

AGENDA
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, July 15, 2024
7:00 PM
2870 JACKSMITH AVE SE

Public may access the meeting via video conference software Zoom

Webinar ID: 841 0379 0598

<https://us02web.zoom.us/j/84103790598>

- 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 the July 1, 2024 Meeting and June 26, 2024 Work Session**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 7.**
Case #24-3850 - Public Hearing
Applicant: Lance Sheidel
Property Address: 8494 36th Street
Parcel Number: 41-19-23-200-027
Requested Action: Type I Special Use Permit to build an accessory building that exceeds 832 square feet.
- ARTICLE 8.**
Case #24-3845 - Public Hearing
Applicant: Signature Landscape, LLC
Property Address: 5640 Mccords Ave SE
Parcel Number: 41-19-36-326-001
Requested Action: Amendment to an existing Special Use Permit for an accessory building exceeding 832 square feet.
- ARTICLE 9.**
Case #24-3834
Applicant: FCC, Inc., Byrne Harmon
Property Address: 5725 & 5755 52nd St SE
Parcel Number: 41-19-29-300-019, 41-19-29-300-029
Requested Action: Site Plan Review for a new 110,000 sf industrial building.
- ARTICLE 10.**
Case #24-3843 - Public Hearing
Applicant: QuikTrip
Property Address: 5905 Broadmoor Ave SE
Parcel Number: 41-19-31-352-006
Requested Action: Preliminary Development Plan review for a modification to PUD-95 at 5905 Broadmoor Avenue SE
- ARTICLE 11.**
Draft Zoning Ordinance
Table of Contents & Use Tables
- ARTICLE 12.**
Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)

ARTICLE 13. Other Business

ARTICLE 14. Adjourn

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. *Postpone the decision*
 - b. *Deny*
 - c. *Approve*
 - d. *Approve with conditions*
 - e. *Recommendation to Township Board*

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, July 15, 2024
7:00 PM**

ARTICLE 5.

Approve the Minutes of the
July 1, 2024 Meeting and
June 26, 2024 Work session

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, July 1, 2024

ARTICLE 1. Call the meeting to order. Record the attendance.

Chair Moxley called the meeting to order at 7:01 pm.

Members Present: Noordhoek, Richardson, Bruneau, Moxley, Rissi, Noordyke,
Rowland

Members Absent: None

Others present: Planning Director Andrea Hendrick, Legal Counsel Leslie Abdo,
and others listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance to the Flag

ARTICLE 3. Approve the current Agenda

Vice Chair Rissi made a motion, seconded by Secretary Noordyke, to approve the agenda. The motion carried unanimously.

ARTICLE 4. Disclose any Conflict of Interest

There were no conflicts of interest disclosed.

ARTICLE 5. Approve the Minutes of the June 17, 2024, Meeting.

Member Bruneau provided a list of clarifications and changes that needed addressing.

1. Article 5.
 - a. Specify that private streets *are* brought up to *county standards*.
2. Article 7.
 - a. Correct grammatical error: "The increased height required a special use permit *and was* reviewed by the Zoning Administrator (ZA)."
 - b. Combine two incomplete sentences in the fourth paragraph by adding "and": "She showed renderings comparing a six-foot versus eight-foot gate design *and* noted she wanted an aesthetic that."
 - c. Correct capitalization: "Trustee Noordhoek Expressed" change to lowercase "e" in "expressed."
3. Article 8.
 - a. Change property to properties. "Stated the applicants wanted the taller fence for privacy due to a new garage and home addition on the neighboring *properties*."
 - b. Correct the opposition: It was Trustee Noordhoek, not Secretary Noordyke, who opposed the motion.
4. Article 9.
 - a. Add to motion number 4. *To correct the Future Land Use map to reflect rural residential to match the text currently showing rural preservation.*

Vice Chair Rissi made a motion, seconded by Secretary Noordyke to approve the Minutes of the June 17, 2024, meeting with amendments to include Member Bruneau's revision comments. The motion carried unanimously.

ARTICLE 6. Acknowledge visitors and those wishing to speak.

John McGovern, owner of 5505 36th Street, regarding Case #24-3827 involving the adjacent property at 5441 36th Street.

Mr. McGovern explained he shared a driveway with the neighboring property. He detailed issues with the new property owner, including land encroachment during construction and concerns about a new wall interfering with his driveway access. Mr. McGovern also expressed worries about potential drainage problems and revealed that construction had already begun despite instructions to stop.

Secretary Noordyke sought confirmation that work had already started on the project, which McGovern affirmed.

Vice Chair Rissi asked for clarification on the easement, confirming that it was a shared arrangement allowing both parties access to either side. McGovern agreed, emphasizing that the proposed wall would render his side of the drive useless.

Member Rowland inquired about the duration of these issues, which McGovern estimated at about six months.

Member Bruneau sought clarification on the nature of the easement, asking if there was an actual recorded easement. McGovern explained that he had searched for a deeded easement in plat records but didn't find one.

ARTICLE 7. Case #24-3842 Public Hearing

Applicant: Trane Technologies, Scott Geerlings

Property Address: 5824 Kraft Ave SE

Parcel Number: 41-19-32-300-047

Requested Action: Special Use Permit and Site Plan Review for outdoor storage.

Planning Director Andrea Hendrick presented the application, explaining the current ordinance requirement for an 8-foot fence around outdoor storage areas. She noted that this requirement seemed somewhat inappropriate for the industrial context of this application. She stated she didn't think that trespassing would be an issue. She suggested that the 8-foot fence requirement might be more suitable for screening industrial uses from residential areas, rather than between industrial properties. She explained that the applicant was requesting a second driveway 267 feet from the existing one, falling short of the 300-foot requirement. The applicant would need a variance from the Zoning Board of Appeals. The applicant had already applied. She also noted buffer yard planting deficiencies on the west and north sides of the property.

Member Bruneau stated that an 8-foot fence seemed appropriate between industrial properties. He mentioned Trane Technologies' current 5005 Corporate Exchange property and how it was an eye sore in that zone. Planning Director Hendrick responded by explaining that the 5005 Corporate Exchange property was in a PUD and had some historically non-compliant features due to this. She

noted that as new applications come up, they request applicants to come into compliance.

Member Richardson also found an 8-foot fence to be appropriate in industrial areas. He believed industrial settings should be aesthetically pleasing.

Vice Chair Rissi raised concerns about the absence of dumpster corrals on the plans that were included in the packet. Planning Director Hendrick responded that the applicant proposed using an existing dumpster at 5784 Kraft Drive, suggesting this be included in the shared parking agreement.

Member Bruneau asked for clarification on the deferred parking that looked to be on the northern property (5784 Kraft Avenue) where the current semi loading bays are. Planning Director Hendrick confirmed what he saw and mentioned that Trane would be using the northern property for office space sort of a unified campus.

Member Rowland asked if the storage area could be moved back to meet the 50-foot setback. Mr. Barr responded that they could accommodate that somehow with adjustments to plans.

Vice Chair Rissi then asked about recalculating parking for the north building if they're using it *for office space*. Planning Director Hendrick confirmed that the parking calculation provided included both *properties*.

Jack Barr with Nederveld, architect for applicant, provided context for the need for the second driveway. He explained that it was crucial for Trane's operations, specifically truck access. Chris Doyle from Trane Technologies further elaborated on the operational needs, explaining that the facility would be producing large rooftop units, with some measuring up to 33 feet long. The second driveway would facilitate the movement of these large units and improve overall site logistics.

Mr. *Barr* clarified that there are shared agreements with the subject property (5824 Kraft Avenue) and the property to the north (5784 Kraft Avenue). These agreements include shared use of the drive, stormwater, dumpster and parking. The current tenant, a tire warehouse company, would be leaving, and Trane would be taking over both properties entirely, creating a kind of unified campus.

Mr. *Barr* explained that *Trane* planned to use the existing double dumpster enclosure located at 5784 Kraft Drive for both facilities showing where it was location on the stormwater plans.

Member Bruneau voiced a concern with relations to the refrigerants and PFAS, asking if they were stored at the site. Mr. Doyle addressed concerns about refrigerants, explaining that units are only partially charged for testing before shipping.

Scott Geerlings, the applicant clarified the reason for the keeping the drive instead of creating a new drive, which would eliminate the need for a curb cut. He stated Trane would be working directly with the tenant of 5784 Kraft Drive and have all the shared agreements with them that was discussed earlier in the meeting.

Motion was made by Vice Chair Rissi, seconded by Secretary Noordyke to open the public hearing. Motion carried unanimously.

No one wished to comment.

Motion was made by Secretary Noordyke, seconded by Vice Chair Rissi, to close the public hearing. Motion carried unanimously.

Member Rowland expressed a willingness to support the application with specific conditions, including maintaining the driveway at 267 feet, accepting the current planting plan, adding 51 parking spaces once the existing company moves out, and moving the storage area to 50 feet from the property line.

Member Bruneau agreed with these conditions, noting that the 51 spaces were already paved as part of the existing loading dock area, so it made sense to stripe these for parking and keep the other spaces truly deferred.

Vice Chair Rissi sought clarification on including the revised photometrics plan in the motion, which Planning Director Hendrick confirmed would be appropriate. Member Bruneau also reminded the commission about including requirements for updated stormwater maintenance agreements, access easements, and shared parking agreements.

Member Richardson brought up the unsightliness of outdoor storage at 5005 Corporate Exchange property, asking if this was going to happen at the site being discussed for the case. Mr. Doyle responded that he had now moved into overseeing the operations in the area that they are currently addressing those concerns and that progress should be seen in the near future and that it would not be happening at this site.

Motion was made by Member Rowland, seconded by Secretary Noordyke to APPROVE Case Number 24-3842, with the following conditions including staff recommendations:

- 1. The second drive located off Kraft is permitted per Section 19.03(3)**
- 2. The required buffer yard plantings on the north side of the subject property are reduced to accommodate shared parking and access with 5726 Kraft Avenue.**
- 3. The deferred parking plan is acceptable, with the requirement that the applicant constructs the 51 spaces, on 5784 Kraft Avenue and parking on the south side of the outdoor storage area.**
- 4. The replacement of the photometric plan for the plan dated 06/27/2024 is included as part of the approved plan.**

Furthermore, the following conditions shall be placed on the approval:

- 1. The application and plans submitted by the applicant and signed, dated, and stamped by the Planning Director, shall constitute the approved plans, except if plan elements are amended in this resolution, or do not meet the requirements of the Zoning Ordinance.**
- 2. That the use shall operate according to this application and per the testimony of the applicant.**
- 3. Any proposed signage must be reviewed and approved in accordance with CCT Sign Ordinance Standards.**

4. All permits are obtained by the Kent County Road Commission for the Driveway openings to Kraft.
5. All Soil Erosion & Sediment Control plans are approved by the Kent County Road Commission.
6. Approval from the Zoning Board of Appeals to place the second driveway closer than 300 feet from one another.
7. Applicant provides the access easement agreement, a shared parking agreement including the use of the dumpster enclosure on 5783 Kraft Avenue SE and revised stormwater plan. All documents must be recorded with the County.
8. The adjustment of the outdoor storage area to meet the 50-foot required distance from the property line.
9. Compliance with the photometric standards of the township.

Motion carried unanimously.

ARTICLE 8.

Case #24-3827

Applicant: Josh Baker

Property Address: 5441 36th Street

Parcel Number: 41-19-18-477-012

Requested Action: Site Plan Review

Planning Director Hendrick provided a detailed background, noting that a site plan was initially approved on December 4, 2023, including a temporary grading easement. However, it was later discovered that the easement was never recorded with the County. This was discovered when Mr. McGovern, a neighboring property owner, questioned unauthorized work on his land. Upon review, it was discovered that the grading easement did not exist, leading to the revocation of the site plan approval and the issuance of a compliance letter. Despite this, the builder continued work, prompting a cease-and-desist order followed by a citation for non-compliance.

During the meeting, Secretary Noordyke inquired about the penalties and whether the builder's license had been revoked. Planning Director Hendrick clarified that while the building department and the Kent County Sheriff's Office were informed, the builder's license had not been formally revoked, with court action still pending.

Mr. Vandenberg, the architectural designer on the project, and Mr. Burri, the builder, provided their perspectives on the time of events and their actions. Mr. Vandenberg explained that the initial site plan included the grading easement, which was believed to be valid until Mr. McGovern rescinded his approval. He detailed the steps taken to comply with the conditions, including adjustments to the retaining wall and efforts to address all zoning requirements.

Member Bruneau raised concerns about the premature construction activities, noting that ground had been broken before the official Site Plan approval in December of 2023. This included photos and discussion of the applicant's original request at the December 4, 2023, Planning Commission meeting.

Secretary Noordyke questioned the compliance of the construction with the original stormwater management plan. Planning Director Hendrick confirmed that the Township Engineer had reviewed and approved the original stormwater management plans, but the temporary grading easement agreement that was submitted with the original application was not recorded with the County, voiding

the approval. She confirmed that the Township Engineer had reviewed and approved the updated geotechnical reports and stormwater management plans consistent with the revised plans submitted by the applicant. Those plans did not require a temporary grading easement.

Member Rowland questioned whether Mr. Burri had obtained explicit permission to place materials on the neighboring property, to which Mr. Burri admitted he had not and had misunderstood informal assurances from Mr. Baker the property owner as sufficient.

Vice Chair Rissi sought clarification on how the building permit was issued without confirming all conditions were met. Planning Director Hendrick explained that the planning department relied on the documentation provided, which inaccurately claimed compliance.

Further discussions revealed that the builder, Mr. Randy Burri, continued to work despite the cease-and-desist order. Planning Director Hendrick emphasized that despite clear instructions on to halt construction, the entire steel structure was erected after the township had reached out to the builder and formally communicated that the Site Plan approval was void, leading to the formal issuance of the cease-and-desist order and subsequent citation.

Mr. Burri mentioned that the work was done by the steel workers that were brought in from Indiana, explaining they were already on-site, and that they told him stopping would have resulted in significant financial losses. Though it was not him that directed the steel workers, he admitted that he was ultimately in charge of the overall building operation.

Motion was made by Vice Chair Rissi, seconded by Secretary Noordyke, to Table Case #24-3827 to give staff time to review the case, to communicate with legal counsel and have them review the case, to allow the Township Engineer to be present for questions and that the cease and desist is still in effect.

Supported: Noordhoek, Noordyke, Rowland, Rissi, Richardson, Bruneau, Moxley

Opposed: None.

Motion carried unanimously.

ARTICLE 9. Acknowledge visitors and those wishing to speak.

John McGovern, owner of 5505 36th Street, provided additional information related to the grading easement noting that Mr. Baker the owner of the property in case #24-3827 had torn up the agreement on October 10, 2023. Mr. McGovern stated he had rescinded the agreement on October 11, 2023 *well* before the first hearing, which included the temporary grading easement on his property.

ARTICLE 10. Other Business

1. DRAFT Zoning Ordinance Amendments – Table of Contents & Use Tables

Planning Director Hendrick began by stating that although the draft amendments were not on the agenda for detailed discussion, members

should review the documents in preparation for the upcoming meeting on the 15th. She explained that Member Bruneau had requested clearer indications of new and thorough items in the zoning ordinance, and Hendrick assured that future versions would highlight new items and permitted uses in italics for clarity. She emphasized the goal of moving towards a more streamlined and logical organization of the zoning ordinance, with integrated use tables and consistent definitions.

Members then discussed the practicality of scheduling work sessions, considering the availability of commissioners. Member Rowland expressed a preference for later sessions, while Vice Chair Rissi and others noted that early morning sessions might be more feasible. The group agreed on flexibility, suggesting that sessions could be held from 7-9 AM or 2-4 PM depending on the commissioners' schedules.

Member Bruneau raised a question about the renaming of zoning districts, specifically if the old district names would change, such as R3 Residential becoming Rural Conservation. Hendrick suggested that such questions be sent via email for a detailed response in a future memo.

2. Planning Commission meeting minutes review timeline.

This matter was not discussed due to discussion on work sessions and future scheduling of upcoming planning commission meetings.

The discussion also included procedural questions from Vice Chair Rissi about the ability to rescind or reconsider votes. Legal Counsel clarified that, according to Robert's Rules of Order, such motions need to be made at the same meeting where the original vote occurred, though the Planning Commission's bylaws could allow for some flexibility.

ARTICLE 11. Adjourn

Motion was made by Secretary Noordyke, seconded by Vice Chair Rissi, to adjourn at 9:45pm. Motion carried unanimously.

Minutes
Cascade Charter Township Planning Commission Work Session
Wednesday, June 26, 2024
2:00 P.M.
5920 Tahoe Dr. SE

Attendance

Members Present: Moxley, Rissi

Members Absent: Noordhoek, Richardson, Moxley, Noordyke, Bruneau

Others present: Planning Director Andrea Hendrick, Zoning Administrator (ZA) Madison Smith-Jacoby, Administrative Assistant Nick Govan and Secretary Noordyke attended via zoom.

There was not a quorum, so no official meeting was held.

DRAFT

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, July 15, 2024
7:00 PM**

ARTICLE 7.

Case #24-3850 - Public Hearing

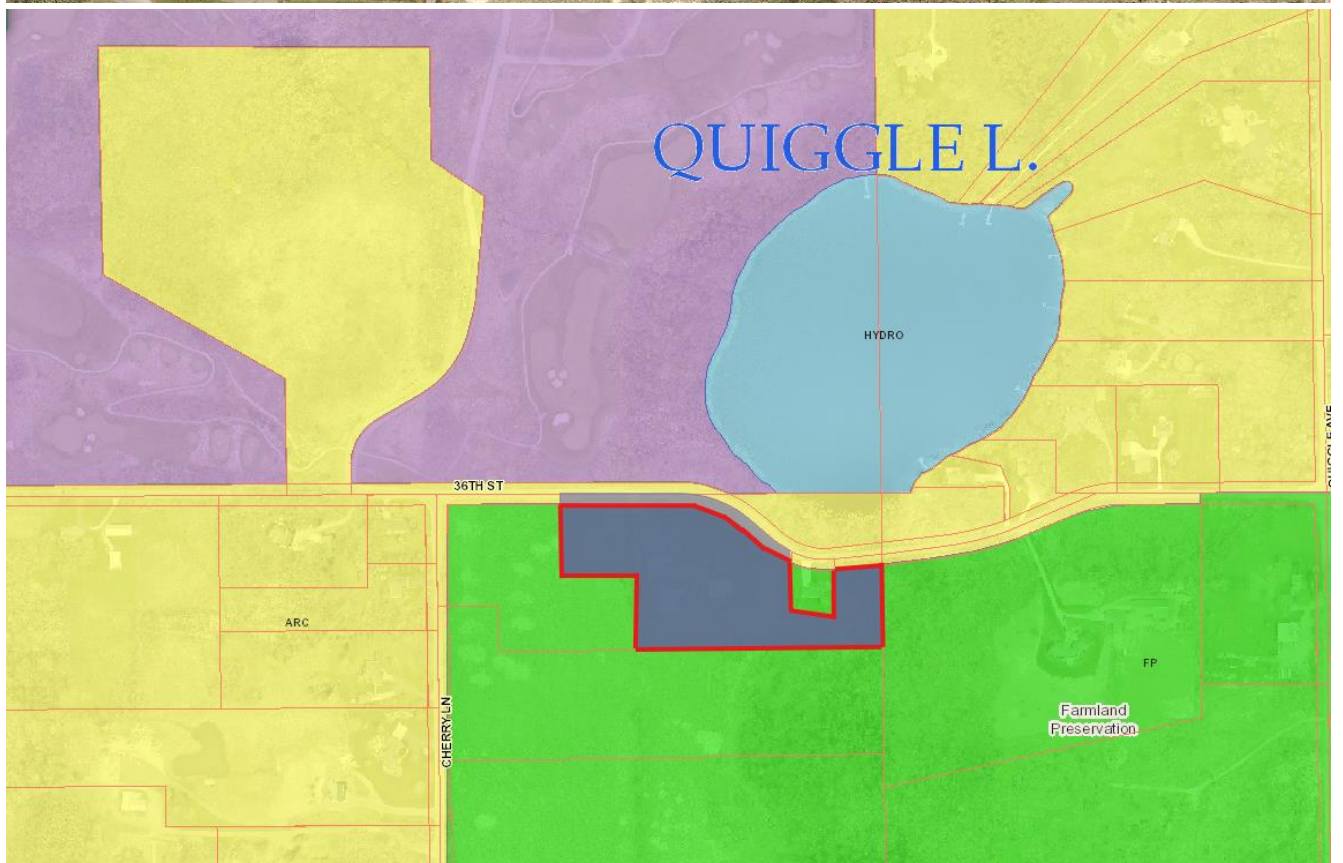
Applicant: Lance Scheidel

Property Address: 8494 36th Street

Parcel Number: 41-19-23-200-027

Requested Action: Type I Special Use Permit to build an
accessory building that exceeds 832 square feet.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 24-3850
REPORT DATE: July 9, 2024
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 15, 2024
PREPARED BY: Madison Smith-Jacoby, Zoning Administrator

APPLICATION SUMMARY:

APPLICANT: Property Owner: Lance & Kristen Scheidel

ADDRESS: 8494 36th St SE

PARCEL NUMBER: 41-19-23-200-027

REQUESTED ACTION: Seeking a Type I Special Use permit to build an accessory building over 832 sf.

REQUIREMENTS: Section 4.09 Accessory Buildings – Residential
Section 17.03.1 Type I Special Use Permit
Section 22 – Nonconforming Uses & Structures

EXISTING ZONING OF SUBJECT PARCEL(S): FP, Farmland Preservation

GENERAL LOCATION: 36th Street between Cherry Lane and Quiggle Avenue; East of Buttrick, just south of Quiggle Lake.

PARCEL SIZE: Approximately 6.3 acres

EXISTING LAND USE: Residential/Hobby Farm

ADJACENT PROPERTIES: N: ARC, Residential Use and PUD-61: Quail Ridge Golf Course
W: FP, Residential Use (under construction)
S: FP, Residential Use
E: FP, Residential Use, Hobby Farm

OVERVIEW

The Scheidel property is the main house and associated farm utility buildings of the historical farm that has since been split into multiple parcels along Cherry Lane. The Scheidel family purchased the property with the historical farmhouse and associated farm utility buildings. They have been renovating and upkeeping the property since 2023. The applicant's barn was demolished recently when a large storm came through the property. Mr. Scheidel then contacted the Township to understand the process for reestablishing the barn in compliance. Staff worked with the applicant to determine that the legal nonconforming barn was subject to Section 22 of the Zoning Ordinance stating that,

“Nonconforming uses or structures shall not be reestablished in their nonconforming condition in any zoning district after damage or destruction of the nonconforming use or structure if the estimated expense of reconstruction exceeds sixty (60%) percent of the appraised replacement cost of the use or entire building or structure, with an exception for existing Automobile Service Stations and Mini-Food- Mart Stations with related automotive parts repair shops, garages and vehicle wash facilities in the B-1 district (22.04(3)).”

Staff then worked with the applicant, the Assessing Department, and the applicant's insurance company to determine the cost for reconstruction. It was concluded that they would not be permitted to reconstruct the barn by right because this cost exceeds 60% of the appraised replacement cost.

In order for the applicant to get approval for the demolished barn to be rebuilt, they are now required to obtain a Type I Special Land Use permit from the Planning Commission for an accessory building that exceeds 832 square feet.

Existing Accessory Buildings:

Accessory Building 1: 82' x 70' = 5,740 square feet (old barn with silo)

Accessory Building 2: 72' x 56' = 4,032 square feet (red building)



The most recent approvals for Type I Special Use Permit for an accessory building exceeding 832 square feet in the FP (Farmland Preservation) zoning district, with the associated lot coverage percentage of the accessory building are outlined below. This table can be referenced in your consideration for approving a new accessory building in the same zoning district. The average lot coverage of the approved accessory buildings is 0.69%. The average lot coverage for all accessory buildings at each parcel, in addition to the approved ones, is 0.79%.

Case #	Applicant	SF – Acc. Bldg.	Property Address	Acreage	Lot Coverage
23-3801	Schrock	2,800 sf	3660 Cherry Lane	10.2 acres	0.63%
21-3625	Tran	1,728 sf	4670 Quiggle Ave.	3.6 acres	1.1%
20-3600	Grzywacz	1,440 sf	8683 Cascade Rd.	3.7 acres	0.89%
19-3532	Carpenter	2,136 sf	8650 36 th Street	15 acres	0.32% (0.56% combined both acc. bldg on parcel.)
19-3531	Beatson	3,200 sf	9100 Cascade Rd.	14.2 acres	0.52% (0.75% combined three acc. bldgs.)

SUMMARY

1. The applicant is proposing to build a metal pole barn measuring 40 ft. x 60 ft. for a total of 2,400 square feet.
2. The use is proposed to be for cows, hay, and farming equipment. There are currently no cows on the property. Please refer to the applicant for further questions about the building’s use. This building would not be exempt from the Right to Farm Act because this is not a building for commercial farm operation, but the building code may not require a permit for an accessory building used for agricultural-related uses. This will be determined at the time of application.
3. The placement of the building is proposed to be no closer than 28 feet to the southern/nearest property line and 80 feet from the west property line.
4. The applicant has not provided utilities information. The applicant should clarify where these are located to determine that the proposed building does not interfere. This information will be confirmed prior to a building permit being issued and is a condition of approval.

SECTION 4.09

The placement requirements for an accessory building are determined by the height, as noted in Table 4-1. The proposed building will have a height of 16 feet to the midpoint of the roof. This requires a 40-foot setback from that south property line. Additionally, the plans show two cupolas as architectural features that were factored in. The applicant has confirmed they will place the building a minimum of 40 feet from the property line.

Maximum Height to Midpoint of Roof	Min. Bldg. Side Yard Setback	Min. Bldg. Rear Yard Setback	Special Use Permit Required
Up to 14'	10'	Min. – 25'	Over 832 sq. ft.
15'- 18'	40'	Min. – 40'	Over 832 sq. ft.
19'- 22'	60'	Min. – 60'	Over 832 sq. ft.

The number of residential accessory buildings is determined by the acreage. Table 4-2 of the Zoning Ordinance indicates that this 6.03 acre property would be permitted three (3) accessory buildings up to 832 square feet. The subject property currently has two (2) accessory buildings. This application proposes to reestablish a third accessory building. The proposed size exceeds the 832 square feet permitted by right, so a Type I Special Use Permit is required.

Acreage	Number of Buildings Allowed*
Up to three (3) acres	1
3-6 acres	2
6+ acres	3

*The number of buildings allowed is in addition to an attached or detached private garage. (Amended by Ordinance #12 of 2000)

SECTION 17.03

Section 17.03(1)(a)

Upon review of a Type I Special Use Permit for an accessory building of the Zoning Ordinance requires the Planning Commission to consider several factors.

PLANNING COMMISSION CONSIDERATIONS	FINDINGS
1) The intended use of the building.	The building is proposed to be used for cows, hay, and farm equipment.
2) The proposed location, type and kind of construction and general architectural character of the building.	The proposed building will be a barn on the west side of the property. The roof will have shingles that match the house with two cupolas, three windows on the north side, white metal siding, and one large garage door.
3) The size of the building in relation to the house, lot, and zoning district.	The house has 3,479 square feet of Total Floor Area with a 989 sf. attached garage. The footprint is 2,766 sf. The lot coverage of this proposed building would be 0.87%. Please reference the table on Page 2 for comparison to the FP Zoning District past approvals. The main concern here is that the original legal-nonconforming farm buildings were built before the farm property was split, so they were originally taking up much less space. Having three (3) accessory buildings all larger than 2,400 sf. creates a greater increase of lot coverage (4.4%).

4) The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	To the West: Mostly under 832 sf. To the North: Golf Course To the East: 8650 36 th Street – SUP in 2019 for a 2,163 sf. barn and 1,500 sf. barn To the South: 3660 Cherry Lane - SUP in 2023 for a 2,800 sf pole barn
5) The topography and vegetation in the area.	Mix of farmland and wetland. The property has some newly planted trees as well as tree growth on the east side, but the majority is open field. The golf course is to the north.
6) Whether the proposed building will affect the light and air circulation of any adjoining properties.	It does not appear that the location of this building would affect light and air circulation for adjoining properties. There is a great enough distance of vacant land between houses.
7) Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	As mentioned in number six (6), there would be no adverse effects for the same reasons, but it would be between 8430 36 th Street’s backyard and the Scheidel home, a field that was previously vacant. No comments from neighbors have been submitted voicing concern.
8) Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	The existing drive will provide access to the building.

NEIGHBORS COMMENTS

No public comment has been submitted.

RECOMMENDATION

Staff recommends that the Type I Special Land Use Permit be APPROVED based on the findings above, with the following conditions:

1. All outdoor lighting adheres to Cascade Township Zoning Ordinance standards.
2. The accessory building may not be used for a dwelling.
3. Verification of the placement of any underground utilities prior to building permits being issued.

Should the Planning Commission wish to DENY this Type I Special Land Use Permit, they could do so for the following reasons:

1. The resulting lot coverage for the accessory buildings on site (4.4%) exceeds the average for previously approved special use permits for the zoning district.
2. The intent of the Nonconformities chapter is to bring properties into compliance over time by permitting them until they are removed, but not to encourage their continuance.

ATTACHMENTS

1. Application
2. Site Plan & Building Plans



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Lance + Kristen Scheide
 Address: 8494 36th St. S.E.
 City & Zip Code: Ada, Mi. 49301
 Telephone: 616-293-3821
 Email Address: Krisi1030@yahoo.com

OWNER: * (If different from Applicant)

Name: _____
 Address: _____
 City & Zip Code: _____
 Telephone: _____
 Email Address: _____

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

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

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

41923200027 PART OF NE 1/4 COM 374.43 FT. N. 89 D
55M 42S E ALONG N SEC LINE FROM N 1/4 COR TH N 89 D
55M 42S E ALONG N SEC LINE 364.28 FT TO CI OF 36th
ST TH ELY ALONG SD CH 224.25 FT ON A 320 FT RAD
CURVE TO RT/LONG CHORD BEARS S 69 D 41M 25S
E 219.68 FT/TH S 49 D 36M 54S E ALONG SD
CI 95.0 FT TH ELY 57.57 FT ALONG A 240 FT RAD

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 23-200-027

ADDRESS OF PROPERTY: 8494 36th St. S.E., Ada, MI 49301

PRESENT USE OF THE PROPERTY: Primary Homestead

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

Name(s)	Address(es)
None	

SIGNATURES

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

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

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

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

Lance & Kristen Scheide
Applicant - Print or Type Name

James A. Schickel 6-18-24
Applicant's Signature & Date
Kristen B. Scheidel
6-18-24

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

On Sunday May 26th we had a severe storm come across our property at 8494 36th St. SE, Ada. Unfortunately, the high winds lifted one of our existing barns off the pylons and tossed it across the field. It was a total loss. We are asking for a Special Use Permit to rebuild our lost barn. We would like to re-build the barn with the same exact dimensions, which was 40' x 60'. We are proposing to rebuild the barn south and east of our home within the required setbacks, as indicated in the submitted drawing. Our vision has always been to use the barn to home cows/hay and farm equipment. We bought this 130-year-old farm homestead 1 ½ years ago primarily due to the existing barns. This lost barn was part of our plan to create our forever home hobby farm. We are asking for this special use permit to replace a barn that had existed on our property when purchased but was lost due to an "Act of God." In consideration of these unusual circumstances, we ask to please honor our request. Thank you!

James A. Scheidel
Krista F. Scheidel



- LayerList
- Bookmarks
- Find
- Draw
- Measure
- Print



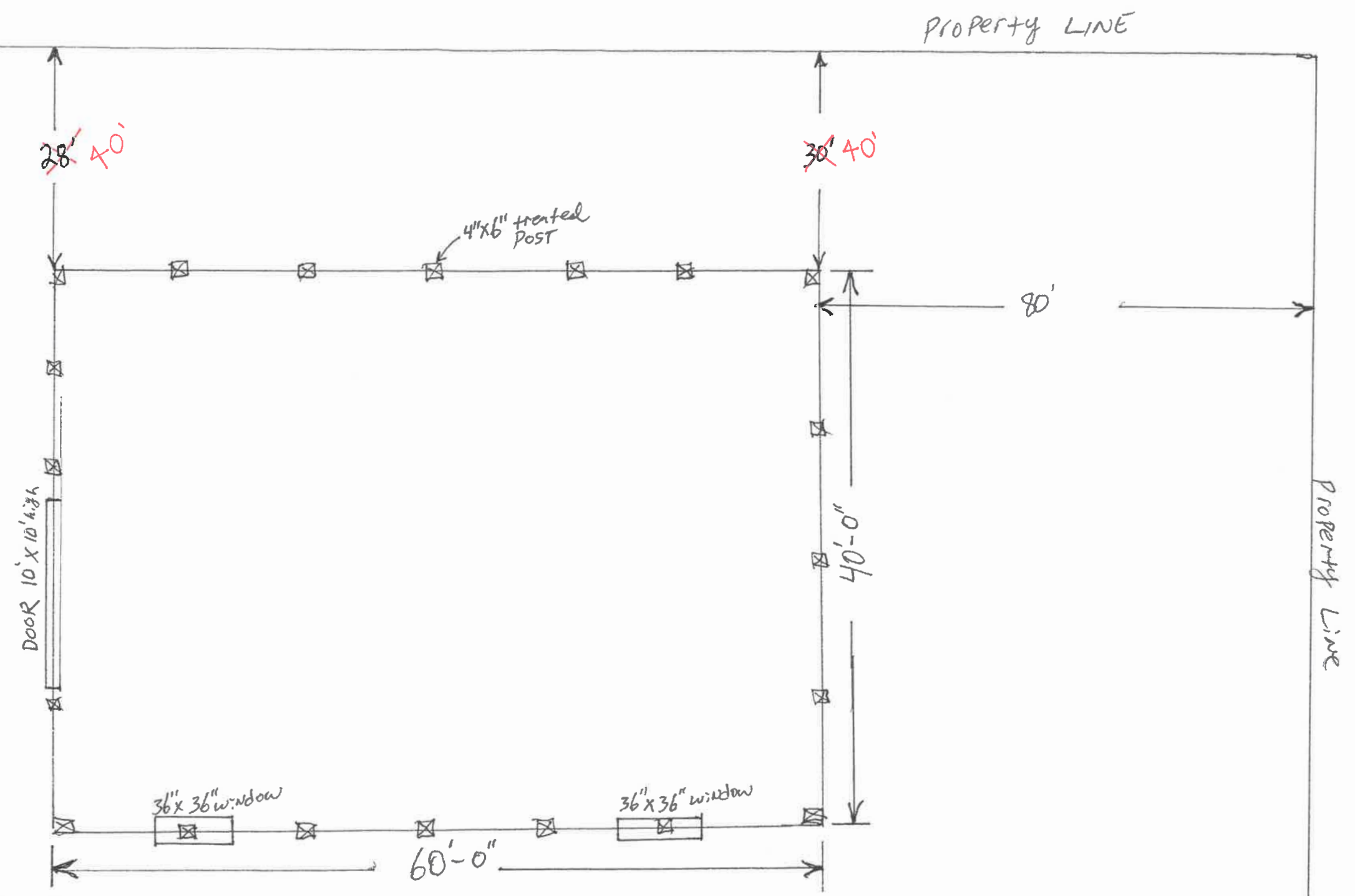
Property Line

40' x 60' - Same as Before
12' walls - Same as Before
28' From South
prop. line
revised - 40' from
south prop. line

House

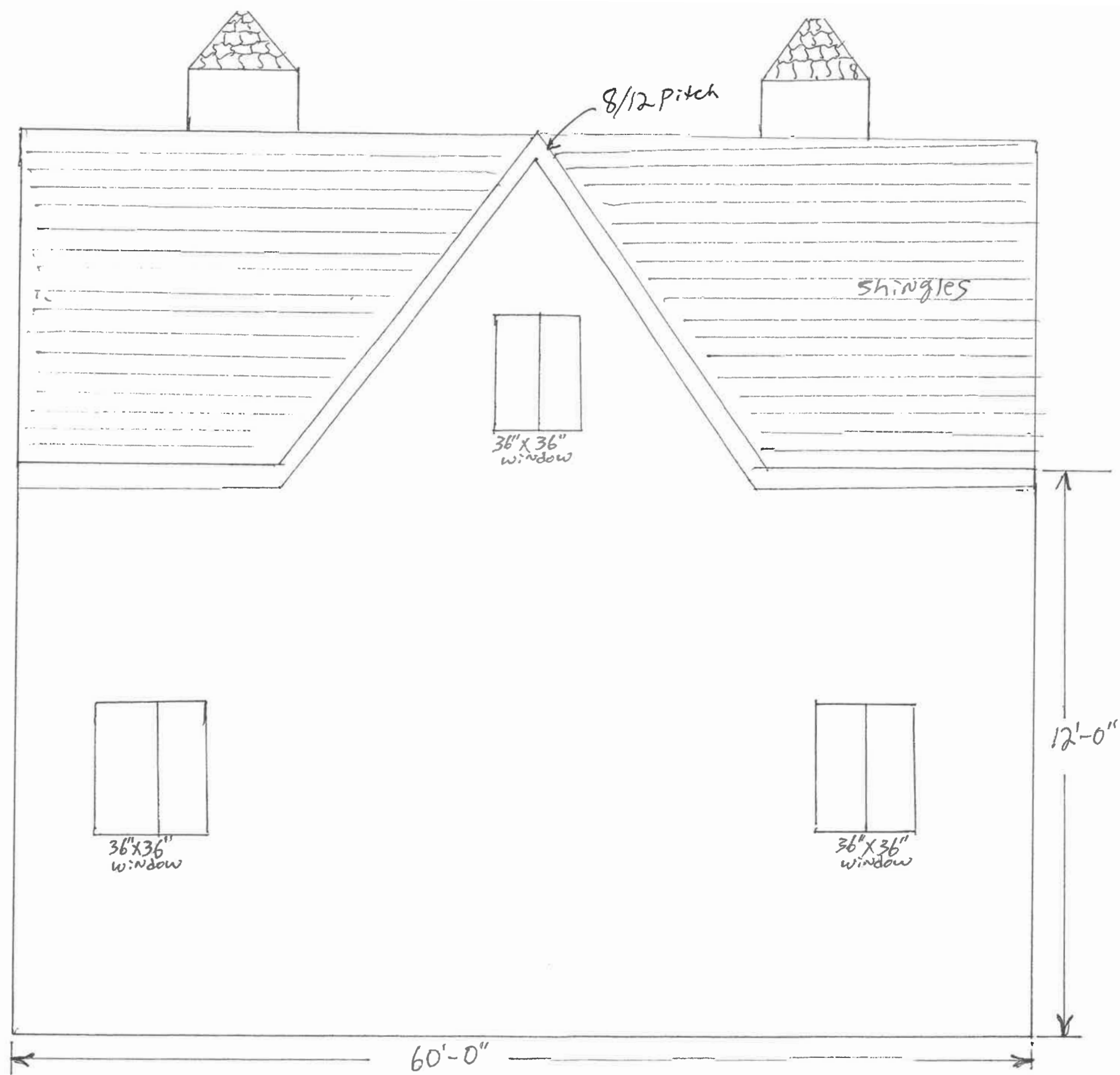
DRIVE WAY

LANCE & KRISTEN Scheidel
8494 36th ST.
ADA, mi. 49301



PLAN VIEW

36th ST.



FRONT VIEW

LANCE & KRISTEN SCHEIDEL
8494 36th ST.
ADA, MI 49301

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, July 15, 2024
7:00 PM**

ARTICLE 8.

Case #24-3845 - Public Hearing

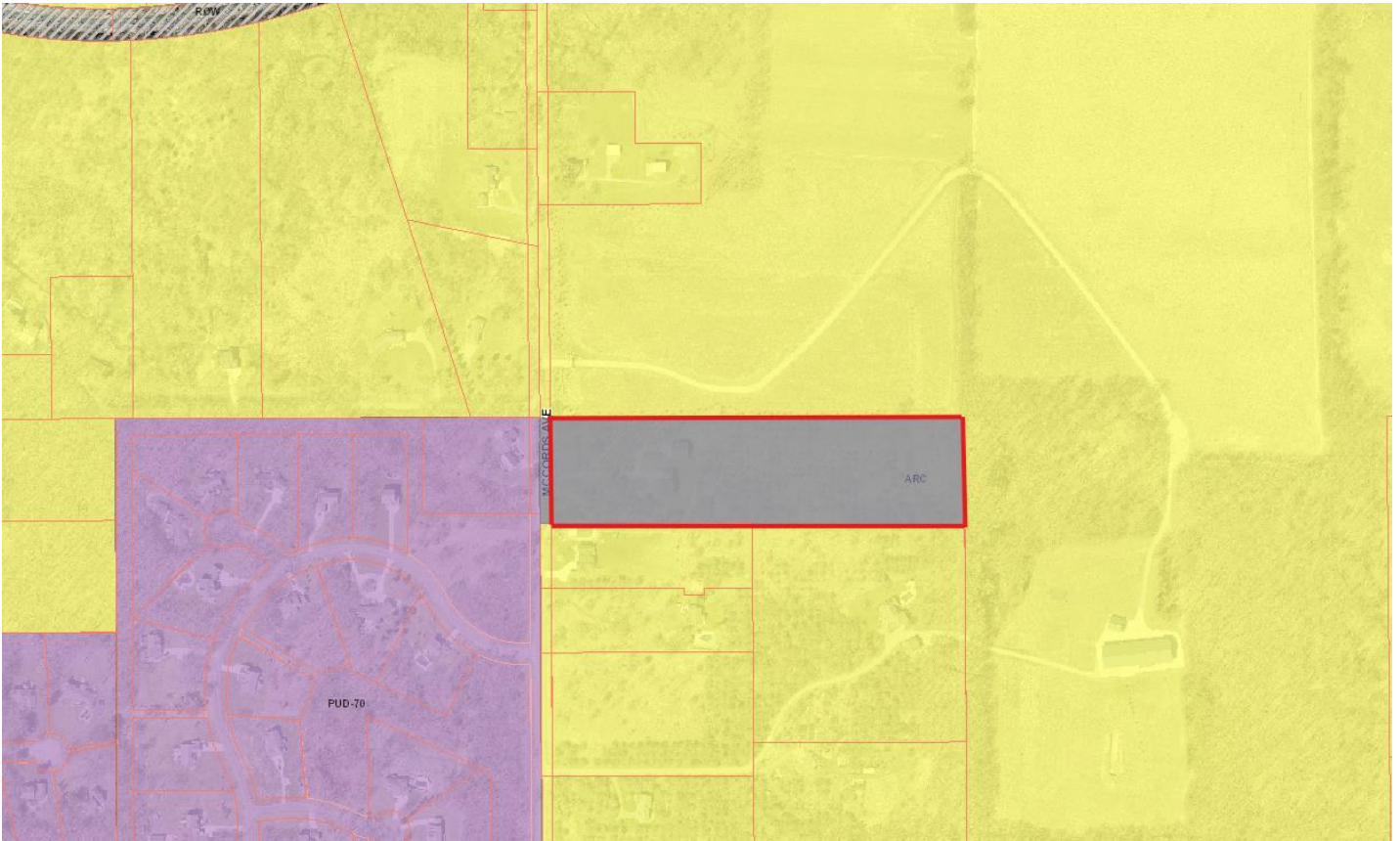
Applicant: Signature Landscape, LLC

Property Address: 5640 Mccords Ave SE

Parcel Number: 41-19-36-326-001

Requested Action: Amendment to an existing Special Use
Permit for an accessory building exceeding 832
square feet.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 24-3845
REPORT DATE: July 8, 2024
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 15, 2024
PREPARED BY: Madison Smith-Jacoby, Zoning Administrator

APPLICATION SUMMARY:

APPLICANT: Applicant: Jason Haywood, Signature Landscapes
Property Owner: Bernie & Denise Pepin

ADDRESS: 5640 McCords Avenue SE

PARCEL NUMBER: 41-19-36-326-001

REQUESTED ACTION: Seeking an amendment to a Type I Special Use permit to expand an existing 2,400 square-foot accessory building.

REQUIREMENTS: Section 4.09 Accessory Buildings – Residential
Section 17.03.1 Type I Special Use Permit

EXISTING ZONING OF SUBJECT PARCEL(S): ARC, Agricultural Rural Conservation

GENERAL LOCATION: The subject property is in the southwest corner of the Township, near Snow Avenue and 60th Street; south of 52nd Street.

PARCEL SIZE: Approximately 9.8 acres

EXISTING LAND USE: Residential

ADJACENT PROPERTIES: N: ARC – Residential and agricultural
W: PUD-70 - Residential
S: ARC - Residential
E: ARC – Residential and agricultural

PROPERTY OVERVIEW

The subject property received a Type I Special Use Permit in 2010 (Case 10-3010) for a 48' x 50' (2,400 sf) detached accessory building. The minutes from the November 2010 meeting are included in the packet for your reference.

SUMMARY

1. The applicant's request is to expand their existing pole barn to measure a total of 3,942 f.
 - a. 60'x18' (1,080 sf) addition to garage for RV storage
 - b. 28'x 16'5" (462 sf) covered porch.
2. The placement of the building's addition will be on the north side of the property, projecting no closer than 28 feet from the property line. The covered porch will be on the south side, more than 157 feet from the south property line, and a minimum of 10 feet from another structure, per zoning requirements.
3. There is no proposed outdoor lighting on the plans. Any exterior lighting should comply with the Zoning Ordinance, being downcast and not causing glare on neighboring parcels.
4. No public comment has been submitted regarding this application.
5. The applicant has not provided utilities information. The applicant should clarify these are located to determine that the proposed building does not interfere. This information will be confirmed prior to a building permit being issued.

OVERVIEW

Recent approvals for Type I Special Use Permit for an accessory building exceeding 832 square feet in the Agricultural, Rural Conservation (ARC) zoning district, with the associated lot coverage percentage of the accessory building are outlined below. This table can be referenced in your consideration for approving a new accessory building in the same zoning district. The average lot coverage of the approved accessory buildings is 1.7%

Case #	Applicant	Sf -Acc. Bldg.	Property Address	Acreage	Lot Coverage
23-3770	Vanderschaaf	1,900 sf.	3671 Cherry Lane	3.84 acres	1.13%
23-3784	Tsaturov	2,800 sf.	3680 Buttrick Ave.	4.2 acres	1.53%
23-3774	DeMeester	1,014 sf.	2511 Sugar Creek Lane	11.9 acres	0.19%
22-3695	Downey	3,456 sf.	3030 Wood Duck Lane	4.48 acres	1.77%
21-3682	Warren	1,561 sf.	5650 McCords Ave.	2.89 acres	1.24%
22-3725	Lash	2,240 sf.	9070 52nd St.	1.67 acres	3.08%
21-3677	Elliott	1,536 sf.	6870 48th St.	0.7 acres	5.04%
21-3664	Eggleston	1,680 sf.	9091 36th St.	8.9 acres	0.43%
21-3659	Lange	1,600 sf.	9205 28th St.	3.41 acres	1.08%
21-3638	Davis Flia Construction	4,000 sf.	6541 60th St.	17.7 acres	0.52%
21-3637	Seely	1,224 sf.	4200 Cherry Ln	0.9 acres	3.12%

SECTION 4.09

The placement requirements for an accessory building are determined by the height, as noted in Table 4-1. The proposed addition will have a height of 12-feet, 9-inches, requiring a 10 foot side yard setback. The proposed 28-foot setback is in compliance. The covered porch height will be 12 feet.

Table 4-1: Accessory Building – Residential, Permits			
Maximum Height to Midpoint of Roof	Min. Bldg. Side Yard Setback	Min. Bldg. Rear Yard Setback	Special Use Permit Required
Up to 14'	10'	Min. – 25'	Over 832 sq. ft.
15'- 18'	40'	Min. – 40'	Over 832 sq. ft.
19'- 22'	60'	Min. – 60'	Over 832 sq. ft.

The number of residential accessory buildings is determined by the acreage. Table 4-2 indicates that this 6.03 acre property would be permitted three (3) accessory buildings. The subject property currently has one accessory building, and this is proposed to be expanded.


Table 4-2: Accessory Buildings-Residential, Number	
Acreage	Number of Buildings Allowed*
Up to three (3) acres	1
3-6 acres	2
6+ acres	3
*The number of buildings allowed is in addition to an attached or detached private garage. (Amended by Ordinance #12 of 2000)	

SECTION 17.03

Section 17.03(1)(a)

Upon review of a Type 1 Special Use Permit for an accessory building of the Zoning Ordinance requires the Planning Commission to consider several factors:

FACTORS FOR CONSIDERATION	FINDINGS
1) The intended use of the building.	Proposed expansion for a recreational vehicle. Covered porch for outdoor recreation and personal use.
2) The proposed location, type and kind of construction and general architectural character of the building.	The north side of the property, behind the home. An existing barn to be expanded and add a covered porch with shingled roof to match the existing barn.
3) The size of the building in relation to the house, lot, and zoning district.	The house has 1,840 Total floor area with 1,100 sf. of finished basement and a 676 sf. attached garage. The footprint measures 1,158 square feet. The lot coverage of

	<p>this building will be 0.92%. This comes in under the average for special use permits in the ARC. Please reference the table on Page 2 for comparison to the ARC Zoning District past approvals.</p>
<p>4) The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.</p>	<p>To the West: 5621 McCords – 1,536 sf. Pole barn on 2 acres 5497 McCords - 832 sf. Acc. building on 6 acres To the North: 5480 McCords - 1,200 sf. Pole barn and 960 sf garage on 3 acres. To the East: 5500 McCords – SUP in 2018 for a 15,120 sf. Barn on 162 acres. To the South: 5650 McCords – SUP in 2021 for a 2,040 sf. garage with carport on 2.8 acres. 5758 McCords – SUP in 1994 for a 1,296 sf. Garage on 10 acres.</p>
<p>5) The topography and vegetation in the area.</p>	<p>Relatively flat area with a mix of farmland and tree coverage. The subject property has old growth trees and understory landscaping that block the view of both the home and the barn from the street.</p> 
<p>6) Whether the proposed building will affect the light and air circulation of any adjoining properties.</p>	<p>The location of the building on the north side puts it well away from nearby buildings and neighbors. The adjoining parcel to the north/east is a predominantly vacant lot of 162 acres. This expansion would not negatively impact light and air circulation of any adjoining properties.</p>
<p>7) Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.</p>	<p>For the same reasons stated above, this expansion would not adversely impact the view of neighbors.</p>
<p>8) Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.</p>	<p>The existing building is serviced by the existing driveway to the home that split for access to the barn. No new driveway is proposed.</p>

RECOMMENDATION

Staff recommends that this Type I Special Land Use Permit be APPROVED based on the findings above, with the following conditions:

1. All outdoor lighting adheres to Cascade Township Zoning Ordinance standards.
2. The accessory building may not be used as a dwelling or to operate a business.
3. Verification of the placement of any underground utilities prior to the building permit being issued.

ATTACHMENTS

1. Application
2. Site Plans & Building Plans
3. Minutes from November 2010



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: SIGNATURE LANDSCAPE LLC
Address: 5460 SNOW AVE
City & Zip Code: ALTO, MI 49302
Telephone: 616-868-3900
Email Address: PATTI@SIGNATUREOUTDOOR.COM

OWNER: * (If different from Applicant) Name: BERNIE AND DENISE PEPIN
Address: 5640 MCCORDS AVE SE
City & Zip Code: ALTO, MI 49302
Telephone: 616-581-6777
Email Address: dpepin@cbitelecom.com

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

- | | |
|--|--|
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Administrative Site Plan Review |
| <input type="checkbox"/> Deferred Parking | <input 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 checked="" type="checkbox"/> Other: _____ * |

AMENDMENT TO A SPECIAL USE PERMIT

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

BRIEFLY DESCRIBE YOUR REQUEST:**

ADDITION OF A COVERED, OPEN SIDED OUTDOOR SPACE TO A DETACHED POLE BUILDING TO OFFER A SHADED AREA FOR NEW SWIMMING POOL.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

HOME SITS ON 10.08 ACRES, PROPERTY CLASS 401 RESIDENTIAL- IMPROVED.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -36-326-001

ADDRESS OF PROPERTY: 5640 MCCORDS AVE SE ALTO MI 49302

PRESENT USE OF THE PROPERTY: MAIN RESIDENCE

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

Name(s)

Address(es)

SIGNATURES

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

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

BERNIE AND DENISE PEPIN

JASON HAYWOOD

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

Applicant – Print or Type Name

* 



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

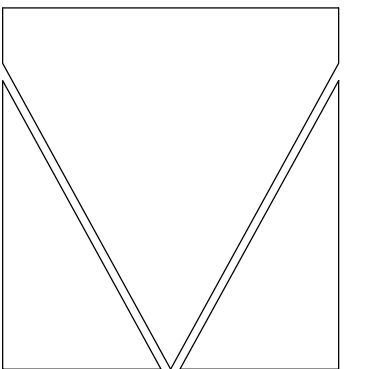
Applicant's Signature & Date

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

MCCORDS PAVILION

5640 MCCORDS AVE SE
ALTO, MI 49302

VES-DESIGN, LLC
800 MONROE AVE. NW STE. 300
GRAND RAPIDS, MI 49503
+1 616 481 4964
VICTOR@VES-DESIGN.COM
WWW.VES-DESIGN.COM



5/31/2024

ISSUED FOR: DD REVIEW

PROJECT TEAM

LANDSCAPE DESIGN:

SIGNATURE OUTDOOR CONCEPTS
5460 SNOW AVE. ALTO, MI 49302
jason@signatureoutdoor.com

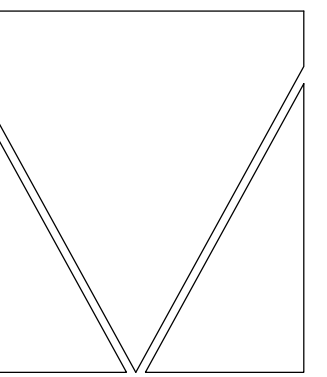
CONTRACTOR:

GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES. CONTRACTOR ALSO RESPONSIBLE TO COORDINATE DESIGNS, SPECS AND SHOP DRAWINGS BY OTHERS ON THE PROJECT.
3. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND SHALL NOTIFY DESIGNER OF ALL DISCREPANCIES. CONTRACTORS AND SUBCONTRACTORS WHO FAIL TO VERIFY, REVIEW AND COORDINATE WORK SHALL TAKE FULL RESPONSIBILITY FOR ANY WORK IMPROPERLY CONSTRUCTED OR LOCATED.
4. CONTRACTOR AND SUBCONTRACTORS TO VERIFY AND COORDINATE ALL DIMENSIONS BEFORE WORK IS STARTED. DO NOT SCALE.
5. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF STUD, MASONRY OR CONCRETE. DIMENSION STRINGS MAY CONTAIN NON-CRITICAL DIMENSIONS.
6. CONTRACTOR AND SUBCONTRACTORS SHALL NOTIFY DESIGNER IF DIMENSIONAL ERRORS OR STRUCTURAL CONFLICTS OCCUR; AND SHALL PROCEED UPON CLARIFICATION OR REVISIONS ISSUED BY DESIGNER.
7. NOTHING SET FORTH IN THESE DRAWINGS SHALL RELEASE THE CONTRACTOR FROM RESPONSIBILITY TO PROVIDE APPROPRIATE QUANTITIES, FIELD MEASUREMENTS, DIMENSIONAL STABILITY, INSULATION, ANCHORAGE, AND COORDINATE WITH OTHER TRADES, OR WAIVE THE CONTRACTORS RESPONSIBILITY TO IDENTIFY AND RESOLVE DEVIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR WAIVE CONTRACTORS RESPONSIBILITY TO ALERT DISCREPANCIES CONTAINED THERE-IN.
8. CONTRACTOR TO COORDINATE AND PROVIDE AS BUILT ARCH/MECH/ELEC/PLUMB/SITE INFORMATION AND OR DRAWINGS AS REQ'D FOR PROJECT
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE. IT IS RECOMMENDED TO UTILIZE A PROFESSIONAL SURVEYOR TO LOCATE THE PROJECT.
10. THE JOB SITE BE MAINTAINED IN A CLEAN, ORDERLY, AND BROOM SWEEP CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR SHALL IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THEIR WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF THEIR OPERATION.
11. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION. FAILURE TO PROTECT MATERIALS MY CAUSE FOR REJECTION OF WORK.
12. ANY PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SUBMITTAL SHALL NOT BE STARTED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND APPROVED BY DESIGNER.

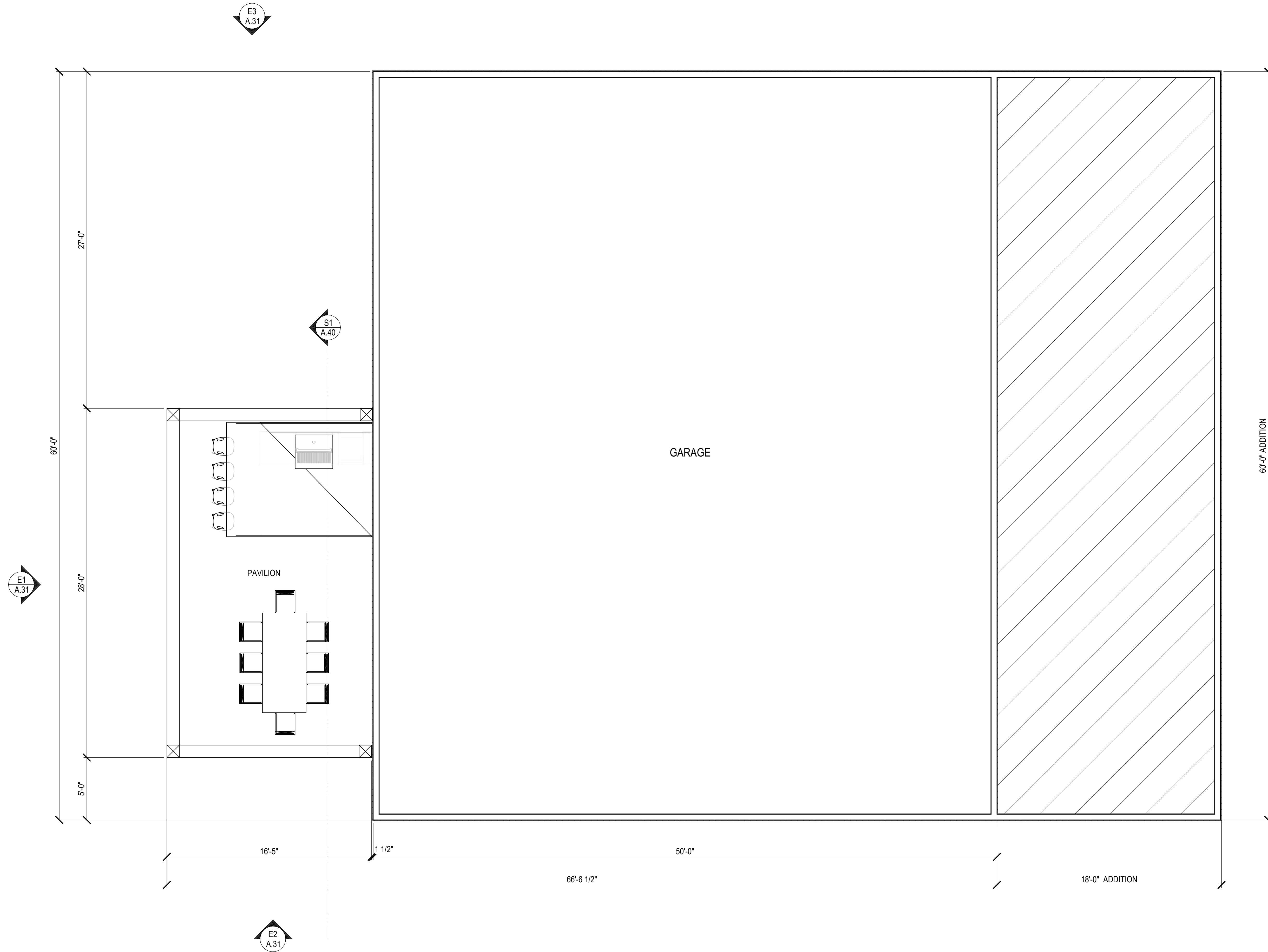
SHEET INDEX

A.00	COVER SHEET
A.11	FLOOR PLAN
A.20	ROOF PLAN
A.31	EXTERIOR ELEVATIONS
A.32	EXTERIOR VIEWS
A.40	BUILDING SECTIONS



800 MONROE AVE NW, STE 300
 GRAND RAPIDS, MI 49503
 +1 616 481 4964
 VICTOR@VES-DESIGN.COM
 WWW.VES-DESIGN.COM

VES-DESIGN, LLC



1 FLOOR PLAN
 1/4 in = 1 ft

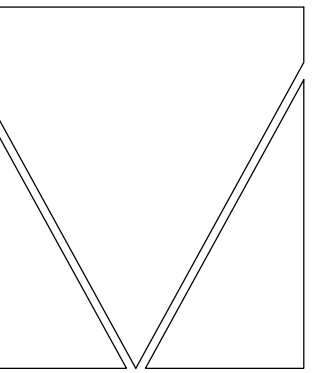
MCCORDS PAVILION
 5640 MCCORDS AVE SE
 ALTO, MI 49302

PROJ NO
 24-004
 DATE
 5/31/2024
 DESIGNED FOR
 DD REVIEW
 DRAWING PHASE
 DESIGN DEVELOPMENT

FLOOR PLAN

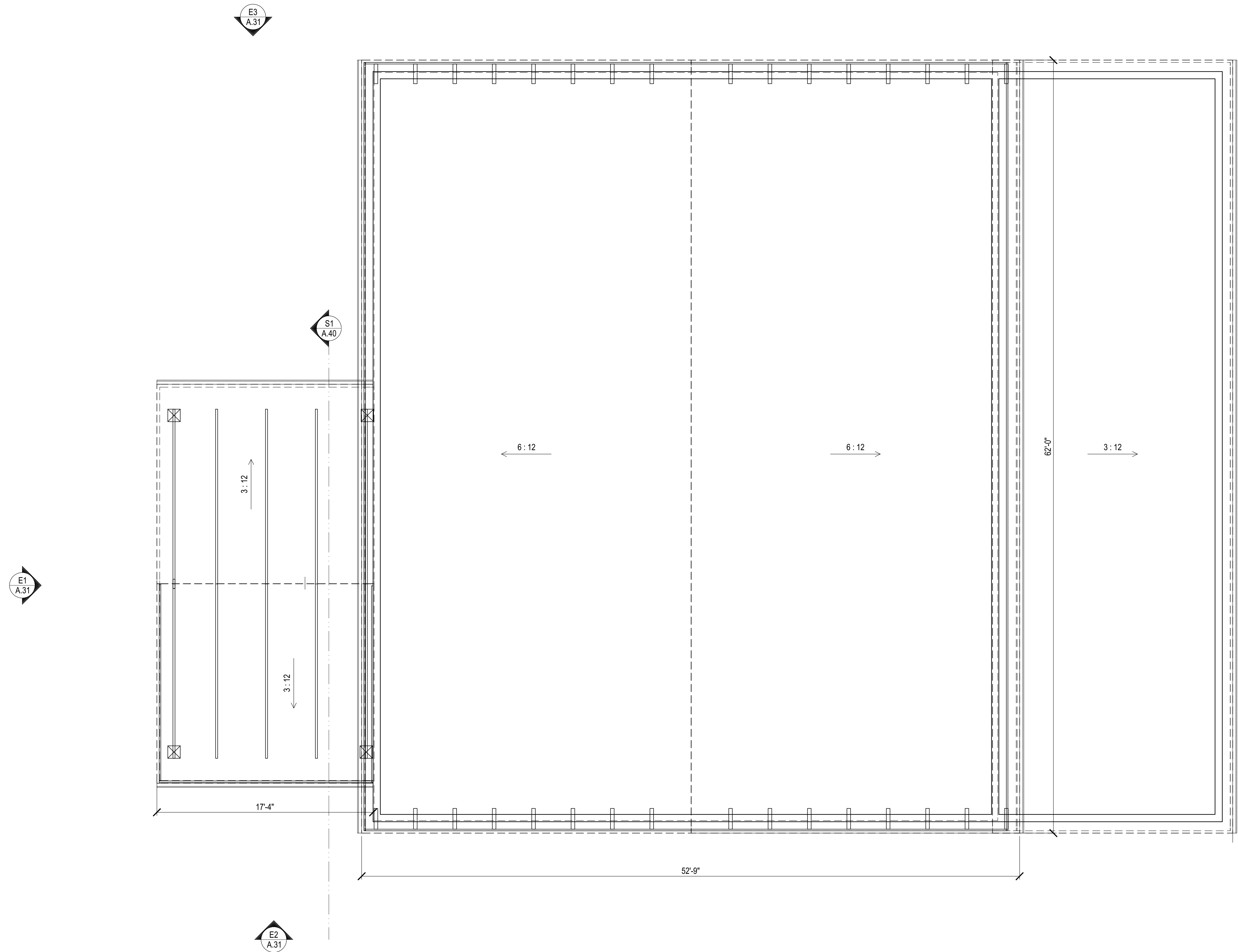
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VES-DESIGN, LLC



1 ROOF PLAN
 1/4 in = 1 ft

MCCORDS PAVILION

5640 MCCORDS AVE SE
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PROJNO

24-004

DATE

5/31/2024

BUILD FOR

DD REVIEW

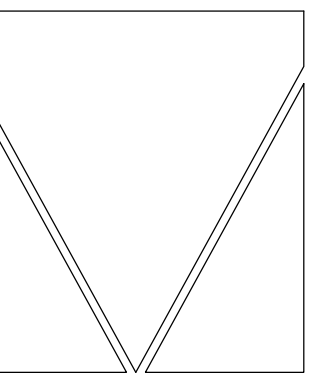
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DESIGN DEVELOPMENT

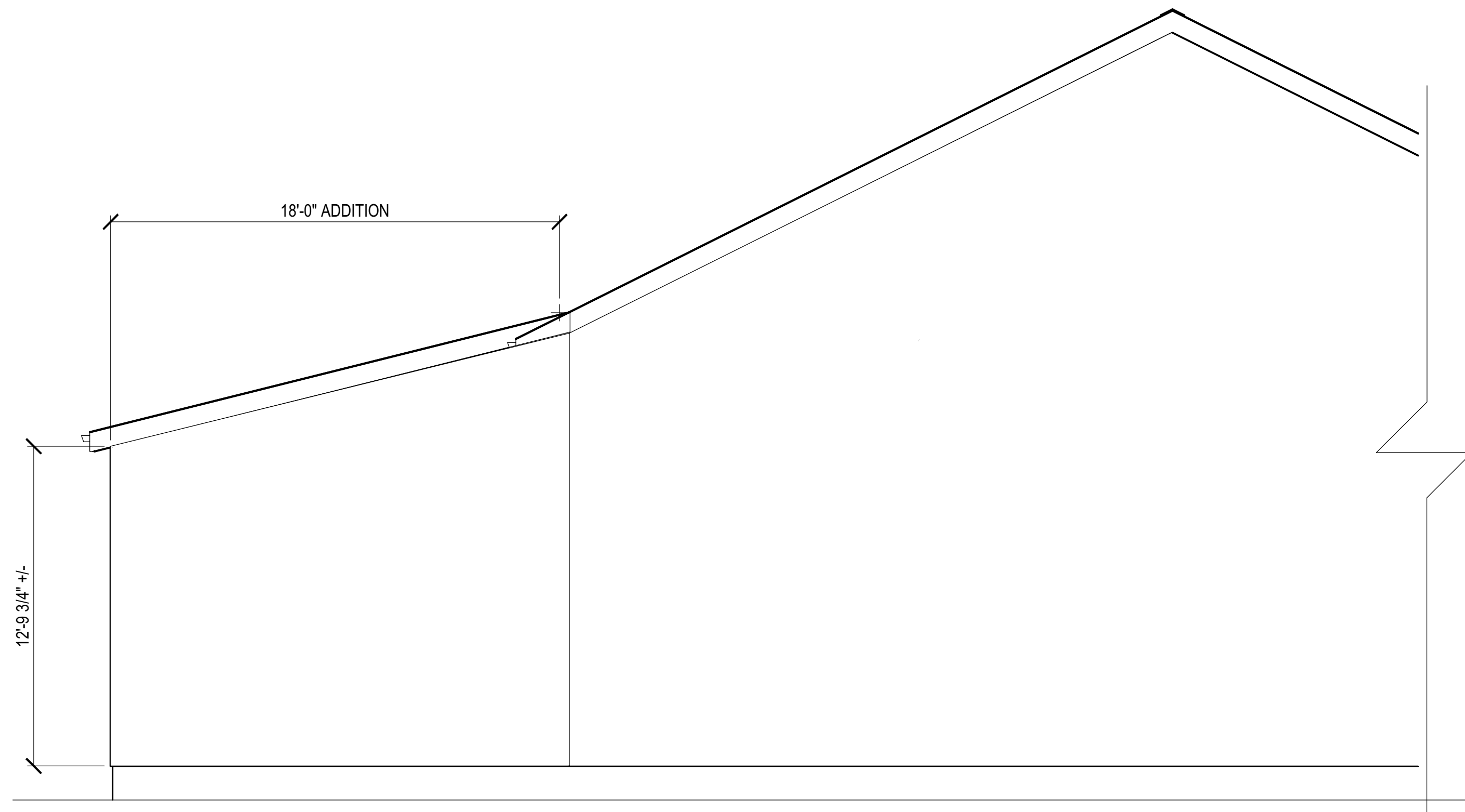
ROOF PLAN

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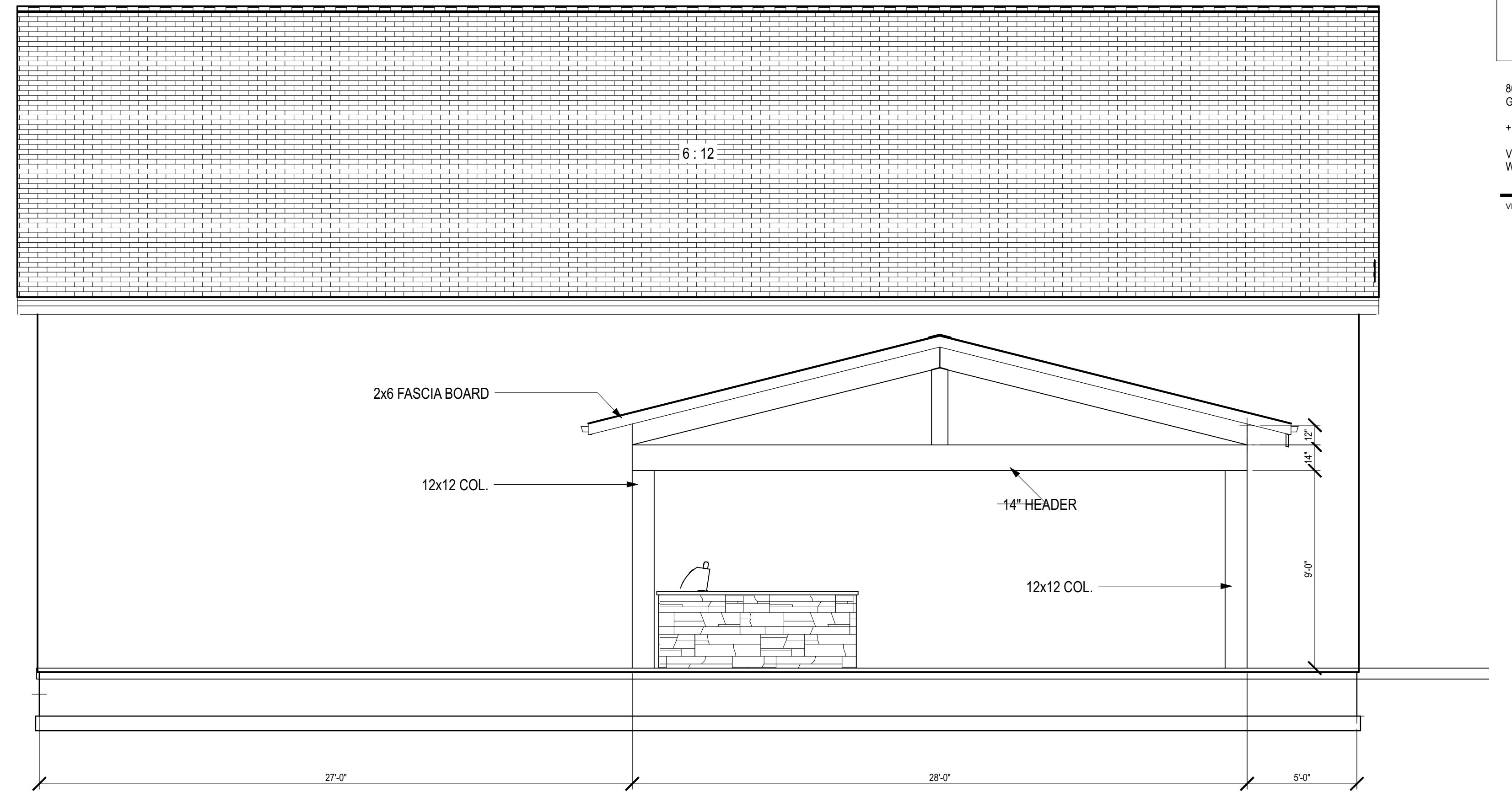
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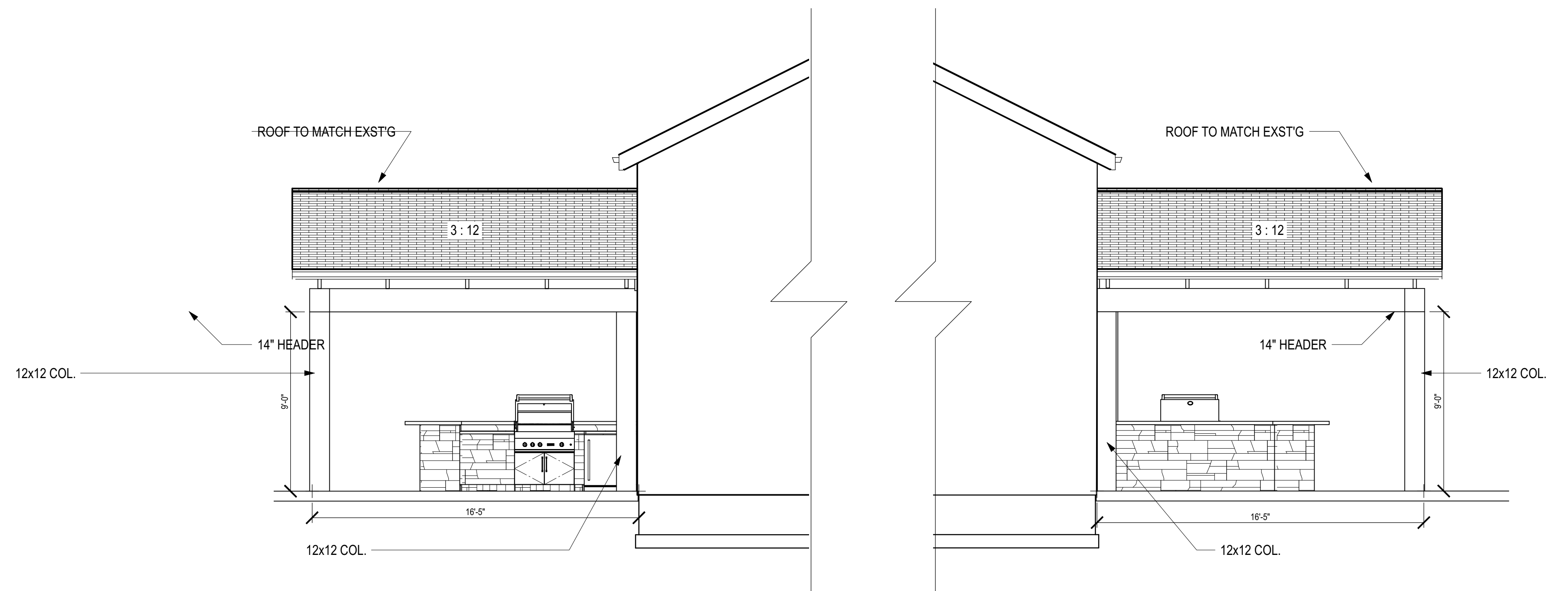
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 VES-DESIGN, LLC



E3 ELEVATION OF ADDITION TO EXIST'G SHED
 1/4 in = 1 ft



E1 FRONT ELEVATION
 1/4 in = 1 ft



E2 ELEVATION 2
 1/4 in = 1 ft

E3 ELEVATION 3
 1/4 in = 1 ft

MCCORDS PAVILION

5640 MCCORDS AVE SE
 ALTO, MI 49302

PROJ NO

24-004

DATE

5/31/2024

BUILD FOR

DD REVIEW

DRAWING PHASE

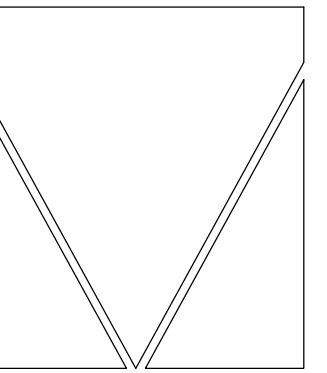
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EXTERIOR

ELEVATIONS

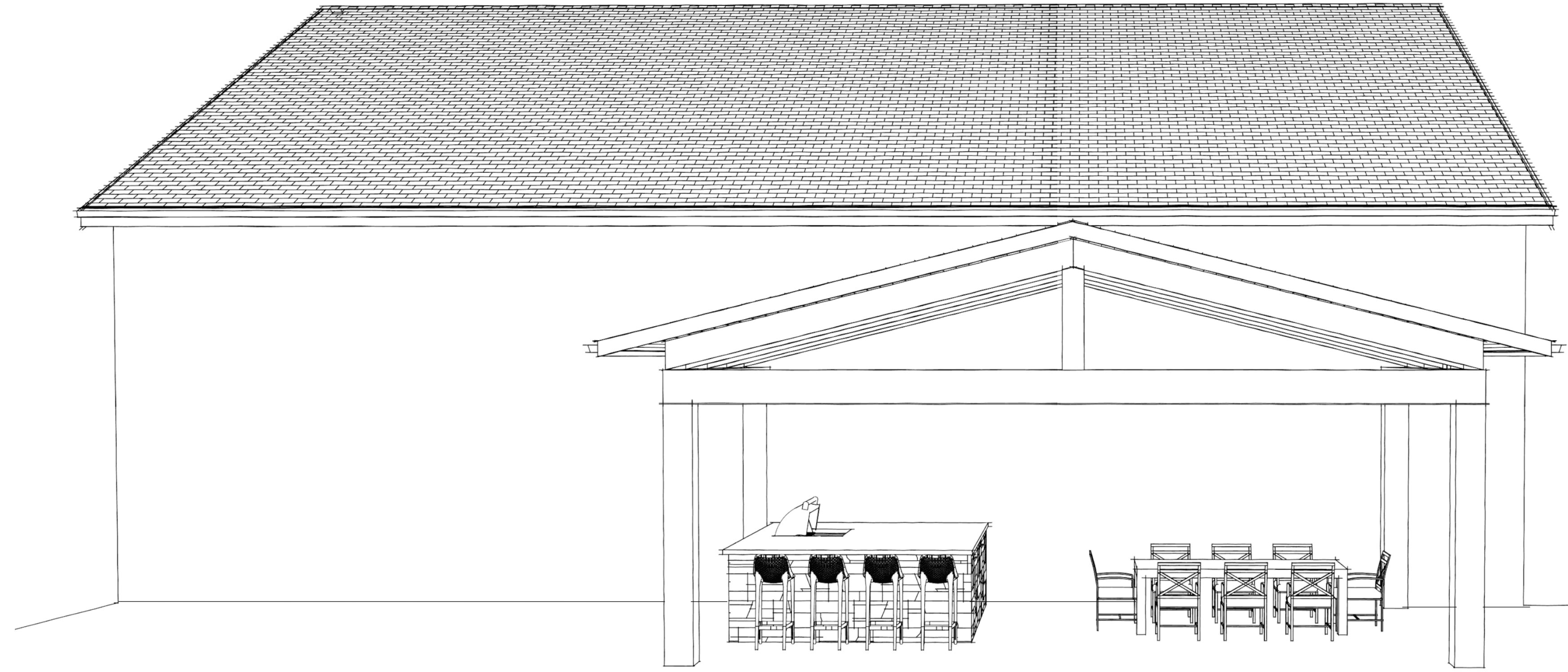
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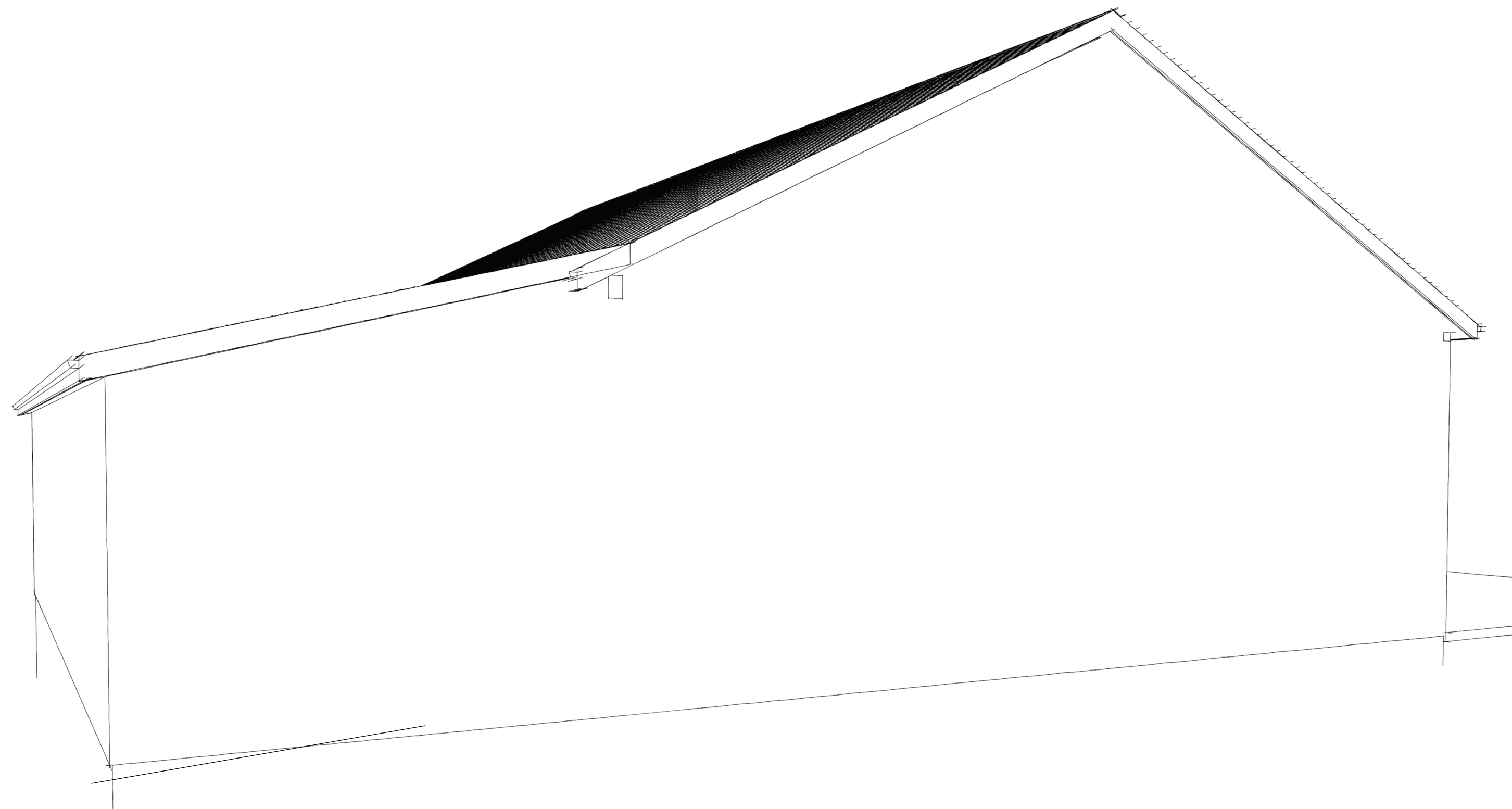


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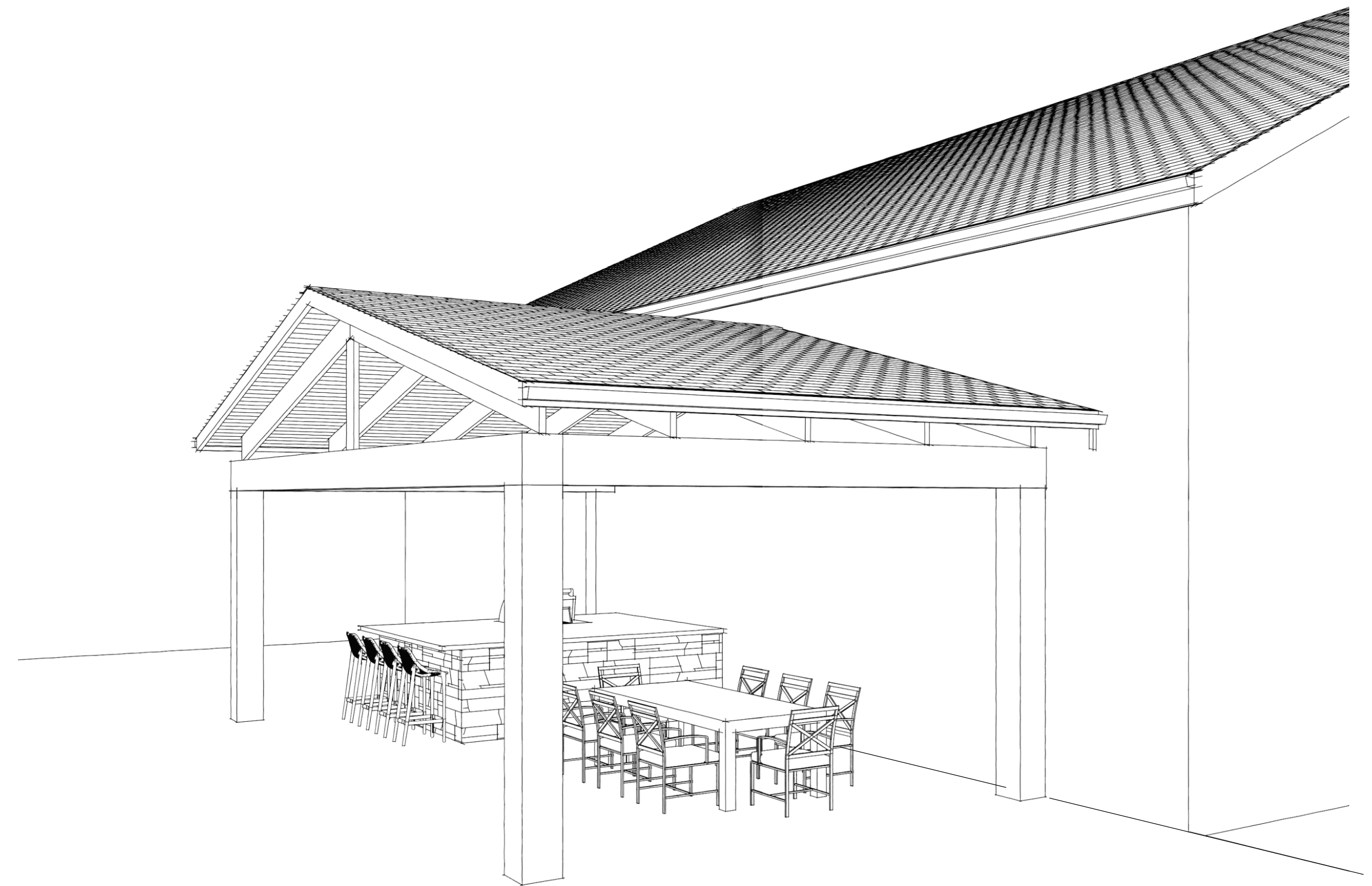
VES-DESIGN, LLC



1 FRONT ELEVATION



2 VIEW OF ADDITION TO SHED



3 VIEW FROM PICKLEBALL COURT

MCCORDS PAVILION

5640 MCCORDS AVE SE
ALTO, MI 49302

PROJ NO
24-004

DATE
5/31/2024

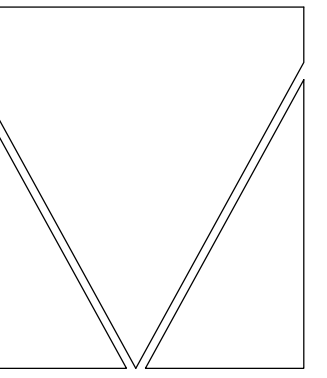
BUILD FOR
DD REVIEW

DRAWING PHASE
DESIGN DEVELOPMENT

EXTERIOR VIEWS

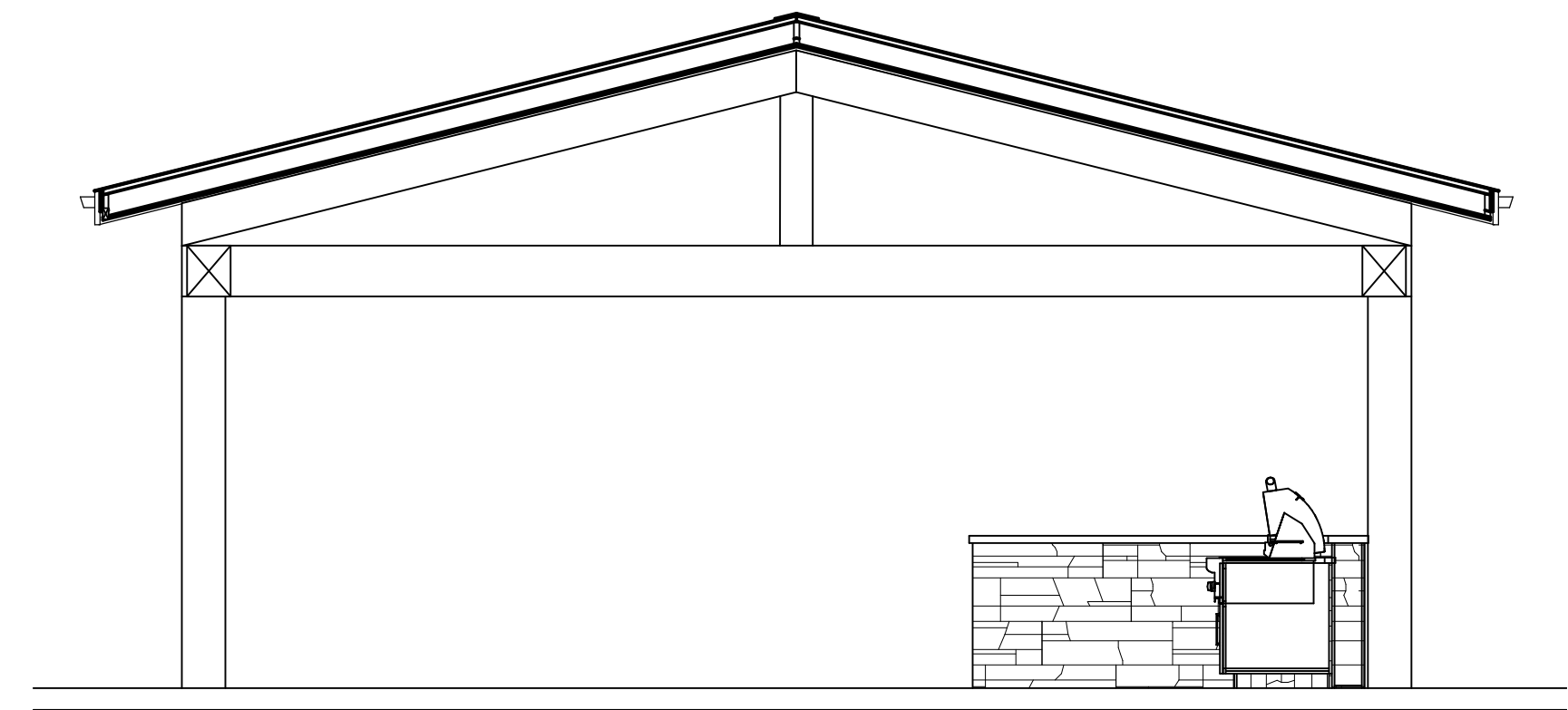
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VES-DESIGN, LLC



S1 ROOF SECTION
1/4 in = 1 ft

MCCORDS PAVILION

5640 MCCORDS AVE SE
ALTO, MI 49302

PROJECT

24-004

DATE

5/31/2024

DESIGNED FOR

DD REVIEW

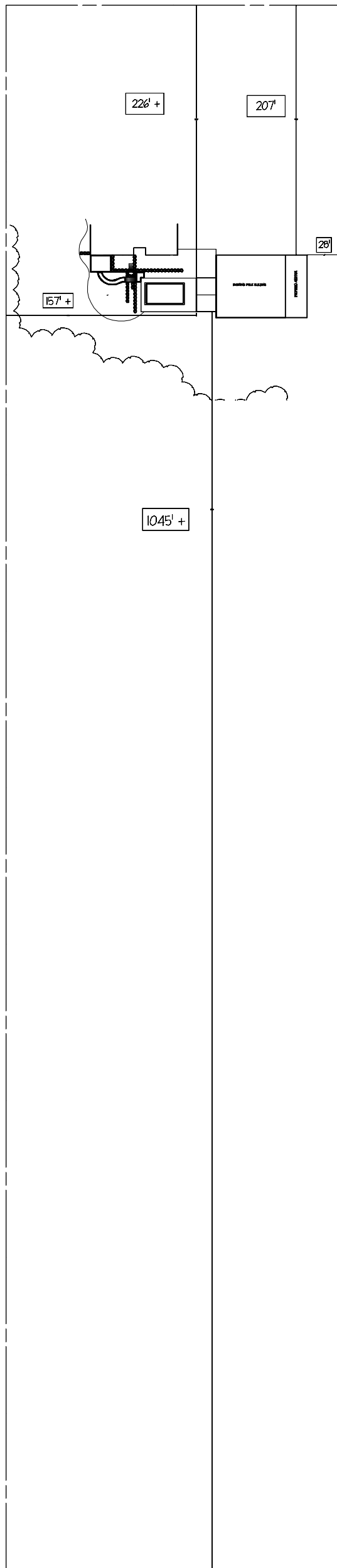
DRAWING PHASE

DESIGN DEVELOPMENT

BUILDING SECTION(S)

A.40

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BOOMS- PEPIN RESIDENCE
 5640 McCords Ave SE Alto, MI

SCALE	DATE	DRAWING #
1" = 100'	MAY 30, 2024	05.30

THIS DRAWING AND PROPOSAL IS FURNISHED SOLELY FOR THE PURPOSE OF SIGNATURE LANDSCAPE LLC. TO PERFORM LANDSCAPE SERVICES. UNLESS PURCHASED FROM SIGNATURE LANDSCAPE LLC. THESE MATERIALS ARE NOT TO BE REPRODUCED, PUBLISHED, OR RELEASED TO OTHERS FOR ANY PURPOSE.

SIGNATURE OUTDOOR CONCEPTS

Public Hearing notices were sent out but did not hear from anyone. Peterson recommended approval of their request as requested.

Chairman Waalkes asked if anyone had questions for the Planner. Member Williams asked if there were any restrictions in the subdivision prohibiting accessory buildings. Planning Director Peterson said there were none in the Township. If there are private deed restrictions they are not enforced by the Township.

Chairman Waalkes asked if the applicant wanted to add anything. The developer and builder is John Koetje. He had no additional comments.

Member Sperla had a question for Mr. Koetje. He asked if there were any plans for utilities inside the building. Mr. Koetje replied that there will be water, septic for a floor drain, power, heating and cooling. Member Lewis asked if it is designed for future businesses to be held in that building. Mr. Koetje answered that it is to house the owners 1947 Ford that he had when he was a kid and that he wants the building to be climate controlled. Member Lewis added that sometimes a restriction is made that there be no business there; maybe not for this applicant, but for any future buyer. Builder Koetje stated that those restrictions are in the covenants and restrictions of the plat as well and that they cannot do that. The Planner said that is also a Township limitation.

With no additional questions for the applicants' representative, Chairman Waalkes asked for a motion to open the Public Hearing.

A Motion was made by Member Sperla and supported by Member Lewis to open the Public Hearing. Motion carried unanimously.

No one from the public was present to comment or ask questions. Planner Peterson stated that he had not received any comments.

Member Lewis made a Motion to close Public Hearing. Support was made by Member McCarthy. Motion carried unanimously. Public Hearing was closed.

Chairman Waalkes asked for Motion to approve the applicants request, if so desired.

Member Sperla made a Motion to approve the applicants request for a Special Use Permit in order to have an accessory building that exceeds the 832 square feet which is permitted by the Township. The Motion was supported by Member Williams. With no additional discussion the Motion carried unanimously.

ARTICLE 6:

Case #10-3010 Bernie Pepin

Property address: 5640 McCords

Requested Action: The applicant is requesting a Special Use Permit to construct a new accessory building larger than 832 sq. ft.

Planning Director Peterson stated that this is in the south eastern corner of the Township and south of 52nd street on McCords. The house is set further back and is

difficult to see from the road. Looking at their site plan the house is 350 feet off from the road and the proposed building is a little further behind and to the north of that. Originally the applicant requested the building to be 40' x 50', then after the Public Hearing notices went out, they changed their request to be 48' x 50'. The Notice was then revised. The height of the building is 20 feet. We do allow for a little bit taller building, but that requires a greater setback. In this case it required a minimum of 60 feet to the north property line, which is their nearest property line. This piece of property is about 10 acres. The house itself is about 3,000 square feet. Given the size of the property and size of the house I wouldn't consider this building to be abnormally large or out of place. The building will be mostly metal, but there will be some decorative stone on the front. The area is more agricultural so a metal building will fit right in.

The applicant met with some of the neighbors prior to the meeting. There are letters in the packet from neighbors who all support the project. Peterson recommended that their request be approved as requested.

Member Sperla asked the Planner if any of the neighbors were adverse to the proposal. Planner Peterson replied that the only comments were in the packet.

Chairman Waalkes invited the applicant to make any additional comments. The applicant, Bernie Pepin of 5640 McCords came forward to speak. He stated that he is putting shingles on the roof of the building to match the house. The main reason he wants the building is that he has a lot of equipment. When he purchased the house, the tractor that used to take care of the orchards came with the house. It's been sitting outside since he has been living there. He has put a lot of money into the tractor every year, as he still uses it. He also has a camper and a boat. He wants a place to store all of these items.

Member Sperla asked the applicant if he would be using it just for personal use and personal storage. The applicant replied that he owns a business and has a building for business purposes. This building would only be for personal use.

Member Lewis praised the applicant for visiting the neighbors and went on to say that Mr. Pepin had done a very nice job with the application process.

Chairman Waalkes asked for a motion to move into Public Hearing.

**A Motion was made by Member Lewis and supported by Member Hammond.
The Motion carried unanimously.**

Chairman Waalkes asked if anyone wished to address the Planning Commission on this matter. There was no one present from the public with questions or comments.

Chairman Waalkes asked for a Motion to exit Public Hearing.

**A Motion was made by Member Sperla and supported by Member McCarthy.
The Motion carried unanimously.**

Chairman Waalkes opened the meeting for discussion or a motion by the Commission.

Member Lewis made a Motion to approve the applicants request for a Special Use Permit to construct a new accessory building larger than 832 square feet. Member Williams supported the Motion. Motion was approved unanimously.

ARTICLE 7: Case #10-3009 Cascade Hospital for Animals/Dr. Siegel

Property Address: 6730 Cascade Road

Requested Action: Site Plan Review for a 1,200 square foot addition to the existing building.

Planning Director Peterson said that this is an addition of a little more than 8.5% of the building. It's not a large addition, but it does trigger this review. The addition will be 1,200 square feet. This is in our Village Business District so there are more strict controls. The biggest item is the stormwater perspective. This will increase a little bit of stormwater and the site has been designed to meet our current standards.

Peterson recommended that a sidewalk be installed from Cascade Rd to the building if the DDA does bring a sidewalk down Cascade Rd. If the walk is not built in five years they would not have to do this. Staff is recommending site plan approval as they have submitted their materials.

The Chairman asked if anyone had any questions. Member Sperla asked if the elevation would even permit a sidewalk along the roadway. The Planner believes that it can be fit in against the curb.

Member Lewis asked if any of the construction would jeopardize the large trees in the front. Planner Peterson replied that the large trees would remain, but the smaller tree toward the front would be removed.

Chairman Waalkes asked the applicant to come forward for his comments. The applicant is Dr. Siegel. He stated that about a year ago the engineering firm, FTCH had talked to him about the sidewalk that DDA would like to put in. He had several discussions with them. He has hired Bartlett Tree Company to treat the trees and has paid quite a bit for their care. Bartlett Tree Company is concerned that if he is required to build a retaining wall to accommodate a sidewalk, that one tree would die. Dr. Siegel does not want to lose the tree. In order for the sidewalk to be put in Dr. Siegel has to give an easement to the Township. He has reservations about going along with the sidewalk from the standpoint of trying to preserve the tree. In principle, he does not have a problem with it. He is also considering putting in a new sign. If a sidewalk goes in along the road it would be very close to the new sign. The sign could be damaged if kids riding bikes are not careful. Member Lewis asked about a sign on the front of the building. Dr. Siegel answered that he does not currently have any signage on the building. He will be doing that, but also wants a sign out by the road. Chairman Waalkes questioned, when you're talking about the sidewalk, are you talking about the sidewalk along Cascade Road or a potential of a sidewalk along your driveway? Dr. Siegel said that he is talking about a sidewalk along the road. The Engineers had worked with Bartlett and they felt that they can position a sidewalk without damaging the trees. Adding a sidewalk along the driveway and a retaining wall may damage the tree. Dr. Siegel wanted everyone to know that he has mixed feelings about the sidewalk issue.

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, July 15, 2024
7:00 PM**

ARTICLE 9.

Case #24-3834

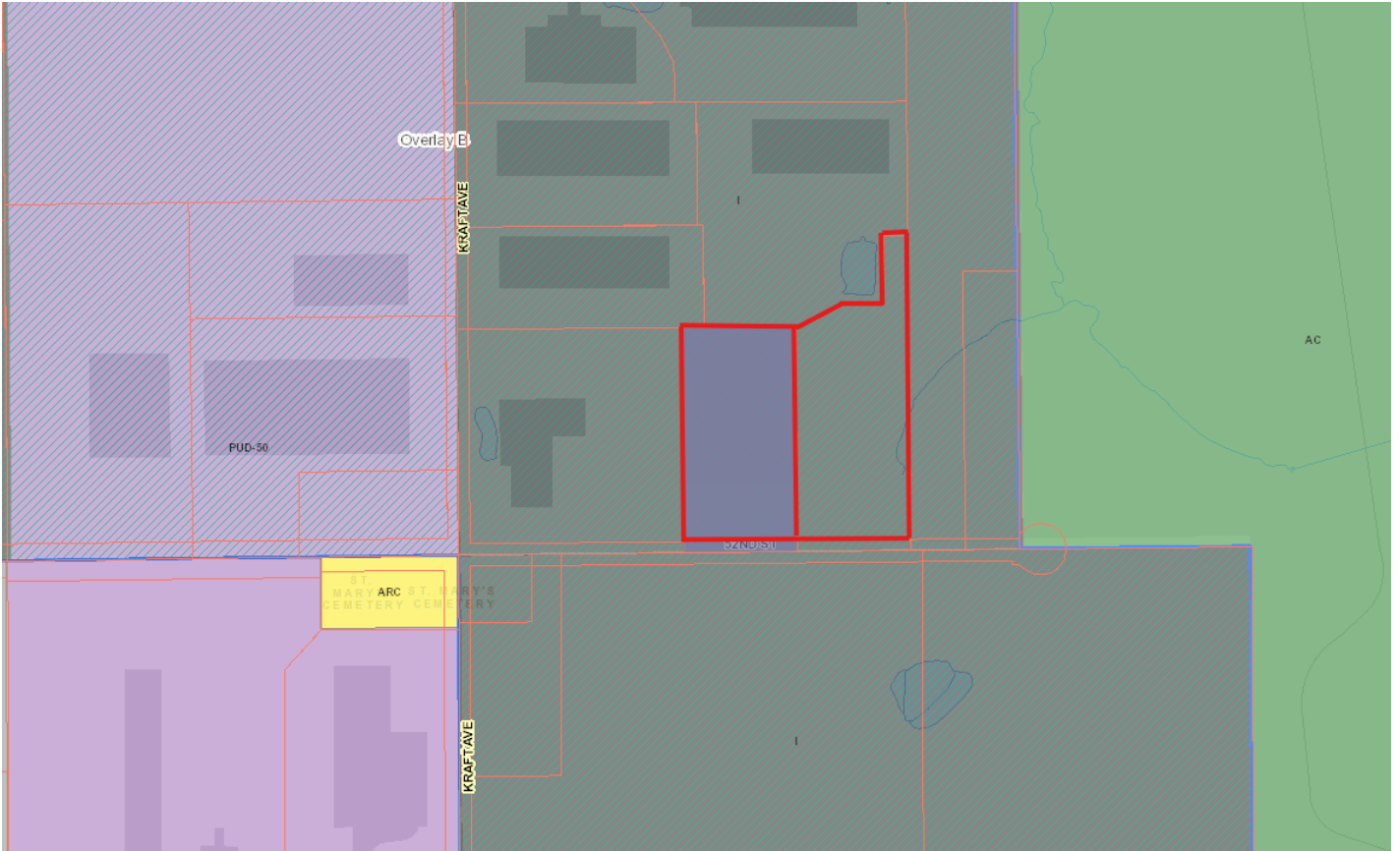
Applicant: FCC, Inc., Byrne Harmon

Property Address: 5725 & 5755 52nd St SE

Parcel Number: 41-19-29-300-019, 41-19-29-300-029

Requested Action: Site Plan Review for a new 110,000 sf
industrial building.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 24-3834 (**Postponed from 6/3/2024**)
REPORT DATE: July 7, 2024
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 15, 2024
PREPARED BY: Andrea Hendrick, Planning Director

APPLICATION SUMMARY:

APPLICANT: Applicant: Byrne Harmon, FCC Inc.
Property Owner: DJ VanderSlik

ADDRESS: 5725 & 5755 52nd Street SE

PARCEL NUMBER: 41-19-29-300-029 & 41-19-29-300-019

REQUESTED ACTION: Site Plan Review for a new 110,000 sf industrial building.

REQUIREMENTS: Section 13 – Industrial Zone District
Section 14 – Overlay B
Section 18 – Zoning District Height, Area & Placement Standards
Section 19 – Access, Parking & Loading
Section 20 – Landscaping & Greenbelt Provisions

EXISTING ZONING OF SUBJECT PARCEL(S): I – Industrial District. Overlay B

GENERAL LOCATION: The subject property is a vacant lot located on the north side of 36th Street. Kraft is the nearest cross street to the west. The road dead ends 400 ft to the east, followed by the south runway of the GRR Airport.

PARCEL SIZE: 4.74 acres & 5.48 acres

EXISTING LAND USE: Vacant (Wetlands)

ADJACENT PROPERTIES: N: I – Industrial, Overlay B – Warehouse/Manufacturing
W: I – Industrial, Overlay B – Warehouse/Manufacturing
S: I – Industrial, Overlay B – Vacant Land
E: I – Industrial, Overlay B – Vacant Land

PROPERTY HISTORY

2018-2020 Creation of access road over wetlands

Source: Kent County Aerials

The Planning Commission heard this case on June 3, 2024, and found that the application was not ready for approval. The applicant has modified the submission to address Planning Commission concerns.

PROPOSED USE

The applicant is requesting to build a 110,000 sf Industrial building. The final interior layout is not provided, but it is approximated that 90% or 99,000 sf is allocated to warehouse, and 10% or 11,000 sf allocated to office space. The proposed building will be comprised of four (4) units.

The applicant acknowledges that additional land use approvals may be required in the future depending on the proposed use of each of the units.

SECTION 19

Section 19.03(5) Driveway Permits

The applicant is required to obtain permits by the Kent County Road Commission for the Driveway openings to public roads.

Section 19.04(4) Property Clearance

The applicant has modified the location of the driveway to meet the required distance from the property line. The application complies with this section of the Ordinance.

Table 19-B: Minimum Parking Requirements

Use	Parking Requirement	Total Building Size	Spaces Required	Parking Provided
Warehouse	.67 spaces / 1,000 square feet	99,000 sf	67	44
Office	3 Spaces / 1000 square feet	11,000 sf	33	33
Deferred Parking				30
All Parking			100	107

Section 19.23 Deferred Parking

The applicant has requested that the construction of the parking spaces and associated pedestrian walkways on the north side of the building be deferred. The location and spacing of the parking spaces proposed for deferment are appropriately placed and meet the standards of the Zoning Ordinance. Staff finds deferment appropriate.

SECTION 20

The applicant has updated the landscaping plan and provided additional plant material throughout the site. The applicant’s landscaping architect has calculated the plant material for the bufferyards by counting plants outside of the 20 foot buffer yard. Since the Planning Commission has some discretion on the reduction or substitution of plants (Section 20.07). Preserved wetlands are present on the east property line, and EGLE is heavily involved in the restoration of the wetlands on the south portion of the property. Staff find this calculation method to be sufficient for determining the amount of plant material to be added to the site. A detailed review of the landscaping plan is provided below.

Table 20-A: Adjacent Land Use Buffer Requirements

The proposed industrial development is surrounded by industrial zoned properties on all sides. Therefore, the development would require the Type C Bufferyard plant material. The chart below indicates the required plant material for each buffer as required by the ordinance.

Bufferyard Requirement				
C	West	North	East	South
Distance	661	590	657	665
Canopy	11	10	13	13
Understory	22	23	26	27
Shrub	33	30	39	40
Conifer	0	0	0	0

Section 20.05(2)

2. Berms- Undulating earthen berms not exceeding six (6) feet in height, as measured from average grade, and 3:1 slope may be permitted within a required bufferyard. Credit of up to 25 percent may be received against the required plantings through the use of berms three (3) feet in height or greater.

Section 20.05 allows for a portion of the required plant count to be reduced if a berm is present. The applicant has provided a berm for a portion of the western landscaping buffer which reduces the number of required trees. That

reduction is calculated in the Bufferyard Requirement Chart above.

Landscaping Plan: Provided Plant Material

Bufferyard C	West	North	East	South
Canopy	6 (6)	5 (5)	0	5
Understory	6 (16)	11 (22)	0 (2)	0
Shrub	0 (33)	33	0	0
Conifer	0	0	0	0

West Buffer Yard:

- The applicant has provided six (6) canopy trees within the western buffer yard, an additional two (2) canopy trees on the west side of the property and four (4) canopy trees on the south side of the building that do not fall within the 20-foot buffer yard.

- The applicant has provided six (6) understory trees within the western buffer yard and an additional six (6) understory trees on the west side of the property and 10 canopy trees on the south side of the building that do not fall within the 20-foot buffer yard.
- The applicant has provided zero (0) shrubs within the western buffer yard; however, the applicant has provided the required 33 shrubs for the western buffer yard on the west side of the building.

North Buffer Yard:

- The applicant has provided five (5) canopy trees within the northern buffer yard, and an additional five (5) canopy trees on the north side of the building that do not fall within the 20-foot buffer yard.
- The applicant has provided 11 understory trees within the northern buffer yard and an additional 22 understory trees on the west side of the property and 10 canopy trees on the south side of the building that do not fall within the 20-foot buffer yard.
- The applicant has provided 33 shrubs within the northern buffer yard. This requirement is met.

The Planning Commission should consider if a waiver is appropriate for this side.

EGLE WETLAND PERMIT

The applicant has applied to EGLE to fill the existing wetlands on the southwest portion of the site to provide parking areas, driveways, and the southwest portion of the proposed building. In the previous review, Staff addressed the existing driveway, located on the SW corner of the property. As previously mentioned, Cascade Charter Township has no record of an application for the creation of the driveway, nor has the applicant provided any previous documentation.

EGLE has provided the applicant with a correction request for the unpermitted driveway that was installed on the southwest and northeast sides of the property over wetlands. The applicant has provided further documentation with EGLE that indicates there has been consensus on remediation for the site. Township Staff has confirmed that EGLE is requiring the applicant to plant 61 trees of at least three (3) different native species in the impacted area, as well as other methods outlined in the provided email to restore the area. EGLE will soon open a 20-day comment period for the public to review the proposed plan before issuing a permit. Furthermore, the applicant will be required to provide photos to EGLE to confirm compliance by December 1st, 2024. Staff recommends working cooperatively with EGLE and condition Site Plan Approval on issuance of the Wetland Permit. All information can be viewed on [EGLE's public portal](#).

AIRPORT REVIEW COMMENTS

After the following hearing, the applicant provided the modified plans to the Airport.

6-28-2024 Brian Hilbrands, GFIAA Planning Manager Comments:

DJ and team,

Thank you for sharing the prints and stormwater calculations for the project on 52nd Street. After reviewing those files, we are comfortable with the stormwater system as designed as long as it functions as designed, with the detention basin draining dry and the flow volume and rate of the restricted release from the basin mimicking the pre-development conditions of the site.

As you move forward, please remember to coordinate the use of cranes for development as noted in our initial comments.

Thank you,

Brian

Airport concerns have been addressed.

ENGINEERING DEPARTMENT REVIEW COMMENTS

Cascade Township Engineer has reviewed the modified plans. The Township Engineer recommends approval.

FIRE DEPARTMENT REVIEW COMMENTS

The Cascade Township Fire Department has found the submitted site plan meets all requirements.

NEIGHBORS COMMENTS

Outside of the airport comments above, no additional comments have been received in support or opposition.

CONSIDERATIONS

Since the last time this item was heard, the applicant has provided many of the items suggested as conditions of approval. While reviewing the current site plan and supplementary Documents, the Planning Commission should consider the following items.

Planning Commission Determinations

The CCT Zoning Ordinance gives the Planning Commission authority to deliberate and determine if the provided site elements are sufficient or if modifications are required:

- Is the requested reduction in all or some of the Bufferyard C plant material appropriate for this site?
- Is all or some of the applicants request for deferred parking appropriate for the proposed building appropriate?

Administrative Approval

Considering the follow up comments from GFIAA, the Township Engineer, the collaboration with EGLE and the findings of Planning Staff, Staff recommends the specific conditions listed below to ensure that development of the site is consistent and harmonious with the surrounding land uses.

RECOMMENDATION

Staff recommends that the site plan be APPROVED based on the findings above, with the following provisions:

1. The construction of the 30 parking spaces and associated pedestrian walkways on the north side of the building be deferred.

2. The bufferyard requirements are waved due to the addition plant material distributed throughout the site, the existing wetlands, and the additional plant requirements of EGLE.

Furthermore, the following conditions shall be placed on the approval:

3. The application and plans submitted by the applicant and signed, dated, and stamped by the Planning Director, shall constitute the approved plans, except if plan elements are amended in this resolution, or do not meet the requirements of the Zoning Ordinance.
4. That the use shall operate according to this application and per the testimony of the applicant.
5. Any proposed signage must be reviewed and approved in accordance with CCT Sign Ordinance Standards.
6. All permits are obtained by the Kent County Road Commission and EGLE for the driveway openings to the public road.
7. All permits are obtained by EGLE for impact of the Wetlands.
8. All Soil Erosion & Sediment Control plans are approved by the Kent County Road Commission.

ATTACHMENTS

1. Application
2. Revised Site Plans & Elevations
3. Plans submitted to EGLE & EGLE Correspondence
4. Township Engineer Review



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: FCC, Inc. Attn: Byrne Harmon

Address: 8182 Broadmoor Avenue SE

City & Zip Code Caledonia, MI 49316

Telephone: (616) 891-4000

Email Address: bharmon@teamfcc.com

OWNER: * (If different from Applicant)

Name: 5725 - 52nd Street LLC Attn: DJ Vander Slik

Address: 4720 - 52nd Street SE

City & Zip Code: Grand Rapids, MI 49512

Telephone: (616) 437-6219

Email Address: dj@djsslawnservice.com

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

<input type="checkbox"/>	Administrative Appeal	<input type="checkbox"/>	Administrative Site Plan Review
<input type="checkbox"/>	Deferred Parking	<input 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:**

Construct new 110,000 square foot industrial spec building

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

LEGAL DESCRIPTION OF PROPERTY:**

See attached plan

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 29-300-019 and 029

ADDRESS OF PROPERTY: 5725 & 5755 - 52nd Street SE

PRESENT USE OF THE PROPERTY: Vacant

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

Name(s)

Address(es)

<hr/>	<hr/>
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SIGNATURES

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

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

DJ VanderSlik

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

* David J. VanderSlik Jr.

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

Byrne Harmon

Applicant – Print or Type Name



Applicant's Signature & Date

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

April 19, 2023

Ms. Andrea Hendrick
Cascade Township
5920 Tahoe Drive SW
Grand Rapids, MI 49546-7123

Re: 5725 – 52nd Street

Dear Andrea,

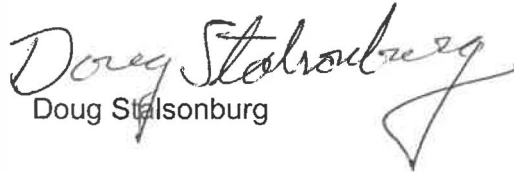
Please find enclosed the following items in application for site plan approval:

1. Application
2. \$500 check (escrow fee)
3. Site plan (5 copies)
4. Landscape plan (5 copies)
5. Lighting plan (5 copies)
6. Building elevation (5 copies)

Please place this request on the June 3, 2024 Planning Commission agenda.

If you have any questions, please let me know.

Sincerely,



Doug Stalsonburg

cc: Doug Stalsonburg
DJ VanderSlik

P:/Projects/2019/191068/Documents/Letters/L191068

<input checked="" type="checkbox"/> Scale not more than (1"=200')	<input checked="" type="checkbox"/> Location of existing wetlands
<input checked="" type="checkbox"/> A vicinity map	<input checked="" type="checkbox"/> Location & type of significant existing county drains and/or manmade surface drainage properties
<input checked="" type="checkbox"/> Date site plan was prepared	<input checked="" type="checkbox"/> Zoning on adjacent properties
<input checked="" type="checkbox"/> Name, address, & professional seal of preparer	<input checked="" type="checkbox"/> Address as assigned by Kent County Road Commission
<input checked="" type="checkbox"/> North Arrow	<input checked="" type="checkbox"/> Location of all storage sheds NIA
<input checked="" type="checkbox"/> Legend	<input checked="" type="checkbox"/> Location of all proposed accessory structures NIA
<input checked="" type="checkbox"/> Legal description based on most current survey	<input checked="" type="checkbox"/> Location of all dumpsters or trash removal areas or devices. Include provisions for screening.
<input checked="" type="checkbox"/> Property lines and dimensions	<input checked="" type="checkbox"/> Locations and type of all exterior lighting
<input checked="" type="checkbox"/> Building setback distances	<input checked="" type="checkbox"/> Location of all signs
<input checked="" type="checkbox"/> All structures and lot lines within 50 feet of site (including fire hydrants)	<input checked="" type="checkbox"/> Location and size of any walls, fences or other screening provision
<input checked="" type="checkbox"/> Existing and proposed topographic elevations at 2 ft. intervals on the site. (All data needs to be shown based on USGS datum).	<input checked="" type="checkbox"/> Fire Lanes
<input checked="" type="checkbox"/> Existing & proposed topographic elevations shown as dotted and solid lines respectively.	<input checked="" type="checkbox"/> Acceleration/Deceleration lanes
<input checked="" type="checkbox"/> Location of existing building	<input checked="" type="checkbox"/> Location of proposed parking areas & access drives
<input checked="" type="checkbox"/> Location of proposed building	<input checked="" type="checkbox"/> Number of parking spaces & aisles
<input checked="" type="checkbox"/> Intended use of proposed building.	<input checked="" type="checkbox"/> Dimensions of spaces & aisles
<input checked="" type="checkbox"/> Length, Width, & Height of proposed building.	<input checked="" type="checkbox"/> Location of parking blocks, landscape timbers, etc
<input checked="" type="checkbox"/> Building facade and elevations. Including window and wall signs.	<input checked="" type="checkbox"/> Location of loading areas
<input type="checkbox"/> Use group for all building(s)	<input checked="" type="checkbox"/> Location of handicapped spaces and access ramps
<input type="checkbox"/> Construction type for all building(s)	<input checked="" type="checkbox"/> Type of parking lot surface
<input type="checkbox"/> Bridges NIA	<input checked="" type="checkbox"/> First floor area of each building
<input checked="" type="checkbox"/> Location of abutting streets. (Label Public or Private)	<input checked="" type="checkbox"/> Square footage of proposed building(s)
<input checked="" type="checkbox"/> Location of curb cuts	<input checked="" type="checkbox"/> Floor plan of proposed building(s)
<input checked="" type="checkbox"/> Location of Rights-of-Way	<input checked="" type="checkbox"/> Location of all sidewalks
<input checked="" type="checkbox"/> Location of service drives	<input type="checkbox"/> Location of bike paths NIA
<input checked="" type="checkbox"/> Locations of curbs	<input checked="" type="checkbox"/> Location of other walkways
<input checked="" type="checkbox"/> Location of access easements serving the site	<input checked="" type="checkbox"/> Location of all existing & proposed utility poles
<input checked="" type="checkbox"/> Location of driveways opposite the site 100 feet	<input checked="" type="checkbox"/> Tree line of wooded area
<input checked="" type="checkbox"/> Location & size of all water lines*	<input type="checkbox"/> Individual trees larger than 18 inches in diameter
<input checked="" type="checkbox"/> Location & size of sanitary sewer line*	<input type="checkbox"/> Area left intended to be usable open space. Label Public or private
<input checked="" type="checkbox"/> Location & size of storm drainage lines* Include location of hook up to building if applicable	<input checked="" type="checkbox"/> Designated buffer yard areas
<input checked="" type="checkbox"/> Direction of storm water drainage & how storm water runoff will be handled	Location of all proposed landscape materials, including size and type of planting in accordance with the Cascade Township Zoning Ordinance Chapter XX
<input checked="" type="checkbox"/> Location of catch basins	<input type="checkbox"/> Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable material or hazardous material NIA

Location of utility easements

Location of septic tanks and drain fields N/A

Location and type of significant existing water courses or existing bodies of water

I hereby certify that I have submitted all the planning and zoning review items listed above or that any missing items have been specifically waived in writing by the Planning Department. Failure to submit a complete application will result in a delay of the review of my application.

PLANS WILL NOT BE ACCEPTED WITHOUT SEAL OF PREPARER

Signature of person who prepared site plan:

X *Daeg Stalronberg*

Date: *4/16/24*

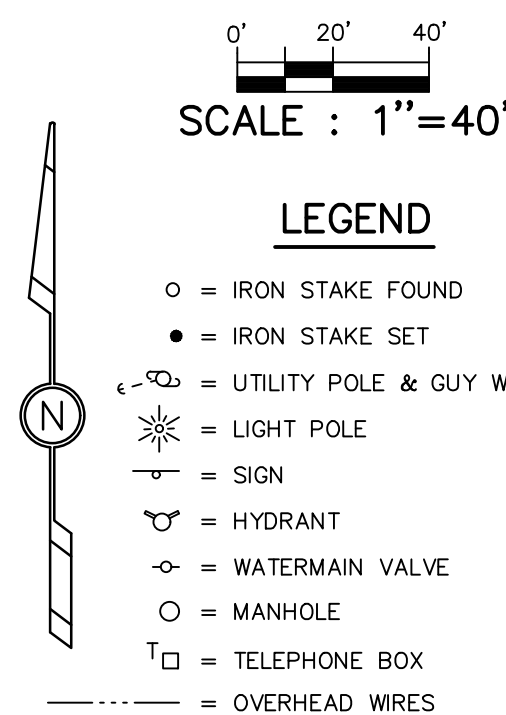
SITE LAYOUT PLAN

FOR: 5725 52ND STREET, LLC
 ATTN: D.J. VANDERSLUK
 4720 52ND STREET SE
 GRAND RAPIDS, MI 49512

IN: PART OF THE SW 1/4, SECTION 29, T6N, R10W,
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN



06/20/24	REV PER TOWNSHIP ENGINEER	MK	DRAWN BY: MK	PROJ. ENG.: DJS	SHEET
05/29/24	REV PER PLANNING DEPARTMENT	MK	APPROVED BY: JPM	PROJ. SURV.:	1 of 3
DATE	REVISION	BY	FILE NO.: 191068E	DATE: 04/18/24	



GENERAL NOTES :

1. **PARCEL INFORMATION :**
 PARCEL NUMBER: 41-19-29-300-019
 PROPERTY ADDRESS: 5725 52ND ST SE
 LEGAL DESCRIPTION: W 1/2 SE 1/4 SW 1/4 * SEC 29 T6N R10W 5.00 A.
 PARCEL NUMBER: 41-19-29-300-029
 PROPERTY ADDRESS: 5755 52ND ST SE
 LEGAL DESCRIPTION: 411929300029 E 1/2 SE 1/4 SW 1/4 SW 1/4 ALSO COM 1329.40 FT N 89D 23M 52S E ALONG S SEC LINE & 659.07 FT N 0D 36M 13S W ALONG E LINE OF W 1/2 SW 1/4 FROM SW COR OF SEC TH N 0D 36M 13S W ALONG E LINE 266.50 FT TH S 89D 33M 34S W 71.70 FT TH S 0D 36M 13S E 200.90 FT TH S 89D 33M 34S W 114.30 FT TH S 62D 27M 47S W 144.02 FT TO S LINE OF N 1/2 SW 1/4 SW 1/4 TH N 89D 33M 34S E ALONG SD S LINE 314.40 FT TO BEG * SEC 29 T6N R10W 5.74 A. SPLIT/COMBINED ON 02/11/2019 FROM 41-19-29-300-020, 41-19-29-300-025;

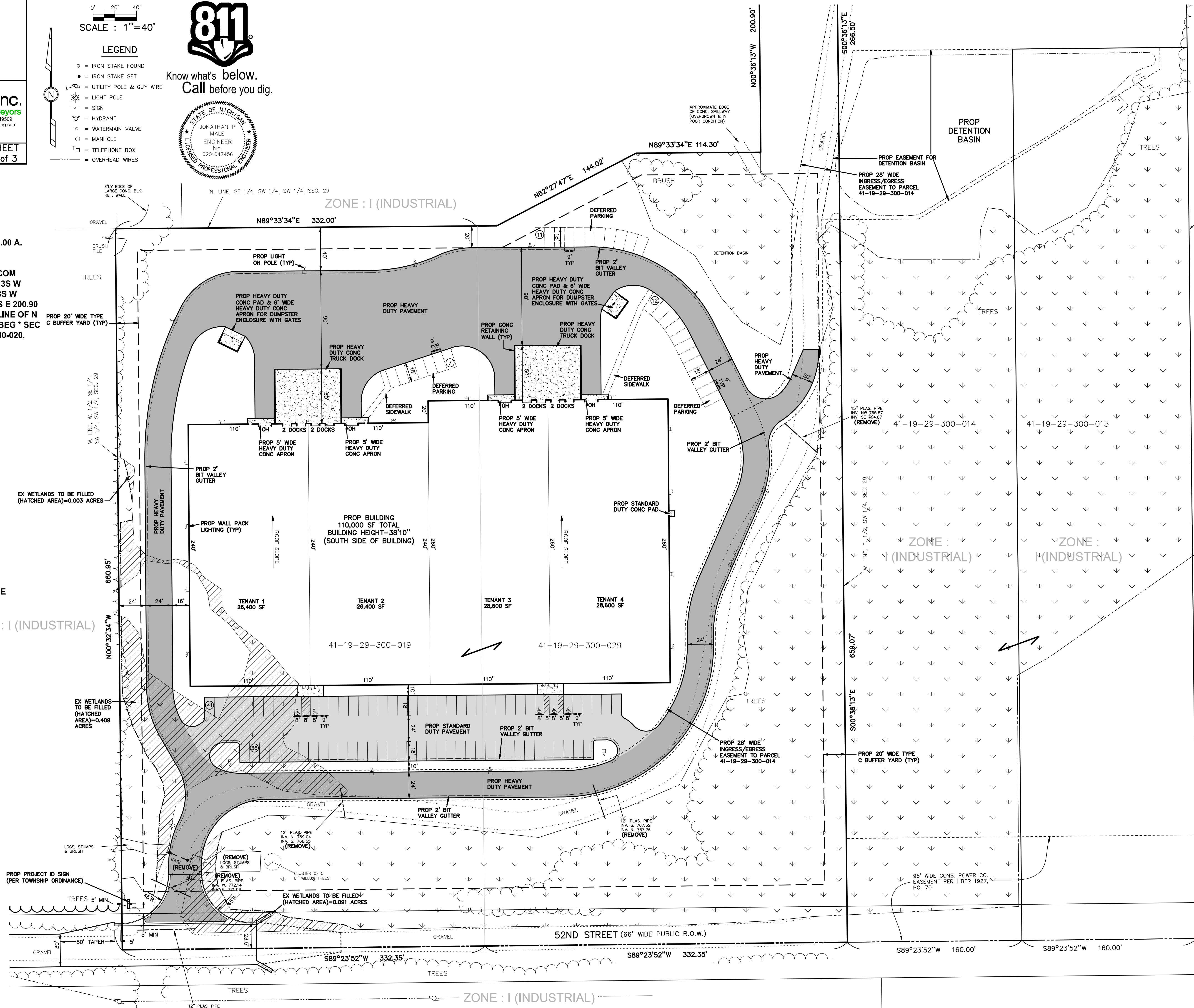
PARCELS 41-19-29-300-019 & 41-19-29-300-029 ARE TO BE COMBINED
 PARCELS 41-19-29-300-014 & 41-19-29-300-015 ARE TO BE COMBINED

2. **EXISTING ZONING** = I (INDUSTRIAL)
 3. **LOT INFORMATION**
 MINIMUM LOT SIZE = 200 X 2 ACRES
 MINIMUM FRONT YARD SETBACK = 100'
 MINIMUM SIDE YARD SETBACK = 25'
 MINIMUM REAR YARD SETBACK = 50'

4. **PARKING CALCULATION :**
 OFFICE = 3/1000
 WAREHOUSE = 0.67 / 1000
 ASSUME 10% OFFICE = 11,000 / 1000 = 11 X 3 = 33 SPACES
 ASSUME 90% WAREHOUSE = 99,000 / 1000 = 99 X 0.67 = 67 SPACES
 REQUIRED PARKING = 100 SPACES

PROPOSED PARKING = 77 SPACES
DEFERRED PARKING = 30 SPACES
TOTAL = 107 SPACES
 (INCLUDING 5 BARRIER FREE SPACES)

NOTE :
 SEE SEPARATE KCRC PLANS FOR 52ND STREET IMPROVEMENTS



P:\Projects\2019\191068\Drawings\191068-2024.dwg, S01-SLP, 6/20/2024, 8:05:33 AM, mchelle

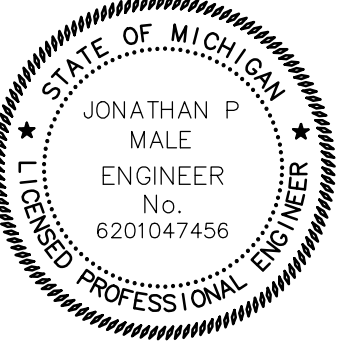
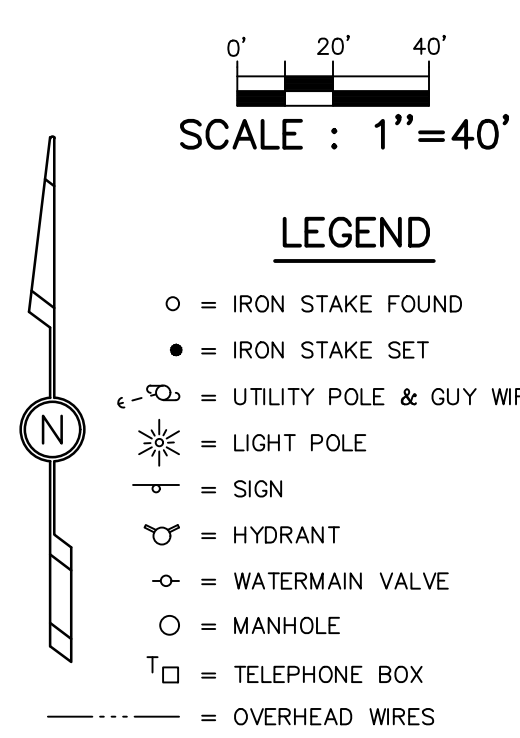
UTILITY PLAN

FOR: 5725 52ND STREET, LLC
 ATTN: D.J. VANDERSLIK
 4720 52ND STREET SE
 GRAND RAPIDS, MI 49512

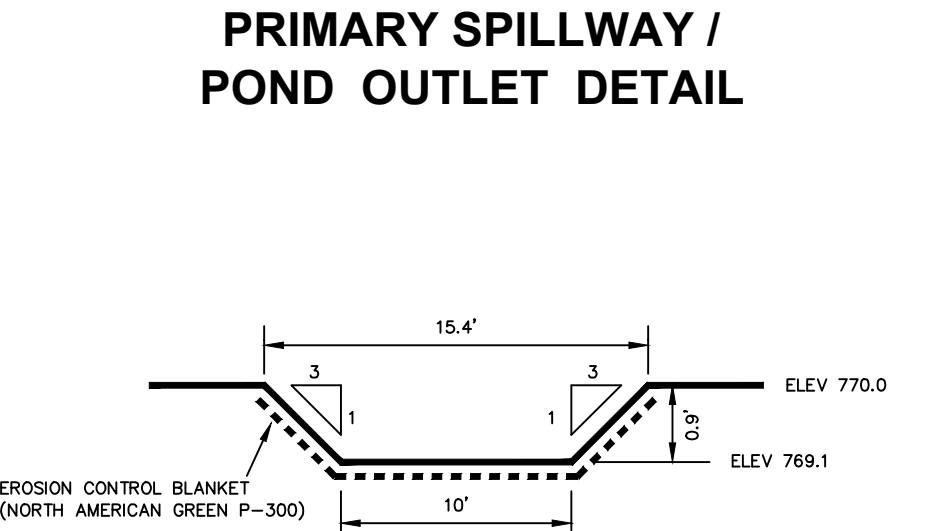
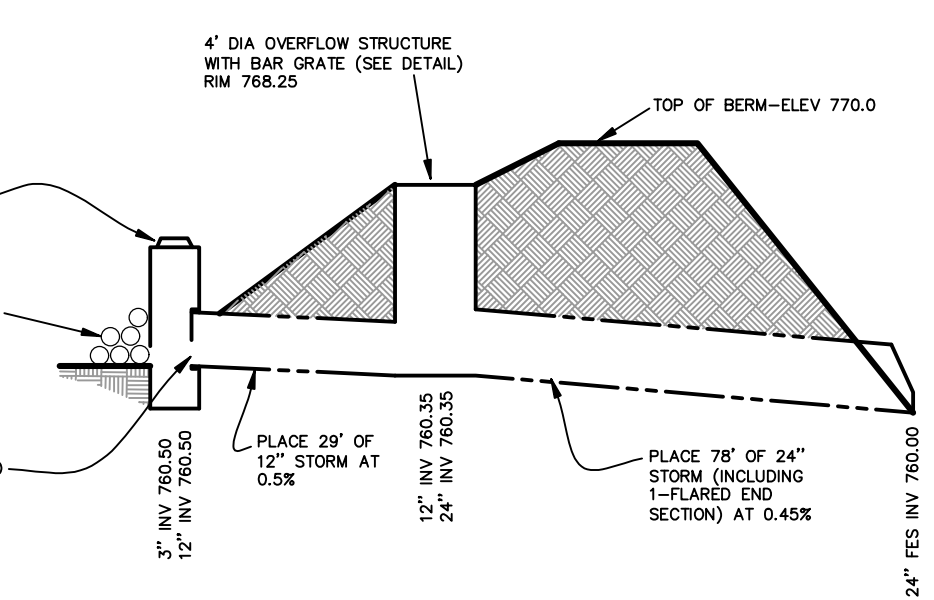
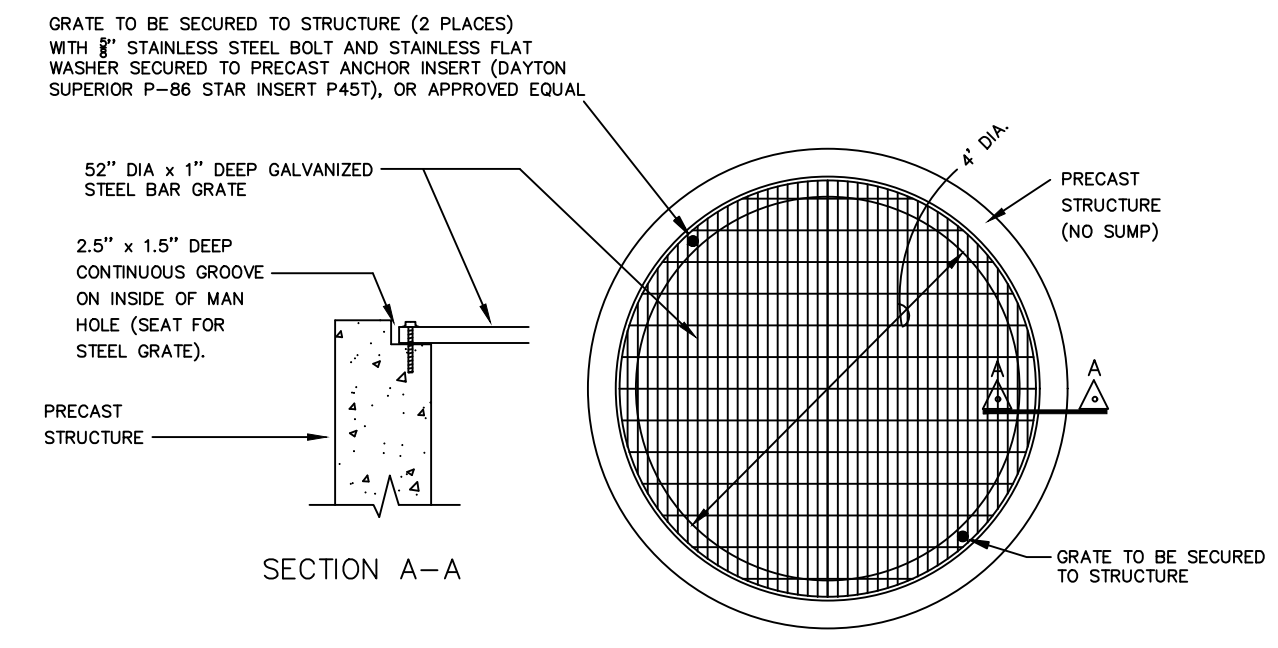
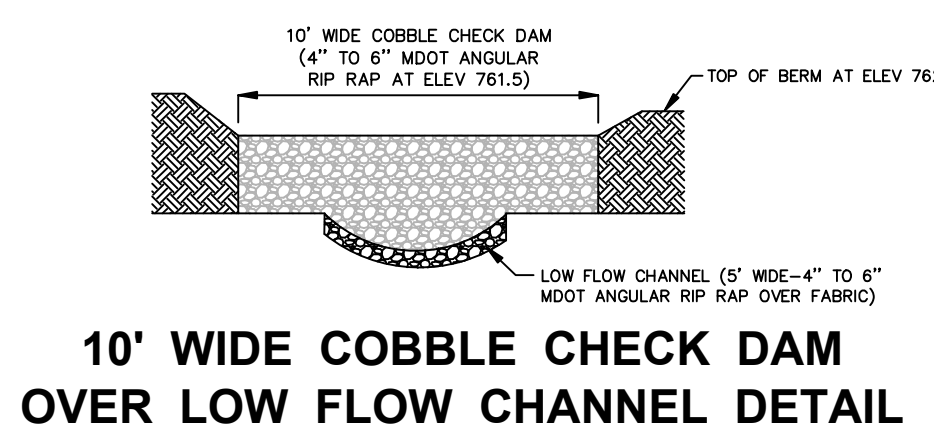
IN: PART OF THE SW 1/4, SECTION 29, T6N, R10W,
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN



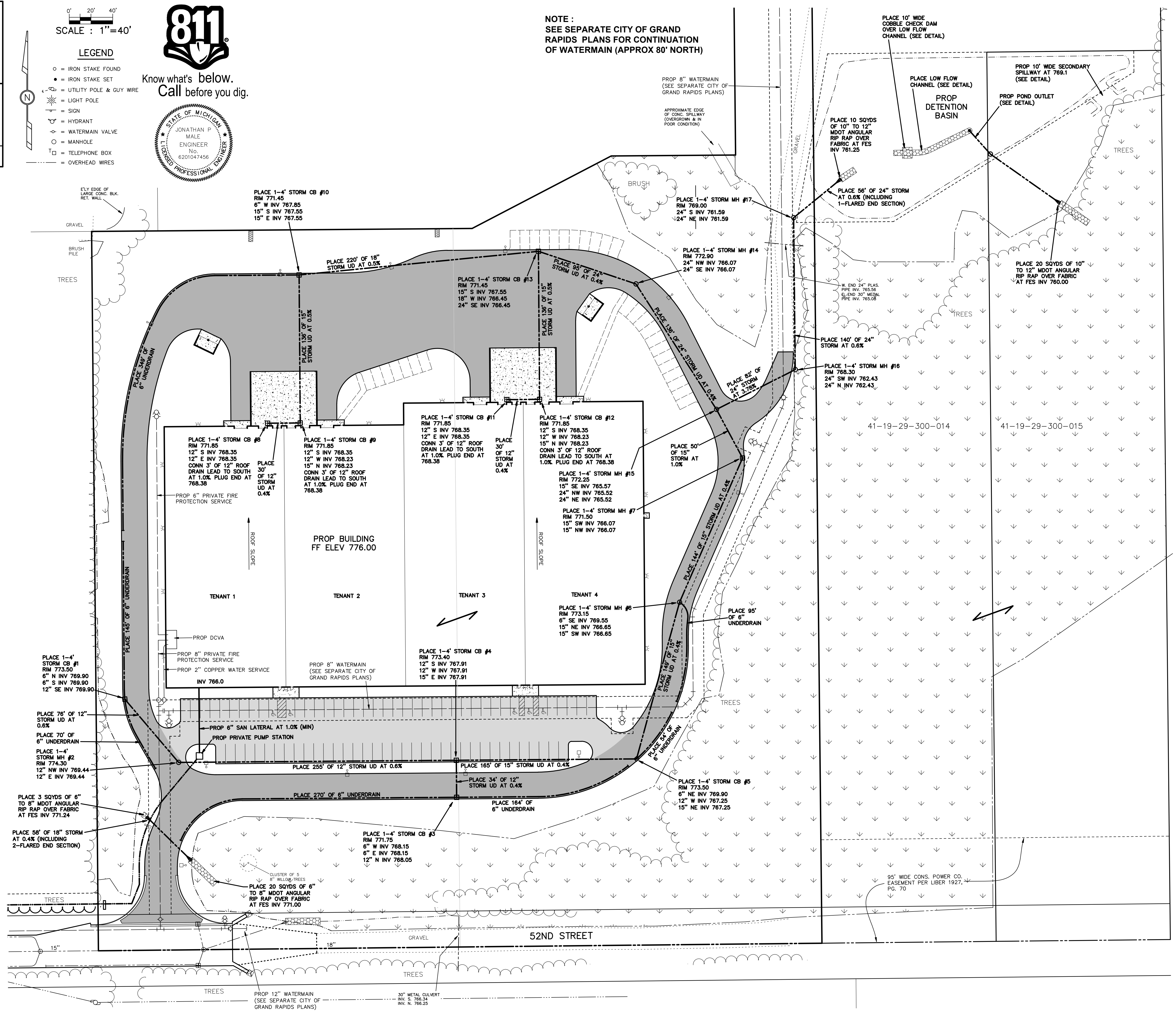
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05/29/24	REV PER PLANNING DEPARTMENT	MK	APPROVED BY: JPM	PROJ. SURV.:	2 of 3
DATE	REVISION	BY	FILE NO.: 191068E	DATE: 04/18/24	



NOTE :
 SEE SEPARATE CITY OF GRAND RAPIDS PLANS FOR CONTINUATION OF WATERMAIN (APPROX 80' NORTH)



NOTE :
 SEE SEPARATE CITY OF GRAND RAPIDS PLANS FOR CONTINUATION OF WATERMAIN & SANITARY FORCEMAIN (APPROX 600' WEST) & KCRC PLANS FOR 52ND STREET IMPROVEMENTS



PLACE 10' WIDE COBBLE CHECK DAM OVER LOW FLOW CHANNEL (SEE DETAIL)

PLACE LOW FLOW CHANNEL (SEE DETAIL)

PROP 10' WIDE SECONDARY SPILLWAY AT 769.1 (SEE DETAIL)

PROP DETENTION BASIN

PLACE 10 SQYDS OF 10" TO 12" MDOT ANGULAR RIP RAP OVER FABRIC AT FES INV 761.25

PLACE 56' OF 24" STORM AT 0.6% (INCLUDING 1-FLARED END SECTION)

PLACE 20 SQYDS OF 10" TO 12" MDOT ANGULAR RIP RAP OVER FABRIC AT FES INV 760.00

W END 24" PLAS PIPE INV. 765.56
 6" END 30" METAL PIPE INV. 765.08

PLACE 140' OF 24" STORM AT 0.6%

PLACE 1-4' STORM MH #16
 RIM 768.30
 24" SW INV 762.43
 24" N INV 762.43

41-19-29-300-014

41-19-29-300-015

95' WIDE CONS. POWER CO. EASEMENT PER LIBER 1927, PG. 70

52ND STREET

PROP 12" WATERMAIN (SEE SEPARATE CITY OF GRAND RAPIDS PLANS)

30" METAL CULVERT INV. S. 766.34 INV. N. 766.25

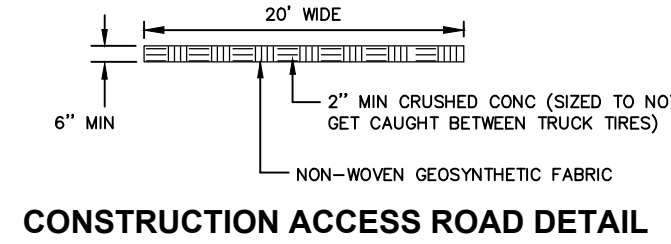
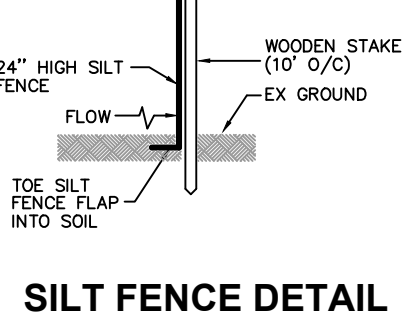
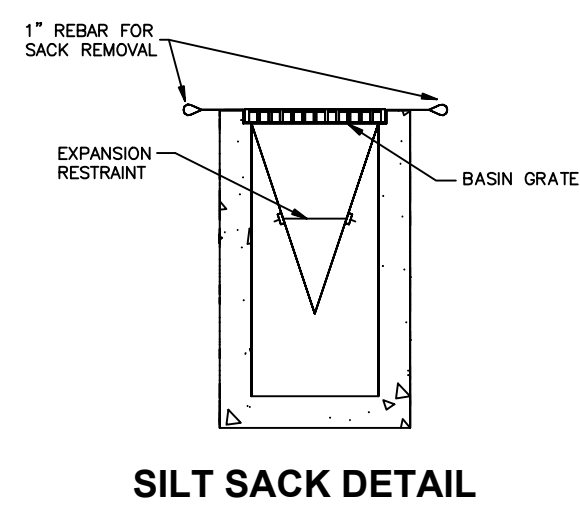
GRADING & SOIL EROSION CONTROL PLAN

FOR: 5725 52ND STREET, LLC
 ATTN: D.J. VANDERSLIK
 4720 52ND STREET SE
 GRAND RAPIDS, MI 49512

IN: PART OF THE SW 1/4, SECTION 29, T6N, R10W,
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN



06/20/24	REV PER TOWNSHIP ENGINEER	MK	DRAWN BY: MK	PROJ. ENG.: DJS	SHEET
05/29/24	REV PER PLANNING DEPARTMENT	MK	APPROVED BY: JPM	PROJ. SURV.:	3 of 3
DATE	REVISION	BY	FILE NO.: 191068E	DATE: 04/18/24	



POND DATA :
 25 YEAR REQUIRED VOLUME = 118,724 CF
 25 YEAR HWL = 768.25
 SECONDARY SPILLWAY = 769.1
 TOP OF BERM = 770.0

PLACE 31,885 SQYDS OF EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S-150) AS SHOWN (SHADED AREA)

FOREBAY BERM AT ELEV 762.0

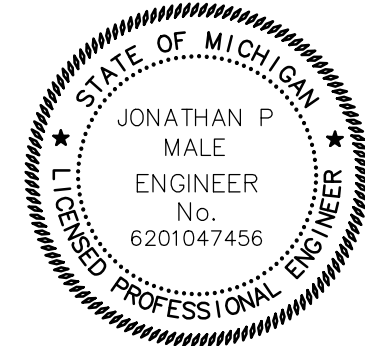
PROP LIMITS OF DISTURBANCE (TYP)

PROP 10' WIDE SECONDARY SPILLWAY AT 769.1- (SEE DETAIL ON SHEET 2 OF 3)
 PLACE 55 SQYDS OF EROSION CONTROL BLANKET (NORTH AMERICAN GREEN P-300) OVER SPILLWAY AS SHOWN (CROSS HATCHED AREA)

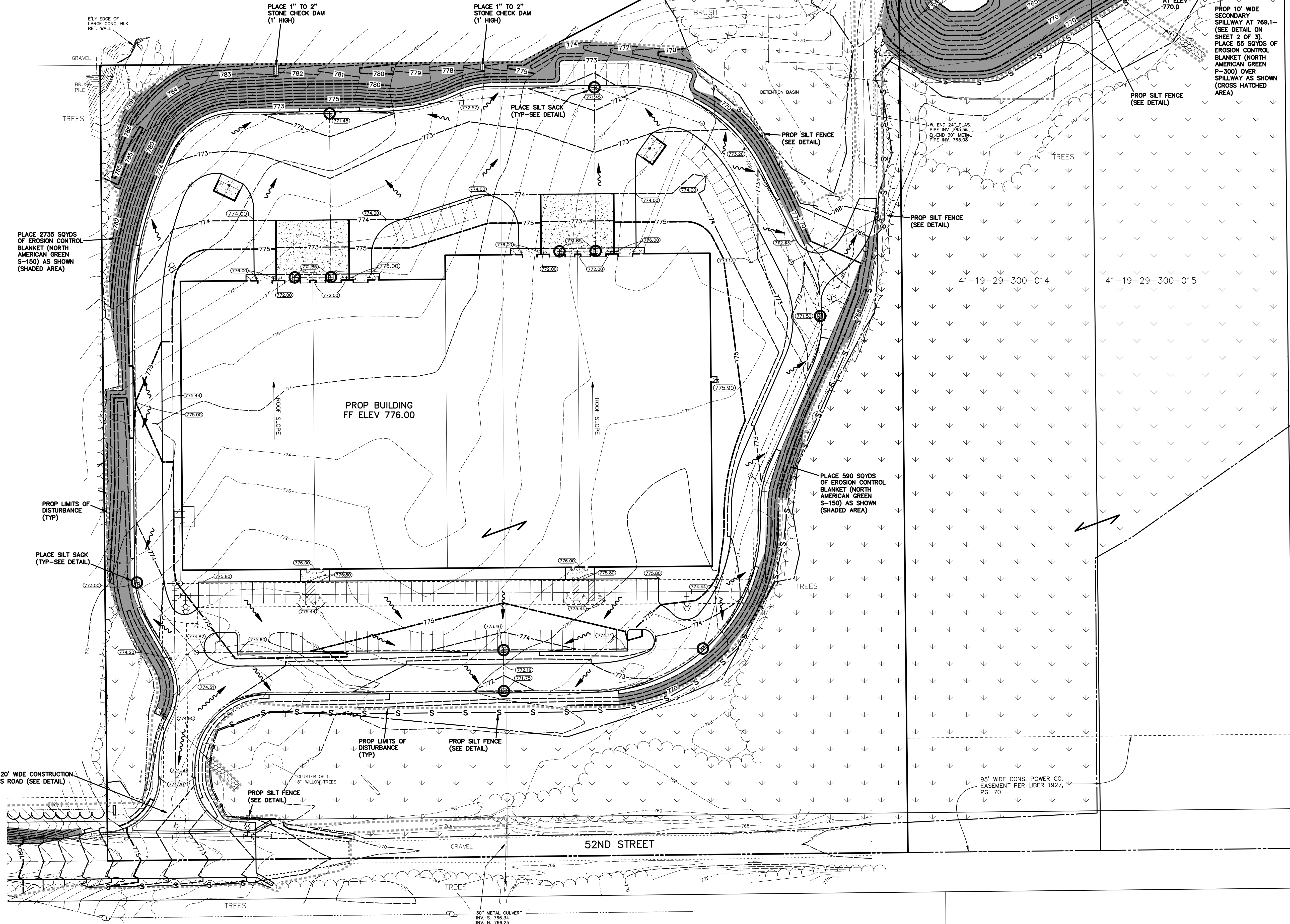
SCALE : 1"=40'
 1' CONTOUR INTERVAL



Know what's below.
 Call before you dig.



- LEGEND**
- = IRON STAKE FOUND
 - = IRON STAKE SET
 - ⊕ = UTILITY POLE & GUY WIRE
 - ⊙ = LIGHT POLE
 - ⊙ = SIGN
 - ⊙ = HYDRANT
 - ⊙ = WATERMAIN VALVE
 - = MANHOLE
 - = TELEPHONE BOX
 - = OVERHEAD WIRES
 - - - 729 - - - = PROPOSED CONTOUR
 - - - 729 - - - = EXISTING CONTOUR
 - 729.00 = PROPOSED SPOT ELEVATION
 - 729.00 = EXISTING SPOT ELEVATION
 - - - S - - - = PROPOSED SILT FENCE
 - = PROPOSED SILT SACK
 - = PROPOSED DIRECTION OF SURFACE FLOW



SOIL EROSION CONTROL NOTES:

1. TOTAL AREA OF DISTURBANCE = 9.4 ACRES.
2. ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
3. INSPECT & MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL EVENT UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
4. ALL NON PAVED AREAS TO BE TOPSOILED (4" MIN.) & SEEDED.
5. PLACE SILT FENCE AS SHOWN ON PLAN & PER DETAIL.
6. PROTECT 11 PROPOSED STORM CATCH BASINS WITH SILT SACKS AS SHOWN ON PLAN & PER DETAIL & REMOVE WHEN SITE IS STABILIZED.
7. CONTRACTOR IS RESPONSIBLE TO SWEEP ANY TRACKING ON PUBLIC STREETS CAUSED BY SITE CONTRACTOR OR HIS SUBCONTRACTORS.

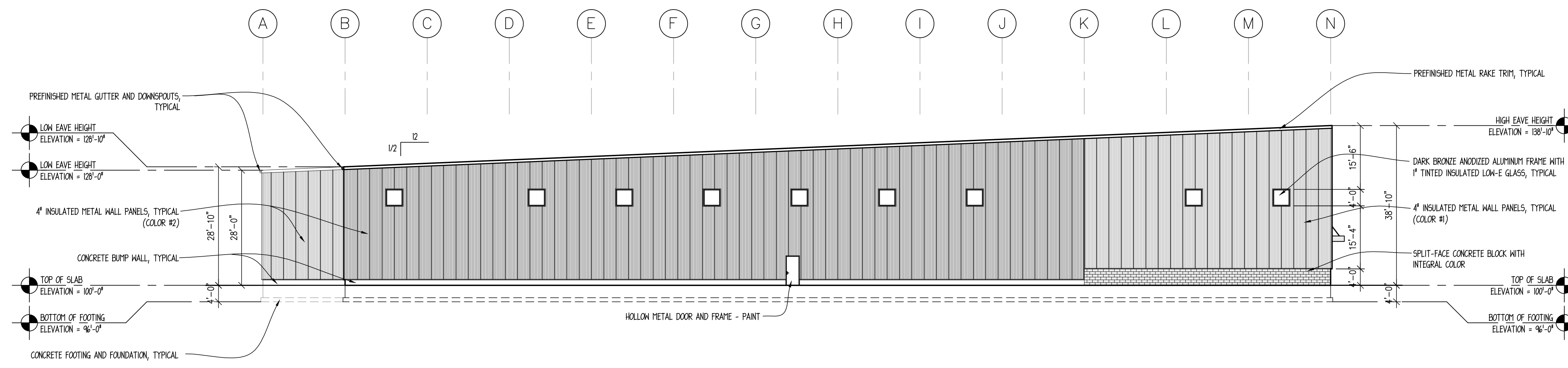
NOTE :
 SEE SEPARATE KCRC PLANS FOR 52ND STREET IMPROVEMENTS & GRADING, & SESC INFORMATION

30" METAL CULVERT
 INV. S. 766.34
 INV. N. 766.25

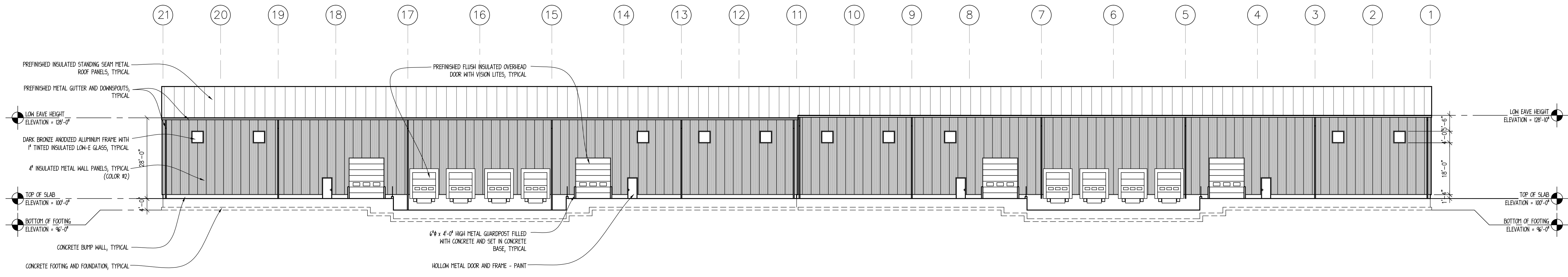
95' WIDE CONS. POWER CO. EASEMENT PER LIBER 1927, PG. 70

41-19-29-300-014

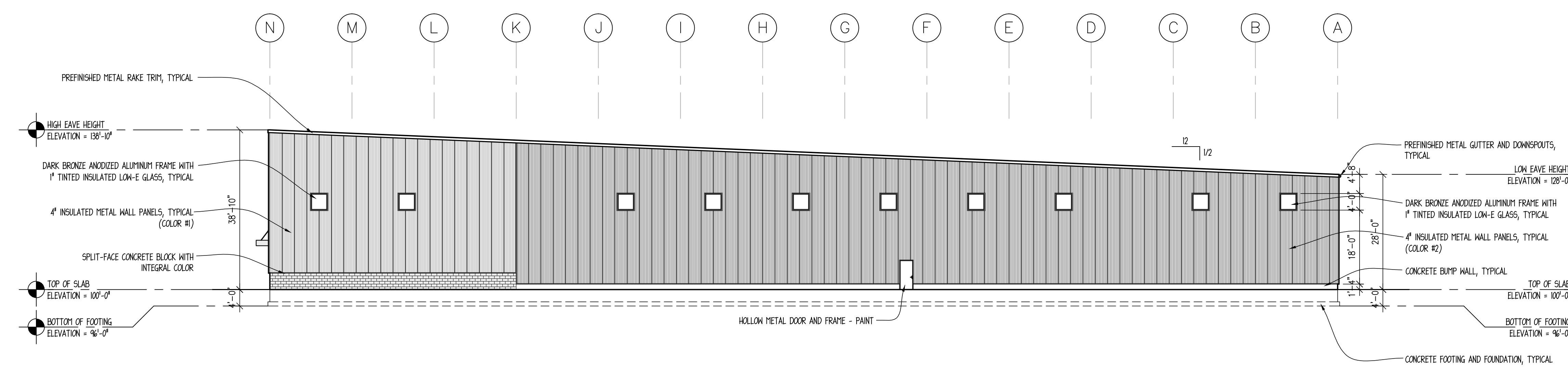
41-19-29-300-015



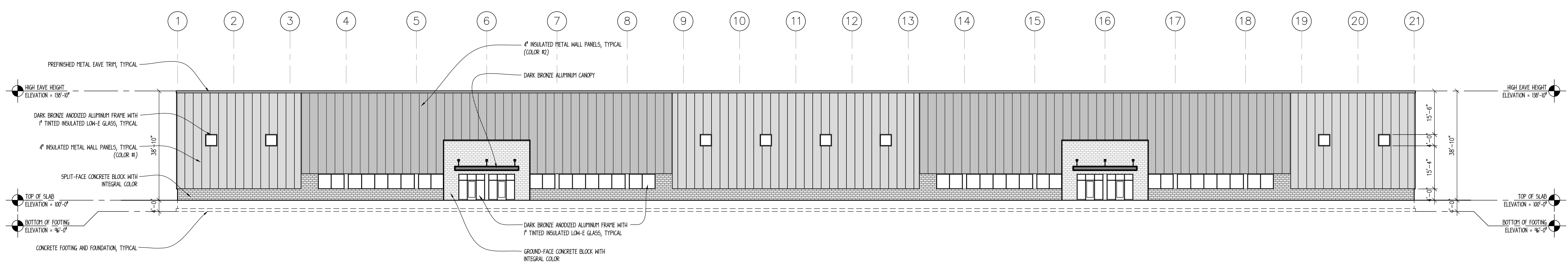
4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

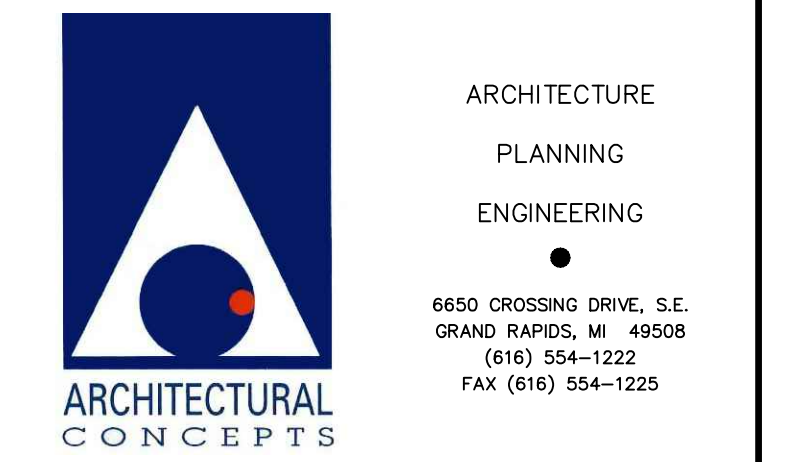
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DATE	REVISION
08-30-2023	FOR SITE PLAN APPROVAL

PROPOSED BUILDING FOR:

5725 52ND LLC

5725 52ND STREET, S.E.
GRAND RAPIDS, MI 49512



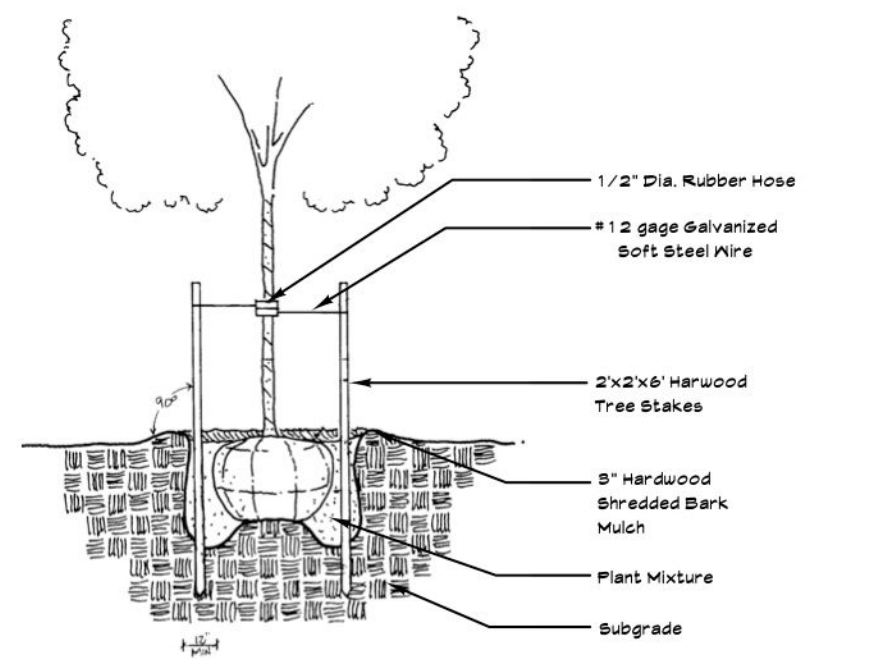
ARCHITECTURE
PLANNING
ENGINEERING

6650 CROSSING DRIVE, S.E.
GRAND RAPIDS, MI 49508
(616) 504-1222
FAX (616) 504-1225

DATE: AUGUST 30, 2023 PROJECT No. 23-56

SHEET No.

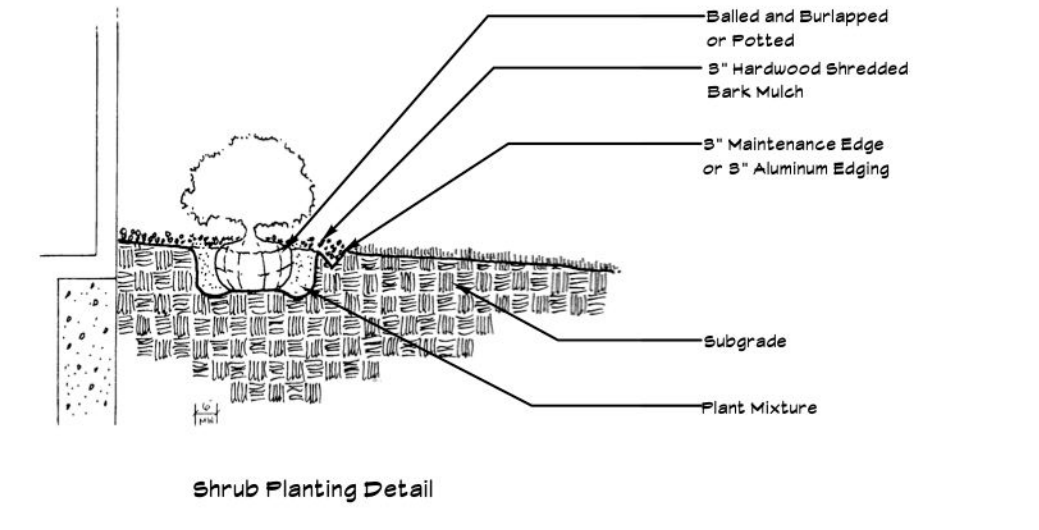
A-2



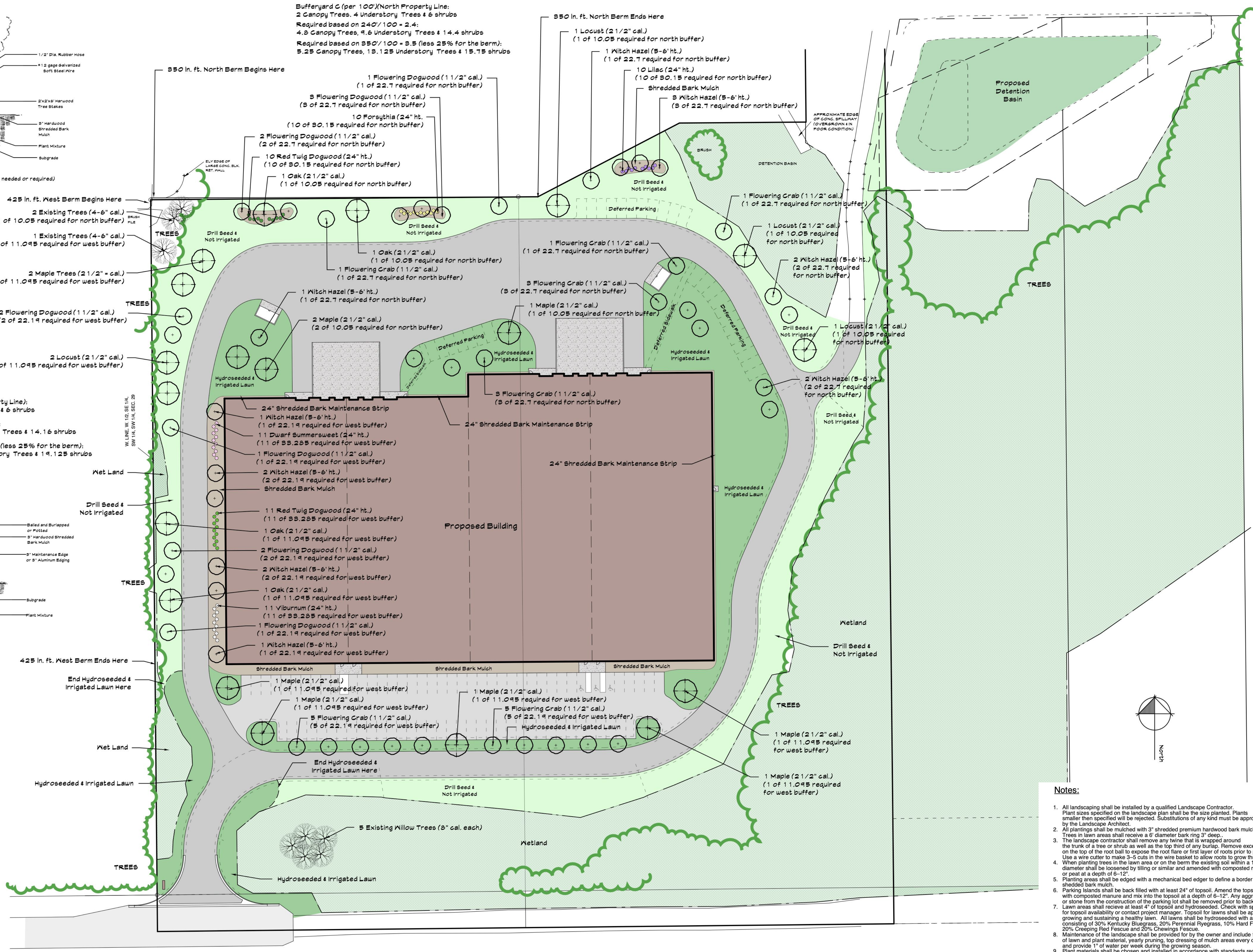
Bufferyard C (per 100') North Property Line:
 2 Canopy Trees, 4 Understory Trees & 6 shrubs
 Required based on 240' / 100' = 2.4:
 4.8 Canopy Trees, 9.6 Understory Trees & 14.4 shrubs
 Required based on 350' / 100' = 3.5 (less 25% for the berm):
 5.25 Canopy Trees, 15.125 Understory Trees & 15.75 shrubs

425 In. ft. West Berm Begins Here
 2 Existing Trees (4-6" cal.)
 (1 of 10.095 required for north buffer)
 1 Existing Trees (4-6" cal.)
 (1 of 11.095 required for west buffer)
 2 Maple Trees (2 1/2" cal.)
 (2 of 11.095 required for west buffer)
 2 Flowering Dogwood (1 1/2" cal.)
 (2 of 22.19 required for west buffer)
 2 Locust (2 1/2" cal.)
 (2 of 11.095 required for west buffer)

Bufferyard C (per 100') West Property Line:
 2 Canopy Trees, 4 Understory Trees & 6 shrubs
 Required based on 256' / 100' = 2.56:
 4.72 Canopy Trees, 9.44 Understory Trees & 14.16 shrubs
 Required based on 425' / 100' = 4.25 (less 25% for the berm):
 6.575 Canopy Trees, 12.75 Understory Trees & 19.125 shrubs



425 In. ft. West Berm Ends Here
 End Hydroseeded & Irrigated Lawn Here
 Net Land
 Hydroseeded & Irrigated Lawn
 TRES

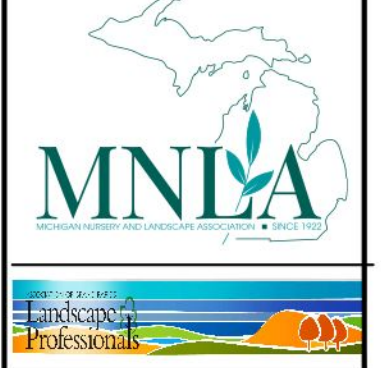


- Notes:**
- All landscaping shall be installed by a qualified Landscape Contractor. Plant sizes specified on the landscape plan shall be the size planted. Plants smaller than specified will be rejected. Substitutions of any kind must be approved by the Landscape Architect.
 - All plantings shall be mulched with 3" shredded premium hardwood bark mulch. Trees in lawn areas shall receive a 6" diameter bark ring 3' deep.
 - The landscape contractor shall remove any twine that is wrapped around the trunk of a tree or shrub as well as the top third of any burlap. Remove excess soil on the top of the root ball to expose the root flare or first layer of roots prior to planting. Use a wire cutter to make 3-5 cuts in the wire basket to allow roots to grow through.
 - When planting trees in the lawn area or on the berm the existing soil within a 10 foot diameter shall be loosened by tilling or similar and amended with composted manure or peat at a depth of 6-12".
 - Planting areas shall be edged with a mechanical bed edger to define a border for the shredded bark mulch.
 - Parking Islands shall be back filled with at least 24" of topsoil. Amend the topsoil with composted manure and mix into the topsoil at a depth of 6-12". Any aggregate or stone from the construction of the parking lot shall be removed prior to backfill.
 - Lawn areas shall receive at least 4" of topsoil and hydroseeded. Check with specifications for topsoil availability or contact project manager. Topsoil for lawns shall be appropriate for growing and sustaining a healthy lawn. All lawns shall be hydroseeded with a seed blend consisting of 30% Kentucky Bluegrass, 20% Perennial Ryegrass, 10% Hard Fescue, 20% Creeping Red Fescue and 20% Chewings Fescue.
 - Maintenance of the landscape shall be provided for by the owner and include fertilizing of lawn and plant material, yearly pruning, top dressing of mulch areas every other year and provide 1" of water per week during the growing season.
 - Plant materials shall be chosen and installed in accordance with standards recommended by the County Cooperative Extension Service or American Nursery Association.



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DJS LANDSCAPE MANAGEMENT
 Four seasons. One team.
 Lansing Kalamazoo
 Holland Grand Rapids Ann Arbor
 St. Joseph Muskegon Romulus
 Phone: (616) 996-2700 Fax: (616) 996-2900
 djslandscape.com

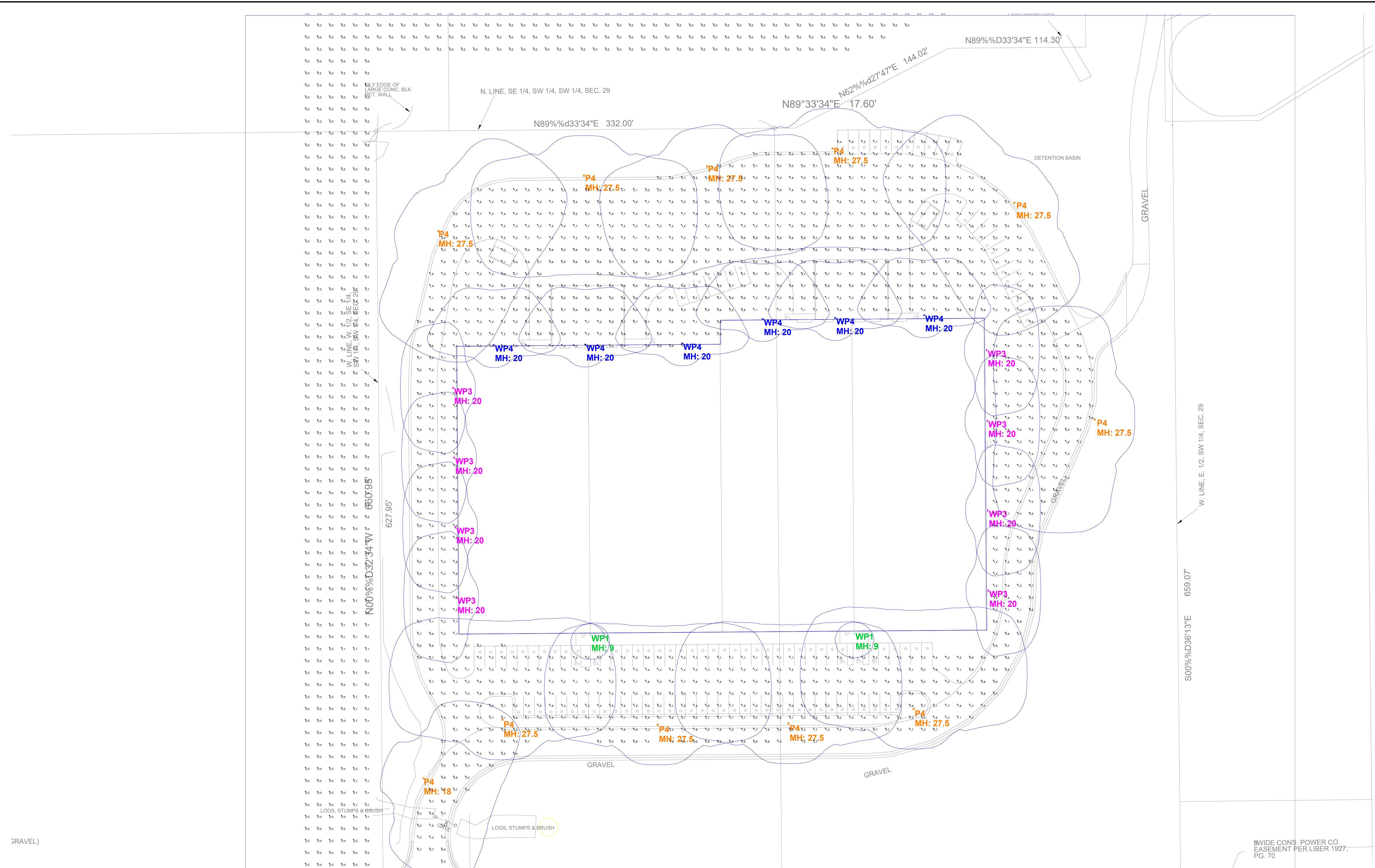


STATE OF MICHIGAN
 JOYCE E. WEISE
 LANDSCAPE ARCHITECT
 No. 1202
 LICENSED LANDSCAPE ARCHITECT
 Joyce E. Weise
 Landscape Plan Drawn By:
 Joyce E. Weise P.L.A., A.S.L.A.

PROPOSED LANDSCAPE PLAN FOR:
5725 52nd LLC
 5725 2nd Street Cascade Twp., Michigan

PROJECT NUMBER:	040524
DRAWN BY:	Joyce E. Weise P.L.A., A.S.L.A.
DRAWING DATE:	041624
ISSUED FOR:	04/18/24 Site Plan Approval 06/17/24 Per Staff Review

SCALE
 1" = 40'
 SHEET NUMBER
 L-1



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

**PHOTOMETRIC EVALUATION
 NOT FOR CONSTRUCTION**
 Based on the information provided, all dimensions and luminaire locations represent a recommended application. The engineer and/or architect must determine the applicability of the layout regarding existing or future field conditions.
 This lighting layout represents illumination levels calculated using laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved method. Actual performance of a manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs, and other field conditions. Calculations may not include obstructions such as buildings, curbs, landscaping, or other architectural elements. Future nomenclature may not include mounting hardware or poles. This layout is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



DESIGNED FOR:
52ND ST PARCEL
 ADDRESS

SALES
 B LOCK

DATE
 9.13.2023

DESIGNER
 JEN YONKERS

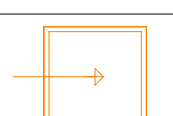
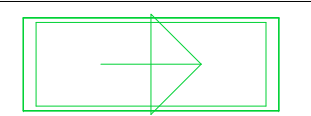
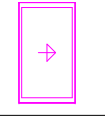
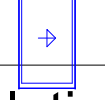
REVISIONS	
DATE	NAME
4172024	HARMON
5282024	HARMON

SHEET
1

PHOTOMETRIC PLAN
 SCALE: NTS

Luminaire Schedule

Scenario: GEN

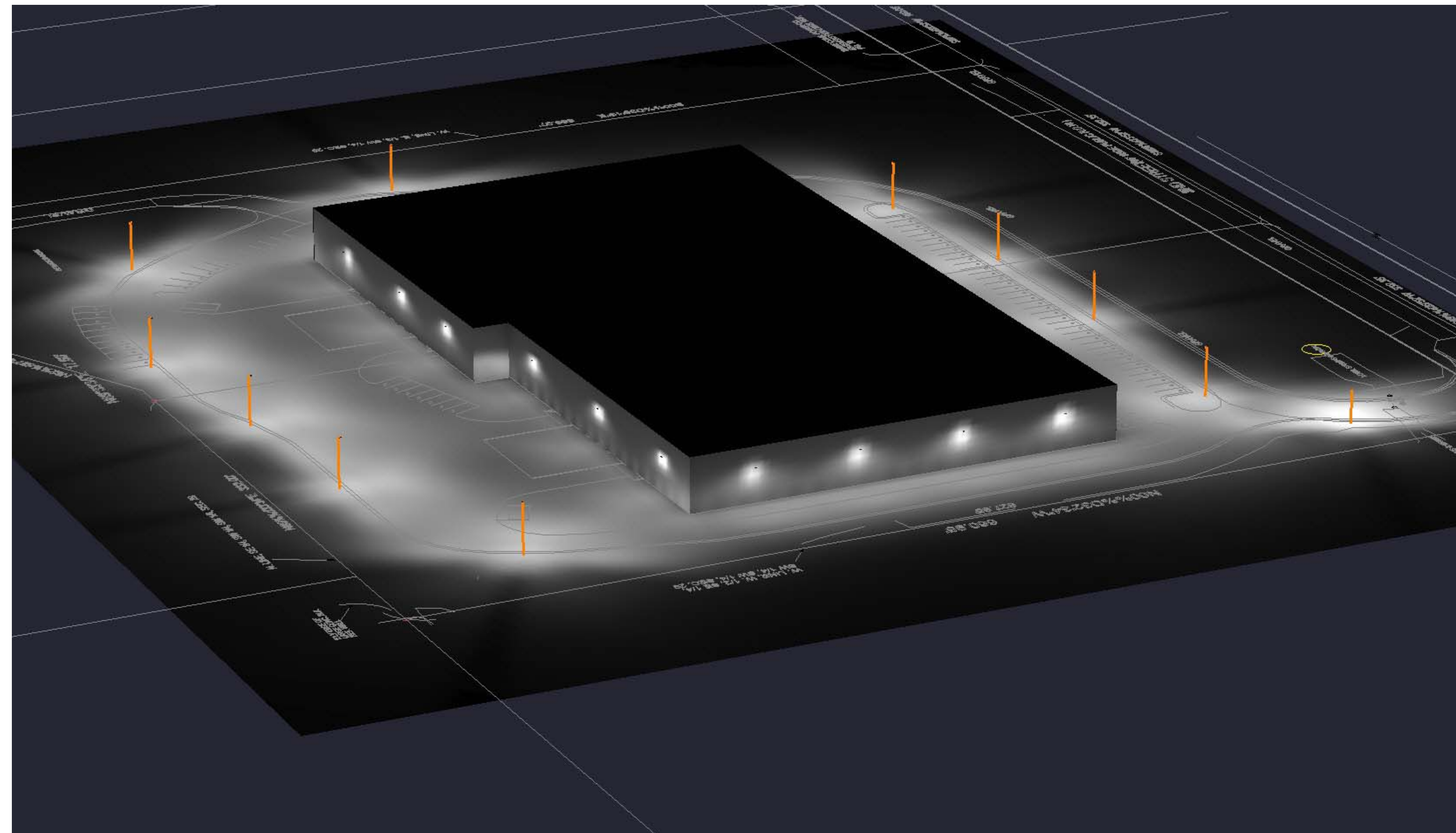
SYMBOL	QTY	LABEL	ARRANGMENT	LLF	[MANUFAC]	DESCRIPTION	MNT HEIGHT	MNT TYPE	TLT WATTS	LUMENS
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	2	WP1	Single	0.921	COOPER - LUMARK	XTOR1B	9	WALL	24.4	1418
	8	WP3	Single	0.921	COOPER - LUMARK	PRV-P-PA1A-740-U-T3	20	WALL	245.6	4443
	6	WP4	Single	0.921	COOPER - LUMARK	PRV-P-PA1A-730-U-T4W	20	WALL	184.2	3960

Calculation Summary

Scenario: GEN

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVE PARKING	Illuminance	Fc	1.34	5.7	0.5	2.68	11.40
LIGHT TRESPASS	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.

NOTES:
- CALC AT GRADE



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

PHOTOMETRIC EVALUATION
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DESIGNED FOR:



52ND ST PARCEL
ADDRESS

SALES

B LOCK

DATE

9.13.2023

DESIGNER

JEN YONKERS

REVISIONS

DATE	NAME
4172024	HARMON
5282024	HARMON

SHEET

2

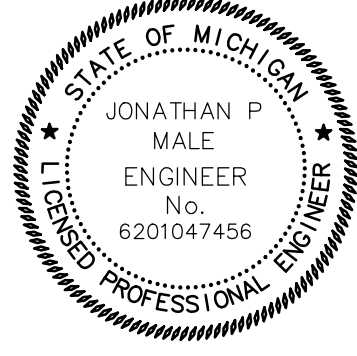
SCHEDULES

SCALE: NTS



LOCATION MAP

NOT TO SCALE



06/11/24 REV PER LAKESHORE ENVIRONMENTAL (mk)
04/30/24 REV PER LAKESHORE ENVIRONMENTAL (mk)

Sheet 1 of 6 Approved by: JFM
Date: 04/22/24 File No: 191068E

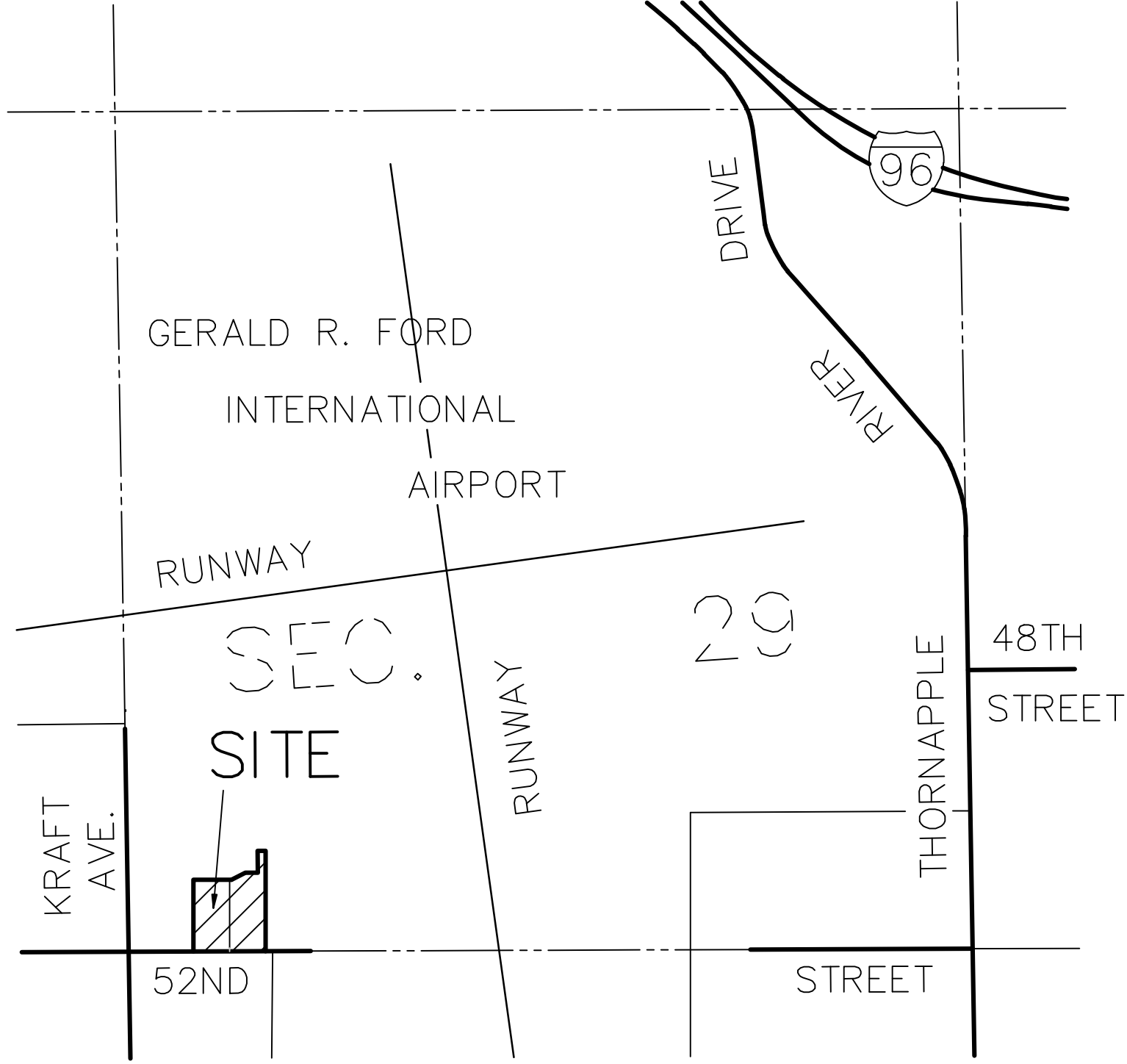
E.G.L.E. PERMIT DRAWING—LOCATION MAP

For: 5725 52ND STREET

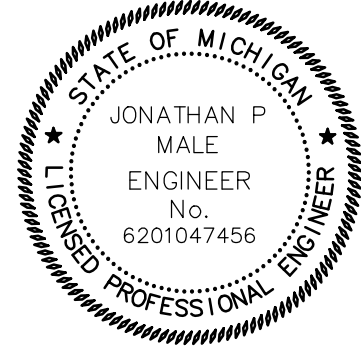
In: PART OF SECTION 29, T6N, R10W,
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

exxel engineering inc.

5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI. 49509
PHONE (616) 531-3660



SITE LOCATION MAP
NOT TO SCALE



06/11/24 REV PER LAKESHORE ENVIRONMENTAL (mk)
04/30/24 REV PER LAKESHORE ENVIRONMENTAL (mk)

Sheet 2 of 6 Approved by: JFM
Date: 04/22/24 File No: 191068E

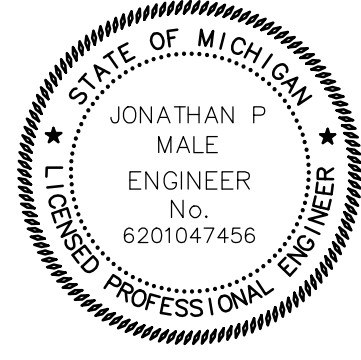
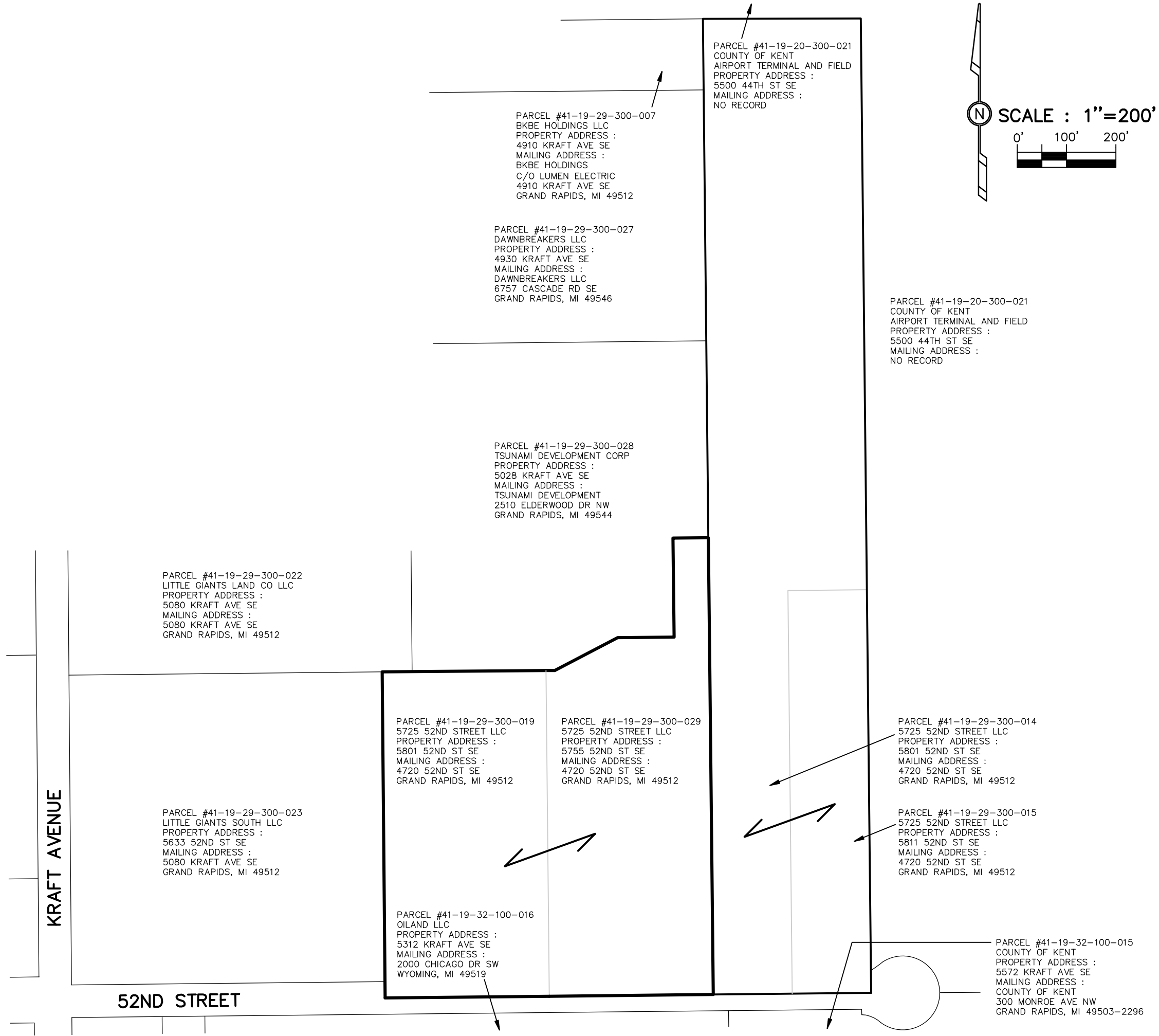
E.G.L.E. PERMIT DRAWING—SITE LOCATION MAP

For: 5725 52ND STREET

In: PART OF SECTION 29, T6N, R10W,
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

exel engineering inc.

5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI. 49509
PHONE (616) 531-3660



06/11/24 REV PER LAKESHORE ENVIRONMENTAL (mk)
04/30/24 REV PER LAKESHORE ENVIRONMENTAL (mk)

Sheet 3 of 6 Approved by: JFM
Date: 04/22/24 File No: 191068E

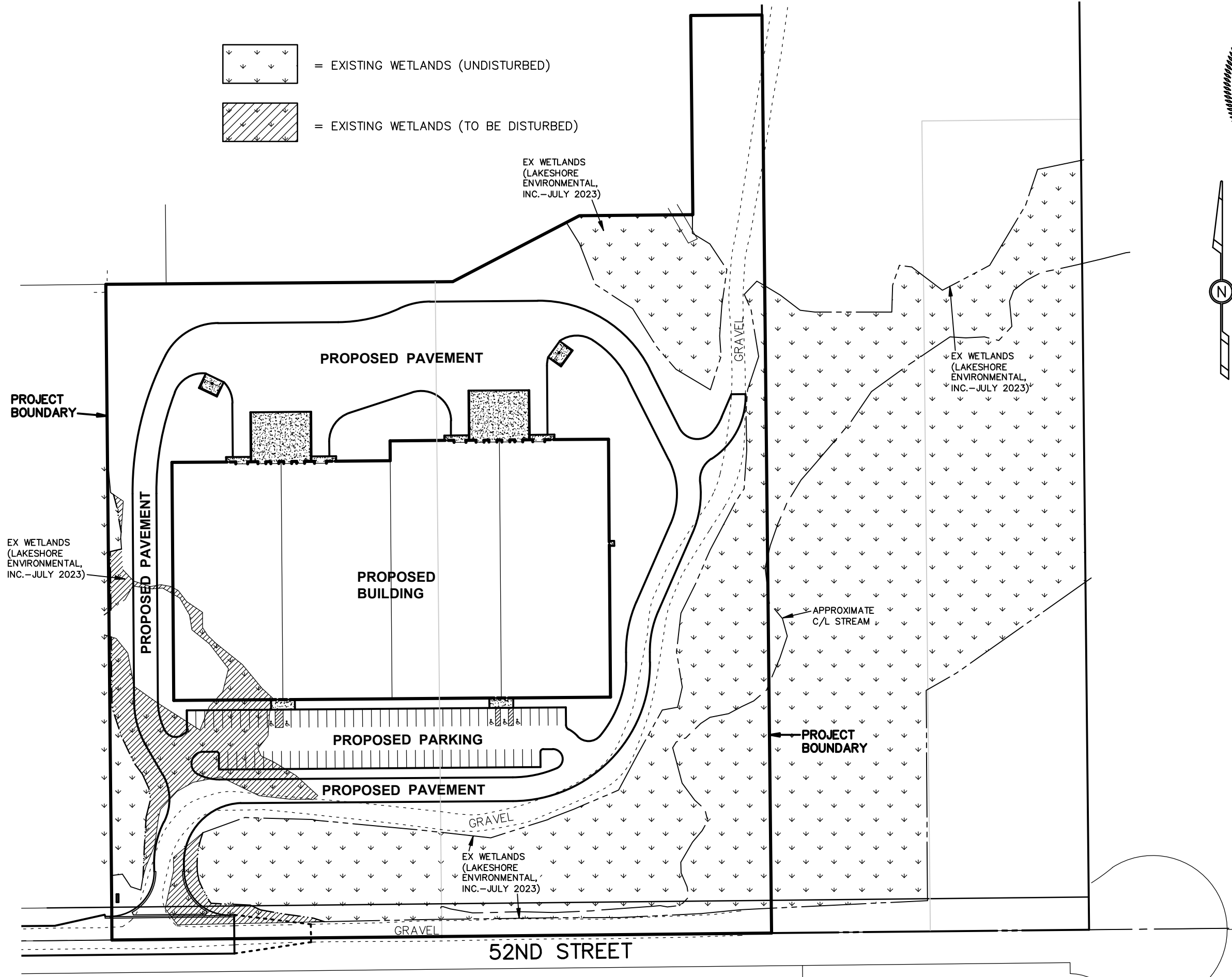
exxel engineering inc.

5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI. 49509
PHONE (616) 531-3660

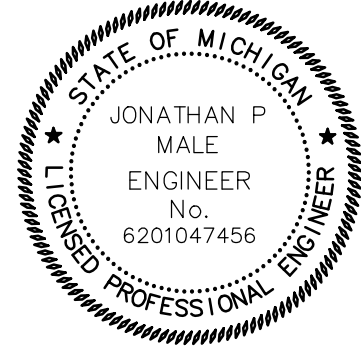
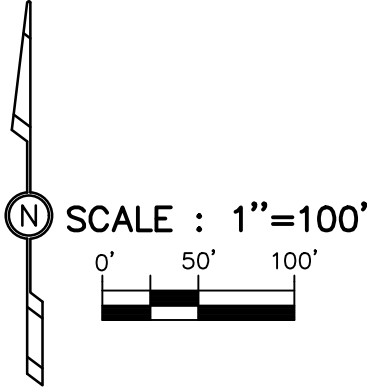
E.G.L.E. PERMIT DRAWING—VICINITY MAP

For: 5725 52ND STREET
In: PART OF SECTION 29, T6N, R10W,
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

P:\Projects\2019\191068\Drawings\191068-2024-EGLE.dwg, EGLE-4, 6/12/2024 3:14:46 PM, mknittie



 = EXISTING WETLANDS (UNDISTURBED)
 = EXISTING WETLANDS (TO BE DISTURBED)



06/11/24 REV PER LAKESHORE ENVIRONMENTAL (mk)
 04/30/24 REV PER LAKESHORE ENVIRONMENTAL (mk)

Sheet 4 of 6
 Date: 04/22/24
 Approved by: JFM
 File No: 191068E

exel engineering inc.

5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI. 49509
 PHONE (616) 531-3660

E.G.L.E. PERMIT DRAWING—OVERALL SITE

For: 5725 52ND STREET
 In: PART OF SECTION 29, T6N, R10W,
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

WETLAND IMPACT SUMMARY :

	AVERAGE LENGTH	AVERAGE WIDTH	AVERAGE DEPTH	VOLUME
PARKING	60'	70'	3'	472 CYDS (FILL)
BUILDING	160'	20'	3'	355 CYDS (FILL)
DRIVEWAY / STREET	145'	80'	1.5'	643 CYDS (FILL)
STORM SEWER OUTLETS (3)	30'	6'	1'	21 CYDS (CUT)
DITCH	210'	3'	1'	24 CYDS (CUT)
TOTAL				1470 CYDS (FILL)

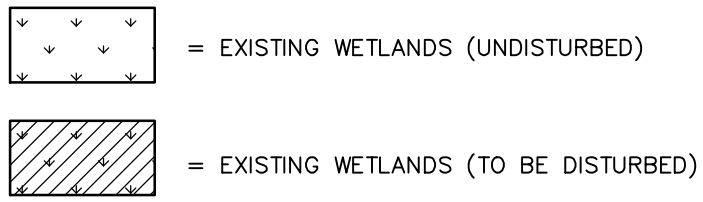
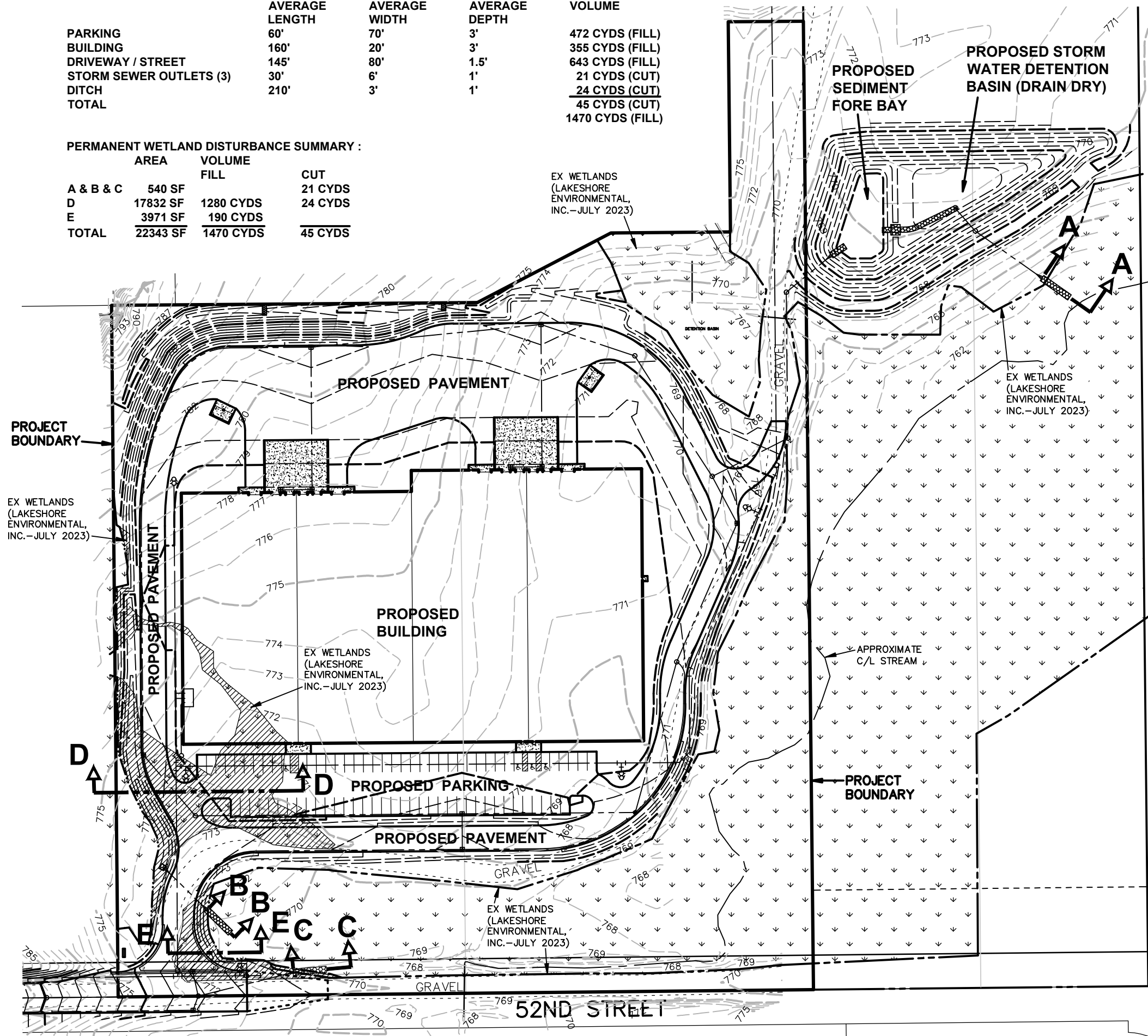
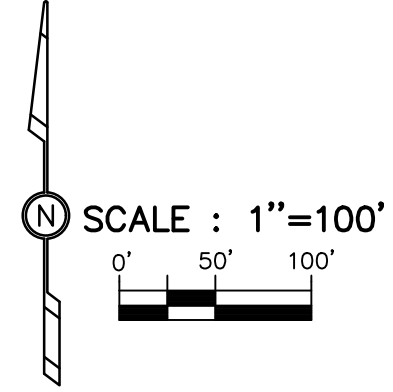
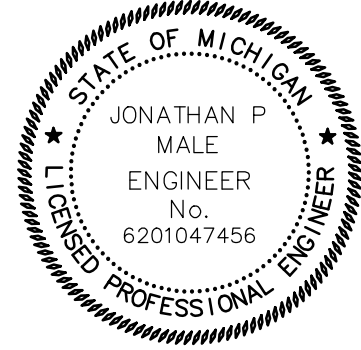
PERMANENT WETLAND DISTURBANCE SUMMARY :

	AREA	VOLUME FILL	CUT
A & B & C	540 SF		21 CYDS
D	17832 SF	1280 CYDS	24 CYDS
E	3971 SF	190 CYDS	
TOTAL	22343 SF	1470 CYDS	45 CYDS

EX WETLANDS (LAKESHORE ENVIRONMENTAL, INC.-JULY 2023)

PROPOSED STORM WATER DETENTION BASIN (DRAIN DRY)

PROPOSED SEDIMENT FORE BAY



06/11/24 REV PER LAKESHORE ENVIRONMENTAL (mk)
04/30/24 REV PER LAKESHORE ENVIRONMENTAL (mk)

Sheet 5 of 6
Date: 04/22/24
Approved by: JPM
File No: 191068E

exel engineering inc.

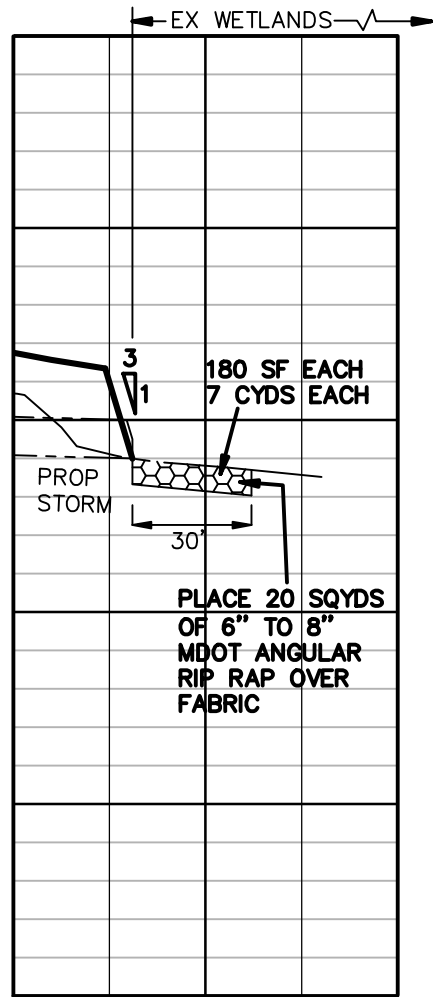
5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI. 49509
PHONE (616) 531-3660

E.G.L.E. PERMIT DRAWING-PLAN VIEW

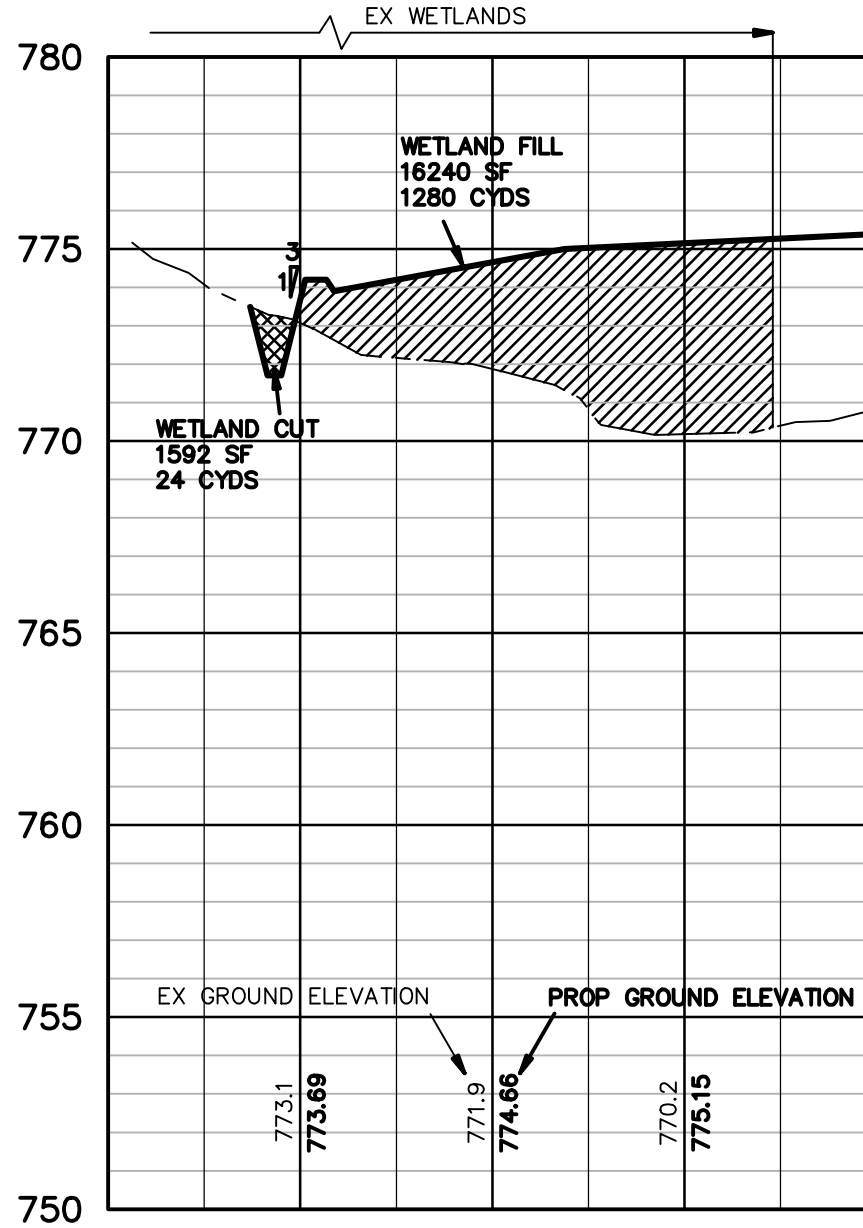
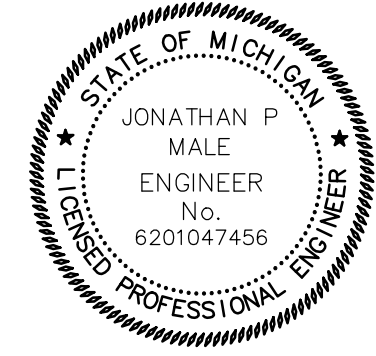
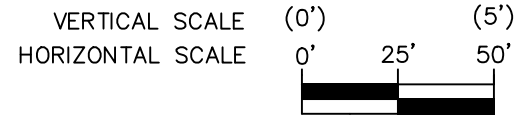
For: 5725 52ND STREET
In: PART OF SECTION 29, T6N, R10W,
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

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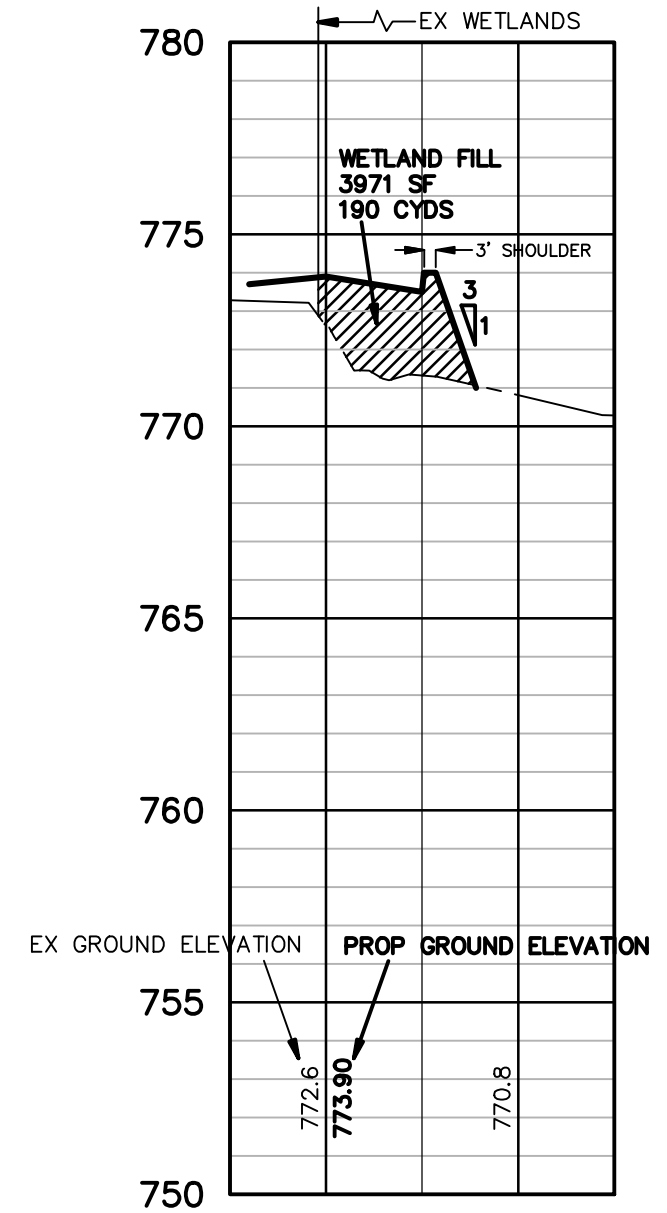
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CROSS SECTION A-A
CROSS SECTION B-B
CROSS SECTION C-C



CROSS SECTION D-D



CROSS SECTION E-E

06/11/24 REV PER LAKESHORE ENVIRONMENTAL (mk)
 04/30/24 REV PER LAKESHORE ENVIRONMENTAL (mk)

Sheet 6 of 6 Approved by: JFM
 Date: 04/22/24 File No: 191068E

exel engineering inc.

5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI. 49509
 PHONE (616) 531-3660

E.G.L.E. PERMIT DRAWING—CROSS SECTIONS

For: 5725 52ND STREET
 In: PART OF SECTION 29, T6N, R10W,
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

From: [Christensen, Elliott \(EGLE\)](#)
To: [Matthew Allen](#)
Subject: RE: 5725 52nd St LLC - Proposed Restoration and Project Plan (HQ3-ODK0-K7SB4)
Date: Friday, June 21, 2024 10:42:47 AM
Attachments: [image001.png](#)
[image012.png](#)

Matt,

After internal discussion, we have determined that 100 3" dbh trees per acre (61 trees for 0.61 acres of impact) is sufficient for this site. These trees shall include 3 native wetland species. The restoration area you proposed is sufficient and the numbered restoration steps you referenced below on June 10 shall be followed. Upon planting completion, submit photos to MiEnviro and email them to me and we will move forward with this permit application.

Elliott Christensen
Enironmental Quality Analyst
Department of Environment, Great Lakes, and Energy (EGLE)
616-333-9221 | www.Michigan.gov/EGLE

If you need this information in an alternate format, contact EGLE-Accessibility@michigan.gov or call 800-662-9278.
This email and its contents are subject to the Freedom of Information Act and may be released to the public.

From: Matthew Allen <matthewa@my-lei.com>
Sent: Tuesday, June 11, 2024 2:03 PM
To: Christensen, Elliott (EGLE) <ChristensenE@michigan.gov>
Subject: RE: 5725 52nd St LLC - Proposed Restoration and Project Plan (HQ3-ODK0-K7SB4)

CAUTION: This is an External email. Please send suspicious emails to abuse@michigan.gov

Elliott –

Running the numbers on the requirements below (i.e., 183 trees in a 0.61-ac area), it's really not feasible for all 183 of these to be 3" dbh. In less than a year we'd lose atleast 30% of these and in five I would guess over 75% would be crowded out with 30'+ canopies.

Can we adjust the definition of trees in the previous to be trees and/or shrubs? The client is interested in planting a resilient habitat here that won't drown and die in the coming years.

Thanks,

Matt Allen
Lakeshore Environmental, Inc.
DIRECT 616-414-9578 | OFFICE 616-844-5050 | CELL 616-826-2553

From: Matthew Allen
Sent: Monday, June 10, 2024 3:50 PM
To: ChristensenE@Michigan.gov
Subject: 5725 52nd St LLC - Proposed Restoration and Project Plan (HQ3-ODK0-K7SB4)

Elliott –

For the 52nd St JPA (HQ3-ODK0-K7SB4), I've attached a KMZ file and screenshot below of the acreage for proposed restoration. This portion of the property is what was said to have been forested and/or scrub shrub in previous discussions. The area is a combined 0.61-acres. In total, this proposed project intends to mitigate for and/or restore 1.5-acres (0.89 wetland credits; 0.61 forested restoration below).

As discussed, EGLE plans to keep this permit application on hold until restoration of this 0.61-acre area, to the following specs with no required monitoring, is completed.

1. Three hundred (300) individual, free-to-grow trees per acre (i.e., 183 trees for 0.61-acres)
2. Move existing habitat structures currently east of the driveway entrance to this area to any of the following specs:
 - a. Tree stumps laid horizontally within the wetland area.
 - b. Logs laid horizontally within the wetland area.
 - c. Whole trees laid horizontally within the wetland area
 - d. Snags, which include whole trees left standing that are dead or dying, or live trees that will be flooded and die, or whole trees installed upright into the wetland.
3. Photographs of completed planting and restoration

Upon receipt of photograph evidence that this work has been completed, EGLE will continue with the approval of the proposed project and associated impact (HQ3-ODK0-K7SB4). Please provide written (email is OK) confirmation that the attached area and previous statements will suffice for acquisition of the proposed permit (HQ3-ODK0-K7SB4).



We appreciate the opportunity to work with you on these matters and look forward to hearing from you – call or email with any questions. Thanks,

Matt Allen, M.S.

Environmental Project Scientist | Project Manager



Improving the Environment – Strengthening Communities since 1993

[803 Verhoeks Street | Grand Haven, MI 49417](#)

DIRECT 616-414-9578 | OFFICE 616-844-5050 | CELL 616-826-2553

matthewa@my-lei.com | [LinkedIn](#) | www.my-lei.com

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Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

Date June 26, 2024
To Andrea Hendrick
From Aric Thorne, PE
Subject Site Plan Review: 5725 & 5755 52nd St SE

I have reviewed the stormwater site plan for D.J. Vandersilk at 5725 and 5755 52nd St SE. **The current site plan and basis of this review are dated June 20, 2024.** The applicant is proposing the construction of a warehouse building, driveway, perimeter access route, and parking facilities.

Stormwater and Drainage

The proposed project is being reviewed under the 2022 Stormwater Ordinance and the criteria in the Stormwater Standards Manual revised March 2021.

The applicant proposes a 110,000-square-foot warehouse building and adjacent facilities for access and parking. Building improvements are situated over existing parcels 41-19-29-300-019 and 41-19-29-300-029. A detention basin and its controlled release extends within a proposed easement over neighboring parcels 41-19-29-300-014 and 41-19-29-300-015. The entirety of the site is currently undeveloped with the exception of an unimproved gated access road. Wetlands as identified by the National Wetlands Inventory (NWI) and Michigan Resource Inventory System (MIRIS) are located on-site and within the influence of proposed improvements. A wetland delineation report is provided.

A detention basin is to be utilized for stormwater control. A private storm sewer system including roof drains, 6- to 18-inch diameter underdrains, and up to 24-inch diameter stormwater main is proposed for on-site runoff conveyance.

Flood Control

Flood control is provided by the proposed detention basin. The project site is located in Flood Zone 2, requiring capacity for the 25-year storm event with a maximum release rate of 0.13-cubic feet per second per acre. The majority of storm runoff is to be captured by catch basins located throughout the site in impervious area. Catch basins are connected by 6- to 18-inch diameter underdrain and ultimately outlet to the detention basin by 24-inch diameter stormwater main. The detention basin is sized to exceed the minimum 118,724-cubic foot capacity.

The subcatchment areas encompassing the proposed improvements and “future industrial” total 12.10-acres. “Future industrial” is the majority portion of the rear of parcel 41-19-29-300-014 (4.75-acres). Improvements in this area, building or otherwise, are not specified in this

application. 3.75-acres of the area is denoted impervious and the remainder 1.00-acres, "open space." Total impervious area (including "future industrial") is given as 8.75-acres of the 12.10-acres. The LGROW spreadsheet is included in the application. Soil boring logs are provided.

Water Quality and Channel Protection

The proposed detention basin meets the required minimum storage capacity per water quality (33,189-cubic feet) and channel protection (54,427-cubic feet). Extended detention (0.42-cubic feet per second) is included to accommodate soils with poor infiltration on-site. Pretreatment is performed by a sediment forebay in the detention basin in exceedance of the required minimum 15-percent of total water quality volume (4,978-cubic feet). Riprap is provided at the storm sewer inlet to the sediment forebay and at the release point from the detention basin for energy dissipation.

Drainage Plan

The applicant indicates direction of flows throughout the site on the plan. Primary and secondary emergency spillways are included in stormwater calculations. Locations and section details are provided on the plan, including the top of berm elevation. Riprap over fabric is specified to protect the outfall; as well, a 10-foot wide check dam is included over a low flow channel within the detention basin preceding it.

A maintenance agreement and a long-term maintenance plan are required before construction begins. The maintenance agreement and plan should include at a minimum the cleaning of the leaching basin sump and sediment and debris removal from the outlet into the retention basin.

Utilities and General Comments

Service connections to public water and sanitary mains are included on the plan. The sanitary main is extended by means of a pump station on-site. The City of Grand Rapids should review and provide approval. A single driveway provides vehicular access from 52nd Street SE. The applicant is responsible for obtaining permit from Kent County Road Commission (KCRC) to complete improvements to the driveway and those on 52nd St SE. Corresponding additional plans are called out on the plan. I have not been provided these for review and refrain from comment here.

Soil Erosion and Sedimentation Control

The applicant provided a Soil Erosion and Sedimentation Control (SESC) plan. KCRC must review and issue an SESC permit before construction may begin. Measures and/or details included on the plan include silt fence, inlet fabric drops, stone check dams, topsoil and seed, erosion control blanket, and construction access road with a callout for the contractor to sweep any tracking on public streets. KCRC may require additional measures beyond what are shown.

Summary

The proposed stormwater management design meets the Township Stormwater Ordinance requirements for the site location. I recommend approval from an engineering point of view.

Let me know if you have any questions or concerns.

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, July 15, 2024
7:00 PM**

ARTICLE 10.

Case #24-3843 - Public Hearing

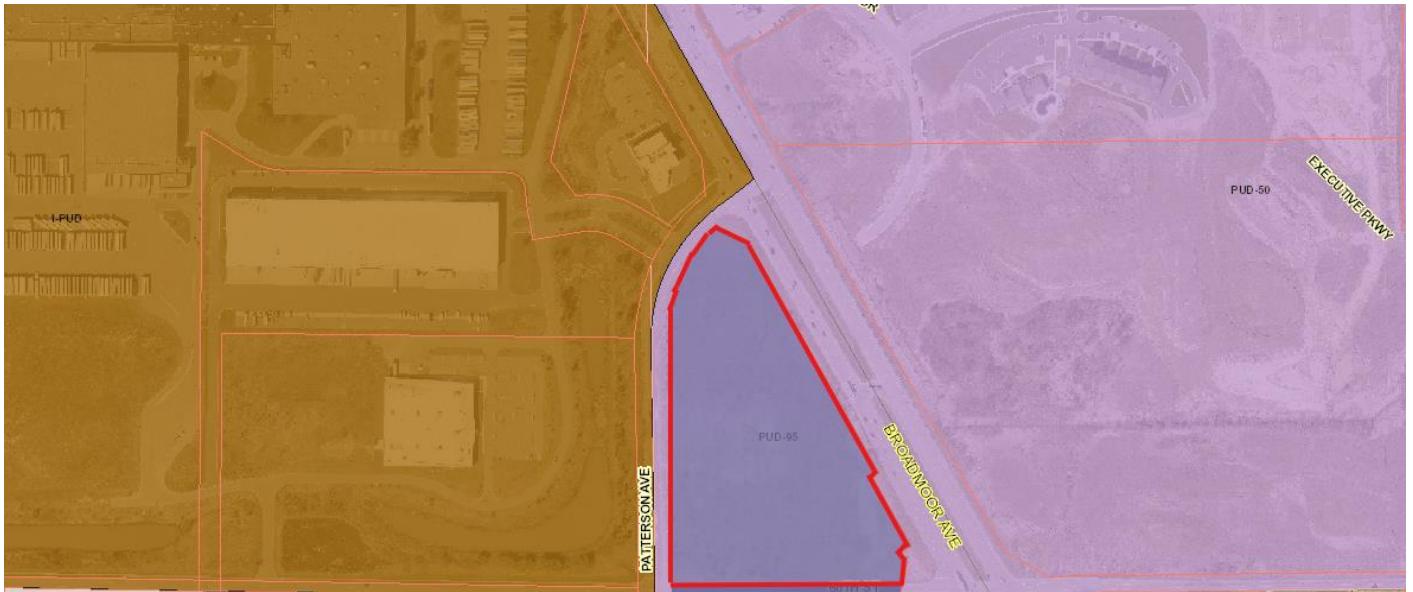
Applicant: QuikTrip

Property Address: 5905 Broadmoor Ave SE

Parcel Number: 41-19-31-352-006

Requested Action: Special Use Permit for the expansion of an accessory building that exceeds 832 sf.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 24-3843
REPORT DATE: June 9, 2024
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 15, 2024
PREPARED BY: Andrea Hendrick, Planning Director

APPLICATION SUMMARY:

APPLICANT: Robert Sweet for Quik Trip

ADDRESS: 5905 Broadmoor Avenue S.E. Grand Rapids, MI 49512

PARCEL NUMBER: 41-19-31-352-006

REQUESTED ACTION: Public Hearing - Preliminary Plan Review for an amendment to PUD-95

REQUIREMENTS: Cascade Charter Township Zoning Ordinance
Section 3 Definitions – Automobile Service Stations
Section 16.05(4) Preliminary Development Plan
PUD 95- 5905 Broadmoor
Section VII. Uses Permitted By Special Use

EXISTING ZONING OF SUBJECT PARCEL(S): PUD-95

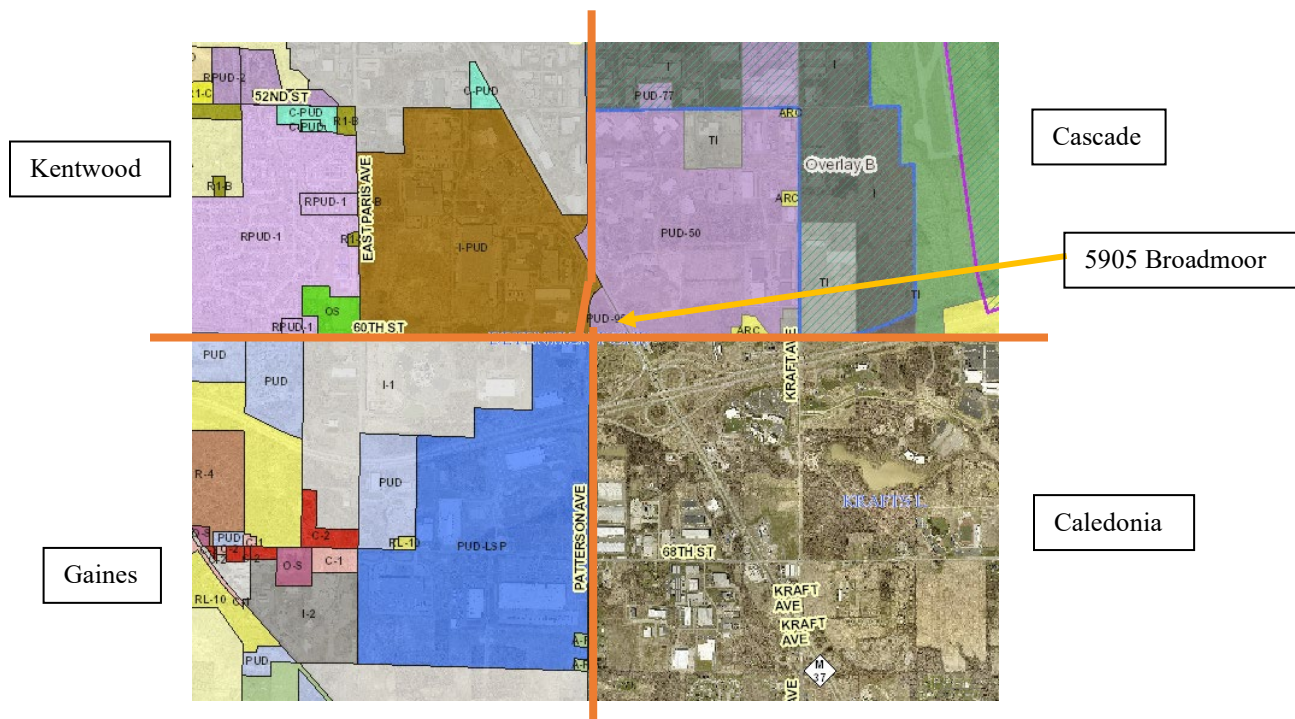
GENERAL LOCATION: The subject property is the very southwest corner of the Township, on the north side of 60th Street, between Patterson Ave and Broadmoor Avenue.

PARCEL SIZE: Approximately 11.4 acres

EXISTING LAND USE: Vacant

ADJACENT PROPERTIES: N: Industrial PUD (Kentwood) Bank & PUD-50 - Gas Station
W: Industrial PUD Manufacturing/Warehouse (Kentwood)
S: Highway Commercial (Caledonia Township) – Vacant
E: PUD-50 – Garden Apartments & Proposed Commercial

PROPERTY HISTORY



The subject property has been a vacant wooded lot with a county drain flowing through the southeast corner for decades. The planning for the site has had more history than actual site development.

- 1991: Formation of the Four Corners Planning Alliance – Kentwood, Caledonia, Gaines and Cascade Township representatives for joint Planning Purposes. The subject property is in the middle of the study area.
- 1998: Subject Property Zoned for Industrial but a rezoned to Mixed Use was recommended.
- May 2013: Four Corners Profile Update - The study evaluated a 1998 plan and notes that the area is zoned industrial but is proposed to change to a mixed-use office district surrounding M-6/M-37 interchange. It is noted that the development of Davenport University created a notable change for the future land use of the area. The study also mentions more than once that commercial development here may be incompatible with heavy truck traffic.
Future Land Use recommendations – Commercial or Mixed Use
- March 2015: Four Corners Planning Alliance
- July 20, 2015: Township Initiated Rezoning to PUD-95
The goal of the rezoning to a Planned Unit Development was to encourage development of mixed-use office, restaurant, and recreational uses where Industrial zoning previously existed. The change spurred from the Township’s ‘Annual Work Plan’.

August 2015: Case #15-3232 was brought to the Township Board for adoption of PUD-95. This was likely initiated because of the group's evaluation of this area. A memorandum from March 2015 shows the possibilities for rezoning this. Options presented I, TI, ES, PUD, B2, New Zoning District, O

2017: Four Corners Planning Alliance dissolved and replaced by the Sub-regional planning efforts of Grand Valley Metro Council

2018: Additionally, MKSK, a Planning & Urban Design firm created a transportation plan that shows increased non-motorized infrastructure and safe streetscape proposals. For this property, the maps show sidewalk extensions along 60th and Broadmoor. This plan should be considered during the Site Plan Review process.

PROPOSED USE

The applicant is proposing a truck stop owned by QuikTrip. The use is indicated to be a convenience store with fueling facilities. The applicant has indicated that their stores are designed to be easily maneuverable for trucks and convenient for cars. The proposed developed area on the site is approximately 8 acres.

Specifically, the proposal is to construct:

- an 8,300+/- square foot convenience store made of brick and stone with multiple entrances.
- a 7,200+/- square foot automobile fueling canopy.
- a 3,700+/- square foot diesel fueling canopy.
- 78 parking spaces (including 10 oversized spaces).
- Two access drives (with future cross connection).

While this full site plan is not under review for this hearing, it should be noted that the scale of this development is very intense. The Planning Commission may place maximum size of developable area, if they find that an Automobile Service Station is appropriate use. Below is a list of gas stations located in the surrounding area along with the lot area in acres for Planning Commission comparison. Staff finds that a reduction in acres devoted to the proposed use would be appropriate.

Location	Address	Acres
Cascade Citgo	6820 Cascade Rd SE, Grand Rapids, MI 49546	0.52
Citgo 28th	5189 28th St SE, Grand Rapids, MI 49512	0.81
Meijer - 28th	5531 28th St SE, Grand Rapids, MI 49512	3.59
Circle K	6851 Broadmoor Ave SE, Caledonia, MI 49316	5.4
Marathon Gas	6773 Broadmoor Ave SE, Caledonia, MI 49316	1.64
Meijer - Broadmoor	6700 Broadmoor Ave SE, Caledonia, MI 49316	5.84
Mobil	4919 Town Center Dr SE, Grand Rapids, MI 49512	1.39

PUD-95

The permitted uses for 5905 Broadmoor are outlined in Section IV of Ordinance #3 of 2015 (included in your packet). This proposed use is not outlined in the planned unit development as a use that is permitted by right or by Special Use Permit. It is therefore interpreted that this use is

not permitted on the subject property. The applicant is requesting an amendment to the planned unit development to allow for an Automobile Service Stations.

SECTION 16.05

Chapter 16 speaks in detail about the process for creating a Planning Unit Development, however, it does not address the process for PUD amendments. Considering the proposal is a new use paired with an entirely new development, the provided plan will allow the Planning Commission to consider the use and then, at a high level, provide the applicant with feedback as to the associated documentation that will be required for the Final Development Plan in accordance with Section 16.05(7) of the Ordinance. The full site plan will then come back to the Planning Commission with all required design documents and an amended Ordinance for a recommendation of the Planning Commission prior to going to the Township Board for final approval.

7. Preliminary Development Plan - Planning Commission Review of Ordinance and Decision.

The Planning Commission shall recommend approval, approval with conditions, or denial of the preliminary development plan and proposed planned unit development ordinance. The effect of the approval, or approval with conditions, shall be to authorize the concept embodied in the preliminary development plan, subject to submission, review and approval of a final development plan as provided below. In reviewing the preliminary development plan and proposed planned unit development ordinance, the Planning Commission shall make a finding and determination with respect to compliance with the PUD regulations set forth in Sections 16.03 and 16.04 of this Chapter, and generally review and determine whether the basic concept of the proposal is consistent with the intent and spirit of this Chapter. Inasmuch as the specific details of a project plan are at the very essence of the concept of Planned Unit Development, approval of the preliminary development plan shall not constitute a final approval, and preliminary development plan approval shall be subject to review and approval of the final development plan as further provided for in this Chapter.

Section 16.05(4) j.

In the event the property on which the project is to be situated consists of three (3) or more acres, the Township Planning Commission may require one or more of the following as part of the Planned Unit Development submission:

- 1) Evidence of market need for the use(s) and economic feasibility of the project.**
- 2) A community impact statement.**
- 3) A traffic impact statement.**
- 4) An environmental impact statement.
- 5) A fiscal impact assessment.

When the Planning Commission is reviewing Planned Unit Developments over 3 acres, additional requirements can be requested of the applicant. The Planning Commission has the discretion to require any of the items above. While all may not be necessary, Planning Staff recommends requiring the applicant to provide a community impact statement and a traffic impact for the proposed use.

MASTER PLAN CONSIDERATIONS

The 2024 Future Land Use Map designates this area as **Southwest Mixed Use**.

“The Southwest Mixed Use area is located in the southwestern corner of the Township. This area is unique in that it borders several adjacent municipalities, the City of Kentwood, Gaines Township, and Caledonia Township. This area is generally industrial in nature but is planned to accommodate mixed uses. This area likely experiences heavier truck traffic and general vehicular traffic during peak hours, as it is a location for places of employment in the area.”

The proposed use seems appropriate and harmonious with uses outlined in the FLU considering that this type of gas station would be typical for an industrial or a commercial mixed use area situated between a highway and an Industrial Zone District.

MDOT AND KCRC MEETING

On May 30th, 2024, the applicant arranged a meeting with the Michigan Department of Transportation (MDOT), Kent County Road Commission (KCRC), and the Township. At this meeting Staff learned that MDOT is beginning significant construction of Broadmoor in the fall with a proposed completion in Spring of 2025. There are also planned upgrades for Patterson to the west of the proposed development.

The applicant has requested design plans for these upgrades so the proposed development can integrate the road design into the next iteration of plans. This will be submitted to the Planning Department and reviewed as part of the Final Development Plan

NEIGHBOR COMMENTS

After receiving the notice sent by the Township, a representative from Corewell Health requested a digital copy of the submitted plans. They own the parcel to the south and intend to develop it in the future. The email is included. If further comments are submitted, Staff will provide them to Planning Commission. Staff recommends coordination between the property owners, where possible.

CONSIDERATIONS

The applicant has provided the Planning Commission with the use and general layout of the proposed building and site. The purpose of this hearing is to determine if the concept of the proposal is appropriate for this location. If it is determined that this is an appropriate use, the applicant will submit a full Site Plan for review.

Planning Commission Determinations

The CCT Zoning Ordinance gives the Planning Commission authority to deliberate and determine the following:

- Is an Automobile Service Stations appropriate at this location?
- Are there scale limitations that should be set on the use within the PUD?
- Should any of the supplementary documents listed in Section 16.05(4) j. be provided by the applicant?

RECOMMENDATION

If the Planning Commission finds that the use is appropriate for this location, the Planning Commission directs staff to revise PUD-95 Ordinance accordingly.

Staff Recommends the Planning Commission APPROVE Case #24-3843 Preliminary Development Plan for an amendment to PUD-95 to add Automobile Service Station as an allowed use and direct staff to draft amendment to PUD-95 to add Automobile Service Station as an allowed use by Special Use with the following conditions:

1. The applicant submits a full Site Plan for review with all the requirements of Section 21.05 of the Cascade Charter Zoning Ordinance.
2. Evidence of the market need for this use and economic feasibility of this project
3. The applicant provides a Community Impact Statement demonstrating how the proposed business provides a positive and demonstrable benefit to the adjacent land uses and Cascade Township as a whole.
4. A traffic impact statement.
5. The Automobile Service Station should be limited to the north [**5 acres**] of the PUD.

ATTACHMENTS

1. Application
2. Project Narrative
3. July 20, 2015, Meeting Minutes
4. PUD 95 -5905 Broadmoor
5. Site Plans
6. Elevations
7. Corewell Health Email



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: _____

Address: _____

City & Zip Code _____

Telephone: _____

Email Address: _____

OWNER: * (If different from Applicant)

Name: _____

Address: _____

City & Zip Code: _____

Telephone: _____

Email Address: _____

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)	
<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. – Rezoning *
<input type="checkbox"/> P.U.D. – Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance 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:**

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

PART SWFRL 1/4 COM 978.24 FT N 89D 11M 51S E ALONG S SEC LINE & 468.37 FT N 29D 35M 26S W & 127.95 FT S 60D 24M 34S W FROM SW COR OF SEC TH N 60D
OF SEC TH N 60D 24M 34S E TO A PT 105 FT SWLY /MEAS PERP TO/ FROM RELOCATED CL OF BROADMOOR AVE /STL M37/ TH NWLY PAR WITH SD
CL TO A PT 716.30 FT N 89D 12M 01S E & 187.55 FT N 12D 44M 16S E & 968.07 FT N 29D 35M 26S W FROM SW COR OF SEC TH S 64D 33M 06S E 78.53 FT TH N
29D 35M 26S W TO SELY LNPATTERSON AVE RELOCATED /100 FT WIDE/ TH SWLY & SLY ALONG SELY LINE OF SD AVE TO S SEC LINE TH E ALONG S SEC LINE TO A PT 716.30 FT N 89D 12M 01S
E ALONG S SEC LINE FROM SW COR OF SEC TH N 12D 44M 16S E TO A LINE BEARING S 29D 35M 26S E FROM BEG TH N 29D 35M 26S W TO BEG * SEC 31 T6N R10W 14.42 A.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -31-352-006

ADDRESS OF PROPERTY: 5905 Broadmoor Avenue SE (M-37)

PRESENT USE OF THE PROPERTY: Vacant

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

Name(s)	Address(es)
<u>QuikTrip (Prospective Property Purchaser)</u>	<u>4705 S. 129th E Avenue, Tulsa, Oklahoma 74134</u>
<u> </u>	<u> </u>

SIGNATURES

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

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

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

Robert Sweet - Agent QuikTrip
Applicant – Print or Type Name

*

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


Applicant’s Signature & Date 5-16-24

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

LEGAL DESCRIPTION OF PROPERTY:**

PART SWFRL 1/4 COM 978.24 FT N 89D 11M 51S E ALONG S SEC LINE & 468.37 FT N 29D 35M 26S W & 127.95 FT S 60D 24M 34S W FROM SW COR OF SEC TH N 60D
OF SEC TH N 60D 24M 34S E TO A PT 105 FT SWLY /MEAS PERP TO/ FROM RELOCATED CL OF BROADMOOR AVE /STL M37/ TH NWLY PAR WITH SD
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(**Use Attachments if Necessary)

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ADDRESS OF PROPERTY: 5905 Broadmoor Avenue SE (M-37)

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

Name(s)	Address(es)
<u>QuikTrip (Prospective Property Purchaser)</u>	<u>4705 S. 129th E Avenue, Tulsa, Oklahoma 74134</u>
<u> </u>	<u> </u>

SIGNATURES

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

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

William Azkoul as Trustess

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

William A. Azkoul, Trustee

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

QuikTrip Corporation

Applicant – Print or Type Name

Applicant’s Signature & Date

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

May 16, 2024

Ms. Andrea Hendrick
Ms. Madison Smith-Jacoby
Planning Department
Cascade Charter Township
5920 Tahoe Drive SE
Grand Rapids, Michigan 49546

Via Overnight Delivery & Email

RE: QuikTrip #7419 – Concept Plan Review of a PUD Amendment

Andrea and Madison,

On behalf of QuikTrip, I am transmitting this letter and the enclosed materials requesting Conceptual Plan Review of a PUD Amendment for the property at 5905 Broadmoor Avenue SE. QuikTrip has a contract to purchase the 11.40+/- acre property and proposes to develop the property with convenience store and fueling facility.

The proposed development includes an 8,300+/- square foot convenience store, a 7,200+/- square foot automobile fueling canopy, and a 3,700+/- square foot diesel fueling canopy. The development proposes 78 parking spaces. Access is provided via two driveways and a future cross connection to the remainder of the property to the south. The building will feature brick and stone construction with multiple customer entrances. Signage for the site is proposed as a combination of freestanding and wall signage. Lighting, landscaping, and other development characteristics will be provided.

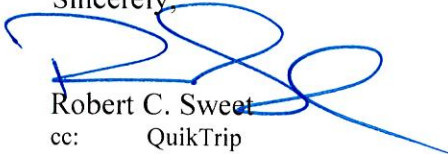
To initiate the concept plan review, I am transmitting the following materials:

- A completed Planning and Zoning Application.
- A Property Owner Authorization Letter.
- A Project Narrative Statement.
- Five (5) reduced (11 x 17) plan sets.
- A check in the amount of \$2,500.00.

Please review the enclosed materials and contact me immediately if additional items are needed. Please note we are working on obtaining owner signatures on the application and should have those soon. We will forward a copy to you upon receipt.

I can be reached via email at rsweet@mcbriedale.com or by telephone at 513.441.7747. We appreciate your assistance with this project. Our team looks forward to presenting this request to the Cascade Township representatives.

Sincerely,



Robert C. Sweet

cc: QuikTrip
File

MDC #5224

Planning • Zoning • Development Services

May 16, 2024

Ms. Andrea Hendrick
Community Planning and Development Director
Cascade Township
5920 Tahoe Drive SE
Grand Rapids, Michigan 49546

RE: Authorization Letter for QuikTrip Development Team

Dear Ms. Hendrick:

QuikTrip has the opportunity to purchase the 11.40+/- acre property at 5905 Broadmoor Avenue SE (M-37) to develop a convenience store and fueling facility. The parcel number is 41-19-31-352-006 and is zoned PUD 95 – 5905 Broadmoor - #3 of 2015 District.

I am authorizing the QuikTrip development team consisting of: QuikTrip representatives and McBride Dale Clarion to obtain the necessary approvals related to the Conceptual Plan Review of a PUD Amendment and associated development permits for the project. We are also granting their team authority to make presentations and participate in required public meetings and hearings associated with requested land use, zoning, and permitting approvals.

Please review and contact me immediately if additional information is necessary. I can be reached at 616-235-5500 or via email at WMAzkoul@gmnp.com.

Thank you for your assistance.

Sincerely,



William N. Trust
Azkoul William N. Trust

cc: QuikTrip
McBride Dale Clarion

QuikTrip #7419
Project Narrative
5905 Broadmoor Avenue SE (M-37)
Cascade Township, Michigan

QuikTrip has an option to purchase the property at 5905 Broadmoor Avenue SE (M-37) and proposes to construct a convenience store and fuel sales facility. The site is approximately 11.40+/- acres and zoned PUD-95 – 5905 Broadmoor - #3 of 2015 District. The subject property is surrounded by PUD-50 – Meadowbrook Business Park to the north and east of the site; “HC” Highway Commercial and “M-37” Overlay Districts to the south (Caledonia Township); and “I-PUD” Industrial Planned Unit Development to the west (City of Kentwood). Our team is requesting a Concept Plan Review of a PUD Amendment.

Project Description

The proposed development consists of a 8,300+/- square foot convenience store, 7,200+/- square foot automobile fueling canopy over eight (8) double-sided dispensers (16 fueling positions), and a 3,700+/- square foot, six-lane diesel fueling canopy. A scale is also proposed with the development. The facility proposes 78 parking spaces – 63 for automobiles and 10 oversized spaces. Access to the site is provided by two (2) driveways; one full movement driveway on Patterson Avenue SE and a limited movement driveway on Broadmoor Avenue SE (M-37). A future cross access driveway is proposed to the southern end of the property.

The proposed convenience store is approximately 16’ tall to the top of the building and approximately 20’ tall to top of the cornice / parapet screen. The building is constructed with bronze stone color brick and incorporates two rows of soldier course brick in midnight color throughout the elevations to define the base, middle, and top of the building. The main entrance to the facility has a pronounced feature that utilizes brick, windows/glazing, granite colored EIFS, and a canopy. The main entrance to the facility is on the eastern building elevation facing Broadmoor Avenue SE (M-37). Additional customer entrances are provided on the north and south elevations of the building. Utility and service entrances are provided on the western elevation of the building. Mechanical units for the convenience store are mounted on the roof and screened from public view. Two (2) flat roofed, metal canopies with ACM panel facias are proposed over the automobile fueling and the truck fueling dispensers. The fueling canopies have a minimum clearance height of 17’ with a 3’ fascia for an overall minimum height of 20’. A dumpster enclosure architecturally consistent with the look of the convenience store building is proposed.

Proposed signage for the development consists of a combination of freestanding signs, attached signage on the building and canopy, and directional signage for the different fueling activities. Please see below:

- Two (2) 8’ tall monument signs are proposed along the Broadmoor Avenue SE (M-37) and Patterson Avenue SE frontages. Square footage of each sign is approximately 54 square feet.
- A 60’ tall pole sign is proposed at the southeast corner of the lot. The proposed sign contains a logo and two digital price panels. Square footage of this sign is approximately 230 square feet.

- Attached Building and Canopy Signage.
- Directional signs at each driveway and for the diesel fueling area.

Landscaping, lighting, and other site improvements will be consistent with the Township regulations, standards approved with the previous PUD, and other County and State agencies.

We have been in discussions with the Michigan Department of Transportation (MDOT) and the Kent County Road Commission (KCRC) to address issues with the proposed driveways and potential improvements to the adjacent roadways. Some improvements, such as turn lanes and some minor widening, are shown along Patterson Avenue SE. Additional improvements will be determined as part of the Traffic Impact Study for the development.

Information on QuikTrip

Since QuikTrip is relatively new to market, we would like to provide some details on the company, how they operate and their values.

At a QuikTrip convenience store, you can expect more than just fuel and convenience. It will be a place for food lovers, offering a full-service kitchen with a diverse menu of freshly prepared, high-quality meals that cater to different tastes and dietary preferences. Whether you're a traveler looking for a refreshing break or someone on the go, the convenience store will also have a wide selection of ready-to-serve items, such as grab-and-go snacks, freshly brewed coffee, and beverages, providing quick and delicious options for your journey or daily routines.

The proposed QuikTrip convenience store will deliver various benefits to the Cascade Township community:

1. **Enhanced Safety:** The proposed development will provide a well-lit, active establishment that deters criminal activities and improves safety. The facility provides 360-degree camera coverage and 24-hour security monitoring team.
2. **Increased Employment Opportunities:** The construction and ongoing operations of the convenience store will create job opportunities for residents, contributing to economic growth and stability, with between 20-25 positions available, and 24-hour operations.
3. **Improved Infrastructure:** The convenience store will be equipped with modern facilities and traffic management solutions, minimizing traffic congestion, and enhancing overall road safety.

QuikTrip is deeply committed to environmental stewardship. As part of the proposal, the convenience store will adhere to all environmental regulations, implement best practices for waste management, and incorporate energy-efficient technologies. The proposed QuikTrip convenience store represents a transformative endeavor that aims to improve undeveloped land in the community. With its focus on convenience, service excellence, and community engagement, the station will elevate the overall quality of life for residents and travelers alike. We enthusiastically submit this narrative, confident that the QuikTrip convenience store will be an invaluable addition to Cascade Township, aligning perfectly with its goals of growth, convenience, and environmental responsibility.

We look forward to discussing the project with Cascade Township.

MINUTES

Cascade Charter Township Planning Commission
Monday, July 20, 2015
7:00 P.M.

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Hammond, Lewis, Mead, Pennington, Rissi, Sperla, Waalkes, Williams
Members Absent: Robinson (Excused)
Others Present: Community Development Director, Steve Peterson, and others listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance to the flag.

ARTICLE 3. Approve the current Agenda.

**Motion by Member Lewis to approve the Agenda. Support by Member Mead.
Motion carried 8-0.**

ARTICLE 4. Approve the Minutes of the May 18, 2015 meeting.

Motion by Member Mead to approve the minutes of the May 18, 2015 meeting as written. Support by Member Rissi. Motion carried 8-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)

No one wished to speak to non-agenda items.

ARTICLE 6. Case #15-3253 Derek Benedict

Public Hearing

Property Address: 3000 Thornhills Avenue SE

Requested Action: The Applicant is requesting to amend PUD #55 to permit 10 single family detached homes.

Director Peterson presented the case. This is a private drive off of the end of Oliver Woods. The Applicant was before the Zoning Board of Appeals recently due to the height of the building. The building is 15.25' which would require a 40' setback and the Applicant was requesting a 10' setback. The Zoning Board compromised with a 20' setback. The sight plan that you have reflects that change. The building is about 1900 sq. ft. There is a slight discrepancy to the plans, as we count the outdoor porch and railing in the total square footage.

They plan to match the style and architecture of the house. Given the size of the home and the size of the lots in the area, the size of the building seemed to fit in and meet our requirements for buildings over 832 sq. ft. I have recommended that you approve their Special Use Permit to have this building as proposed. The one condition is that the building cannot be used for living space or to run a business.

Chairman Pennington asked the Applicant to come forward with comments.

Derek Benedict, 1961 Steketee Woods Lane came forward as the Applicant. I have discussed the plans with my neighbors and have signatures stating their approval. We have received approval from the Zoning Board for our variance. The design and construction of the building is going to match the house, with the pitch of the roof, cedar siding and shingles.

Member Rissi stated that the homeowners well is located nearby and I am assuming your septic is not located anywhere near the proposed structure. The Applicant stated that this was correct. The septic field is located in the NW corner.

Member Lewis stated that he hoped the Applicant was aware that all lighting on the structure must be down lighting. The Applicant stated that he was not planning on any lighting.

Member Sperla asked if there was any electrical or plumbing planned for the structure. The Applicant stated that there would be electric but no plumbing.

Member Sperla asked what the sq. ft. is of the building itself without the porch. The Applicant stated 1,888 sq. ft. under a roof with a 12'x20' porch to match the patio surrounding the pool.

Member Hammond made a motion to open the Public Hearing. Support by Member Mead. Motion carried 8-0.

No one wished to speak at the Public Hearing.

Member Mead made a motion to close the Public Hearing. Support by Member Rissi. Motion carried 8-0.

Member Waalkes made a motion that the Planning Commission approve Case #15-3253 Derek Benedict for a Special Use Permit to allow the construction of an accessory building in excess of 832 sq. ft. with the conditions stated.

- **Building may not be used for living quarters or business.**

- Any lighting must be down cast and shielded.
- Support by Member Sperla. Motion carried 8-0.

ARTICLE 7. Case #15-3252 Advantage Label & Packaging Inc.

Property Address: 5575 Executive Parkway

Requested Action: The Applicant is requesting Site Plan Approval for a new label and packaging facility.

Director Peterson presented the case. This is located in the SW corner of the Township in Phase I of Meadowbrooke Business Park at the end of Executive Parkway. Phase II continues to the south where Lacks Industries has recently located. Manufacturing and office use is permitted in the Meadowbrooke Business Park. This is a 30,000 sq. ft. packaging and label facility being proposed. This meets our setbacks for square footage, parking etc. The only issue is the location of the curb cuts. There was an existing curb cut adjacent to the one across the street. They would like to move the curb cut further to the south. The only issues with the movement of the curb cut is a technical requirement for turning radius and the Road Commission was concerned that snow removal would block their new driveway. The Road Commission has required that the road easement be extended to allow a curb cut further to the south resolving the issue. The plans have been reviewed and approved by the Meadowbrooke Review Board. The Township Engineer had a couple comments. This part of Meadowbrooke is covered by the regional retention within the Plaster Creek Water Shed. All of this was planned for when Meadowbrooke was first developed. I recommend approval of the plan with the following conditions:

- Landscape Bond
- Compliance with the Road Commission Curb Cut requirements
- Final approval from the Township Engineer
- Final approval from the Drain Commissioner
- Sign and record the Storm water Maintenance Agreement
- Compliance with the Fire Department Letter

Member Lewis asked if the \$7,500 Landscaping Bond was necessary. Director Peterson stated that this is typical on any project.

Chairman Pennington asked the Applicant to come forward with comments.

Brandon Hartel, Wolverine Building Group on behalf of the Applicant, came forward to answer questions.

Member Hammond asked if there was a cul-de-sac necessary for snow removal. The Applicant stated that all the details had been worked out for the road extension as an easement from the Road Commission.

Member Mead asked if the proposed parking adequately planned for future development. The Applicant stated that it depends how the area is built out but there is room for additional parking if necessary. Member Mead asked if there were any wetlands on the property. The Applicant stated that there were not.

Member Williams asked what the time frame was for the project. The Applicant stated that construction would begin soon with production beginning by the first of the year.

Member Lewis thanked the Applicant for coming to Cascade and for already going thru the Meadowbrook Review process prior to the meeting.

Member Lewis made a motion that the Planning Commission approve Case 15-3252 Advantage Label & Packaging Inc. Site Plan to allow the construction of a new label and packaging facility with the following conditions:

- Landscape Bond
- Compliance with the Road Commission Curb Cut requirements
- Final approval from the Township Engineer
- Final approval from the Drain Commissioner
- Sign and record the Storm water Maintenance Agreement
- Compliance with the Fire Department Letter

Support by Member Mead. Motion carried 8-0.

ARTICLE 8. Case #15-3232 Cascade Township

Public Hearing

Property Address: 5905 Broadmoor Avenue

Requested Action: The Applicant is requesting to rezone property to Planned Unit Development to allow for a mixed use zoning designation.

Director Peterson presented the case. This parcel is surrounded by M-37, Patterson and 60th Street. This is on our to-do list from our Annual Work Plan. We are looking to make this piece more attractive for development. The zoning of Industrial may not be the appropriate designation for this area. We discussed several options and considered several with the office category seeming to make the most sense. The owner liked the idea of office zoning with the option of a couple extra uses. The owner agreed with the idea of a PUD and has seen this document and approved it. The PUD will be Office Zoning District with allowances for restaurants and athletic facilities. We exempt out in the office category a couple of different athletic uses, essentially bowling alleys, ice rinks and athletic fields. Restaurants are also typically not permitted in Office Zoning Districts but will be allowed in this PUD. Given the changes happening in the area

and with Davenport University it seemed to make sense. It fits well with our Mixed Use category. I am recommending Planning Commission approval to forward this PUD Ordinance to the Township Board. Atypically, this does not include a site plan which would come at a later date and is recognized in the PUD Ordinance. This would essentially act as a new Zoning District.

Member Lewis asked if Tennis would be included under the athletic field designation. Director Peterson stated that it would be included.

Member Mead asked if the property owner had expressed interest in developing the property. Director Peterson stated that the owner was very interested in the PUD and the proposed changes.

Member Mead stated that there is a billboard on the property and what is the chances of getting that removed. Director Peterson stated that with the Sign Ordinance we cannot require them to remove the billboard as the property gets developed. It would require that it become their sign and would be required to be included in the square footage that they are allowed.

Member Mead made a motion to open the Public Hearing. Support by Member Hammond. Motion carried 8-0.

No one wished to speak at the Public Hearing.

Member Mead made a motion to close the Public Hearing. Support by Member Lewis. Motion carried 8-0.

Member Mead made a motion to recommend for the Township Board to rezone this property to PUD as proposed by staff. Support by Member Sperla. Motion carried 8-0.

ARTICLE 9. Any other business

There was no new business.

ARTICLE 10. Adjournment

Motion made by Member Mead to Adjourn. Support by Member Waalkes . Motion carried 8-0. Meeting adjourned at 7:36 PM.

Respectfully submitted,
Aaron Mead, Secretary
Ann Seykora

Julie Kutchins
Planning Administrative Assistant

CASCADE CHARTER TOWNSHIP

Ordinance #3 of 2015

**AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE
AND ZONING MAP TO ESTABLISH THE
5905 Broadmoor
PLANNED UNIT DEVELOPMENT PROJECT.**

Cascade Charter Township Ordains:

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

Cascade Township initiated this rezoning to help facilitate the development of the property. In order to do so, the consensus was that coming up with a new Planned Unit Development designation for the 5905 Broadmoor property would be the best fit to allow a mix of office, recreational and restaurant uses for the property. At the July 20, 2015 meeting the Cascade Charter Township Planning Commission recommended the rezoning to PUD. The Project is recommended for rezoning from I, Industrial to PUD, Planned Unit Development. This recommendation requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Charter Township Board of Trustees action on August 26, 2015.

Section II. Legal Description.

The legal description of the Project is as follows:

PART SWFRL 1/4 COM 978.24 FT N 89D 11M 51S E ALONG S SEC LINE & 468.37 FT N 29D 35M 26S W & 127.95 FT S 60D 24M 34S W FROM SW COR OF SEC TH N 60D 24M 34S E TO A PT 105 FT SWLY /MEAS PERP TO/ FROM RELOCATED CL OF BROADMOOR AVE /STL M37/ TH NWLY PAR WITH SD CL TO A PT 716.30 FT N 89D 12M 01S E & 187.55 FT N 12D 44M 16S E & 968.07 FT N 29D 35M 26S W FROM SW COR OF SEC TH S 64D 33M 06S E 78.53 FT TH N 29D 35M 26S W TO SELY LINE OF PATTERSON AVE RELOCATED /100 FT WIDE/ TH SWLY & SLY ALONG SELY LINE OF SD AVE TO S SEC LINE TH E ALONG S SEC LINE TO A PT 716.30 FT N 89D 12M 01S E ALONG S SEC LINE FROM SW COR OF SEC TH N 12D 44M 16S E TO A LINE BEARING S 29D 35M 26S E FROM BEG TH N 29D 35M 26S W TO BEG * SEC 31 T6N R10W 14.42 A.

Section III. General Provisions

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

Section IV. Purpose.

1. The Project occupies approximately 14 acres of land. The project is intended to allow a mix of office, recreational and restaurant uses.
2. Because the Township initiated the rezoning of the property the developer or owner of the property will be required to obtain site plan and/or special use approval for the development of the parcel(s) in the future. This would be done consistent with the zoning ordinance regulations that are in place at the time the development is being requested.
3. The provisions of this Ordinance are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the township except as provided herein. In the event that a development issue or site plan element is not addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall be enforced.

Section V. Approval Limitations.

- A. Except as otherwise provided herein, the Developer and his assigns must meet all applicable provisions and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for operation or use.
- B. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD if it finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.
- C. All conditions contained herein shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval and ordinance amendment.
- D. **This approval document shall be recorded with the Kent County Register of Deeds and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.**

- E. Failure to comply with the approved site plan or any condition of approval herein shall be deemed a violation of the Cascade Charter Township Zoning Ordinance.

Section VI. Uses Permitted By Right:

The uses permitted by right are as follows:

1. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.
2. Professional offices for medical doctors, dentists, architects, engineers, accountants, attorneys and similar professions.
3. Medical and dental laboratories.
4. Radio and television stations, not including towers and antennas.
5. Funeral homes, not including crematories, subject to the following restrictions:
 - a. Sufficient off-street automobile parking and assembly area shall be provided for vehicles to be used in funeral processions. The assembly area shall be provided in addition to otherwise required off-street parking area.
 - b. Loading and unloading areas used by ambulances, hearses, or other such service vehicles shall be obscured from view with an opaque fence or wall not less than six (6) feet in height.
6. Publicly owned buildings, exchanges, and public utility offices not including storage yards, maintenance facilities, substations, regular stations, and materials handling facilities.
7. Banks, credit unions, savings and loan institutions, not including drive-in and outdoor automatic teller facilities.
8. Restaurants, excluding drive-in or drive through service
9. The following personal service establishments when located within an office building and provided that;
 - a. Such establishments are limited to basement and ground floors of the building.
 - b. The total gross floor area collectively occupied by personal service establishments shall not exceed ten (10) percent of the gross floor area of the building's ground floor.
 - c. The gross floor area occupied by any single personal service establishment shall not exceed ten (10) percent of the gross floor area of the building's ground floor or 1500 square feet, whichever is the lesser amount.

- 1) News Stands, tobacco stands and confectioneries

- 2) Barber and beauty shops
 - 3) Tailor and dressmaker shops
 - 4) Shoeshine and shoe repair shops
 - 5) Dry Cleaning and laundry pickup stations
 - 6) Photographic studios and print shops
 - 7) Cafeterias or food services operated during normal business hours and primarily catering to on premises employees.
 - 8) Other personal service establishments including child care and day nurseries which are compatible with, subservient to and which cater to, on premises or neighboring businesses and employees.
10. Accessory structures and uses customarily incidental to the uses permitted, subject to the provisions of Section 4.08.
 11. Signs are regulated by the Cascade Charter Township Sign Ordinance.
 12. Temporary buildings, structures and uses and essential public services as provided in Section 4.25.
 13. Churches

Section VII Uses Permitted by Special Use Permit:

The following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17.

1. Athletic clubs and health spas and other indoor and outdoor recreation facilities including tennis, racquetball and handball courts and similar facilities, including bowling alleys, ice rinks, and athletic fields.
2. Drive-in banking, loan and finance facilities.
3. Roof and ground mounted communications antennas, excluding towers.
4. Medical clinics and veterinarian clinics excluding emergency services.
5. Restaurants having drive- in or drive through service.
6. Minor Mineral Resource Extraction as regulated in Chapter 17 and Section 4.28 of Chapter 4.
7. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03(h)

8. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 12.03 and 12.04 hereof.

Section VIII. Design Guidelines, Requirements and Limitations

The development within the Project shall conform to the Office zoning district regulations that are in effect at the time site plan approval is requested.

Section IX. Cross Access

1. If the property is split into multiple properties each property will allow for cross access between properties. This will be reviewed during site plan approval. This PUD Ordinance will provide the legal means to allow cross-access with these other parcels.

Section X. Signs

1. Signs will be permitted as dictated under the office zoning district regulation of the sign ordinance as amended.
2. The billboard on site will also be treated under the rules of the sign ordinance.

Section XI. Landscaping Bufferyard Requirements:

1. As dictated by the Landscape section of the zoning ordinance as amended.

Section XII. Parking

1. The number of parking spaces and design of the parking lot will be dictated based on the zoning ordinance in affect at the time.

Section XIII. Site Plan

1. The site plans shall provide appropriate measurements demonstrating compliance with Chapters 16 and 21 of the Zoning Ordinance. Engineering plans and/or documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting recognized, acceptable engineering standards and practices.

Section XIV. Utilities

1. The Project shall be served with public water and public sewer. The on-site water and sewer design and the connection to the public water and sewer systems shall be approved by the Township and the City of Grand Rapids prior to installation. Said improvements shall be consistent with the Sewer and Water Master Plans for Cascade Township.
2. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. In the event the Township requires additional sewer and water service easements in the future, the Developer shall provide them at all reasonable

locations. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

Section XV. Miscellaneous Development Requirements

1. The applicant shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the site. This plan shall be reviewed and approved by the Township Engineer prior to commencing any building on the site.
2. The applicant shall submit a stormwater disposal plan showing all measures to be taken on the site. This plan shall be reviewed and approved by the Township Engineer prior to commencing any building on the site.
3. The Township Planning Department shall receive a copy of all permits from any other governmental agency regarding this project.

Section XVI. Performance Guarantee

To insure compliance with this Ordinance and any conditions herein, Cascade Township may require reasonable performance guarantees, as authorized under the Township Rural Zoning Enabling Act to insure completion of improvements such as, but not limited to, landscaping, drainage, lighting, roads, and utilities. The Township Board, Engineer, or Planning Director may require such guarantees at any time they deem necessary to insure completion of the improvements.

Section XVII. Effective Date

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

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

YEAS: Goodyke, Goldberg, McDonald, Beahan, Koessel
NAYS: None
ABSENT: Lewis, Peirce

Ron Goodyke
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 26th day of August , 2015.

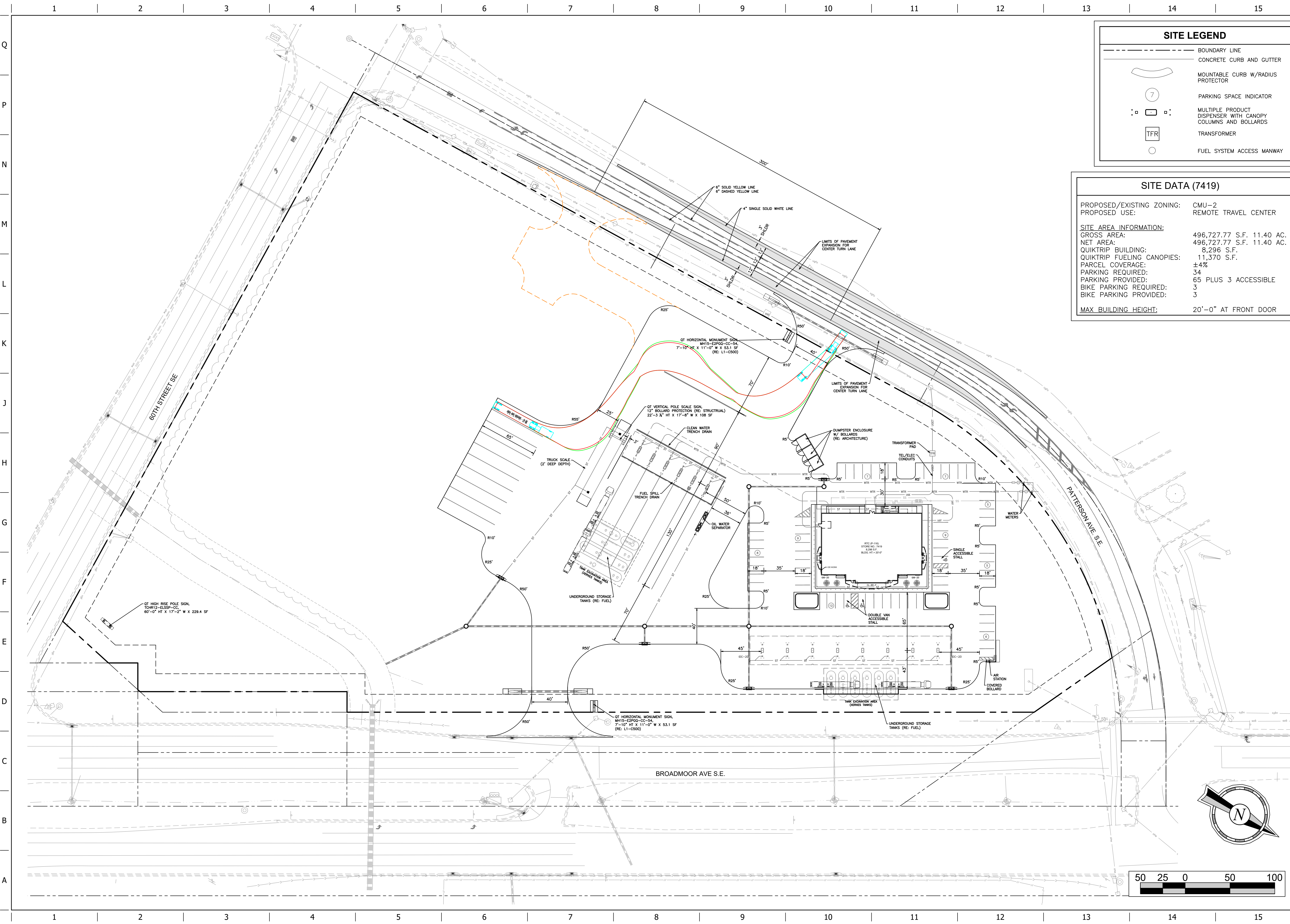
Ron Goodyke
Cascade Charter Township Clerk

Owner Statement:

“William Azkuil has fully read the above PUD ordinance amendment, understands its provisions and fully agrees with all requirements and conditions contained in the same, on behalf of it and its assigns, successors and transferees in and to the property involved.”

Owner Signature _____
Printed Name _____ Date _____

FILE LOCATION: C:\Users\jveyma\OneDrive - Jacobs\W\X\N\440 QuikTrip - Jacobs\W\X\N\440 - 7419 Grand Rapids, MI\700DCDD\702 Civi\702.5 Const\02 CDP - SITE PLAN.dwg TAB NAME: CDP-02 USER: Reysma1 SAVED: 3/29/2024 6:12 AM PLOTTED: 3/29/2024 6:13 AM



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

SITE DATA (7419)

PROPOSED/EXISTING ZONING: CMU-2
 PROPOSED USE: REMOTE TRAVEL CENTER

SITE AREA INFORMATION:
 GROSS AREA: 496,727.77 S.F. 11.40 AC.
 NET AREA: 496,727.77 S.F. 11.40 AC.
 QUIKTRIP BUILDING: 8,296 S.F.
 QUIKTRIP FUELING CANOPIES: 11,370 S.F.
 PARCEL COVERAGE: ±4%
 PARKING REQUIRED: 34
 PARKING PROVIDED: 65 PLUS 3 ACCESSIBLE
 BIKE PARKING REQUIRED: 3
 BIKE PARKING PROVIDED: 3
 MAX. BUILDING HEIGHT: 20'-0" AT FRONT DOOR

BID SET
 NOT FOR CONSTRUCTION

PROJECT NO.: WJXN3420

Jacobs

MICHIGAN # 911 CENTRAL PARKWAY NORTH, SUITE 425
 SAN ANTONIO, TEXAS 78232
 TEL (210) 494-0088
 FAX (210) 494-4525
 COPYRIGHT © 2024
 JACOBS ENGINEERING GROUP INC.

QuikTrip No. 7419
 5905 BROADMOOR AVE. S.E.
 GRAND RAPIDS, MICHIGAN

QT

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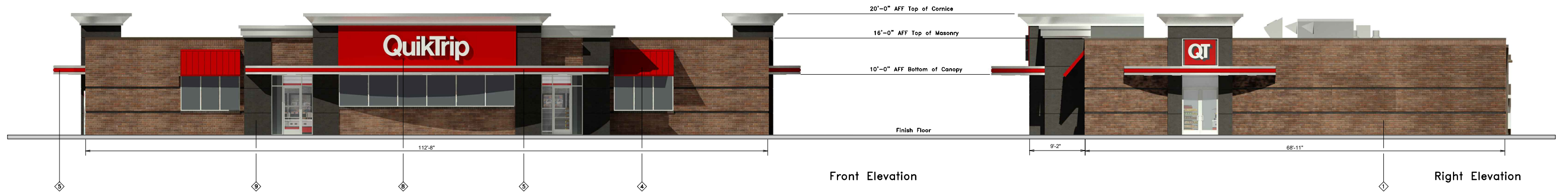
PROTOTYPE: P-116 (12/01/2023)
 DIVISION: TULSA
 VERSION: 001
 DESIGNED BY: M.A.R.
 DRAWN BY: J.E.G.
 REVIEWED BY: SG

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03/29/2024

SHEET TITLE:
 CDP - SITE PLAN

SHEET NUMBER:
02



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 7163 RTC-L Building Elevations

Address: TBD

City, State: Shelbyville, KY

Serial # 89-7163-RTC

Scale: 1/16"=1'-0"

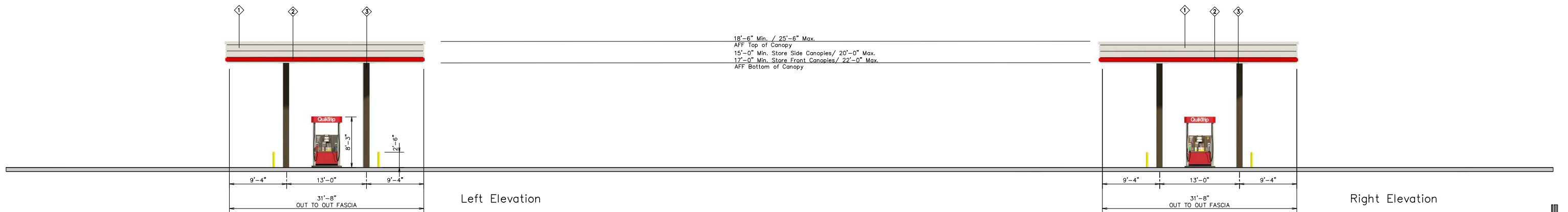
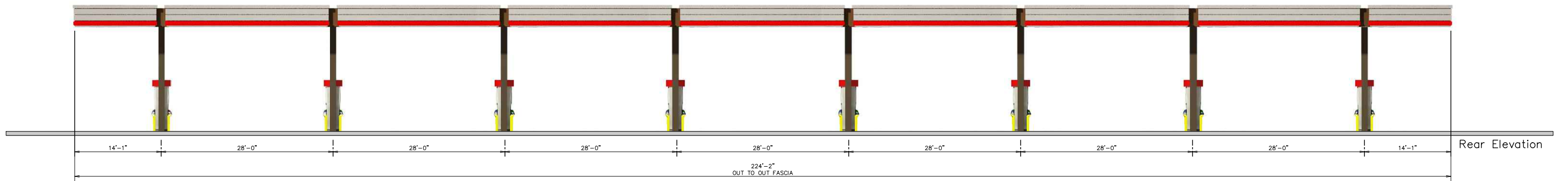
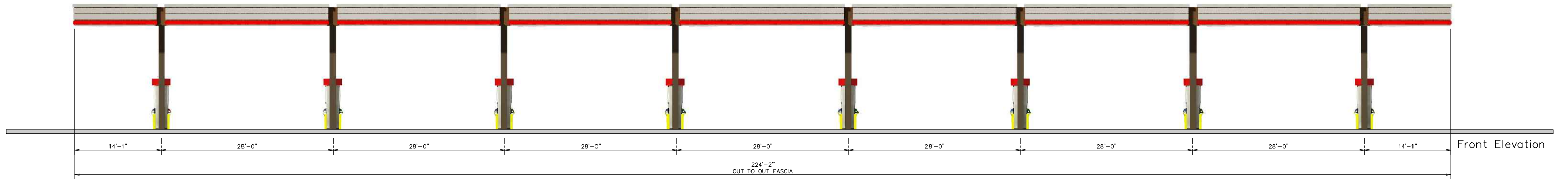
Issue Date: 05.01.24

Drawn By: JK

Rev/Notes:

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FINISH	MANUFACTURER	SPECIFICATION
1 BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2 MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3 BRUSHED ALUMINUM	REYNOLDS	FASCIA
4 QT RED	SHERWIN - WILLIAMS	STANDING SEAM AWNING
5 RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6 QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
7 IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
8 CL-60R	ALLEN INDUSTRIES	SIGNAGE
9 GRANITE	ISTO	A190G EPS
10 BLACK	ALL COURT FABRICS	POLYPRO 95 MESH



QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #

Vertical 8 Canopy Elevations

Address:

City, State:

Serial #

Scale:
1/16" = 1'-0"

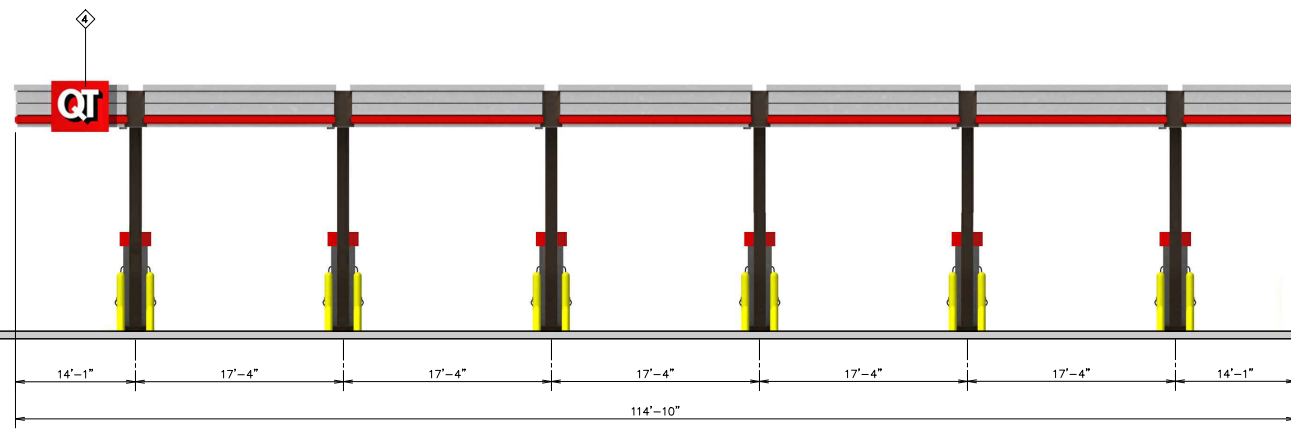
Issue Date:

Drawn By:

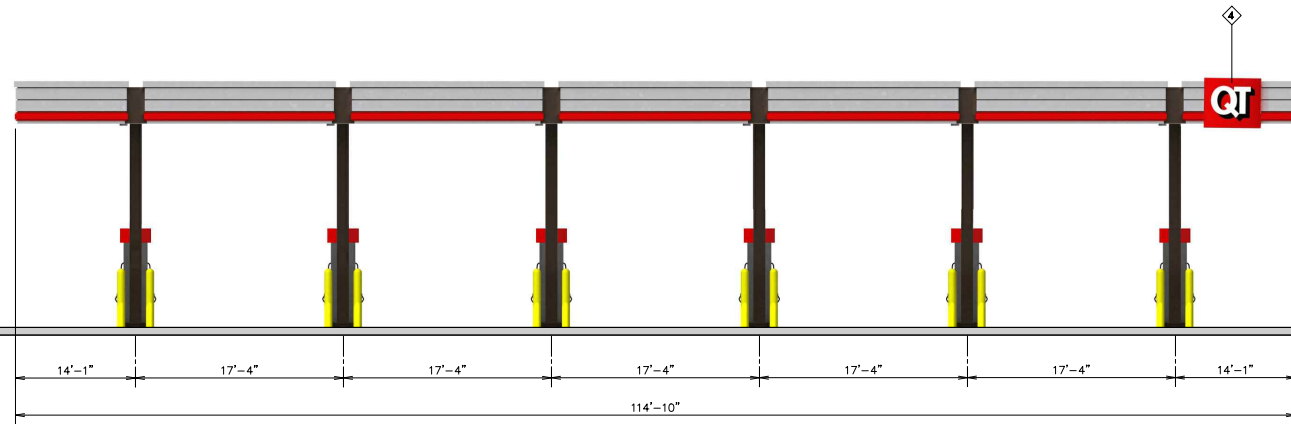
Rev/Notes:

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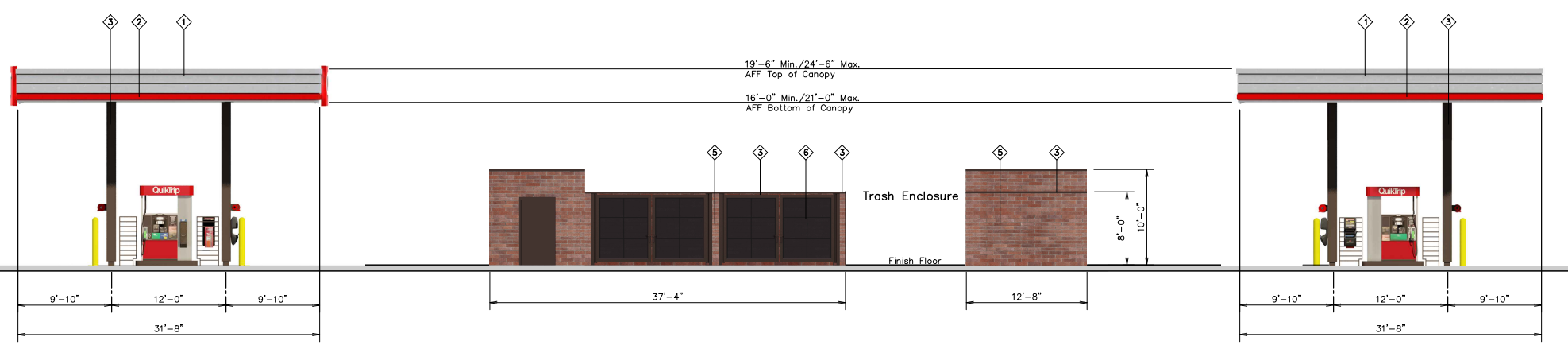
①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	OT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH



Front Elevation



Rear Elevation



Left Elevation

Right Elevation



QuikTrip.
 4705 South 129th East Ave.
 Tulsa, OK 74134-7008
 P.O. Box 3475
 Tulsa, OK 74101-3475
 (918) 615-7700

Store #

Address:

City, State:

Serial #

Scale:
 1/16" = 1'-0"

Issue Date:

Drawn By:
 JK

Rev/Notes:

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④	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDS	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
4	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH

MH15-E2PGQ-CC-54 Horizontal Monument Sign

- QT Logo
- Two (2) Product LED Gas Price Sign with Cash & Credit
- QT Kitchens
- Guaranteed Gasoline
- 53.1 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



Item #QT-MH15-E2PGQ-CC-54

Project Information

Client
QuikTrip
Location

Sales **House** Design **CT** Project Manager **James Gentry**

Date / Description

01/24/22 Issue Date
02/01/22 Rev. 1

2
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Notes

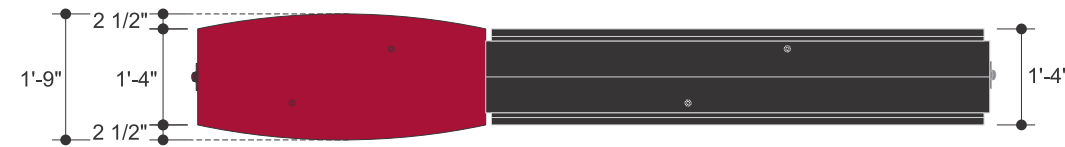
Store

Declaration

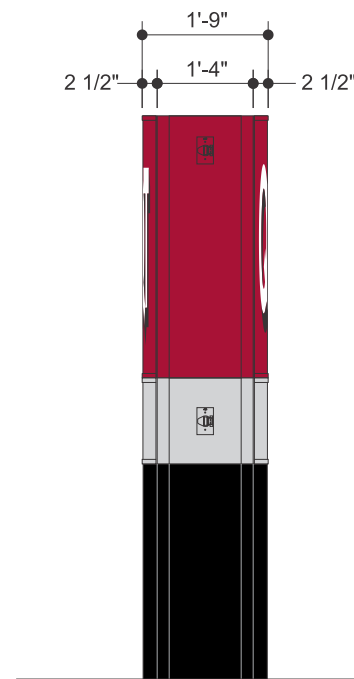
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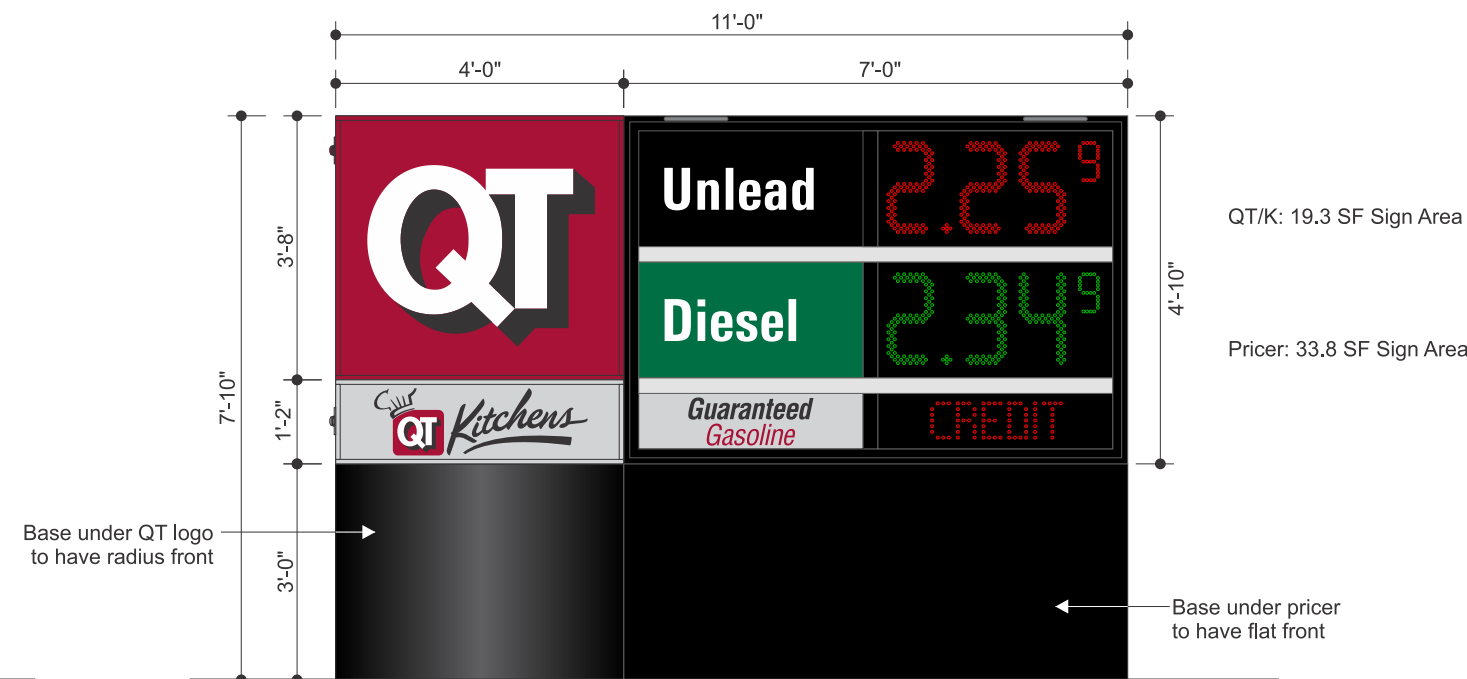
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Top View

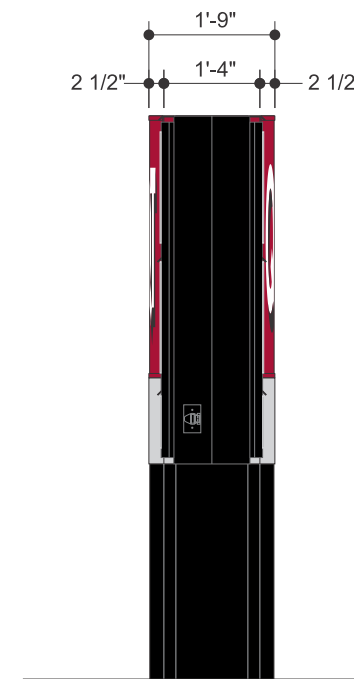


Side Elevation



Front Elevation

Scale: 3/8" = 1'-0"



Side Elevation

QT/K: 19.3 SF Sign Area

Pricer: 33.8 SF Sign Area

Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries FILE NUMBER: E212503

Listed Electric Sign Complies with UL48 E212503 CSA C22.2 No.207

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDING ELECTRICAL CONNECTIONS

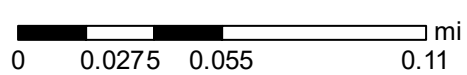


5905 Broadmoor

July 08, 2024



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Re: 5905 Broadmoor Ave. - Public Hearing (Case# 24-3843)

Andrea Hendrick <AHendrick@cascadetwp.com>

Tue 7/9/2024 6:37 AM

To: Pitt, Alexander B.(Alex) <alexander.pitt@corewellhealth.org>

 1 attachments (5 MB)

24-3843 - Application Packet QuikTrip 5-16-24.pdf;

Good Morning Alexander,

Thanks for reaching out. Here is the site plan submitted by QuickTrip. The Planning Commission will be deciding if a gas station at this location is appropriate. We will review the site plan details at a later meeting. I do not anticipate that the locations of the driveways will change drastically, however the proposed second drive off Patterson will likely not be permitted. Additionally, the pole sign maximum height is 35 feet. That will change in future plans, if the Planning Commission allows the use.

Please reach out with any further questions. If you would like to submit comments for the Planning Commission, I can pass them on. The packet goes out tomorrow, but if I receive them any time before the hearing, I can pass them on separately.

Thanks,

Andrea Hendrick

Community Planning & Development Director

Cascade Charter Township

5920 Tahoe Dr. SE

Grand Rapids MI 49546

Cell: 616-980-5867

ahendrick@cascadetwp.com

From: Pitt, Alexander B.(Alex) <alexander.pitt@corewellhealth.org>

Sent: Monday, July 8, 2024 4:45 PM

To: Andrea Hendrick <AHendrick@cascadetwp.com>

Subject: 5905 Broadmoor Ave. - Public Hearing (Case# 24-3843)

Good Afternoon Andrea,

I am reaching out in regard to the Public Hearing regarding a preliminary Site Plan Review for 5905 Broadmoor, for what appears to be a QuikTrip. I work for Corewell Health and we own the property directly south of this property across 60th street in Caledonia Twp.

I am hoping to avoid a trip to Office of Planner and am curious if the site plan could be forwarded for review to determine if there are any concerns, etc. from our perspective related to any future plans we may have for our owned site (i.e. potential access drive off 60th, etc.). If not, would you happen to know when it is planned to be up on the site? Thank you in advance for your help.

Alex

Alexander B. Pitt

Manager, Real Estate Services – West / South Regions

Principal Associate Broker

616.828.7655 Cell

Corewellhealth.org



100 Michigan Street NE | Mail Code 067

Grand Rapids, Michigan 49503

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**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, July 15, 2024
7:00 PM**

ARTICLE 11.

**DRAFT Zoning Ordinance
Table of Contents & Use Tables**

See Additional Documents