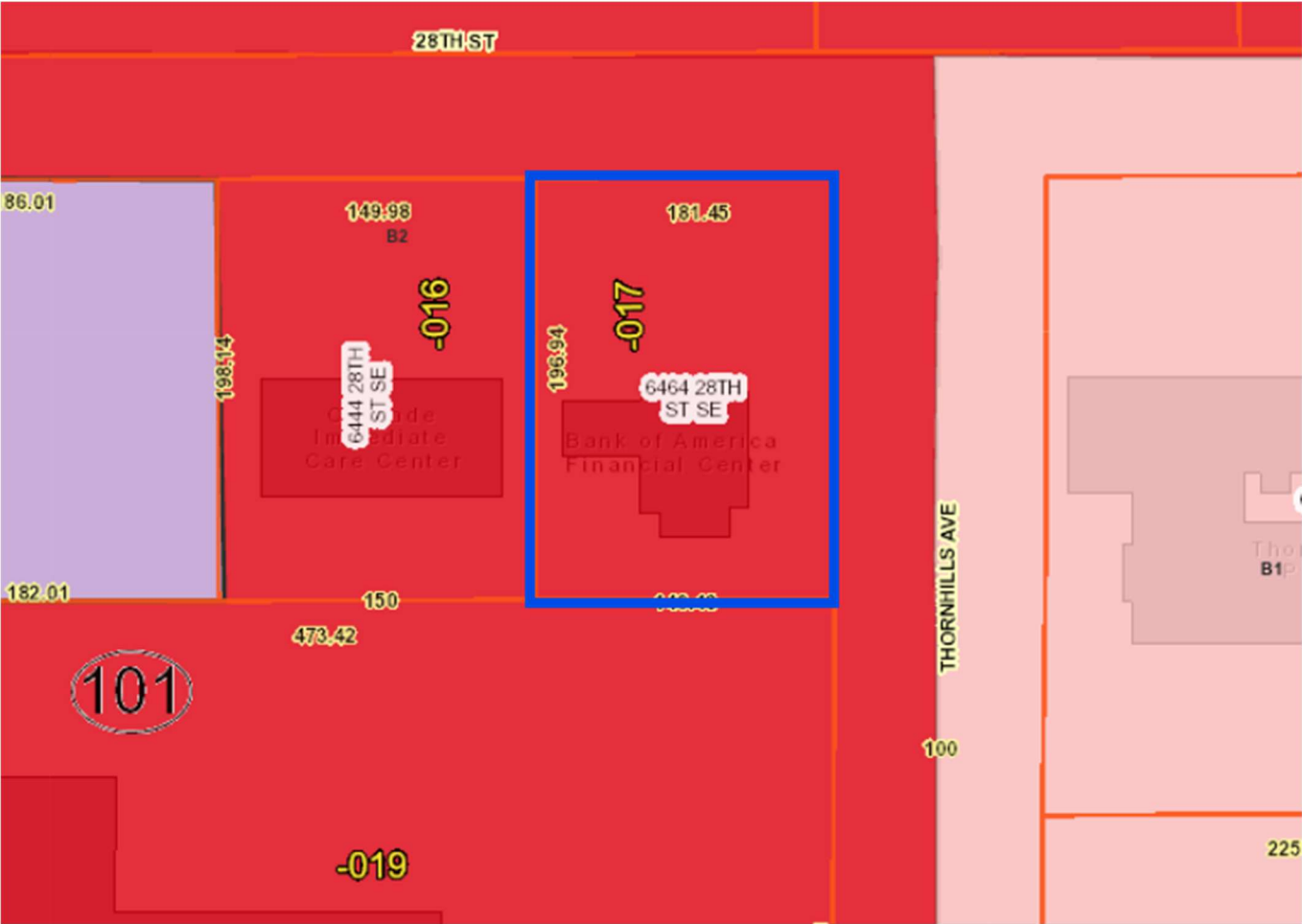
Applicant: Bank of America

Property Address: 6464 28th St. SE

Parcel Number: 41-19-16-101-017

Requested Action: Variance from Section 19.19 of the Zoning Ordinance to allow for lighting levels exceeding the 5 footcandle maximum allowed brightness. The maximum requested brightness is 28.6 footcandles.

Parcel & Zoning Maps





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 25-3884
REPORT DATE: May 7, 2025
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: May 13, 2025
PREPARED BY: Andrea Hendrick, Planning Director

APPLICATION SUMMARY:

APPLICANT: Applicant: Bank of America
Property Owner: Michigan National Bank / Colliers

ADDRESS: 6464 28th Street SE

PARCEL NUMBER: 41-19-16-101-017

REQUESTED ACTION: Variance from Section 19.19 of the Zoning Ordinance to allow for lighting levels exceeding the 5 footcandle maximum allowed brightness.

REQUIREMENTS: Section 19.19
Section 23.05.2

EXISTING ZONING: B-2- General Business District

GENERAL LOCATION: The subject property is an existing bank on the south side of 28th Street SE, located at the corner of 28th Street SE and Thornhills Ave SE.

PARCEL SIZE: 0.65 Acres

EXISTING LAND USE: Commercial - Bank

ADJACENT PROPERTIES: N: B-2 & PUD-22 – Banks, D&W, Strip mall
W: B-2 – Urgent Care & Restaurant
S: B-2 – Goldfish Swim School
E: B-1 Village Business District – Thornhills Plaza

PROPOSED USE

The applicant, Bank of America, is seeking a variance from Section 19.19 – Outdoor Lighting Requirements of the Cascade Charter Township Zoning Ordinance. Specifically, the request pertains to the exterior lighting at their existing bank branch at 6464 28th Street SE. The submitted lighting plan proposes maximum illumination levels of up to 28.6 footcandles on-site, which exceeds the Township’s maximum allowable standard of five (5.0) footcandles for any individual location on a site. The stated justification for the variance is to meet corporate security standards for ATM and drive-through banking operations.

Cascade Charter Township Zoning Ordinance

19.19.2 – Required Lighting Outdoor lighting shall:

*All lighting used to illuminate off-street parking areas, outdoor service areas, or for security purposes shall be arranged to deflect light away from any adjoining property or from public streets. Lighting shall be shielded to reduce glare and shall be so arranged as to reflect light away from residential areas. **No lighting shall exceed five (5) footcandles in intensity at any point on the site.***

NEIGHBORS COMMENTS

No comments have been received in support or opposition.

CONSIDERATIONS

Zoning Board of Appeals Determination

The CCT Zoning Ordinance gives the Zoning Board of Appeals the authority to deliberate and determine if the proposed plans meet the standards for a Variance.

<i>Section 23.05.2(c)</i>	<i>Findings</i>
Before granting any variance, the Zoning Board of Appeals must find that all of the following standards are met:	
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	<p>The applicant has stated that the lighting levels are necessary to comply with internal security standards associated with 24-hour banking operations. However, staff finds no physical characteristics or site-specific conditions that render the property uniquely unable to comply with Township lighting standards. The property is regularly shaped and developed in a manner consistent with other B-2 zoned parcels. Similar banking and drive-through operations exist within the Township that comply with the maximum 5-footcandle limit established in Section 19.19.</p> <p>Additionally, the Kent County Sheriff Department provided crime information for the subject location.</p>

	<p>Crime incidents: Past 3 years = 6</p> <ul style="list-style-type: none"> • False Alarms: 2 • Suspicious Vehicles: 2 – officer on site found that they were innocent • Incident in the parking lot: 2 – the incidents were unrelated to the bank <p>In summary, past crime associated with the site is in no way different from other banks or other commercial uses within the commercial corridor.</p> <p>Therefore, this standard is not met.</p>
<p>That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance</p>	<p>While the building’s configuration is existing, the lighting request stems from a proposed redesign and replacement of the exterior lighting system to meet updated internal corporate requirements. No evidence has been provided that changes to the lighting levels are required due to physical site changes or unforeseen circumstances. The decision to increase lighting levels is a corporate policy choice, not a site-imposed necessity.</p> <p>Thus, the conditions prompting the variance are the result of the applicant’s actions and decisions, and this standard is not met.</p>
<p>That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.</p>	<p>The site is already in active use as a financial institution and appears to function without issue under existing lighting conditions. Alternative site design measures—such as lower mounting heights, directional shielding, were not explored in the application. As such, the proposed variance, allowing lighting more than five times the maximum in some areas. Additionally, the applicant is not only asking for light levels that exceed the maximum allowed on their own property. They are also requesting light level exceeding the maximum to spill onto the adjacent properties.</p> <p>This standard is not met.</p>
<p>That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.</p>	<p>The proposed lighting plan includes illumination levels that exceed the Township’s maximum of 5.0 footcandles, and the photometric data submitted shows that some of this light extends beyond the subject property lines. The Township’s Zoning Ordinance prohibits lighting from spilling onto adjacent properties, and the Zoning</p>

	<p>Board of Appeals does not have the authority to grant variances affecting properties not included in the request. The applicant was advised of this in a memo on April 23. No revised photometric plan or written permission from adjacent property owners has been submitted to address this issue. Uncontrolled lighting spillover has the potential to create visual discomfort and reduce nighttime amenity for neighboring properties. Given the absence of mitigation or revision, staff conclude that the proposal poses a risk of negative impact to adjacent land uses and the public realm.</p> <p>This standard is not met.</p>
<p>That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.</p>	<p>The justification for the variance is based on general corporate standards applied to Bank of America locations nationally. It does not stem from a site-specific issue unique to 6464 28th Street. If such lighting were determined to be necessary for all financial institutions, a text amendment to §19.19 would be more appropriate than granting repeated variances. Staff finds that the rationale presented is general in nature and would be more appropriately addressed through a broader policy discussion.</p> <p>This standard is not met.</p>

RECOMMENDATION

Staff recommend that the variance request for Case #25-3884 a variance to allow lighting levels exceeding the maximum allowed at 6464 28th Street be DENIED based on the findings above.

Draft Motion

I make a motion to DENY Case #25-3884 a variance to allow lighting levels exceeding the maximum allowed at 6464 28th Street SE based on the findings above.

ATTACHMENTS

1. Application
2. Narrative
3. Photometrics



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Bank of America

Address: 100 North Tryon Street

City & Zip Code Charlotte, NC 28255

Telephone: c/o 973-600-5776

Email Address: c/o ksilsbe@peconsultingcorp.com

OWNER: * (If different from Applicant)

Name: Bank of America, N.A.

Address: 100 North Tryon Street

City & Zip Code: Charlotte, NC 28255

Telephone: 513 368 2170

Email Address: brian.kreke@cbre.com

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)			
<input type="checkbox"/>	Administrative Appeal	<input checked="" 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 type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Plat Review *
<input checked="" type="checkbox"/>	Zoning Variance	<input type="checkbox"/>	Other: _____*

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Request for variance from Section 19.19, requesting maximum illumination of 28.6 footcandles, where a maximum of 5 is allowed.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

LOTS 16 & 17 * ARDEN HILLS PLAT ALSO PART NW 1/4 COM AT SE COR OF SD

LOT 16 TH W TO SW COR OF SD LOT 17 TH S 50 FT ALONG EXT W LINE OF SD

LOT 17 TH E PAR WITH S LINE OF SD PLAT TO EXT E LINE OF LOT 16 TH N TO

BEG * SEC 16 T6N R10W

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 16-101-017

ADDRESS OF PROPERTY: 6464 28th Street Southeast, Grand Rapids, MI 49546

PRESENT USE OF THE PROPERTY: Bank

**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.)

Brian Kreke

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

Applicant – Print or Type Name

* *Brian Kreke* **10/9/24**

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

Rev. 7/27/21

Bank of America

6464 28th Street Southeast, Grand Rapids, MI 49546

- 1) That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district;

This is an existing bank branch location with the configuration of the drive-through/ATMs already set in place. Lighting levels need to be increased in these areas in order to meet the minimum security standards put in place by the Bank. This is/would not be applicable and does not apply to other nearby locations that are not financial institutions.

- 2) That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant (or the applicant's predecessors) taken subsequent to the adoption of this Ordinance;

This is an existing bank branch location with the configuration of the drive-through/ATMs already set in place. Lighting levels need to be increased in these areas in order to meet the minimum security standards put in place by the Bank.

- 3) That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;

This is the minimum level of lighting required in order to meet minimum security standards for the Bank

- 4) That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare;

The additional lighting will improve public safety for security purposes, and will promote a safer environment surrounding the bank

- 5) That the condition or situation of the specific piece of property for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Ordinance; and

This is an existing bank branch location with the configuration of the drive-through/ATMs already set in place. Lighting levels need to be increased in these areas in order to meet the minimum security standards put in place by the Bank. This is a hardship because we are limited to where the Bank is able place the lighting while still making sure to maintain the Bank's own security standards to ensure the safety of their customers and other surrounding businesses.

- 6) That complying with the Ordinance presents practical difficulty.

This is an existing bank branch location with the configuration of the drive-through/ATMs already set in place. Lighting levels need to be increased in these areas in order to meet the minimum security standards put in place by the Bank. This is a hardship because we are limited to where the Bank is able place the lighting while still making sure to maintain the Bank's own security standards to ensure the safety of their customers and other surrounding businesses.

Bank of America Security Regulations

Non-Regulated States

- A minimum of ten (10) foot candle power at the face of the ATM or after-hour depository extending outward five (5) feet in all unobstructed directions.
- A minimum of one (1) foot candle power extending outwards in all unobstructed directions fifty (50) feet from the face of the ATM and after-hour depository.
- A minimum of one (1) foot candle power in defined parking areas within sixty (60) feet of the ATM and after-hour depository. In the event the ATM or after-hour depository is located within ten (10) feet of the corner of the building and is generally accessible from the adjacent side, there shall be a minimum of one (1) foot candle power along the first forty (40) unobstructed feet of the adjacent side of the building.
- If the ATM or after-hour depository is located inside a accessible vestibule during any hours of darkness, a minimum of 10 foot candle power at the face of the ATM or after-hour depository extending outward five (5) feet in all unobstructed directions. There will be a minimum of two (2) foot candle power at the inside of the vestibule entry/exit door(s). A minimum of one (1) foot candle power extending outwards in all unobstructed directions fifty (50) feet from the vestibule entry/exit door. A minimum of one (1) foot candle power in defined parking areas within sixty (60) feet of the vestibule entry/exit door. In the event the vestibule entry/exit door is located within ten (10) feet of the corner of the building and is generally accessible from the adjacent side, there shall be a minimum of one (1) foot candle power along the first forty (40) unobstructed feet of the adjacent side of the building. In urban settings for which there is no defined Bank parking and the only access area is a public sidewalk, a minimum 1 foot candle power shall be for the first 5 unobstructed feet from the door. The minimum foot candle reading will also be limited to Bank controlled property lines.
- A minimum of two (2) foot candle power in the immediate area of the designated associate entrance/exit to the facility.
- All lighting measurements are to be taken at 36 inches above the ground on a horizontal plane, unless otherwise specified by state law or regulation (3/07).
- Corporate Real Estate has overall responsibility of ensuring that bank properties remains in compliance.

BANK OF AMERICA

6100 S PENNSYLVANIA AVE | EXTERIOR LIGHTING PROJECT

6464 28th St SE
Grand Rapids, MI 49546
MI8-377

PROJECT AREA LOCATION



ELECTRICAL:

DRAWING INDEX	
SHEET	DESCRIPTION
E-001	ELECTRICAL SYMBOLS, NOTES, LEGEND & INDEX
E-101	ELECTRICAL SITE LIGHTING PLANS, SCHEDULES
E-102	ELECTRICAL SITE PHOTOMETRIC PLANS
E-401	ELECTRICAL PANEL SCHEDULES
E-501	LIGHT FIXTURE CUTSHEETS

STRUCTURAL:

DRAWING INDEX	
SHEET	DESCRIPTION
S-001	STRUCTURAL NOTES & DETAILS

ISSUED FOR PERMIT: 01/18/2023

PROJECT MANAGER: **CBRE**

CBRE GLOBAL WORKPLACE SOLUTIONS
100 S. Charles Street, 3rd Floor
Baltimore, MD, 21201
Tel: (703) 502-3529
Contact: Sergio Merino
email: Sergio.Merino@cbre.com



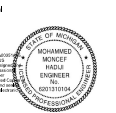
PROJECT BY :

TEFA ENGINEERING, PLLC
60 State Street
Albany, NY 12207-2543
Tel: (521) 977-4252
Contact: Justin Mulholland
email: justin.mulholland@tfc-eng.com



LIGHTING DESIGNER:

GMR
1629 Smith Drive, Suite 200
Heath, TX, 75032
Office: (972) 771-6038
www.gmr1.com



Seal

01/18/2023 11:13:39 AM
C:\Users\jmulholland\OneDrive - Grand Rapids, MI\6464 28th St SE\MI8-377\2322_6100sapa\img\p4

01/18/2023 11:13:39 AM

ELECTRICAL SYMBOL LEGEND

BASIC MATERIALS

Table with columns: SYMBOL, DESCRIPTION, SYMBOL, DESCRIPTION. Lists various electrical components like switches, outlets, and lighting fixtures with their corresponding symbols.

NOTE: SOME SYMBOLS SHOWN ON THIS LEGEND MAY NOT PERTAIN TO THIS PROJECT.

ABBREVIATIONS

Table with columns: SYMBOL, DESCRIPTION. Lists abbreviations for electrical terms such as ALTERNATING CURRENT, AMPERES, VOLTS, and various types of conductors.

NOTE: SOME SYMBOLS SHOWN ON THIS LEGEND MAY NOT PERTAIN TO THIS PROJECT.

ELECTRICAL GENERAL NOTES

GENERAL REQUIREMENTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.



TEFA logo text: THE ELECTRICAL CONTRACTORS ASSOCIATION OF MICHIGAN



Bank of America logo text: Bank of America



CBRE logo text: CBRE GLOBAL WORKSPACE SOLUTIONS



GMR logo text: GMR logo

Table with columns: Revisions, No., Date, Description. Lists project revisions.



Professional Engineer Seal text: License information

Project No: 52167, Issue Date: 01/11/2024, Drawn By: D. SAURO, Approved By: M. HADJI, Scale: N.T.S.

Title: ELECTRICAL SYMBOLS, NOTES, LEGEND & INDEX, Drawing No: E-001

Project Name: Cascade Township May 13, 2025 ZBA Packet, Page 23 of 27

WHERE THERE IS A DISCREPANCY BETWEEN ABOVE GENERAL NOTES AND SPECIFICATIONS, WHERE APPLICABLE, SPECIFICATIONS SHALL BE FOLLOWED

