



CASCADE CHARTER TOWNSHIP
2865 Thornhills SE Grand Rapids, Michigan 49546-7140

NOTICE OF PUBLIC MEETING VIA VIDEO CONFERENCE

In accordance with Executive Order 2020-75, which declares that public bodies subject to the Open Meetings Act can use telephone and/or video conferencing technology to meet and conduct business during the ongoing COVID-19 pandemic, the Cascade Charter Township Planning Commission will conduct a regular meeting on Monday, August 10, 2020 at 7pm utilizing the Zoom video conferencing platform, for the purpose of conducting official business while complying with Executive Order 2020-77 and the Michigan Department of Health and Human Services recommendations designed to help prevent the spread of COVID-19. For up-to-date information regarding the ongoing public health crisis, please visit:

<http://www.Michigan.gov/coronavirus> or <http://www.CDC.gov/coronavirus>

INSTRUCTIONS FOR ACCESS AND PARTICIPATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87579491827>

Or iPhone one-tap :

US: +19292056099,,87579491827# or +13017158592,,87579491827#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or
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Webinar ID: 875 7949 1827

International numbers available: <https://us02web.zoom.us/j/87579491827>

Members of the public with disabilities may utilize the Michigan Relay System (7-1-1) to participate in the meeting. If other aids or services are needed for individuals with disabilities please contact the Township Deputy Clerk, Padley Gallagher, at pgallagher@cascadetwp.com or 616-949-1500 at least 24 hours prior to the meeting

PUBLIC PARTICIPATION

Members of the public will be able to listen to and view all discussion by the Planning Commission and all official materials for this meeting prepared for the Planning Commission

will be included in the meeting packet and available to the public on the Township website www.cascadetwp.com

Individuals will be permitted to speak during public comment periods in accordance with the Township Remote Public Meeting Procedure Policy.

If you would like to contact the Township about any matter, on the agenda or otherwise, please do so via email at the addresses below a minimum of 8 hours prior to the meeting. If you wish comments to be read into the public record during the public comment period, you must indicate so and draft communication that can be read in the allotted 3-minute timeframe.

Clerk Sue Slater: sslater@cascadetwp.com

Manager Ben Swayze: bswayze@cascadetwp.com

Community Dev. Director: speterson@cascadetwp.com

AGENDA
Cascade Charter Township Planning Commission
Monday, August 10, 2020
7:00 pm
Virtual Zoom Meeting

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the July 13, 2020 meeting**
- ARTICLE 5. Approve the Minutes of the July 20, 2020 meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak to non-agenda items
(Comments are limited to five minutes per speaker.)**
- ARTICLE 7. Case #20-3589/Dykhouse
Public Hearing
Property Address: 2650 Meadow Crossing
Requested Action: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.**
- ARTICLE 8. Case #20-3594/Golden Valley Phase 2
Property Address: 7069 60th Street
Requested Action: Develop into 15 detached single-family site condominium project.**
- ARTICLE 9. Any other business**
- ARTICLE 10. Adjournment**

Meeting format

Staff Presentation

Staff report and recommendation

1. *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

2. *Commission discussion – May ask for clarification from applicant, staff or public*

3. *Commission decision - Options*

a. Table the decision

d. Approve with conditions

b. Deny

e. Recommendation to Township Board

c. Approve

MINUTES
Cascade Charter Township Planning Commission
Monday, July 13, 2020
7:00 P.M.
Virtual Zoom Meeting

ARTICLE 1. Chairman Rissi called the meeting to order at 7:00 P.M.

Members Present: Rissi, Slater, Johnson, Katsma, Rapin, Noordyke, Krieter, and Moxley
Members Absent (excused): Deering
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda

Motion was made by Member Katsma to approve the Agenda. Supported by Member Slater. Motion carried 8 to 0.

ARTICLE 4. Approve the Minutes of the June 8, 2020 meeting.

Motion was made by Member Katsma to approve the minutes of June 8, 2020. Supported by Member Rapin. Motion carried 8 to 0.

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

Tom McDonald (7287 Dennison) came forward to thank the Planning Commission for their service to the Township, and listed many of his accomplishments as he stated that he is running for local office.

**ARTICLE 6. Case # 18-3450 Honeysuckle PUD
Property Address: 4862 Buttrick Ave**

Requested Action: Consider recommendation to the Township Board for the PUD.

Director Peterson stated that it has been about a year since this preliminary plan was last approved. After the approval, the PUD ordinance was written, and the developer asked for some time before continuing with the project; they are now ready to proceed.

Director Peterson stated that the Planning Commission's role is to make a recommendation to the Township Board, and the ordinance they have reflects the approval already given. The Township Board will then hold a public hearing to consider the plan and ordinance.

Director Peterson recommends a positive recommendation to the Township Board with the ordinance attached.

(Member Moxley joins the Zoom meeting at this time)

Chairman Rissi invited the Applicant to come forward with comment.

Mr. Mike Burg with Dykema Excavators came forward with a progress update. Mr. Burg states that they have secured approval from the Road Commission for the connection to Buttrick, a soil erosion permit to construct the road, an approval for a connecting storm sewer outlet to the public road, as well as approval from the Township Engineer for construction plans.

Member Slater asked if the developer needs participate in extending sewer and water to their development as outlined on page 6. Director Peterson stated that is an agreement that if water and sewer is ever available in their area, the property owners will be a "yes" vote to do a special assessment district for water. Director Peterson stated that water and sewer will not be available in this area for quite some time.

Chairman Rissi asked if there is erosion or a buildup of sediment due to a storm water event, is this an automatic "yes" vote for the property owners to address this type of issue. Director Peterson stated that the sewer and water agreement does not have anything to do with storm water or sediment, but there is a storm water agreement that requires they maintain and keep their system clean, and operating the way it was originally designed to.

Chairman Rissi invites members of the public to comment.

No one came forward to comment.

Motion was made by Member Johnson to forward a positive recommendation to the Township Board for the PUD of Case #18-3450. Supported by Member Noordyke. Motion carried 8 to 0.

ARTICLE 7. Cascade Township

Requested Action: Consider recommendation to the Township Board regarding off-street riding of motorcycles in residential zones.

Director Peterson stated that the Township Board has asked for the Planning Commissions input regarding a complaint they received about someone riding a motorcycle off of the street in the Goodwood neighborhood. The Board asked if this should be a Zoning ordinance matter. Director Peterson listed a couple of options to consider;

1. Allow the Kent County Sheriffs to continue to enforce things like disorderly conduct and the noise ordinance, both of which are likely to be held up in court.
2. To prohibit motorcycles in the R1 and R2 Zone. This would require a zoning amendment. Director Peterson stated that this would be a difficult method to enforce as the Sheriff's office does not enforce zoning, leaving enforcement up to Township staff.

3. Using decibel levels to enforce noise levels.

4. Only allow motorcycles in residential zones on certain lot sizes.

Director Peterson stated that the Township Attorney believes the best option would be to use the existing ordinances, and to let the Sheriff's Department use their discretion. The Community Policing Officer for Cascade agreed that this would be the most effective method for the Sheriff's Office to get involved. Director Peterson stated that this is not a recurring problem in the Township.

Director Peterson stated that if this is something the Planning Commission wants to pursue, there will need to be at least one public hearing meeting held to make a recommendation to the Board.

Chairman Rissi asks if the definition of motorcycle includes dirt bikes. Director Peterson stated that the complaint was regarding dirt bikes.

Member Moxley asks if the complainant has spoken to the property owner where the dirt bike was being rode, Director Peterson stated that he believes they have had a conversation. Member Moxley asked if Director Peterson knew what that outcome of that conversation was. Director Peterson stated that the property owner said that they were riding dirt bikes that are normally taken up north after being indoors for so long due to the pandemic restrictions. Director Peterson stated that it sounds like the property owner has since taken the dirt bikes up north, and is trying to be responsive to the initial concern.

Chairman Rissi asked if the original complaint was because of the noise, or safety concerns. Director Peterson stated that it was a complaint due to constant noise.

Member Rapin asked if the complaint was during general daytime hours, or during the 11pm to 7am time frame. Director Peterson stated that it was during daytime hours, and would not have been in violation of the noise ordinance.

Chairman Rissi asks if there have been other similar complaints, Director Peterson stated that after talking with Township employees who do code enforcement, there has been only one prior complaint.

Director Peterson reminded Members that the Planning Commissions purpose in this matter at this time is if this should be considered a Zoning matter.

Chairman Rissi stated that he believes making an ordinance to regulate motorcycles with only a couple of complaints is premature, and will open the door to more complaints. Member Katsma agrees that an ordinance would bring more complaints.

Member Rapin also agrees, adding that the noise ordinance is in place to account for general noise complaints, and does not believe this to be a Zoning issue. Member Krieter states that she is not in favor of making it a Zoning issue. Member Slater agrees that allowing the Sheriff's Department to handle noise complaints is the best option, and that as an isolated incident, this should not be a Zoning matter. Member Johnson agrees with the group, and is in favor of handing this back to the Township Board to handle.

Chairman Rissi invites the public to come forward with comment.

Mr. Glenn Smith states that this has been an ongoing issue in his neighborhood, and lists a number of dates that he says he has recorded motorcycles being ridden. Mr. Smith states he believes that general regulation is not being enforced by the Sheriff, and does not believe that this activity should be allowed in a platted community. Mr. Smith stated that the noise of power tools or mowers and such is understandable, generally only used for a short period of time, and will typically enhance property values, whereas the motorcycles and an atv are loud and disruptive, while devaluing properties. Mr. Smith states that he is in favor of amending zoning ordinances to prohibit these activities.

Chairman Rissi asked Mr. Smith what the Sheriffs response was when he reached out to them. Mr. Smith states that the first time he called; the motorcycle was no longer being ridden by the time they arrived. Mr. Smith then states that the neighbor started one of the motorcycles for the Sheriff (he does not believe it to be the same one being rode earlier), and the Sheriff found it not to be in violation of the noise ordinance. The second time Mr. Smith called, he stated that he was told they wouldn't come out because under 264.2b they were allowed to ride between the hours of which they were riding. Mr. Smith states that 264.2b does not allow for the riding of motorcycles, and believes the ordinance to be too discretionary for the Sheriffs to enforce. Another time the Sheriff responded, the motorcycle noise was compared to the owners lawnmower, and the lawnmower was thought to have made more noise.

Mr. David (direct neighbor) stated that most lots in their area are under one acre, and that there are more neighbors that have spoken out about the motorcycle noise, but did not wish to come forward. David stated that he believes the ordinances in place need to be enforced by the Sheriff.

Chairman Rissi asked if this is in an area with an organized neighborhood association, and questioned if they should be the ones to address this situation. Director Peterson stated that he is unsure how active the homeowners association may be. Chairman Rissi asked if this is happening on common property, Director Peterson stated that the area is privately owned.

Mr. Smith stated that there is no homeowners association in their neighborhood, and that he believes motorcycle riding has been reported in at least one other

neighborhood. Stephanie Fast (Township code enforcement) stated she had received a call from a different neighborhood, and in that instance the complainant was seeking information, opted to talk with the neighbor about the complaint, and has heard nothing more from that neighborhood regarding this issue.

Member Slater suggested that it be requested of the Sheriff's Department that they focus more closely on this area to resolve this issue. Chairman Rissi agrees that enforcement in this specific area be attempted first before writing new laws.

Member Moxley agrees that this should be handled by the Sheriffs Department, and suggests that Mr. Smith and other neighbors be able to directly contact the Community Policing Officer assigned to Cascade Township for a faster response.

Member Katsma asked if these incidences are a result of Covid-19 restrictions and are anticipated to resolve on their own once restrictions are lifted, and stated that writing a law may not be necessary if this is the case. Chairman Rissi asked if the family riding the motorcycles has recently moved in or has lived in the area for a while. Stephanie Fast stated that the individual who owns the dirt bikes has lived there for many years, and stated that they normally move the bikes up north in the summer and ride them up there, but were unable to this year due to Covid-19 restrictions.

Member Krieter states that she agrees that this is an isolated incident, and a government injunction isn't necessary for a situation that seems to have resolved itself with the last noise complaint being over 30 days ago, and the motorcycles having been moved per Stephanies comment.

Mr. David (previous public comment) stated that the individual riding the motorcycle has had mini bikes for years in the past, however the noise on those was less than that of a lawnmower. David states that this is the first year the larger bikes and atv have been ridden, so he believes the situation to be escalating.

Member Katsma asked if the Township should recommend a solution in the Township Ordinance (264.2a) to the Sheriff's Department, Director Peterson stated that he believes the ordinance is a tool for them to use at their own discretion.

Motion was made by Member Slater that this is is not a Zoning matter, and needs to go back to the Township Board with a request the Township Board ask the Kent County Sheriff's Department to further enforce the ordinance in place. Supported by Member Noordyke. Motion carried 8 to 0.

ARTICLE 8. Any other business

Director Peterson stated there will be a meeting next week Monday, July 20th.

ARTICLE 9. Adjournment

**Motion was made by Member Krieter to adjourn. Supported by Member Rapin.
Motion carried 8 to 0. The meeting was adjourned at 7:53 p.m.**

Respectfully submitted,

Brett Katsma, Secretary

DRAFT

MINUTES

Cascade Charter Township Planning Commission

Monday, July 20, 2020

7:00 P.M.

Virtual Zoom Meeting

ARTICLE 1. Chairman Rissi called the meeting to order at 7:00 P.M.
Members Present: Noordyke, Rapin, Johnson, Katsma, Krieter, Rissi, Slater, and Moxley
Members Absent: Deering
Others Present: Community Development Director, Steve Peterson, Planner, Brian Hilbrands, and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Katsma to approve the Agenda. Supported by Member Johnson. Motion carried 8 to 0.

ARTICLE 4. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

ARTICLE 5. Case #20-3588/Casto
Public Hearing

Property Address: 7365 Treeline Drive SE

Requested Action: The applicant is requesting a Type I special use permit to allow a 6-foot-tall fence in the front yard.

Brian Hilbrands stated that the applicant is requesting the special use permit to build a six-foot-tall fence in the front yard for added privacy on their corner lot, and that the Township standard for a front yard fence is four feet. Mr. Hilbrands showed the survey to Members, and clarified where the fence is intended to be out in. Mr. Hilbrands stated that the fence will be in compliance with the Clear Vision Corner requirement, and the Fire Chief has indicated that this will not create a fire hazard. Mr. Hilbrands stated that he received a letter from the neighbor to the south, indicating that they have no objections to the special use permit.

Mr. Hilbrands stated that the applicant does meet the standards for a taller fence, so Staff is recommending approval of the six-foot tall fence in the front yard as proposed.

Member Slater asked about a section of the fence that is already built, and highlighted on the applicants drawing. Member Slater asked if the highlighted area is in the front or side yard, and if the applicant is also requesting approval for this part of the fence that is already built.

Mr. Hilbrands stated that this portion of the fence is considered to be in the front yard by just a couple of feet, however he believes that the applicant did not realize that when it was put up, and that is why they are requesting approval for this section as well.

Chairman Rissi invited the applicant forward to comment.

Mr. Matthew Casto came forward to state that multiple homes near him have the same fence that he is requesting, and that safety for his children and pets is the reason he would like to have this fence installed. Mr. Casto also added that a neighboring property has a driveway that measures five feet onto his property.

Member Johnson made a motion to open public hearing. Supported by Member Moxley. Motioned carried 8-0.

Mr. David Koning (7400 Lime Hollow Drive) stated that when he purchased his home 20 years ago, he replaced the fence where the fence posts were without having a survey done, assuming that's where it was supposed to be as the fence had been there for 35 years. Mr. Koning states that he does have a gravel driveway that is partially on the Casto property, it was placed there without finding exact property lines. Mr. Koning states that he objects to the six-foot fence being installed on the Casto property, stating that his family has young drivers, and when they back up it is hard to see since they are on a hill and people may be coming around the corner in question. Mr. Koning also states that he believes a front yard fence will also devalue his property.

Ms. Dawn Dotson (7399 Lime Hollow Drive) came forward and stated her opinion that the Castos are asking for a fence to preserve their yard, not a fence to the street, and that the portion of their yard when the fence is intended to be installed is clearly not the front of their home. Ms. Dotson is in favor of the special use permit to construct the six-foot-fence.

Mr. Scott Kohsel (7356 Treeline) came forward to state his support of the six-foot-fence as the neighbor across the street from the Casto family.

Mr. Koning stated his opinion that the neighbors in support of the fence will not be the ones affected by the fence installation as it will be down his property line.

Motion made by Member Rapin to close public hearing. Supported by Member Katsma. Motion carried 8-0.

Chairman Rissi asked Mr. Hilbrands how far from the garage along the property line the fence will be. Mr. Hilbrands stated that it will be roughly 35-37 feet from the garage towards the road, and about five feet past the road right of way onto the property owners land. Mr. Casto stated that the right of way extends 20 feet up from the street. Mr. Hilbrands stated that the fence will be roughly 50 feet from the corner.

Member Katsma asked for clarification of fence height and location on the applicants survey, Mr. Hilbrands clarified while showing the survey on the screen.

Mr. Noordyke asked if the applicant would consider chain-link as it is easy to be seen through, Mr. Casto explained that he would like a privacy fence as that would match the rest of his fencing and home.

Member Slater stated that after her visit to the site, she is in favor of approving the applicants request since the applicant meets all Township requirements, and the proposed fence will match the fencing that is already installed.

Chairman Rissi states his agreement with Member Slaters comment.

Motion was made by Member Slater to approve the applicants request for a special use permit to allow a six-foot-tall fence in the front yard. Supported by Member Rapin. Motion carried 8-0.

ARTICLE 6. Any other business

Director Peterson stated there will be a meeting August 10th, 2020.

ARTICLE 7. Adjournment

Motion was made by Member Moxley to adjourn. Supported by Member Katsma. Motion carried 8 to 0. The meeting was adjourned at 7:42p.m.

Respectfully submitted,
Brett Katsma, Secretary

STAFF REPORT

STAFF REPORT: Case #20-3589/Dykhouse
REPORT DATE: August 3, 2020
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: August 10, 2020
PREPARED BY: Brian Hilbrands, Planner

OWNER:
William Currie
2645 Meadow Crossing
Ada, MI 49301

STATUS OF APPLICANT: Owner

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

EXISTING ZONING OF SUBJECT PARCEL(S): ARC, Residential

GENERAL LOCATION: Corner of 28th St and Snow Ave.

PARCEL SIZE: 13.0 acres

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES: All Residential

ZONING ON ADJOINING PARCELS: All ARC

STAFF COMMENTS:

1. The applicant is requesting permission to construct an accessory building on the property. This building will be approximately 26' x 59'.
2. The building will be 18'6" feet tall as measured to the midpoint.
3. This requires a minimum of a 60-foot setback from the side and rear property lines. The applicant shows the nearest property line is 305 away. The building will also need to be a minimum of 10 feet away from the house.

4. With over 6 acres the applicant is permitted to have up to three accessory buildings.
5. They have indicated that this will be the first accessory building on the property.
6. The size of the building is “normal” for the area.
7. The building is planned to have asphalt roofing and hardie siding. This is normal for the area.
8. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
9. It should be noted that accessory buildings cannot be used for living space or to run a business.
10. The applicant states that they are combining 2645 Meadow Crossing and 2650 Meadow Crossing. The building would be located on the property line between the two lots, so the lot combination must be completed before a building permit can be given.

Conditions for Special Use Permit Approval

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

Factors	Comment
The intended use of the building.	The applicant has indicated that the building will be used for storage.
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have hardie siding and asphalt roofing.
The size of the building in relation to the house, lot and zoning district.	The property is about 13 acres and the home has about 7,900 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the area.
The topography and vegetation in the area.	Flat and partially wooded.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoining property views.

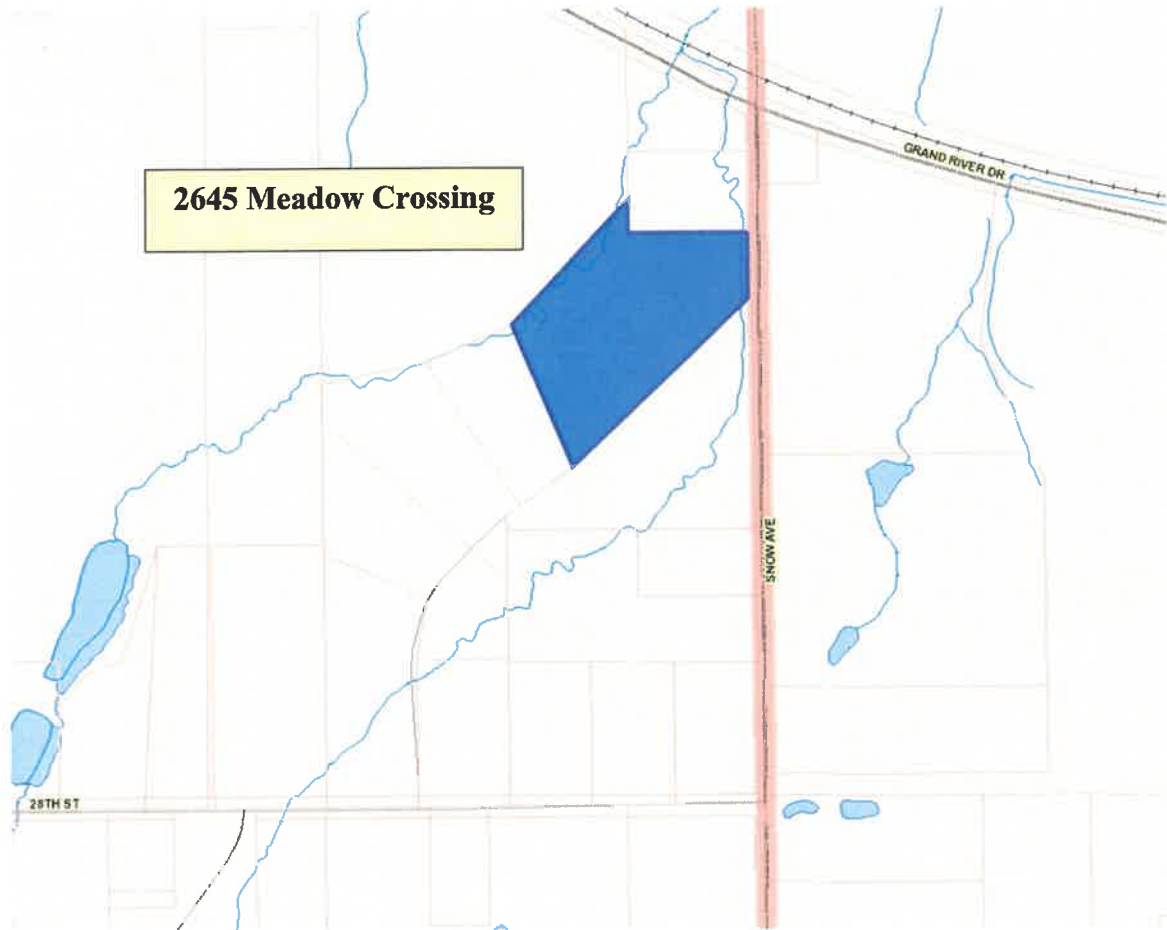
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.
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STAFF RECOMMENDATION:

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

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.
3. The lot combination of 2645 and 2650 Meadow Crossing is completed.

Attachments: application package, accessory building inventory



2645 Meadow Crossing

GRAND RIVER DR

SNOW AVE

28TH ST



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Richrad Dykhouse
Address: 114447 40th St Se
City & Zip Code Lowell, MI 49331
Telephone: 616-437-7630
Email Address: Rbdykhouse@gmail.com

OWNER: * (If different from Applicant)
Name: William G. Currie
Address: 2645 Meadow Crossing
City & Zip Code: Ada, MI 49301
Telephone: 616-318-9062
Email Address: bcurrie@ufpi.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 |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision Plat Review * |
| <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____ * |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

We are have combined 2645-2650 Meadow Crossing and would like to build a garage 1870 SF

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

2645 Meadow Crossing 41-19-12-400-044

2650 Meadow Crossing 41-19-12-400-045

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 12-400-044

ADDRESS OF PROPERTY: 2645 Meadow Crossing

PRESENT USE OF THE PROPERTY: Residential

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

Name(s)

Address(es)

William G. Currie

2645 Meadow Crossing

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 G. Currie

Richard Dykhouse

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

PARENT PARCEL 7 DESCRIPTION

41-19-12-400-044

PARCEL 7: Part of the Southeast one-quarter of Section 12, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Southeast corner of said Section; thence South 89 degrees 57 minutes 47 seconds West 1332.04 feet along the South line of said Section; thence North 00 degrees 37 minutes 44 seconds West 1290.65 feet along the West line of the East one-half of said Southeast one-quarter; thence North 78 degrees 22 minutes 30 seconds East 323.24 feet; thence North 66 degrees 54 minutes 52 seconds East 284.85 feet to the Place of Beginning; thence North 42 degrees 56 minutes 41 seconds East 513.89 feet; thence South 00 degrees 39 minutes 57 seconds East 98.58 feet along the West line of the East 396.00 feet of said Southeast one-quarter; thence North 89 degrees 59 minutes 36 seconds East 396.00 feet to the East line of said Section at a point which is 433.00 feet (measured as 421.51 feet) South along said East line, from the South line of the Grand Rapids Eastern (formerly the Central Michigan, formerly the Grand Trunk) Railroad right of way; thence South 00 degrees 39 minutes 57 seconds East 170.62 feet along said East line; thence South 46 degrees 15 minutes 03 seconds West 781.69 feet; thence North 23 degrees 03 minutes 54 seconds West 471.17 feet to the Place of Beginning; SUBJECT TO AN easement to Kent County Road Commission for Snow Avenue over the East 33.00 feet thereof, as recorded in Liber 120, Page 594; ALSO SUBJECT TO AND TOGETHER WITH a Private Road easement; ALSO SUBJECT TO AND TOGETHER WITH a Private easement for Public Utilities; ALSO TOGETHER WITH a Private Easement for Storm Drainage.

PRIVATE ROAD EASEMENT DESCRIPTION: A 66.00 foot wide easement for Ingress, Egress and Utilities in part of the Southeast one-quarter of Section 12, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Southeast corner of said Section; thence South 89 degrees 57 minutes 47 seconds West 1020.50 feet along the South line of said Section to the Place of Beginning; thence continuing South 89 degrees 57 minutes 47 seconds West 66.00 feet along said South line; thence North 00 degrees 39 minutes 57 seconds West 76.75 feet; thence North 06 degrees 53 minutes 31 seconds West 325.78 feet; thence North 14 degrees 55 minutes 16 seconds East 185.25 feet; thence Northeasterly 169.75 feet along a 333.00 foot radius curve to the right, the long chord of which bears N 29 degrees 31 minutes 30 seconds East 167.92 feet; thence North 44 degrees 07 minutes 44 seconds East 187.21 feet; thence Northeasterly 54.08 feet along a 333.0 foot radius curve to the right, the long chord of which bears North 48 degrees 46 minutes 53 seconds East 54.02 feet; thence North 53 degrees 26 minutes 03 seconds East 226.83 feet; thence Northerly, Southeasterly and Southwesterly 307.11 feet along a 60.00 foot radius curve to the right, the long chord of which bears South 36 degrees 33 minutes 57 seconds East 66.00 feet; thence South 53 degrees 26 minutes 03 seconds West 226.83 feet; thence Southwesterly 43.36 feet along a 267.00 foot radius curve to the left, the long chord of which bears South 48 degrees 46 minutes 53 seconds West 43.32 feet; thence South 44 degrees 07 minutes 44 seconds West 187.21 feet; thence Southerly 136.11 feet along a 267.00 foot radius curve to the left, the long chord of which bears South 29 degrees 31 minutes 30 seconds West 134.64 feet; thence South 14 degrees 55 minutes 16 seconds West 121.27 feet; thence North 89 degrees 57 minutes 47 seconds East 20.57 feet along the North line of the South 445.00 feet of said Southeast one-quarter; thence South 00 degrees 39 minutes 57 seconds East 445.00 feet to the Place of Beginning of said easement.

(Warranty Deed, dated April 20, 2018, as recorded in Instrument No. 201804250031783, Kent County Register of Deeds)

This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

PROPOSED GARAGE DETAIL

SCALE: 1"=30'



By: *Randal J. Vugteveen*
Randal J. Vugteveen Licensed Professional Surveyor No. 28429

SCALE: 1" = 200' 0' 100' 200' NORTH

Richard Dykhouse Builder LLC Rich Dykhouse 11447 40th St SE Lowell, MI 49331		 www.nederveld.com • 800.222.1866 Grand Rapids 217 Grandville Ave., Suite 302 Grand Rapids, MI 49503
Currie Residence 2645 & 2650 Meadow Crossing Drive SE		
DRAWN BY: VB	DATE: 05.27.20	PRJ #: 20400395.2
REV. BY: VB	REV. DATE: 06.05.20	
REV.: Changed garage location		
2 OF 4		

PARENT PARCEL 6 DESCRIPTION

41-19-12-400-045

The following described premises situated in the Township of Cascade, County of Kent, and State of Michigan:

PARCEL 6: Part of the Southeast one-quarter of Section 12, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Southeast corner of said Section; thence South 89 degrees 57 minutes 47 seconds West 775.50 feet along the South line of said Section; thence North 00 degrees 39 minutes 57 seconds West 841.50 feet to the Place of Beginning; thence continuing North 00 degrees 39 minutes 57 seconds West 41.67 feet; thence North 53 degrees 26 minutes East 252.50 feet; thence North 46 degrees 15 minutes 03 seconds East 781.69 feet; thence South 00 degrees 39 minutes 57 seconds East 732.18 feet along the East line of said Section; thence South 89 degrees 57 minutes 47 seconds West 775.50 feet along the North line of the South 841.5 feet (51 rods) of said Southeast one-quarter to the Place of Beginning. Subject to an easement to Kent County Road Commission for Snow Avenue over the East 33.0 feet thereof, as recorded in Liber 120, Page 594. ALSO subject to and together with a Private Road easement, described following below. ALSO subject to and together with a Private easement for Public Utilities, described following below. ALSO subject to and together with a Private Easement for Storm Drainage, described following below:

PRIVATE ROAD EASEMENT DESCRIPTION: A 66 foot wide easement for Ingress, Egress and Utilities in part of the Southeast one-quarter of Section 12, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Southeast corner of said Section; thence South 89 degrees 57 minutes 47 seconds West 1020.50 feet along the South line of said Section to the Place of Beginning; thence continuing South 89 degrees 57 minutes 47 seconds West 66.00 feet along said South line; thence North 00 degrees 39 minutes 57 seconds West 76.75 feet; thence North 06 degrees 53 minutes 16 seconds East 185.25 feet; thence North 14 degrees 55 minutes 16 seconds East 325.78 feet; thence Northeasterly 169.75 feet along a 333.00 foot radius curve to the right, the long chord of which bears North 29 degrees 31 minutes 30 seconds East 167.92 feet; thence North 44 degrees 07 minutes 44 seconds East 187.21 feet; thence Northeasterly 54.08 feet along a 333.0 foot radius curve to the right, the long chord of which bears North 48 degrees 46 minutes 53 seconds East 54.02 feet; thence North 53 degrees 26 minutes 03 seconds East 226.83 feet; thence Northerly, Southeasterly and Southwesterly 307.11

feet along a 60.00 foot radius curve to the right, the long chord of which bears South 36 degrees 33 minutes 57 seconds East 66.00 feet; thence South 53 degrees 26 minutes 03 seconds West 226.83 feet; thence Southwesterly 43.36 feet along a 267.00 foot radius curve to the left, the long chord of which bears South 48 degrees 46 minutes 53 seconds West 43.32 feet; thence South 44 degrees 07 minutes 44 seconds West 187.21 feet; thence Southerly 136.11 feet along a 267.0 foot radius curve to the left, the long chord of which bears South 29 degrees 31 minutes 30 seconds West 134.64 feet; thence South 14 degrees 55 minutes 16 seconds West 121.27 feet; thence North 89 degrees 57 minutes 47 seconds East 20.57 feet along the North line of the South 445 feet of said Southeast one-quarter; thence South 00 degrees 39 minutes 57 seconds East 445.0 feet to the Place of Beginning of said easement.

PRIVATE EASEMENT FOR PUBLIC UTILITIES DESCRIPTION: A 10.0 foot wide Private Easement for Public Utilities in part of the Southeast one-quarter of Section 12, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Southeast corner of said Section; thence South 89 degrees 57 minutes 47 seconds West 1086.50 feet along the South line of said Section; thence North 00 degrees 39 minutes 57 seconds West 33.00 feet to the North line of 28th Street and the Place of Beginning of said easement; thence North 00 degrees 39 minutes 57 seconds West 43.75 feet; thence North 06 degrees 53 minutes 31 seconds West 325.78 feet; thence North 14 degrees 55 minutes 16 seconds East 185.25 feet; thence Northeasterly 169.75 feet along a 333.00 foot radius curve to the right, the long chord of which bears North 29 degrees 31 minutes 30 seconds East 167.92 feet; thence North 44 degrees 07 minutes 44 seconds East 187.21 feet; thence Northeasterly 54.08 feet along a 333.0 foot radius curve to the right, the long chord of which bears North 48 degrees 46 minutes 53 seconds East 54.02 feet; thence North 53 degrees 26 minutes 03 seconds East 226.83 feet; thence Northerly, Southeasterly and Southwesterly 307.11 feet along a 60.00 foot radius curve to the right, the long chord of which bears South 36 degrees 33 minutes 57 seconds East 66.00 feet; thence South 53 degrees 26 minutes 03 seconds West 11.62 feet; thence Northeasterly, Northwesterly and Southwesterly 359.16 feet along a 70.00 foot radius curve to the left, the long chord of which bears North 31 degrees 40 minutes 46 seconds West 76.28 feet; thence South 53 degrees 26 minutes 03 seconds West 221.70 feet; thence Southwesterly 55.71 feet along a 343.00 foot radius curve to the left, the long chord of which bears South 48 degrees 46 minutes 53

seconds West 55.64 feet; thence South 44 degrees 07 minutes 44 seconds West 187.21 feet; thence Southerly 174.85 feet along a 343.00 foot radius curve to the left, the long chord of which bears South 29 degrees 31 minutes 30 seconds West 172.96 feet; thence South 14 degrees 55 minutes 16 seconds West 187.18 feet; thence South 06 degrees 53 minutes 31 seconds East 327.16 feet; thence South 00 degrees 39 minutes 57 seconds East 43.09 feet; thence North 89 degrees 57 minutes 47 seconds East 10.00 feet along the North line of 28th Street to the Place of Beginning of said easement.

A Private EASEMENT FOR STORM DRAINAGE in part of the Southeast one-quarter of Section 12, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Southeast corner of said Section; thence North 00 degrees 39 minutes 57 seconds West 841.50 feet along the East line of said Section to a point on the North line of the South 841.50 feet of the Southeast one-quarter of said Section; thence South 89 degrees 57 minutes 47 seconds West 376.82 along said North line to the Place of Beginning of said Easement; thence continuing along said North line South 89 degrees 57 minutes 47 seconds West 40.96 feet; thence North 60 degrees 48 minutes 40 seconds West 76.10 feet; thence North 52 degrees 05 minutes 20 seconds West 109.74 feet; thence North 36 degrees 33 minutes 57 seconds West 38.55 feet; thence Easterly 27.76 feet along a 60.00 foot radius curve to the left, the long chord of which bears South 83 degrees 11 minutes 19 seconds East 27.52 feet; thence South 36 degrees 33 minutes 57 seconds East 16.93 feet; thence South 52 degrees 05 minutes 20 seconds East 105.49 feet; thence South 60 degrees 48 minutes 40 seconds East 110.32 feet to the Place of Beginning of said Easement.

(Warranty Deed, dated March 6, 2020, as recorded in Instrument No. 202003110021189, Kent County Register of Deeds)

By: *Randal J. Vugteveen*
Randal J. Vugteveen Licensed Professional Surveyor No. 28419

SCALE: 1" = 500' 0' 250' 500'

Richard Dykhouse Builder - LLC Rich Dykhouse 11447 40th St SE Lowell, MI 49331 Currie Residence 2645 & 2650 Meadow Crossing Drive SE		
DRAWN BY: VB REV. BY: VB REV.: Changed garage location	DATE: 05.27.20 REV. DATE: 05.05.20	
GRAND RAPIDS 217 Grandville Ave., Suite 302 Grand Rapids, MI 49503		www.neuerveld.com • 800.222.1858 Grand Rapids 217 Grandville Ave., Suite 302 Grand Rapids, MI 49503
PRJ #: 20400395.2 3 OF 4		

This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

5/27/20 08:54:27

COMBINED PARCEL DESCRIPTION

COMBINED PARCEL DESCRIPTION: Part of the Southeast 1/4 of Section 12, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Southeast corner of said Section; thence S89°57'47"W 775.50 feet along the South line of said Section; thence N00°39'57"W 841.50 feet to the Point of Beginning; thence continuing N00°39'57"W 41.67 feet; thence N53°26'E 252.50 feet; thence N23°03'54"W 471.17 feet; thence N42°56'41"E 513.89 feet; thence S00°39'57"E 98.58 feet along the West line of the East 396.00 feet of said Southeast 1/4; thence N89°59'36"E 396.00 feet to the East line of said Section at a point which is 433.00 feet (measured as 421.51 feet) South along said East line, from the South line of the Grand Rapids Eastern (formerly the Central Michigan, formerly the Grand Trunk) Railroad right-of-way; thence S00°39'57"E 902.80 feet along the East line of said Section; thence S89°57'47"W 775.50 feet along the North line of the South 841.5 feet (51 rods) of said Southeast 1/4 to the Point of Beginning. Contains 13.69 acres.

SUBJECT TO an easement to Kent County Road Commission for Snow Avenue over the East 33.00 feet thereof, as recorded in Liber 120, Page 594; ALSO SUBJECT TO AND TOGETHER WITH a Private Road easement; ALSO SUBJECT TO AND TOGETHER WITH a Private easement for Public Utilities; ALSO TOGETHER WITH a Private Easement for Storm Drainage. Also subject to easements, restrictions and rights-of-way of record.

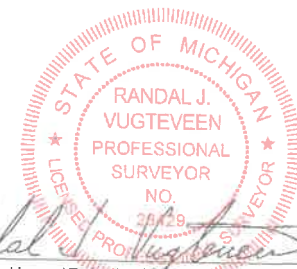
PRIVATE ROAD EASEMENT DESCRIPTION: A 66.00 foot wide easement for Ingress, Egress and Utilities in part of the Southeast 1/4 of Section 12, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Southeast corner of said Section; thence S89°57'47"W 1020.50 feet along the South line of said Section to the Point of Beginning; thence continuing S89°57'47"W 66.00 feet along said South line; thence N00°39'57"W 76.75 feet; thence N06°53'31"W 325.78 feet; thence N14°55'16"E 185.25 feet; thence Northeasterly 169.75 feet along a 333.00 foot radius curve to the right, the long chord of which bears N29°31'30"E 167.92 feet; thence N44°07'44"E 187.21 feet; thence Northeasterly 54.08 feet along a 333.0 foot radius curve to the right, the long chord of which bears N48°46'53"E 54.02 feet; thence N53°26'03"E 226.83 feet; thence Northerly, Southeasterly and Southwesterly 307.11 feet

along a 60.00 foot radius curve to the right, the long chord of which bears S36°33'57"E 66.00 feet; thence S53°26'03"W 226.83 feet; thence Southwesterly 43.36 feet along a 267.00 foot radius curve to the left, the long chord of which bears S48°46'53"W 43.32 feet; thence S44°07'44"W 187.21 feet; thence Southerly 136.11 feet along a 267.00 foot radius curve to the left, the long chord of which bears S29°31'30"W 134.64 feet; thence S14°55'16"W 121.27 feet; thence N89°57'47"E 20.57 feet along the North line of the South 445.00 feet of said Southeast 1/4; thence S00°39'57"E 445.00 feet to the Point of Beginning of said easement.

PRIVATE EASEMENT FOR PUBLIC UTILITIES DESCRIPTION: A 10.0 foot wide Private Easement for Public Utilities in part of the Southeast 1/4 of Section 12, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Southeast corner of said Section; thence S89°57'47"W 1086.50 feet along the South line of said Section; thence N00°39'57"W 33.00 feet to the North line of 28th Street and the Point of Beginning of said easement; thence N00°39'57"W 43.75 feet; thence N06°53'31"W 325.78 feet; thence N14°55'16"E 185.25 feet; thence Northeasterly 169.75 feet along a 333.00 foot radius curve to the right, the long chord of which bears N29°31'30"E 167.92 feet; thence N44°07'44"E 187.21 feet; thence Northeasterly 54.08 feet along a 333.0 foot radius curve to the right, the long chord of which bears N48°46'53"E 54.02 feet; thence N53°26'03"E 226.83 feet; thence Northerly, Southeasterly and Southwesterly 307.11 feet along a 60.00 foot radius curve to the right, the long chord of which bears S36°33'57"E 66.00 feet; thence S53°26'03"W 11.62 feet; thence Northeasterly, Northwesterly and Southwesterly 359.16 feet along a 70.00 foot radius curve to the left, the long chord of which bears N31°40'46"W 76.28 feet; thence S53°26'03"W 221.70 feet; thence Southwesterly 55.71 feet along a 343.00 foot radius curve to the left, the long chord of which bears S48°46'53"W 55.64 feet; thence S44°07'44"W 187.21 feet; thence Southerly 174.85 feet along a 343.00 foot radius curve to the left, the long chord of which bears S29°31'30"W 172.96 feet; thence S14°55'16"W 187.18 feet; thence S06°53'31"E 327.16 feet; thence S00°39'57"E 43.09 feet; thence N89°57'47"E 10.00 feet along the North line of 28th Street to the Point of Beginning of said easement.

A PRIVATE EASEMENT FOR STORM DRAINAGE in part of the Southeast 1/4 of Section 12, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Southeast corner of said Section; thence N00°39'57"W 841.50 feet along the East line of said Section to a point on the North line of the South 841.50 feet of the Southeast 1/4 of said Section; thence S89°57'47"W 376.82 along said North line to the Point of Beginning of said Easement; thence continuing along said North line S89°57'47"W 40.96 feet; thence N60°48'40"W 76.10 feet; thence N52°05'20"W 109.74 feet; thence N36°33'57"W 38.55 feet; thence Easterly 27.76 feet along a 60.00 foot radius curve to the left, the long chord of which bears S83°11'19"E 27.52 feet; thence S36°33'57"E 16.93 feet; thence S52°05'20"E 105.49 feet; thence S60°48'40"E 110.32 feet to the Point of Beginning of said Easement.

This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



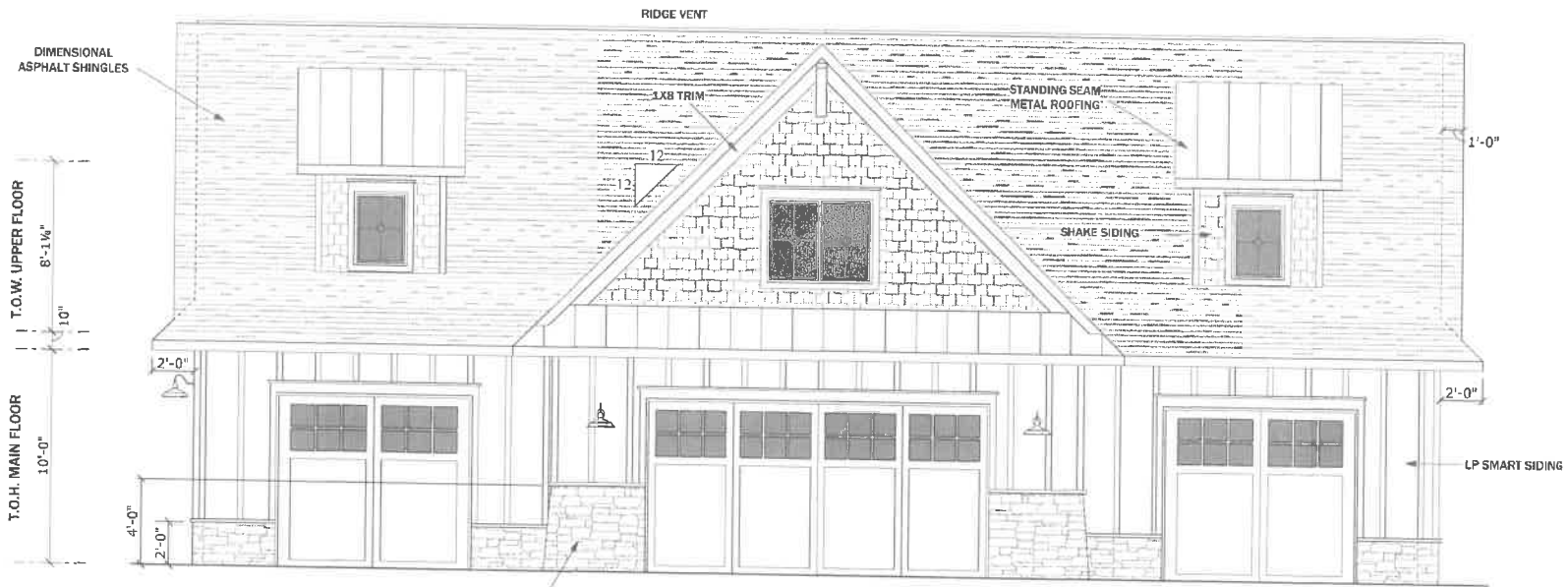
By: *Randal J. Vugteveen*
Randal J. Vugteveen Licensed Professional Surveyor No. 28429

SCALE: 1" = 200'

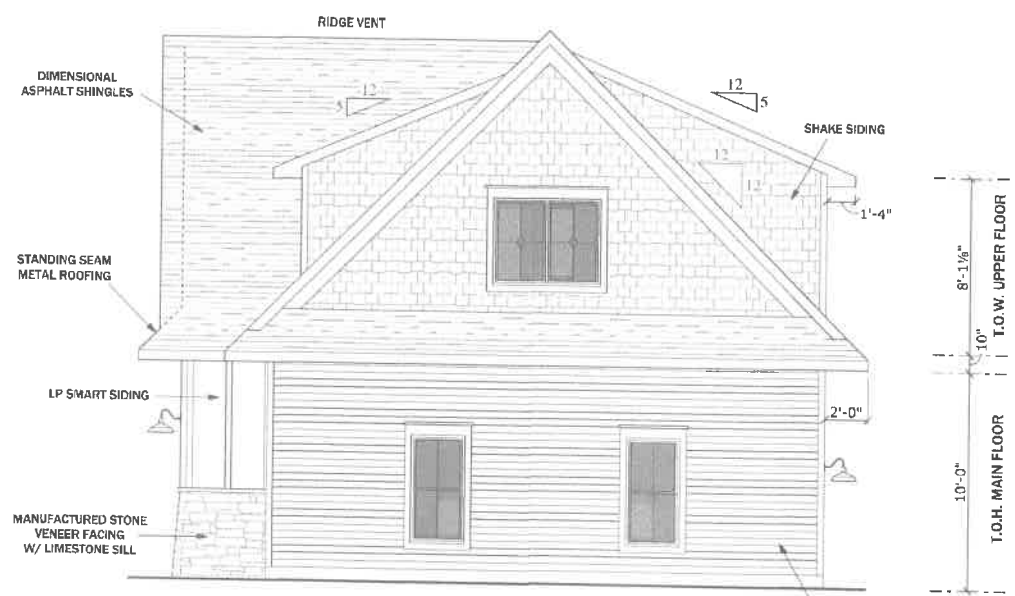
Richard Dykhouse Builder LLC Rich Dykhouse 11447 40th St SE Lowell, MI 49331 Currie Residence 2645 & 2650 Meadow Crossing Drive SE		NORTH	
DRAWN BY: VB	DATE: 05.27.20	PRJ #: 20400395.2	
REV. BY: VB	REV. DATE: 06.05.20	4 OF 4	
REV.: Changed garage location			



08 54220 1/25



FRONT ELEVATION



RIGHT ELEVATION

ISSUE DATE
APRIL 22, 2020

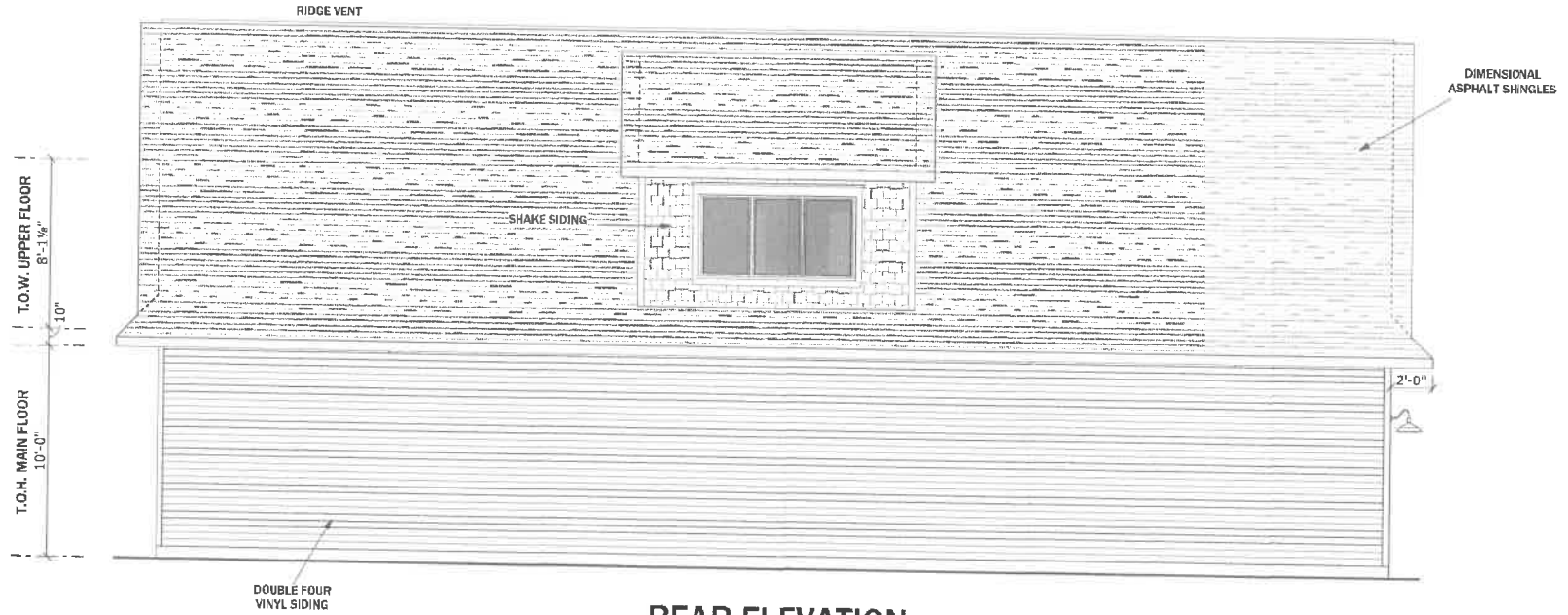
WHILE GREAT CARE AND EFFORT HAS BEEN TAKEN IN THE DESIGNING OF THIS PLAN, THE DESIGNER MAKES NO GUARANTEE AGAINST HIS OWN ERROR, OWNER, CONTRACTOR, AND SUBCONTRACTOR ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH GOVERNMENT STATE AND LOCAL REGULATIONS BEFORE BEGINNING CONST.

PROJECT:
CURRIE GARAGE

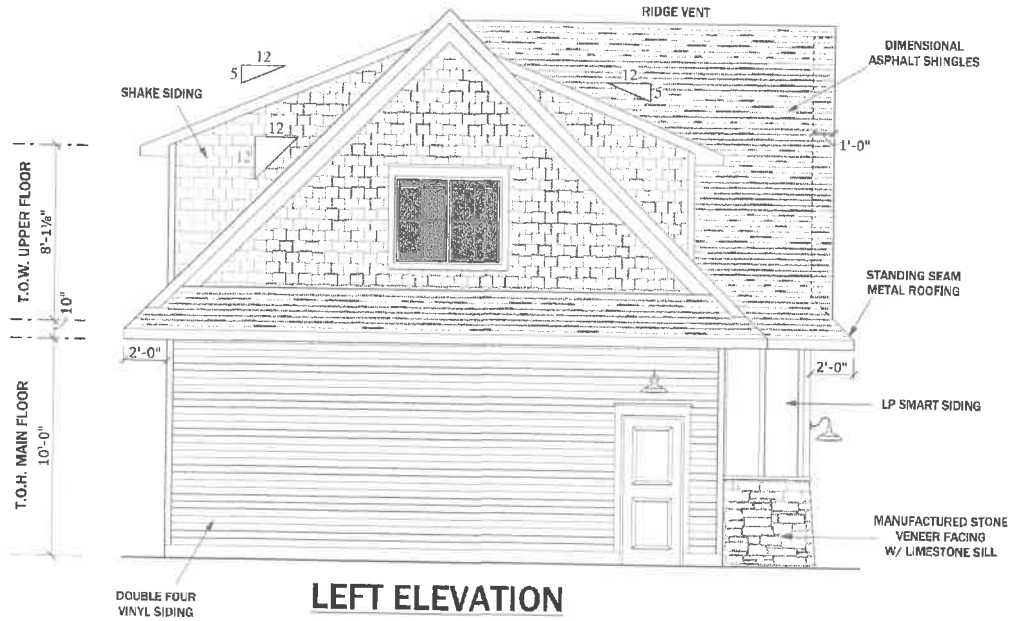
BUILDER:
RICHARD DYKHOUSE CONST.

Walker Residential Design
(616)891-7558
walkerbrad2@gmail.com

SHEET
1



REAR ELEVATION



LEFT ELEVATION

ISSUE DATE
APRIL 22, 2020

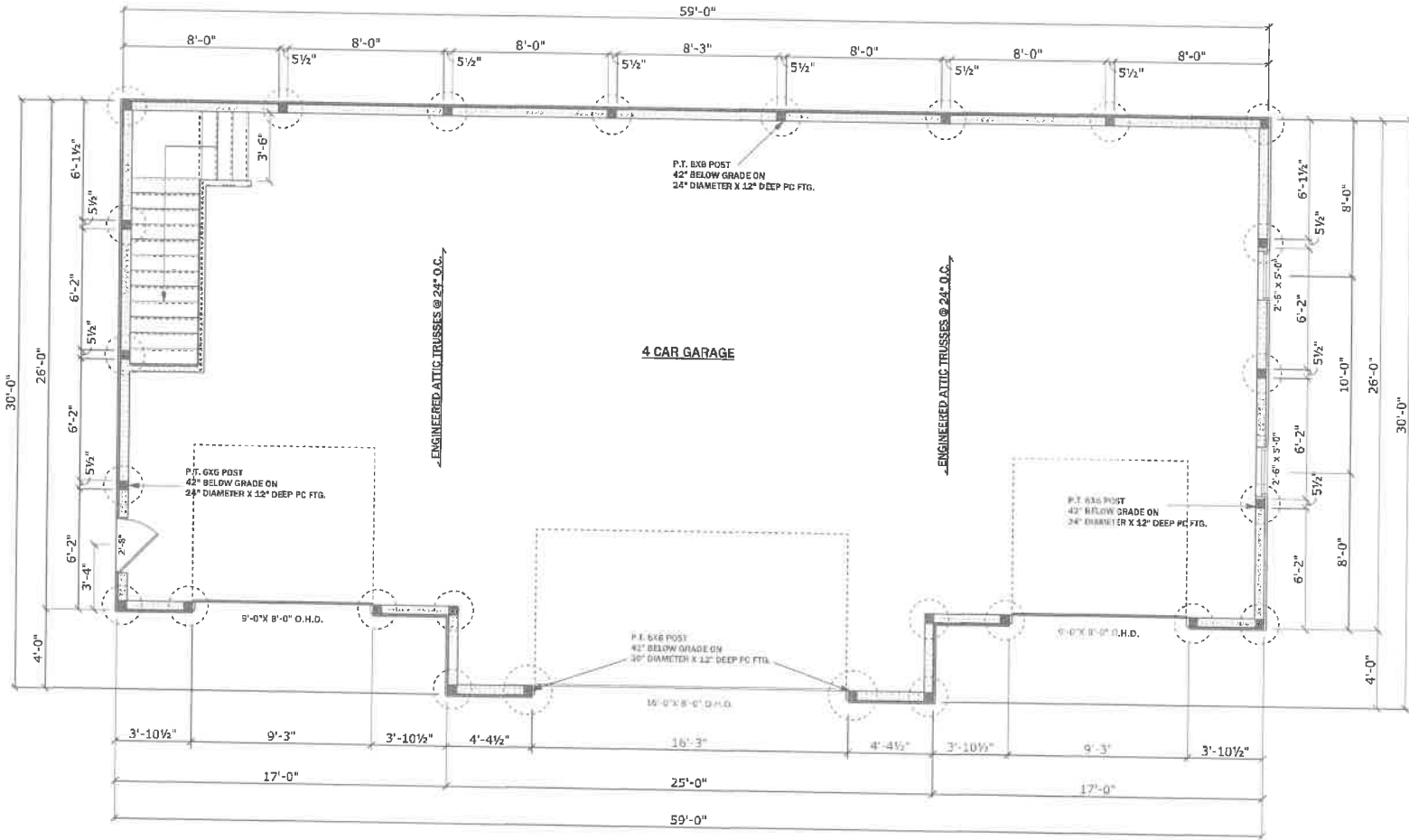
WHILE GREAT CARE AND EFFORT HAS BEEN TAKEN IN THE DESIGNING OF THIS PLAN, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. OWNER, CONTRACTOR AND SUBCONTRACTOR ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, MATERIALS OF CONSTRUCTION, AND COMPLIANCE WITH GOVERNING STATE AND LOCAL BUILDING CODES BEFORE BEGINNING CONSTRUCTION.

PROJECT:
CURRIE GARAGE

BUILDER:
RICHARD DYKHOUSE CONST.

Walker Residential Design
(616) 891-7558
walkerbrad2@gmail.com

SHEET
2



MAIN LEVEL FRAMING PLAN

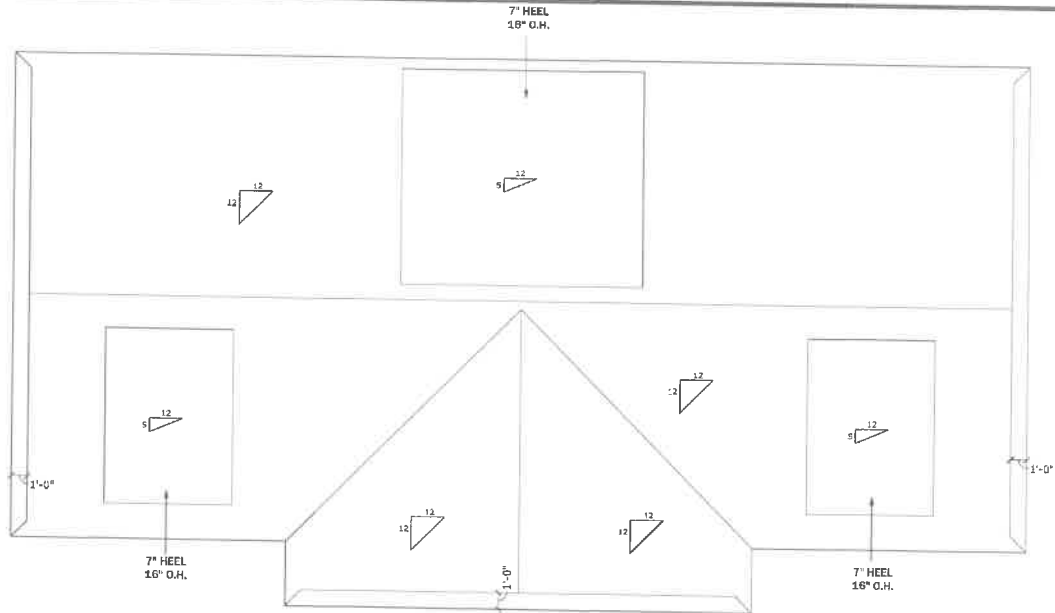
ISSUE DATE
APRIL 22, 2020

WE WILL EXERCISE CARE AND BEST EFFORTS IN PREPARING THE DRAWINGS. WE WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS IN THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS, MATERIALS OF CONSTRUCTION, AND COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS BEFORE PROCEEDING WITH CONSTRUCTION.

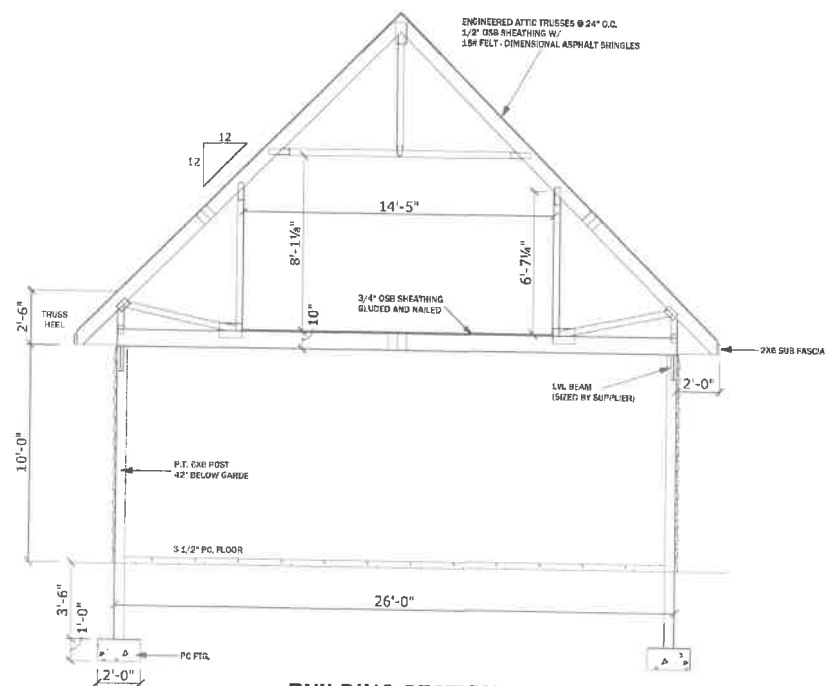
PROJECT:
CURRIE GARAGE

BUILDER:
RICHARD DYKHOUSE CONST.

Walker Residential Design
(616)891-7558
walkerbrad2@gmail.com



ROOF OVERVIEW
 24" OVERHANGS - 12" RAKES - U.N.O.
 30" TRUSS HEELS ON 12/12 - U.N.O.



BUILDING SECTION

ISSUE DATE
 APRIL 22, 2020

WITH GREAT CARE AND EFFORT HAS BEEN TAKEN IN THE DESIGNING, DRAWING AND CONSTRUCTION OF THIS PLAN. THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. OWNER, CONTRACTOR, AND SUBCONTRACTOR ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, MATERIALS, AND CONSTRUCTION COMPLIANCE WITH GOVERNING STATE AND LOCAL REGULATIONS PRIOR TO BEGINNING CONST.

PROJECT:
CURRIE GARAGE

BUILDER:
RICHARD DYKHOUSE CONST.

Walker Residential Design
 (616)891-7558
 walkerbrad2@gmail.com

SHEET
 5

Accessory Building Inventory 2010-2019 (11/4/19)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10 2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10 3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10 3017	Halfmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
13-3161	Epique Homes	1415 Ballybunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500

Accessory Building Inventory 2010-2019 (11/4/19)

18-3494	Stibitz	3494 Bloomington Hills	PUD 66	1,500	1.39	2,200
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
10 3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hacket	1547 Briarcliff Dr	R1	1,400	2.2	7,500
14-3190	Aaron Schaap	1910 Laraway Lake Dr	R1	2,604	13	8,200
14-3197	John Shipley	7373 Biscyane Way	R1	1,000	2.6	3,200
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Steketee Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
16-3301	Keeler	8100 45th st	R1	1,504	1.2	2,500
16-3311	Borisch	5292 Dayenu	R1	5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1	1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1	1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1	1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1	1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1	1,296	0.95	3,000
18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg				2,187	12.709	3,370
Avg ARC				2,407	19.818	2,664
Avg FP				1,994	8.6	2,300
Avg PUD				2,094	3.0225	3,955
Avg R1				2,115	7.0281	4,557

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: July 27, 2020
MEETING DATE: August 10, 2020
CASE: #20-3594/ Golden Valley Phase 2

GENERAL INFORMATION

- A. Applicant: Don Kamphuis
6115 28th St
Grand Rapids MI 49546
Telephone: 291-4070
Email: dank@kpc4.com
- B. Status of Applicant: Owner
- C. General Location: The property is located on the north east corner of Thornapple River Dr and 60th.
- D. Requested Action: develop into 15 detached single-family site condominium project.
- E. Existing Zoning on Subject Parcels: R1
- F. Zoning on Adjoining Parcels: R1/ARC
- G. Parcel Size: Approximately 34 acres
- H. Existing Land Use on Subject Parcel: Vacant
- I. Adjacent Area Land Uses: Residential

STAFF ANALYSIS

1. The applicant is requesting Final Preliminary Plan approval. The development would allow for the second phase of the Golden Valley Subdivision.

2. The project was originally introduced to the Township as one phase of 27 units. When the KCHD did not approve the second half of the development the developer proceeded with only the west half or Phase 1.
3. Now that the developer has all of the approvals for the second phase they are seeking Final Tentative approval.
4. The property is zoned R1, and is Master Planned as Suburban Residential.
5. The applicant has drawn a plan showing how the property developed with 15 lots using no open space. This method requires a minimum of 80,000 sq ft per lot. The lots range in size from just over 80,000 sq ft to 157,980 sq ft.
6. The development will be served by wells and septic. This has been approved by the KCHD.
7. Since the project is inside the utility y service area we have typically required that they agree to participate in a Special Assessment District for future water and sewer. We already have this agreement for Phase I.
8. The applicant is attempting to do this subdivision “by-right” and therefore does not need to rezone the property.
9. When phase 1 was approved we did not require the roads to connect but did require a pedestrian connection between the phases. This connection was to be built prior to the occupancy of any homes in phase 2.
10. There are no projects in the Capital Improvement Plan that would be activated as a result of this project.
11. Township engineer has reviewed and approved phase 2.
12. The development will be utilizing new private streets. The township engineer has approved the private street plans. The KCRC has issued permit for the location of the new roads.
13. They will have to enter into an agreement for maintenance of the storm water system.

14. As with all of our residential developments, the developer will be required to install an airport recognition statement in the deed restrictions.
15. The applicant has not indicated light poles and street trees on the plan.

STAFF RECOMMENDATION

Staff believes this project meets the requirements for Final preliminary approval of our subdivision ordinance and is consistent with the Master Plan. Staff Recommends approval of the plan with the following conditions:

1. Copy of the proposed deed restrictions, including the airport recognition statement and sewer and water SAD agreement.
2. Show light poles and street trees on the site plan.

If you approve the plan, the development will go before the Township Board for Final preliminary approval.

Attachments: Site Plan
 Location Map
 KCHD letter
 Fishbeck letter

August 3, 2020
Project No. 170168

Steve Peterson, AICP
Community Development Director
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546

**Golden Valley Estates, Phase 2
Site Plan Review**

Dear Steve:

We have reviewed the site plan for Golden Valley Estates, prepared by Exxel Engineering, Inc. The development is located at the northeast corner of the intersection between 60th Street and Thornapple River Drive. The current site plan and basis of this review are dated May 19, 2020. The proposed project is a 27-lot site condominium development with private streets. This site plan review is for Phase 2 of the development, Lots 13 – 27. Phase 2 includes the construction of private street Golden Hollow Drive. The site is in the Thornapple River watershed, subdrainage district GRFIA Southeast.

Stormwater and Drainage

Flood Control

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the stormwater drainage characteristics of the development site. The site is primarily located in Stormwater Management Zone A, which requires retention of the 100 year storm event and infiltration to the greatest extent possible. Where soil conditions or other factors do not allow for adequate infiltration, the SWO requires detention of the 25 year storm event with a controlled release and a direct connection for stormwater runoff for the 100 year storm event, or detention of the 100 year storm event. The SWO also requires the first 0.5 inch of stormwater runoff be detained and released over a 24 hour period (Water Quality Control) and the 2 year storm event release rate be limited to 0.05 cfs/acre (Bank Erosion Control).

The proposed stormwater management design is to collect stormwater runoff from the site in three detention ponds. Two detention ponds were approved and constructed in Phase 1 of the development. Based on soil boring findings and infiltration test results, stormwater infiltration was not feasible. The detention basins were designed for the 25-year storm event and a restricted release rate of 0.13 cfs/acre. The detention basins discharge to an existing creek on the north and east side of the development.

The proposed stormwater management design is in accordance with the SWO.

Water Quality Control and Bank Erosion Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and infiltrated where conditions permit, or released over a 24 hour period, and the 2 year storm event release rate be limited to 0.05 cfs/acre. The detention basins constructed in Phase 1 were designed with an outlet control structure to restrict flows based on the above criteria. The applicant provided stormwater calculations for design of the outlet control structures. The proposed design is in accordance with the SWO.

Stormwater Runoff

The applicant provided stormwater calculations to size the detention basins and onsite storm sewer system. All stormwater runoff from the new private streets and developed portion of the site will drain to the detention basins. Therefore, the site will not see an increase in rate of stormwater leaving the site.

Drainage Plan

The applicant has submitted drawings, calculations and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the attached checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include at a minimum maintenance of the detention basins and cleaning of catch basin sumps.

Private Street Requirements

The proposed development has three private streets, two of which were constructed in Phase 1; Golden View Drive and Golden View Court. Golden Hollow Drive will be constructed in Phase 2. FTCH reviewed the proposed private streets in accordance with the Township Ordinance for private streets, including right of way width, road and travel lane width, road grade, pavement cross section including aggregate base and subbase design, stormwater drainage, etc.

The Kent County Road Commission (KCRC) will permit the new private drive approach on 60th Street. The applicant provided correspondence with the KCRC that they agree with the driveway locations as shown.

The Township Ordinance requires private streets to not exceed a maximum grade of 6 percent. The site plan shows Golden Hollow Drive has a 7 percent grade as it enters the site off 60th Street. The Planning Commission, upon recommendation of the Township Engineer, may allow a maximum grade of up to 8 percent if it is reasonably determined that certain safety and accessibility requirements are met.

The applicant stated they believe the road design to be safe as the distance of 7 percent grade is limited to less than 120 feet and there is an area of 2 percent grade at the intersection with 60th Street. This grade is traversable by emergency vehicles and others and ingress and egress to the development is not hindered by the road grades. The grade at Lot 27 will be less than 6 percent and will not affect entry to that driveway. The proposed 7 percent grade is acceptable.

Utilities

A community wastewater dispersal system is proposed for the development. The wastewater system will include a 3-inch sanitary sewer force main and community drain field. Permits from the Kent County Health Department (KCHD) and Michigan Department of Environment, Great Lakes, and Energy (EGLE) will be required for the community wastewater dispersal system prior to construction. The residential lots will have onsite water wells.

Summary

The proposed stormwater management design for Phase 2 of the development meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain several permits (SESC, KCHD, EGLE and KCRC) prior to construction. We recommend approval of the site plan from an engineering standpoint.

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

Sincerely,



Nathan R. Torrey, PE
Senior Civil Engineer

Attachment

By email

Copy: Michael L. Berrevoets, PE – Fishbeck

Cascade Charter Township

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

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

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

Golden Valley Estates, Phase 2

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
All stormwater runoff from the site is collected in three onsite detention basins. The detention basins discharge to an existing creek on the north and east side of the development. Two of the detention basins were constructed in Phase 1 of the development.
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map
Existing and proposed contours have been provided.
- OK (3) Development tributary area to each point of discharge from the development
Stormwater calculations and tributary areas were provided by the applicant.
- OK (4) Calculations for the final peak discharge rates
The applicant provided calculations for design of the onsite storm sewer system, detention basins and outlet control structures.
- OK (5) Calculations for any facility or structure size and configuration
Stormwater runoff calculations were provided by the applicant.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided a utility plan showing all proposed stormwater runoff facilities.
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
Offsite drainage areas were not indicated by the applicant.
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
A construction schedule was included on the plans.
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin.

- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The applicant provided calculations and design details for construction of the onsite storm sewer system and detention basins.
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement was not provided and is required.
- OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.
- OK (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Dan Kamphuis
Address: 2828 Kraft Avenue SE; Suite 165
City & Zip Code Grand Rapids, MI 49512
Telephone: (616) 291-4070
Email Address: dank@gvd1.com

OWNER: * (If different from Applicant)
Name: Applicant
Address: 7069 60th Street SE
City & Zip Code: Grand Rapids, MI 49546
Telephone: _____
Email Address: _____

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Develop Phase 2 of the Golden Valley Estates Site Condominium without open space, conforming to existing zoning regulations. Not requesting rezoning to PUD. Phase 2 has tentative preliminary plat approval from

the July 15, 2019 PC meeting and the July 24, 2019 TB meeting. Only Phase 1 has final preliminary plat approval.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See enclosed

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -33-400-055

ADDRESS OF PROPERTY: 7069 60th Street

PRESENT USE OF THE PROPERTY: Nursery/Vacant

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

Name(s)

Address(es)

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SIGNATURES

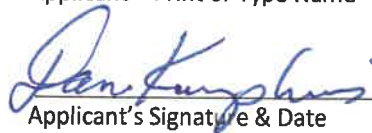
I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this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

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

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

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

Dan Kamphuis
Applicant – Print or Type Name


Applicant’s Signature & Date

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

KENT COUNTY HEALTH DEPARTMENT



ENVIRONMENTAL HEALTH
700 Fuller Avenue N.E.
Grand Rapids, Michigan 49503-1918
Phone: 616-632-6900
Fax: 616-632-6892
Email: KCEHmail@kentcountymi.gov
Website: www.accesskent.com

Adam London, RS, MPA
Administrative Health Officer

May 27, 2020

Mr. Daniel Kamphuis
2828 Kraft Ave SE, Suite 165
Grand Rapids, MI 49512

**RE: Onsite Community Wastewater System
Single Family Residential
Proposed Golden Valley Estates Phases 1 and 2, Units 1 – 27
Cascade Charter Township, Kent County, Michigan**

Dear Mr. Kamphuis:

The Kent County Health Department (KCHD) received a final set of construction plans and cover letter with a basis of design for the proposed Golden Valley Estates, Phase 1 and 2, Units 1 - 27 wastewater collection and dispersal system on May 26, 2020. This Department's review is limited to the subsurface dispersal system only. The community septic tank effluent pumping system (STEP) and dosing tank will be reviewed by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) under a separate Part 41, Sewerage System Permit. Operation of the wastewater system will be subject to a Part 31, Groundwater Discharge Permit.

KCHD accepts the proposed basis of design utilizing a STEP collection system and subsurface drain bed system with timed dosed pressure distribution. The peak wastewater flow of 8,100 gallons per day has been supported by wastewater flow monitoring from similar communities. The plans demonstrate a peak daily wastewater flow from 27 units to be 300 gallons per unit per day.

Plans specify a soil loading rate of 1.5 gallons per day per square foot. This application rate exceeds the Michigan Criteria for Subsurface Sewage Disposal prescribed loading rate of 0.5 gpd/sq. ft. The system designer has proposed use of an alternative wastewater disposal system utilizing a proprietary linear geotextile sand filter (GSF) manufactured by Eljen Corporation. EGLE has accepted use of Eljen GSF modules in a trench configuration at 1.5 gpd/sq ft. A copy of this memo is enclosed with the permit.

Test pits observed by this Department, EGLE staff, and your consultant have found variable soils in the selected dispersal area. Underlying slowly permeable soils and seasonal soil saturation were observed in the northeast downslope area of the replacement dispersal area. The presence of the limiting layer and the scale of the treatment works warranted a request for a groundwater mounding analysis. A simple model was used to demonstrate the groundwater mounding is a possible condition in the replacement area. Rather than completing a full mounding analysis with actual soil transmissivity and permeability testing, your consultant has requested to use the prescribed soil loading and linear loading rates from Table 4.2 of the Draft Michigan Criteria for Onsite Wastewater Treatment under a variance to the current criteria. This Department requested that EGLE Onsite Wastewater Program staff assist with reviewing proposal to utilize the Draft Criteria. The variance to use the Eljen GSF and the linear loading rates from the Draft Criteria was offered by EGLE Onsite Wastewater on May 12, 2020.

Continued...

Page 2

Proposed Golden Valley Estates, Phases 1 and 2, Units 1 – 27

A complete set of construction plans was received on May 26, 2020. The plans appear to meet the intent of the Draft Michigan Criteria for Onsite Wastewater Treatment and the Sewage Disposal Regulations for Kent County, Michigan. KCHD has issued the enclosed permit with the understanding that the system will be installed in accordance with all applicable rules and regulations under the supervision of KCHD and the System Designer.

The approval of the subsurface dispersal system does not supersede needs to obtain other permits from EGLE or the local building authority. It would appear necessary to obtain an electrical permit to extend service to the new dosing tanks and control panel. There is also the need to complete the application for a Part 41 Sewerage System Permit.

Please pay attention and follow the attached permit inspection schedule. Allow a 48-hour notice or more to guarantee prompt inspections. No changes can be made to this permit without approval of the system designer and this Department. Please feel free to call me at 616-204-2375 or email at jason.buck@kentcountymi.gov with any questions.

Sincerely,



Jason Buck, REHS
Sanitarian Specialist

Enclosures: Onsite Wastewater Disposal Facility Permit
 Copy of Community Wastewater Plans from Exxel Engineering
 EGLE Memo Regarding Eljen GSF Modules

cc: Don De Groot, P.E., Exxel Engineering, Inc. (email)
 Jeff Van Laar, P.E., Exxel Engineering, Inc. (email)
 Regina Young, REHS, EGLE (email)
 Keith Zahn, P.E., EGLE (email)



Kent County Health Department
Water Supply/ Waste-Water Disposal Facility Permit
 Environmental Health Division 616-632-6900 FAX 616-632-6892 700
 Fuller Avenue NE, Grand Rapids, MI 49503

Location/Address: 5800 Thornapple River Dr SE (parent)
 City, Village, or Twp.: Cascade Charter Township Subdivision & Lot No.: Golden Valley Estates, Phase 1 and 2
 Owner: Daniel Kamphuis c/o: Exxel Engineering Phone No: 616-942-9166
 Address: 2828 Kraft Ave SE, Suite 165 City: Grand Rapids State: MI Zip Code: 49512
 Perm. Parcel No.: 41-19-33-400-052 (parent) E-mail address: dank@gvd1.com

This permit authorizes the construction, repair, enlargement, or relocation of a well/sewage disposal facility in accordance with plans and information contained in the approved application submitted to the Kent County Health Department on 5/21/2020. Work authorized by this permit shall be subject to any special conditions or requirements as noted on the permit and shall comply with all requirements of the Water Supply Regulations and/or Sewage Disposal Regulations of Kent County. It shall be unlawful for any well/sewage disposal facility constructed, repaired, enlarged, or relocated under authority of this permit to be placed in operation without prior approval by the Kent County Health Department. This permit is valid for two years from the date of issuance and is not transferable to any person or location. No work shall be commenced or continued either before the permit is issued or after the permit has expired.

Building Information: New Repair House Multi Family Commercial No. Of Bedrooms: 8100 gal/day flow

Water Supply Well Details

Well Type: Domestic Type III Public Irrigation
 Test Well Other

ISOLATION REQUIREMENTS:

- Feet from on-site sewage disposal system(s)
- Feet from storm/sanitary sewer lines
- Feet from overhang of building
- Feet from sewage sump
- Feet from fuel storage tank(s)
- Feet other (specify)
- Feet from footing drains

INSPECTIONS REQUIRED:

RESTRICTIONS:

- Minimum depth in feet
- Grout
- Well Abandonment required
- Nitrate area - well may be required to be drilled to a deeper depth to assure safe drinking water.
- Flowing well area
- 10' Continuous protective clay barrier greater than 25'
- Other:

Refer to Pages:

Comments:

Individual site wells
 Construction permits required for each unit.

Waste-Water Facility Details

Isolation Requirements:

- 100 Ft. from water well(s) 25 Ft. from basement wall(s)
- 100 Ft. from surface water(s) 10 Ft. from lot lines
- 100 Ft. Other Subsurface drains
- Ft. Other

Aggregate and Cover Requirements

- Inches of soil cover over stone
- Inches of stone above pipe
- Inch diameter of pipe
- Inches of stone below pipe

Soil Texture: Varies, see attached logs

Septic Tank Requirement:

Number of Tanks: _____
 Tank Capacity: _____ gallons _____ gallons
 Pump Chamber Capacity: 4000 gallons

Drain field:

Drain Bed:

Base Area	Sq.Ft.	Base Area	5400	Sq.Ft.
Side Area	Sq.Ft.	Side Area		Sq.Ft.
Total Trench	Sq.Ft.	Total	5400	Sq.Ft.
Width Total	Ft.	44	Ft. X	284
Linear Ft. Of Trench	Ft.	No. of Laterals	24	

Comments:

300 Gal/Day/Unit x 27 Units = 8100 gpd
 Soil loading rate = 1.5 gpd/sq ft
 Linear loading rate = 5.0 gpd/ft
 See attached plans from Exxel Engineering (5/19/2020)
 See Page 2 for required inspections
 Additional Part 41 Permit from EGLE is required

Final Inspections are Required.

Water Well Requirements: Water sample results and well log are required for final approval. Please contact this office to schedule an inspection prior to consumption of the well water. **Waste Water Disposal Requirements (Septic System):** Contact this office before 9 am for a final inspection prior to backfilling.

See Attached Sketch For Location Details and Additional Information.

Signature of Sanitarian: Jason E. Buck, REHS

Date Issued: 5/26/2020



INSPECTION SCHEDULE FOR COMMUNITY SEPTIC SYSTEMS

Address: 5800 Thornapple River Dr. SE, Cascade Charter Township, Kent County, Michigan

Owner: Daniel Kamphuis

System Designer: Don DeGroot P.E., Exxel Engineering, Inc.

Jeff Van Laar P.E., Exxel Engineering, Inc.

Community: Proposed Golden Valley Estates, Phases 1 and 2 (Units 1 – 27)

The construction of this Community Wastewater Treatment and Effluent Dispersal System must be inspected in the following sequence. Health Department to be notified when all indicated components are ready for inspection. Proceeding to the next step of construction shall not occur until this Department has checked off approval of condition.

1. Preconstruction meeting onsite.

- Location of distribution area staked out and site has been surveyed
- Installer has sourced an approved supply of specified system sand
- Approval of any required changes done with system designer and Health Department

2. First Inspection

- Soils are approved for excavation. No precipitation is forecast during proposed construction timeline.
- Site has been prepared and approved by this Department for fill
- Dosing chambers have passed watertightness test standard ASTM-1227c. To be completed by others.

3. Second Inspection

- Distribution area cut / fill meets quality and quantity requirements

4. Third Inspection

- Distribution area cut / fill meets quality and quantity requirements

5. Forth Inspection

- Eljen Modules and Distribution network completed
- Distribution network has been flushed
- Alternating valve at appropriate elevation and flushed

CONTINUED ON NEXT PAGE

Address: 5800 Thornapple River Dr. SE, Cascade Charter Township, Kent County, Michigan

Owner: Daniel Kamphuis

System Designer: Don DeGroot P.E., Exxel Engineering, Inc.

Jeff Van Laar P.E., Exxel Engineering, Inc.

Community: Proposed Golden Valley Estates, Phases 1 and 2 (Units 1 – 27)

6. Fifth Inspection

- Test of control panel and alternating valve operation.
- Completion of system (fabric, sand back fill, topsoil and seed) and backfill of tanks
- Final cover meets grading requirements (risers accessible, valve boxes, erosion control measures, etc.)

6. Final Approval

- Maintenance with qualified service provider agreement
- Approval of Part 41 Sewerage Permit from EGLE
- Statement from System Designer that system was installed per approved plans



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENT
LANSING



REBECCA A. HUMPHRIES
DIRECTOR

December 15, 2010

Mr. Jim Donlin
Vice President
Eljen Corporation
125 McKee Street
East Hartford, Connecticut 06108

SUBJECT: Eljen Geotextile Sand Filter

You have requested that the Department of Natural Resources and Environment (DNRE), Environmental Resource Management Division (ERMD), provide a technical review of the above-subject proprietary alternative treatment for potential application in Michigan. Please be advised that this office functions only in a review and not an approval capacity with respect to proprietary products. In Michigan, individual local health departments approve the use of proprietary products for single and two family homes in accordance with the requirements of their respective local regulations. For other subsurface systems treating sanitary wastewater with flows up to 10,000 gallons per day, however, the ERMD does administer application of the Michigan Criteria for Subsurface Sewage Disposal. Additionally this office provides technical guidance for alternative methods of sewage treatment in accord with our administrative rules for the subdivision of land. The comments that follow should be viewed only in the context of these two program areas. With this thought in mind, please consider the following comments:

System Description and Testing

The overall Eljen Geotextile Sand Filter (GSF) treatment system consists of a number of natural and man made components that are assembled to accomplish treatment of septic tank effluent to better than secondary standards prior to final application to natural soils or fill. At the heart of the system is the GSF module that consists of a bound assemblage of vertical plastic layers wrapped in geotextile fabric. This produces treated effluent that is discharged into a specified sand layer that surrounds the bottom and sides of the module.

You have provided the results of third party testing accomplished at the Massachusetts Alternative Septic System Test Center in accordance to the National Sanitation Foundation Standard 40 protocol. Testing was accomplished for each of three effluent distribution methods, including demand dosed, time pressure dosed, and gravity. In all cases, median effluent carbonaceous biochemical oxygen demand and total suspended solids values were below 10 milligrams per litre.

Application under the Michigan Criteria

Your transmittal to this office and subsequent discussion has resulted in the following application rate table being proposed by Eljen Corporation (Eljen) for acceptance under the Michigan Criteria:

Table 1: Proposed B43 & A42 Trench and Bed Soil Application Rates

SOIL PERMEABILITY MIN/INCH	SOIL TYPE	TRENCH MAXIMUM APPLICATION RATE GPD/FT	BED MAXIMUM APPLICATION RATE GPD/FT
<10	Coarse Sand, Medium sand	2.0	1.5
10 - 20	Fine Sand, Loamy Sand	1.5	1.0
20 - 30	Sandy Loam, Very Fine Sand	1.0	NOTE
30 - 45	Loam, Sandy Clay Loam	0.5	
45 - 60	Silt Loam, Sandy Clay Loam, Clay Loam		

*NOTE: Underground sewage disposal not approved per MI DEQ

In general, the soil application rates in this table request a doubling of application rates as compared with conventional pipe/stone systems receiving septic tank effluent. This table does suggest a reduced loading for bed systems and exclusion in usage for finer textured soils. Please be advised that we are supportive of the table subject to the following:

- The application rates are to be based upon bottom area only calculated based upon the width of the specified sand under the module. Based upon the typical details you have provided, this would be 4 feet for a B43 module and 3 feet for an A42 module.
- With regard to the method of effluent distribution, ERMD would be supportive of distribution by gravity for systems with low flows less than 1000 gallons per day. For all other systems, timed pressure dose is recommended to maximize treatment efficiencies and longevity.

Pressure Sand Mound Applications

ERMD is supportive of the possible use of GSF modules in pressure mound applications. As mounds themselves are constructed of specified sand, the main issue becomes the number of GSF modules needed based upon flow, and geometry of their placement. With time dosed pressure mounds we are supportive of a maximum bottom area loading rate for coarse to medium sand as discussed above. Module placement

Mr. Brian Parker

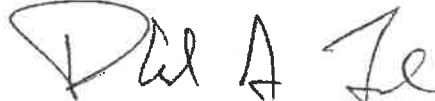
3

December 15, 2010

within the mound would be established as part of the site-specific mound design completed in accord with established pressure mound technical guidance.

Should you require further information, please contact me via telephone; falardeaur@michigan.gov; or DNRE, P.O. Box 30241, Lansing, Michigan, 48909-7741

Sincerely,

A handwritten signature in black ink, appearing to read "Richard A. Falardeau". The signature is stylized and cursive.

Richard A. Falardeau, P.E., Chief
On-Site Wastewater Unit
Solid Waste and Land Application Section
Environmental Resource Management Division
517-241-1345



Kent County Road Commission
 1500 Scribner NW
 Grand Rapids, MI 49504-0000
 Phone: 616-242-6920
 Fax: 616-336-4397

Permit No. 2019-041294
 Issue Date 10/28/2019

**PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN
 WITHIN THE RIGHT-OF-WAY OF; OR TO CLOSE, A COUNTY ROAD
 Commercial Dwy**

APPLICANT	Dan Kamphuis 5800 Thornapple River Dr Grand Rapids, MI 49512-0000 Phone(s): 616-291-4070 - - -	CONTRACTOR	Golden Valley Development Dan Kamphuis 5800 Thornapple River Dr Grand Rapids, MI 49546-0000
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Applicant/Contractor requests a permit for the following work within the right of way of a county road:
Commercial - Commercial Dwy

LOCATION: County Road 7000 60th St. Between _____ And _____
 Municipality: CALEDONIA TOWNS Section _____ Side of Road _____ Property ID _____
 DATE: Work to begin on 10/28/19 Work to be completed by 10/28/20 Plat _____ Lot _____

I certify and acknowledge that (1) the information contained in this application is true and correct, (2) the commencement of the work described in this application shall constitute acceptance of the permit as issued, including all terms and conditions thereof and, (3) if this permit is for commercial or residential driveway work, I am the legal owner of the property that this driveway will serve, or I am the authorized representative.

PERMIT

The term "Permit Holder" in the terms and conditions set forth on the reverse side hereof, refers to the applicant and the contractor, where applicable. By performing work under this permit, the Permit Holder acknowledges and agrees that this permit is subject to all the rules, regulations, terms and conditions set forth herein, including on the reverse side hereof. Failure to comply with any of said rules, regulations, terms and conditions shall render this permit NULL AND VOID.

	FEE TYPE	AMOUNT	RECEIPT NO.	DATE			
REQUIREMENTS					Letter of Credit	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					Surety Bond <u>\$20,000.00</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Retainer Letter	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					Approved Plans on File <u>19-054</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Certificate of Insurance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
				Attachments/Supplemental Specifications	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Other To Be Billed						

OTHER REQUIREMENTS:

KCRC PERMIT DEPT TO BE NOTIFIED 48 HOURS IN ADVANCE OF WORK. FORMS TO BE CHECKED BEFORE CONCRETE IS Poured. ALL WORK TO BE DONE IN ACCORDANCE WITH KCRC ENGINEERING PLAN. WORK TO BE COMPLETED AS PER ATTACHED APPLICATION. PROPER TEMPORARY TRAFFIC SIGNING TO BE IN ACCORDANCE WITH CURRENT MMUTCD MANUAL.

TERMS AND CONDITIONS

1. **Specifications.** All work performed under this permit must be done in accordance with the application, plans, specifications, maps and statements filed with the County Road Commission ("Road Commission") and must comply with the Road Commission's current procedures and regulations on file at its offices and the current MDOT Standard Specifications for Construction, if applicable.
2. **Fees and Costs.** The Permit Holder shall be responsible for all costs incurred by the Road Commission in connection with this permit and shall deposit estimated fees and costs as determined by the Road Commission, at the time the permit is issued.
3. **Bond.** The Permit Holder shall provide a cash deposit, irrevocable letter of credit or bond in a form and amount acceptable to the Road Commission at the time permit is issued.
4. **Insurance.** The Permit Holder shall furnish proof of general liability insurance in amounts not less than \$1,000,000 each occurrence and general aggregate, proof of automobile liability in amounts not less than \$1,000,000 combined single limit for each accident, bodily injury per accident, and property damage per accident, and in an amount not less than \$500,000 for bodily injury per person. Such proof of insurance shall include a valid certificate of insurance demonstrating that the Road Commission is an additional insured party on the policy. Such insurance shall cover a period not less than the term of this permit and shall provide that it cannot be cancelled without 30 days advance written notice to the Road Commission, by certified mail, first-class, return receipt requested. This permit is invalid if insurance expires during the authorized period of work described herein.
5. In addition to any other liability or obligation that may otherwise exist, the Permit Holder, to the fullest extent permitted by law, shall indemnify and hold harmless the Road Commission and its agents and employees from and against all claims, damages, losses, and expenses including, but not limited to, attorneys' fees, arising out of or resulting from the performance of the work performed including claims, damages, losses, and expenses attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, but only to the extent caused by the fault, negligent acts, or omissions of the Permit Holder, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by the parties indemnified hereunder. This obligation does not include an obligation to indemnify the parties indemnified hereunder for their sole negligence and shall not be construed to negate or modify other rights or obligations of indemnity that otherwise exist as to the parties or persons described herein.
6. **Miss Dig.** The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800) 482-7171 or www.missdig.org AT LEAST THREE (3) FULL WORKING DAYS, BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS, BEFORE YOU START WORK. The Permit Holder assumes all responsibility for damage to or interruption of underground utilities.
7. **Notification of Start and Completion of Work.** The Permit Holder must notify the Road Commission at least 48 hours before starting work, when work is completed, and additionally as directed by the Road Commission.
8. **Time Restrictions.** All work shall be performed Mondays through Fridays between and unless written approval is obtained from the Road Commission, and work shall be performed only during the period set forth in this permit. Perform no work except emergency work, unless authorized by the Road Commission on Saturdays, Sundays, or from on the day proceeding until the normal starting time the day after the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
9. **Safety.** Furnish, install and maintain all necessary traffic controls and protection during Permit Holder's operations in accordance with the Manual of Uniform Traffic Control Devices, Part 6 and any supplemental specifications set forth herein.
10. **Restoration and Repair of Road.** The construction, operation and maintenance of the activity covered by this permit shall be performed by the Permit Holder without cost to the Road Commission unless specified herein. The Permit Holder shall also be responsible for the cost of restoration and repair of the right-of-way determined by the Road Commission to be damaged as a result of the activity which is the subject of this permit. Restoration shall meet or exceed conditions when work is commenced and be in accordance with specifications. The Permit Holder shall be responsible for costs incurred by the Road Commission for emergency repairs performed by or on behalf of the Road Commission for the safety of the motoring public. Said repairs shall be performed with or without notice to the Permit Holder if immediate action is required. This determination shall be in the sole and reasonable opinion of the Road Commission.
11. **Limitation of Permit.** Issuance of this permit does not relieve Permit Holder from meeting any and all requirements of law, or of other public bodies or agencies. The Permit Holder shall be responsible for securing and shall secure any other permits or permission necessary or required by law from cities, villages, townships, corporations, property owners, or individuals for the activities hereby permitted. Any work not described by the application, including the time and place thereof, is strictly prohibited in the absence of the application for and issuance of an additional permit or amendment to this permit.
12. **Revocation of Permit.** This permit may be suspended or revoked at will, and the Permit Holder shall surrender this permit and alter, relocate or remove its facilities at its expense at the request of the Road Commission. It is understood that the rights granted herein are revocable at the will of the Road Commission and that the Permit Holder acquires no rights in the right-of-way and expressly waives any right to claim damages or compensation in case this permit is revoked.
13. **Assignability.** This permit is not assignable and not transferable unless specifically agreed to by the Road Commission.
14. **Authority.** The statutory authority of the Road Commission to require compliance with permit requirements is predicated upon its jurisdictional authority and is set forth in various statutes including, without limitation and in no particular order, MCL