

AGENDA
Cascade Charter Township Planning Commission
Monday, August 15, 2022
7:00 pm
2870 Jacksmith Ave

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

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

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Disclose any Conflict of Interest**
- ARTICLE 5. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 6. Case #22-3729/MPM Interiors
Property Address: 6660 Old 28th Street
Requested Action: Site Plan Review for a new 10,000 sq ft building and parking lot.**
- ARTICLE 7. Review of Major Street Plan**
- ARTICLE 8. Old Business**
- ARTICLE 9. Any Other Business**
- ARTICLE 10. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 11. Adjournment**

Meeting format

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

STAFF REPORT

STAFF REPORT: Case # 22-3729
REPORT DATE: August 10, 2022
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: August 15, 2022
PREPARED BY: Brian Hilbrands, Planning Director

APPLICANT

Holly Jackson, Kuiper Kraemer PC
180 Monroe Ave NW, Suite 400
Grand Rapids, MI 49503

STATUS
OF APPLICANT: Potential Tenant/Owner

REQUESTED ACTION: Site Plan Review for a new two-story, 10,000 sq ft building and parking lot.

EXISTING ZONING OF
SUBJECT PARCEL: B1, Village Business District

GENERAL LOCATION: South of 28th Street and Old 28th Street intersection, NE of library.

PARCEL SIZE: 1.3 Acres

PROPERTY LOCATION: 6660 Old 28th Street

EXISTING LAND USE
ON THE PARCEL: Vacant/Burned building

ADJACENT AREA
LAND USES: N – 28th Street
W,E – Commercial/office
S – Library

ZONING ON
ADJOINING PARCELS: N,E,W – B1
S – PUD 36

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct a two-story, 10,000 sq ft office building. Each floor would be approximately 5,000 sq ft. The site plan was reviewed under Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.

2. The previous building on site was a commercial/office building that was damaged by a fire earlier this year. The application states that the building will provide professional office space with uses including a law firm, financial advisors, and mortgage professionals.
3. It has been a while since we have received a site plan application for a project in the B1 zoning district, especially for a new building. All new development in the B1 district is required to meet the design standards in Section 8.08 of the zoning ordinance, or proposed variations must be reviewed by the Village Design Review Committee. After reviewing the application, I believe that the project does meet the design standards of Section 8.08.
4. However, I would like to call attention specifically to design standards 6 and 11 of Section 8.08. Standard 6 requires that all sides of the building must use materials consistent with the front, and that lesser quality materials may not be used. Three sides of the building are shown to have brick veneer, while the rear is shown to have masonry veneer. Masonry is a permitted material, but it is not the same as what is on the front. The Planning Commission should consider if they believe this meets the design standard.
5. Design standard 11 allows for flat roofs to be used, but only if a stepped parapet façade is proposed. The proposed design does show a parapet with one step. The Planning Commission should consider if they believe this meets the design standard.
6. The zoning ordinance requires 30 parking spaces to be provided for a 10,000 sq ft office building. There are 31 total parking spaces proposed, with adequate landscaping islands included.
7. The building meets the setback and height requirements of the B1 district. The ordinance allows a height of 25', with a parapet permitted to exceed the maximum height by no more than 4'.
8. The site plan does show a 7' tall retaining wall located along the west property line, which abuts the library property.
9. A 20' bufferyard is required between parking areas and the property lines. Walkways and paths are permitted within the bufferyard, which is why the bufferyard is narrower along the west property line than the east property line. Both sides meet Township requirements.
10. A comprehensive landscape plan was submitted that includes new plantings around the building and parking lot, while maintaining a large number of existing trees on the southern end of the property. A landscape bond in the amount of no less than \$19,000 should be submitted.
11. A photometric plan has been submitted that meets Township requirements.

12. No new access to the property is being requested so no review by the KCRC was needed. However, the site plan does include a new sidewalk connecting to the public sidewalk within the right of way, as well as lighting along the sidewalk. The applicant should confirm whether a permit is needed from KCRC for that work.
13. The Fire and Building Departments have reviewed the plans and did not express any concerns.
14. The Township engineer has reviewed and approved the plan, and their comments are included in your packet. Stormwater will be directed to an underground retention and infiltration system. A stormwater maintenance agreement will be required.
15. A drawing of the dumpster enclosure is included in the plans and meets Township requirements.

Section 21.07: Criteria For Site Plan Approval:

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

1. Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.
2. Whether there are ways in which the configuration of uses and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and proposed use and structures.
3. The extent to which natural features and characteristics of the large trees, natural groves, watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate, of scenic easements, natural buffering, and other techniques for preservation and enhancement of the physical environment.

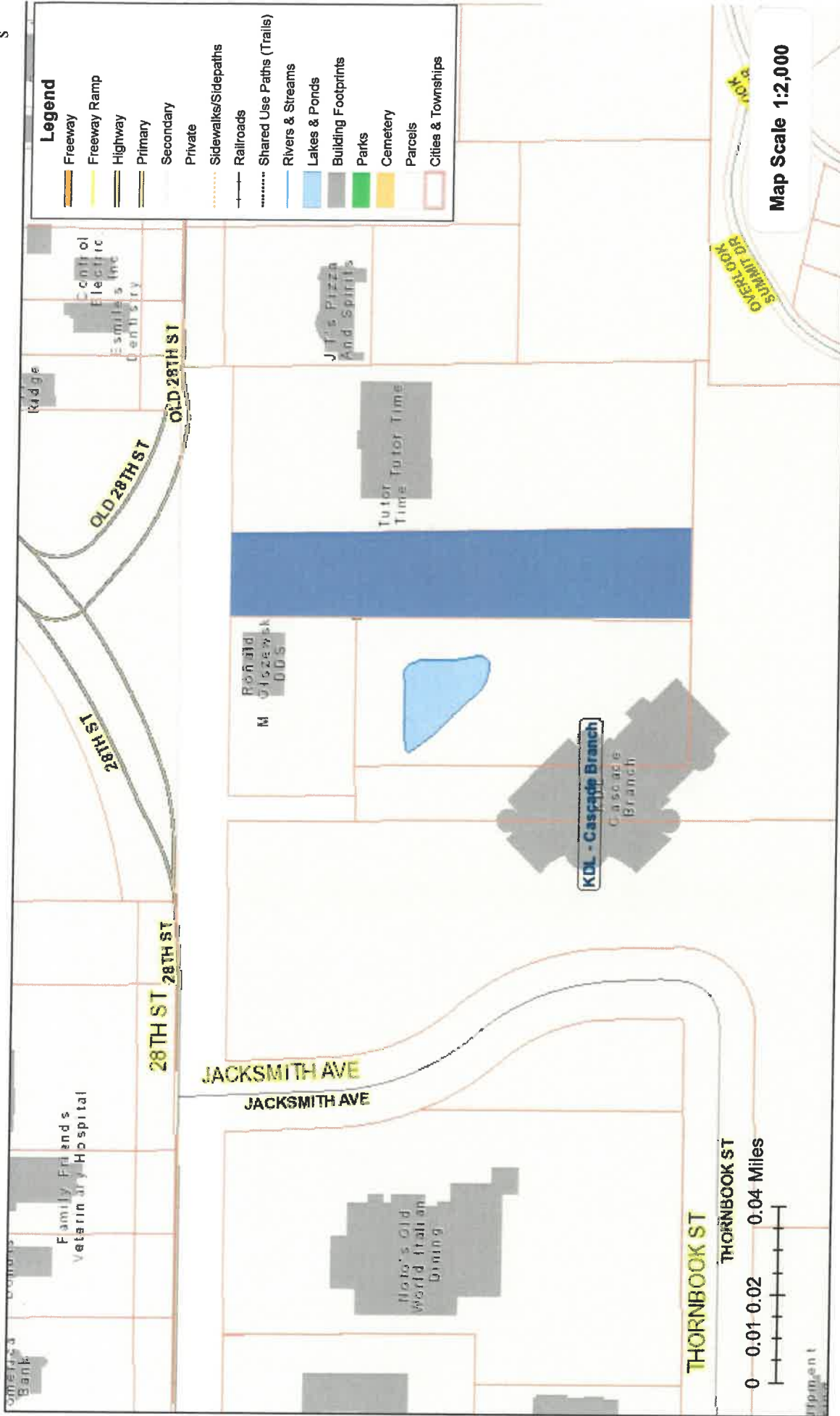
STAFF RECOMMENDATION:

Staff is recommending Approval of the site plan for the 10,000 sq. ft. building with the following conditions:

1. The applicant complies with the Township Engineer letter dated August 9, 2022, and all necessary permits are obtained before construction begins.
2. Record the stormwater maintenance agreement.
3. Any work within the right-of-way receives approval from KCRC.
4. Provide a landscape bond in the amount of \$19,000.

ATTACHMENTS: Section 8.08 of Zoning Ordinance
 Application
 Site plan
 Township Engineer letter

TITLE



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CHAPTER 8

B-1 Village Business District

Section 8.08 Building Design:

All new buildings and structures shall be so designed to incorporate the following architectural design features:

1. The principal façade and front entry of the building shall face the street and when present, the non-motorized pathway network.
2. Pedestrian connection to front and rear entrances shall be provided via sidewalks, striping, textured pavement or other mechanism.
3. Storefronts shall be directly accessible from the sidewalks, walkways or non-motorized pathways.
4. At least 90% of the exterior finish material on all facades shall be limited to the following: glass; brick; stone; stucco; or wood.
5. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty 30 feet without including at least 2 of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.
6. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.
7. Each storefront must have transparent, non reflective display windows on the street side, between one and eight feet from the ground.
8. For residential uses or residential above retail or office uses, 15% to 30% of surface area shall be vertically oriented transparent windows at upper floors measured from the line of the second (or third) floor to the cornice or fascia.
9. The primary colors of the building's exterior shall be compatible with the colors of the adjacent buildings and in character with those in the surrounding area.
10. Facades that face the street or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, etc. along no less than 50 percent of the façade.
11. Roofs shall be so designed to include a pitched roof or a stepped parapet façade if a flat roof is proposed. Roof shapes such as: gable, hip or gambrel are considered appropriate. The use of a metal is

appropriate provided it has a dull finish. Roof styles normally considered inappropriate include shed, or mansard style roofs.

12. Exterior materials must project a traditional building appearance. The exterior shall be constructed using horizontal wood siding, wood, stone, brick, brick veneer or masonry. The use of vinyl or aluminum siding is acceptable provided it simulates the appearance of horizontal wood siding.
13. Outside dining tables and "café" style eating areas are permitted.
14. Porches that are constructed should be large enough to be used as a gathering place.
15. Chain link fence shall be prohibited.
16. Dumpsters shall be located in the rear yard or side yard and must be screened. These facilities shall be enclosed with a solid fence or wall six (6) feet high with solid doors having sufficient truck access for dumpster service.
17. Rooftop mechanicals shall be screened from view using parapet wall or other suitable screening materials.

The requirements contained in Section 8.08 above, shall apply to the entire building, including any addition, when any of the following conditions are met.

1. A proposed exterior addition or expansion has a project construction valuation* of \$60,000 or more.
2. The project involves a change in the use of the building or property which results in the remodeling or reconstruction of the existing building and has a project valuation¹ of \$60,000 or more.
3. A proposed exterior addition or expansion increases the size of the building or structure by at least 25 percent of the existing size of the building or structure at the effective date of this amendment.

*Project construction valuation shall be based upon the Square Foot Construction Cost Table, as administered by The Cascade Charter Township Building and Inspections Department and adopted by the Cascade Charter Township Board. The amount of the project valuation shall be increased each year by the same percent as set by the Consumer Price Index (CPI) from 2001. (Phased construction can not be used to avoid compliance with this standard or break up



Definitions

General Provisions

Development Review

Zoning Districts

Special Uses

Planned Unit Development

Height, Area, & Placement

Parking & Access

Landscaping



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: HOLLY JACKSON, KUIFER KRAEMER PC
Address: 180 MONROE AVE NW, SUITE 400
City & Zip Code: GRAND RAPIDS, MI 49503
Telephone: (616) 454-3700
Email Address: jackson@k2legal.com

OWNER: * (if different from Applicant)
Name: MPM INTERIORS
Address: 6660 OLD 28TH ST.
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 checked="" type="checkbox"/> | Site Plan Review * | <input type="checkbox"/> | Sign Variance Subdivision |
| <input type="checkbox"/> | Special Use Permit | <input type="checkbox"/> | Plat Review * |
| <input type="checkbox"/> | Zoning Variance | <input type="checkbox"/> | Other: _____ * |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

PROJECT INCLUDES CONSTRUCTION OF NEW 2-STORY 10,000 SQ FT OFFICE BUILDING WITH NEW PARKING LOT AND STORMWATER MANAGEMENT

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

LEGAL DESCRIPTION OF PROPERTY:**

SEE ATTACHED

(**Use Attachments If Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-16-126-022

ADDRESS OF PROPERTY: 6660 OLD 28TH ST.

PRESENT USE OF THE PROPERTY: FORMALLY OFFICE

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

Name(s)

Address(es)

SIGNATURES

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

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

MPM INTERIORS

THOMPSON CLAY

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

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

Holly A. Jackson
Applicant - Print or Type Name

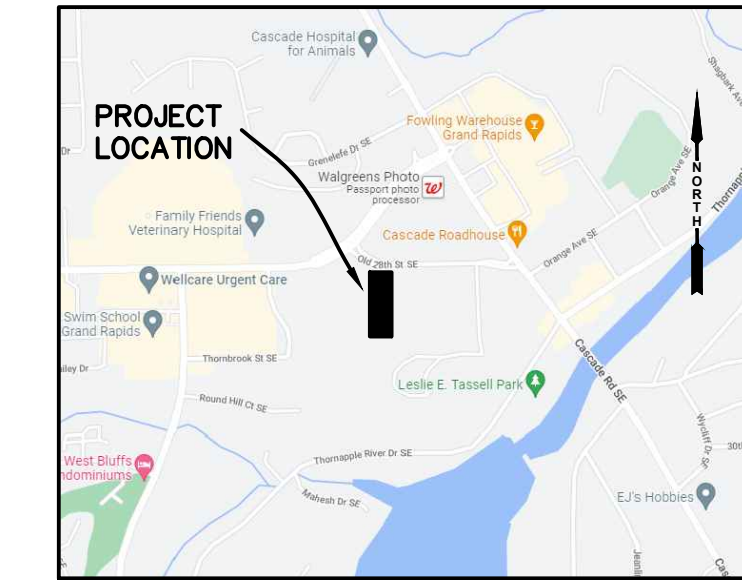
*
Owner's Signature & Date
(*If different from Applicant)

Holly Jackson
Applicant's Signature & Date

7/15/22

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

P:\220187.01_6660 Old 28th Street - Cascade\CADD\DWG\220187_CIS DESIGN SHEETS.dwg, 8/9/2022 9:08:36 AM, JUSTIN LONGSTRETH



PROPERTY DESCRIPTION
 LOT 4 AND PART OF LOT 3, ARDEN HILLS PLAT AND PART OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWN 6 NORTH, RANGE 10 WEST, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4, THENCE SOUTH 0°24'05" WEST ALONG THE WEST LINE OF LOT 4 AND SAID WEST LINE EXTENDED 548.48 FEET; THENCE SOUTH 89°48'24" EAST 111.03 FEET; THENCE NORTH 0°45' WEST 549.05 FEET TO A POINT ON THE NORTH LINE OF LOT 3, WHICH IS 100.0 FEET NORTH 89°55' EAST ALONG THE SOUTH LINE OF 28TH STREET FROM THE BEGINNING; THENCE SOUTH 89°55' WEST 100.0 FEET TO THE PLACE OF BEGINNING

PPNO 41-19-16-126-022
 55,279.2 SFT

EXISTING ZONING: "B1-VILLAGE BUSINESS"

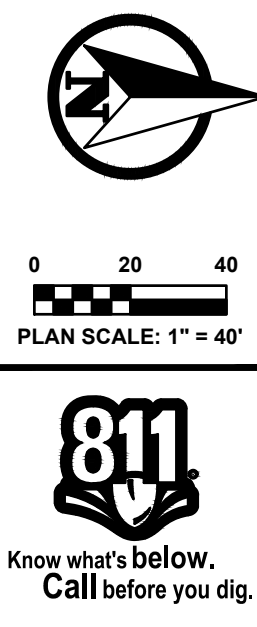
MIN FRONT SETBACK:	10'
MAX FRONT SETBACK:	20'
MIN SIDE SETBACK:	7'/16' TOTAL
MIN REAR SETBACK:	30', 60' ABUTTING RES USE
MIN LOT AREA:	N/A
MIN LOT WIDTH:	N/A
MAX BUILDING HEIGHT:	2 STORIES (NON RESIDENTIAL USE)
MAX FLOOR AREA RATIO:	0.60 (55279 SFT LOT AREA X 0.60 = 33167.4 MAX FLOOR AREA FOR MULTY STORY

PARKING REQUIREMENTS:

GENERAL OFFICE USE:	3/1000 SFT
MED/DENTAL/VET USE:	4/1000 SFT

20' LANDSCAPE BUFFER REQUIRED IN SIDE AND REAR YARDS

PREPARED FOR:
 KUIPER KRAEMER PC
 180 MONROE AVE NW
 SUITE 400
 GRAND RAPIDS, MICHIGAN 49503

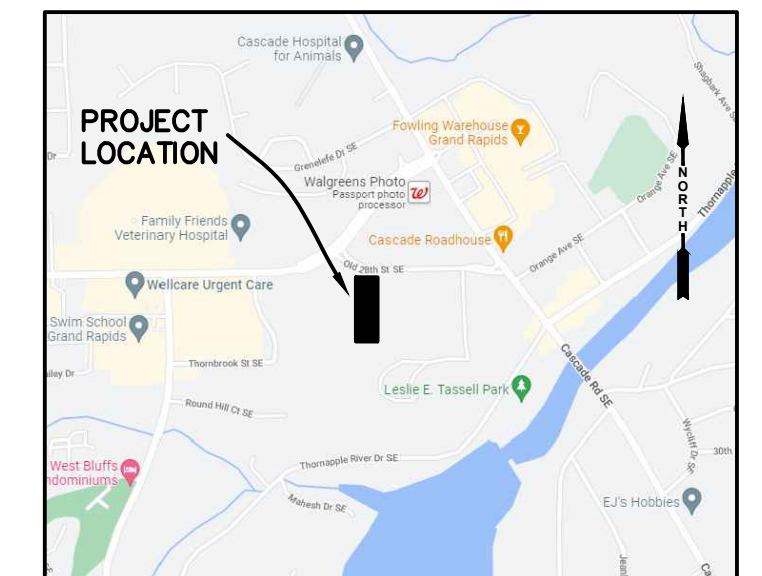
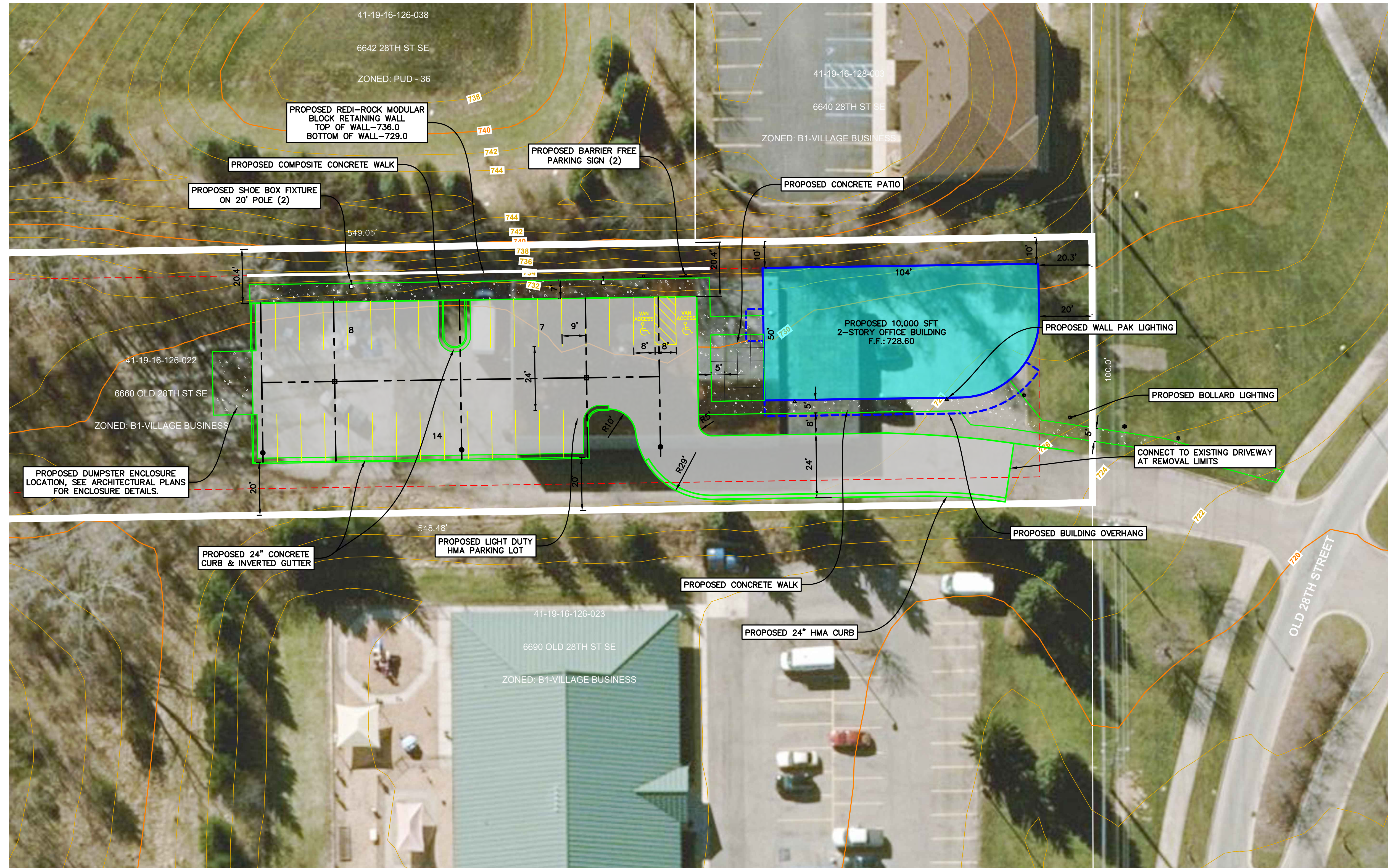


PLAN REVISIONS
REVISED PER TOWNSHIP COMMENTS - 8/9/2022

Moore+Bruggink
 Consulting Engineers
 2020 Monroe Ave.
 Grand Rapids, MI 49505
 (616) 363-9801
 mailbox@mbece.com

EXISTING CONDITIONS PLAN
 FOR
6660 OLD 28TH STREET
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE	KENT CO. GIS
PROJECT NO.	220187.01
DESIGN DRAWN BY:	JFL
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	8/8/22
SHEET NUMBER	1 OF 4



LOCATION MAP
NO SCALE

PROPERTY DESCRIPTION
 LOT 4 AND PART OF LOT 3, ARDEN HILLS PLAT AND PART OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWN 6 NORTH, RANGE 10 WEST, DESCRIBED AS:
 COMMENCING AT THE NORTHWEST CORNER OF LOT 4, THENCE SOUTH 0°24'05" WEST ALONG THE WEST LINE OF LOT 4 AND SAID WEST LINE EXTENDED 548.48 FEET; THENCE SOUTH 89°48'24" EAST 111.03 FEET; THENCE NORTH 0°45' WEST 549.05 FEET TO A POINT ON THE NORTH LINE OF LOT 3, WHICH IS 100.0 FEET NORTH 89°55' EAST ALONG THE SOUTH LINE OF 28TH STREET FROM THE BEGINNING; THENCE SOUTH 89°55' WEST 100.0 FEET TO THE PLACE OF BEGINNING

PPNO 41-19-16-126-022
 55,279.2 SFT

SITE PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. ALL PAVED AREAS SHALL BE CONSTRUCTED WITH:
 12" MDOT CL-2 SAND SUBBASE (C.I.P.)
 6" 21AA GRAVEL BASE (C.I.P.)
 1 1/2" 13A HMA LEVELING COURSE
 1 1/2" 5E1 HMA WEARING COURSE
6. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557.
7. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
8. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
9. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION SYSTEM AS SHOWN AND SPECIFIED.
10. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

PROJECT NARRATIVE:
 PROPOSED BUILDING WILL PROVIDE NEW PROFESSIONAL OFFICE SPACE WITH USES INCLUDING A LAW FIRM, FINANCIAL ADVISORS AND MORTGAGE PROFESSIONALS.

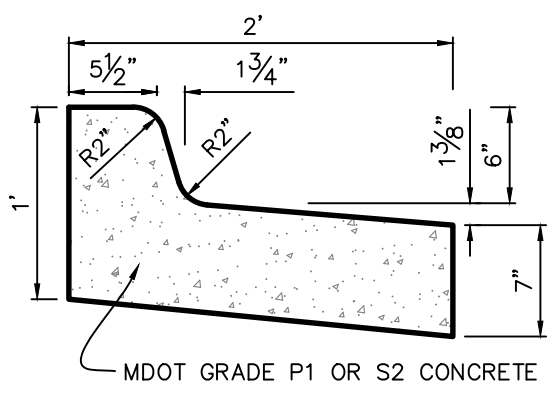
EXISTING ZONING: "B1-VILLAGE BUSINESS"

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- MAX FLOOR AREA FOR MULTY STORY

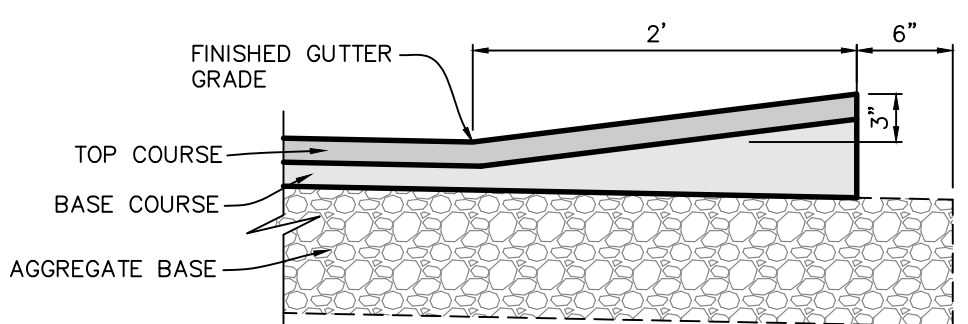
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20' LANDSCAPE BUFFER REQUIRED IN SIDE AND REAR YARDS

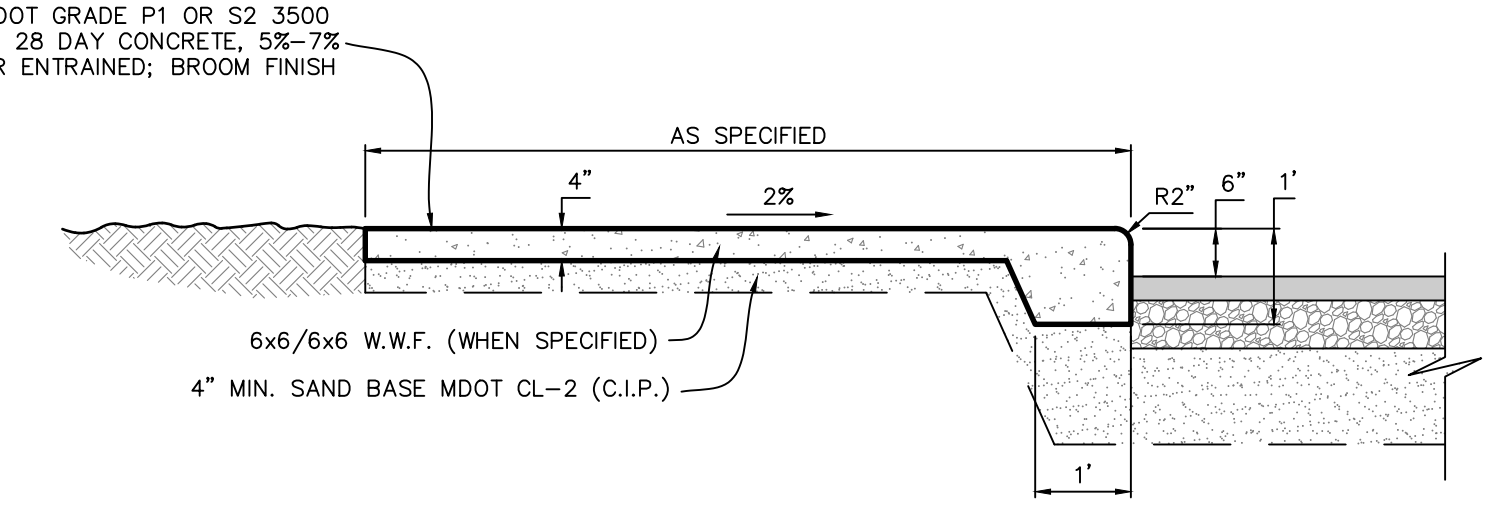
PARKING REQUIRED: 10,000/1000=10 X 3 = 30 SPACES
 PARKING PROVIDED: 31 SPACES



24" CURB & GUTTER DETAIL
 (INVERTED RESIDENTIAL/COMMERCIAL)
 SCALE: 1"=1'



24" BITUMINOUS VALLEY GUTTER DETAIL
 SCALE: 1"=1'



COMPOSITE CONCRETE WALK & CURB DETAIL
 SCALE: 1"=2'

P:\220187.01_6660 Old 28th Street - Cascade\CADD\DWG\220187_CIS DESIGN SHEETS.dwg, 8/9/2022 9:08:39 AM, JUSTIN LONGSTRETH

0 10 20
 PLAN SCALE: 1" = 20'

811
 Know what's below.
 Call before you dig.

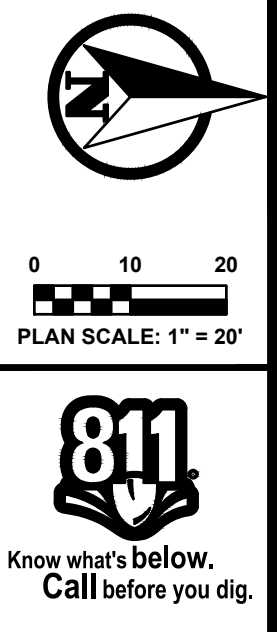
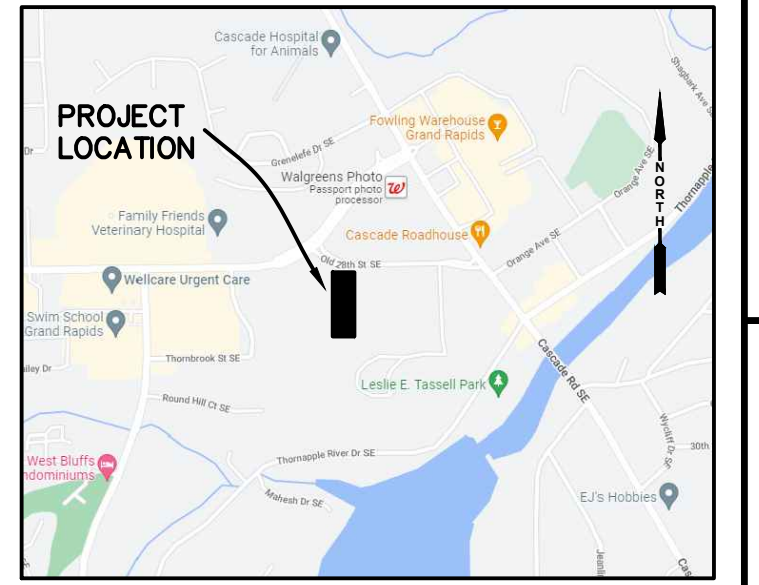
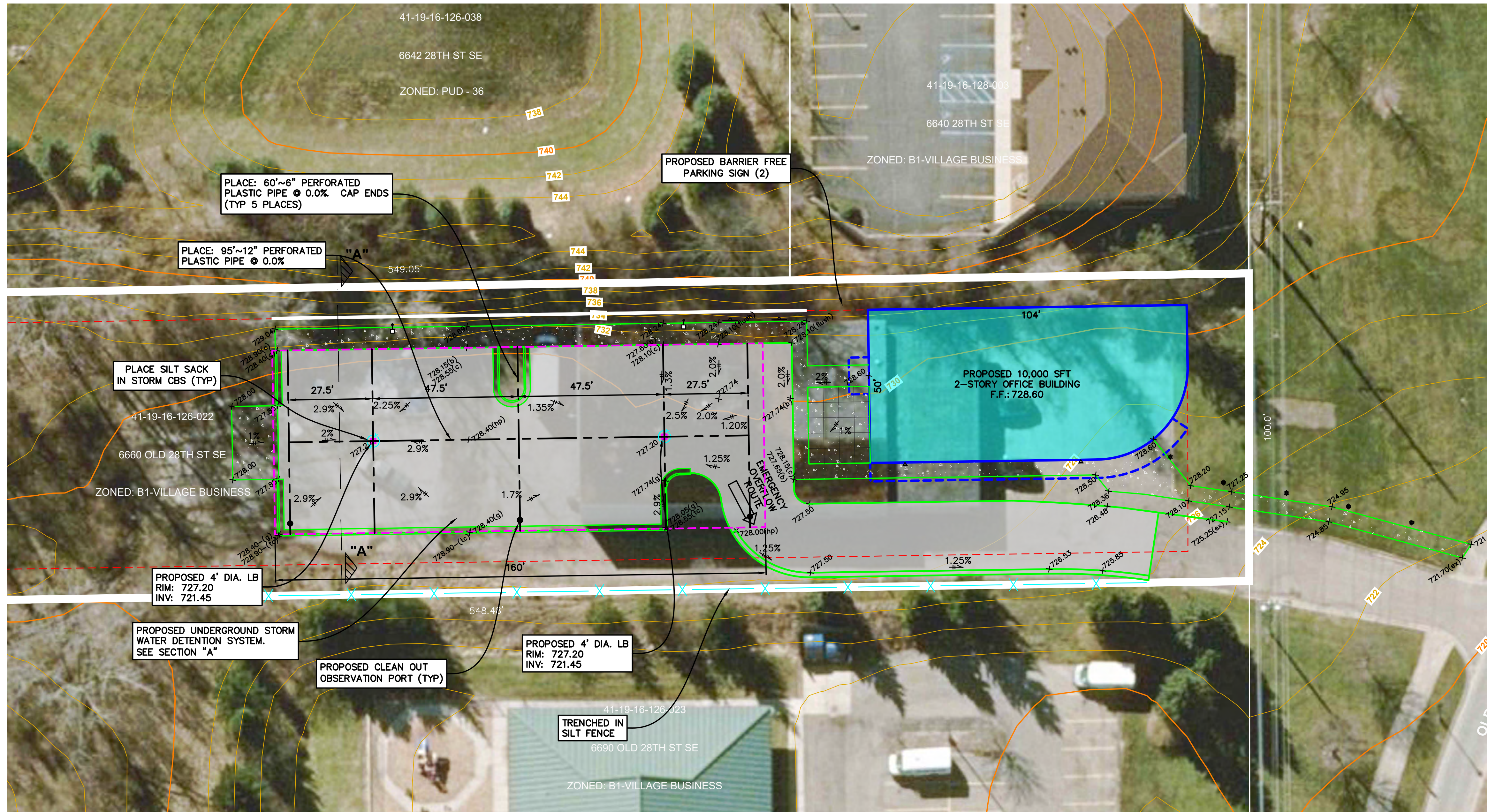
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Moore+Bruggink
 Consulting Engineers
 2020 Monroe Ave.
 Grand Rapids, MI 49505
 (616) 365-9801
 mail@moorebruggink.com

ME

SITE PLAN
 FOR
6660 OLD 28TH STREET
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE	KENT CO. GIS
PROJECT NO.:	220187.01
DESIGN DRAWN BY:	JFL
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	8/8/22
SHEET NUMBER	2 OF 4



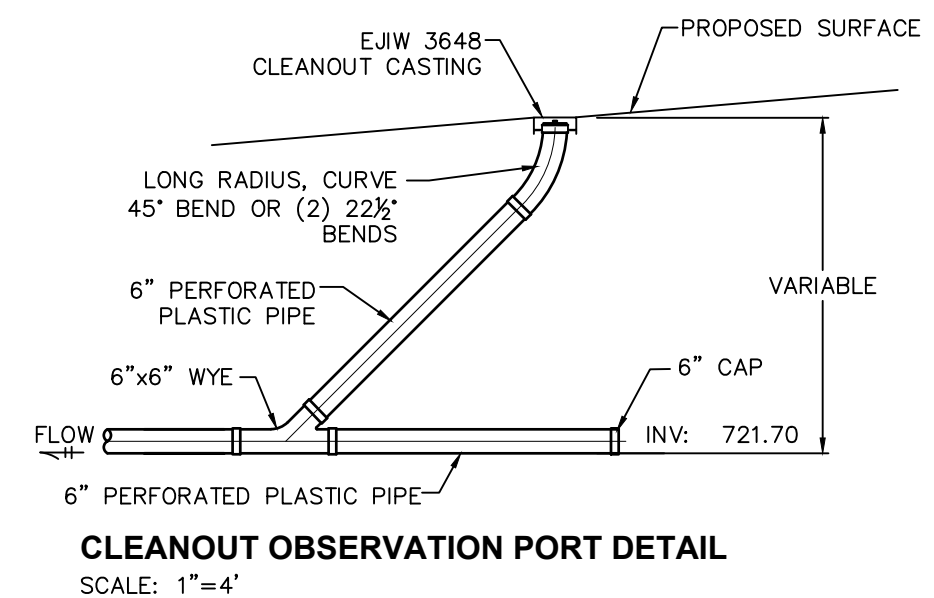
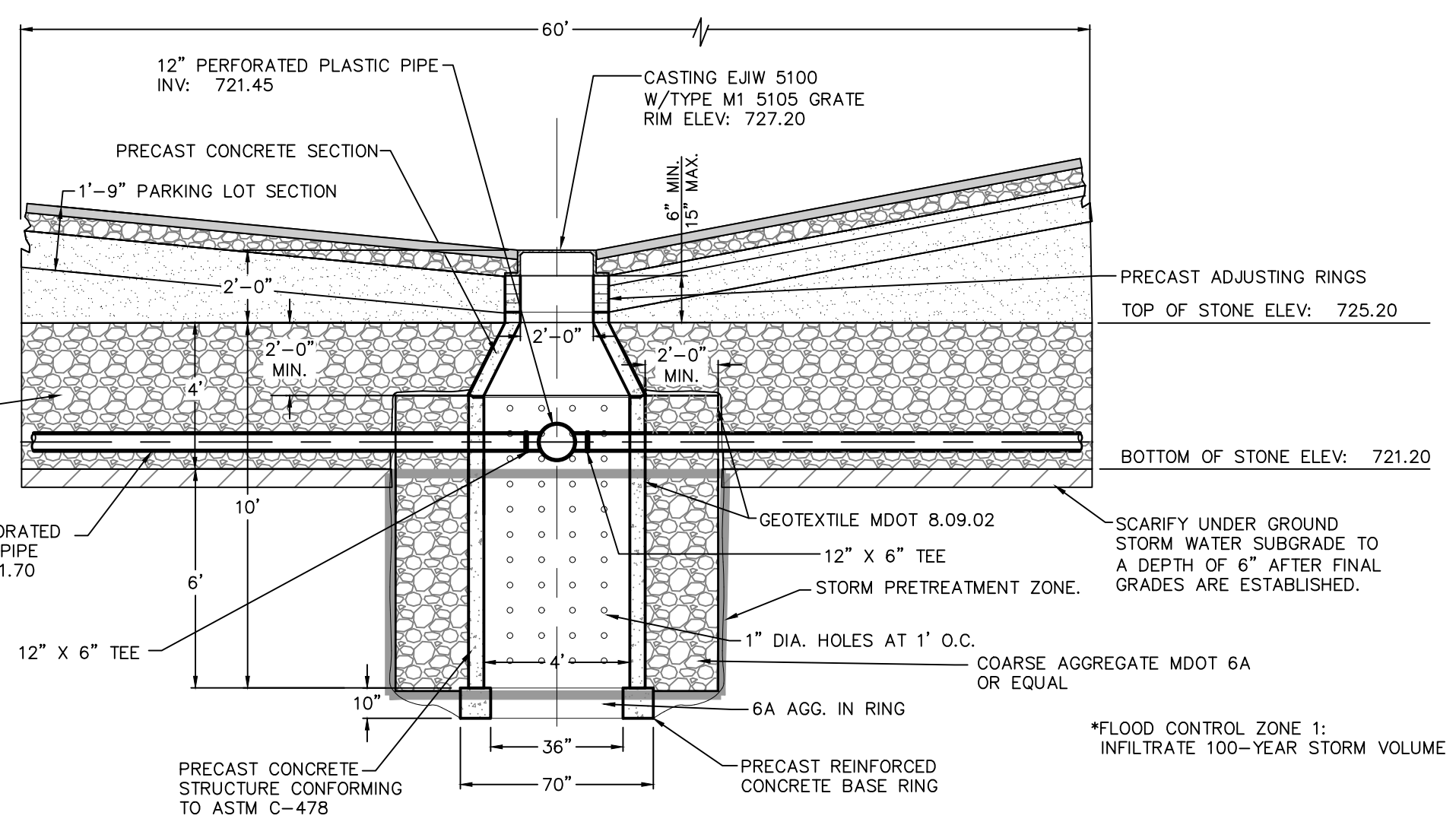
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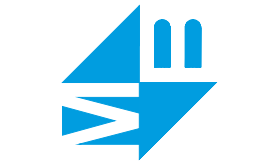
SOIL EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
5. NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
6. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
8. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK).
10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
11. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE.
12. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
13. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
14. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
15. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
16. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL (MIN), SEED, FERTILIZER AND MULCH UNLESS OTHERWISE NOTED.
17. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM OLD 28TH STREET.
18. EXISTING SOIL CONDITIONS: LOAMY SAND PER USDA SOIL SURVEY



P:\220187.01_6660 Old 28th Street - Cascade\CADD\DWG\220187_01 GIS DESIGN SHEETS.dwg, 8/9/2022 9:08:40 AM, JUSTIN LONGSTRETH

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 365-9801
mailto:info@mbce.com



GRADING & UTILITY PLAN
FOR
6660 OLD 28TH STREET
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE
KENT CO. GIS

PROJECT NO.:
220187.01

DESIGN DRAWN BY:
JFL

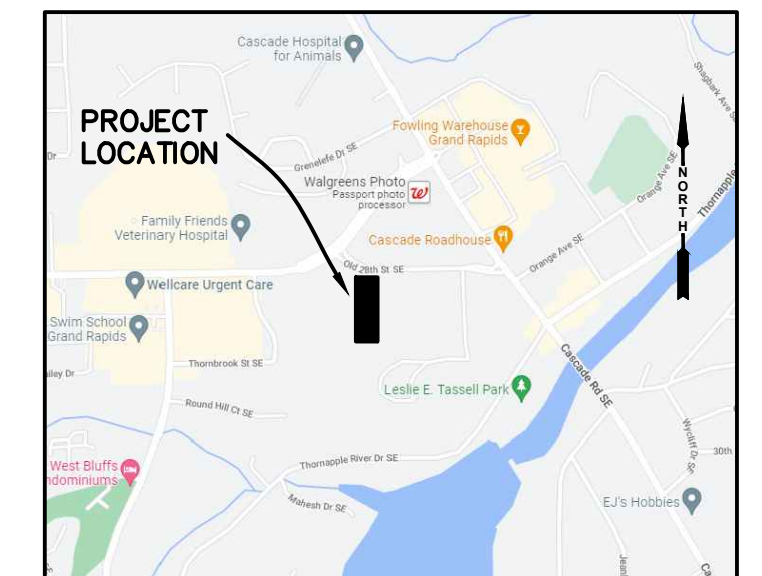
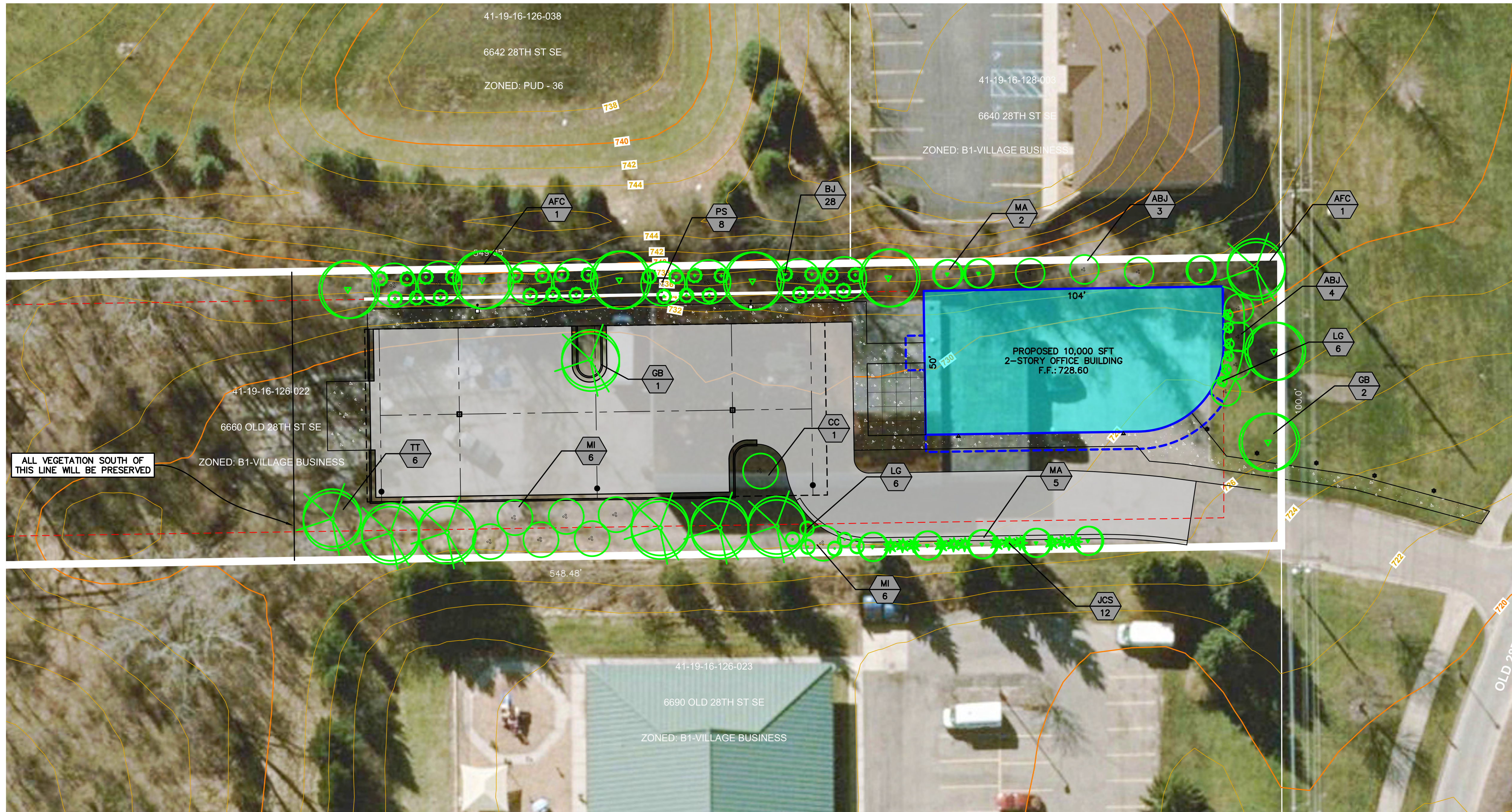
DESIGNED BY:
JFL

CHECKED BY:
JFL

PLAN DATE:
8/8/22

SHEET NUMBER
3 OF 4

PREPARED FOR:
KUPPER KRAEMER PC
180 MONROE AVE NW
SUITE 400
GRAND RAPIDS, MICHIGAN 49503



LOCATION MAP
NO SCALE

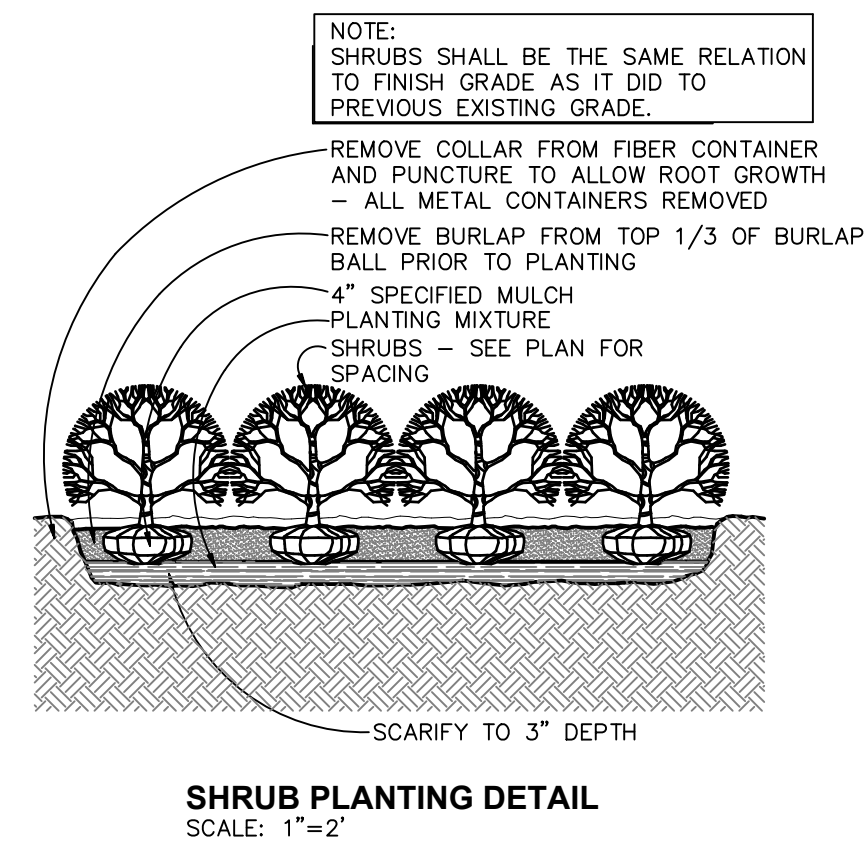
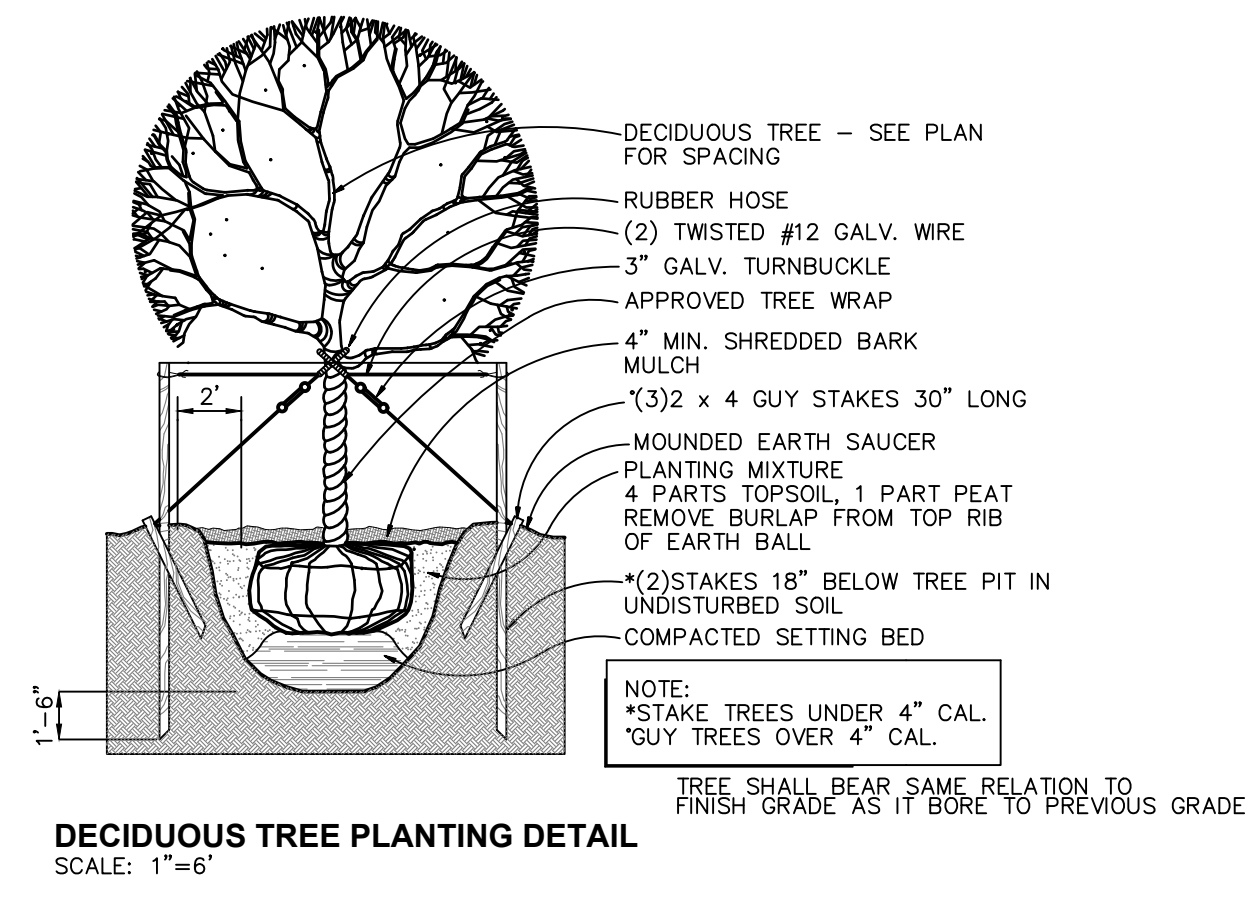
PROPERTY DESCRIPTION
 LOT 4 AND PART OF LOT 3, ARDEN HILLS PLAT AND PART OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWN 6 NORTH, RANGE 10 WEST, DESCRIBED AS:
 COMMENCING AT THE NORTHWEST CORNER OF LOT 4, THENCE SOUTH 0°24'05" WEST ALONG THE WEST LINE OF LOT 4 AND SAID WEST LINE EXTENDED 548.48 FEET; THENCE SOUTH 89°48'24" EAST 111.03 FEET; THENCE NORTH 0°45' WEST 549.05 FEET TO A POINT ON THE NORTH LINE OF LOT 3, WHICH IS 100.0 FEET NORTH 89°55' EAST ALONG THE SOUTH LINE OF 28TH STREET FROM THE BEGINNING; THENCE SOUTH 89°55' WEST 100.0 FEET TO THE PLACE OF BEGINNING

PPNO 41-19-16-126-022
 55,279.2 SFT

LANDSCAPING GENERAL NOTES:

- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS; ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- SHRUBS AND PERENNIALS SHALL BE FULL AND WELL ROOTED. INSTALLATION SHALL BE MARCH 1 - NOVEMBER 30, ANNUALLY.
- ALL PLANT MATERIALS SHALL BE NORTHERN NURSERY GROWN, NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
- ALL PROPOSED MULCH TO BE NATURAL COLOR, DOUBLE PROCESSED, SHREDDED HARDWOOD BARK, 4" THICK BARK MULCH FOR TREES IN A 4-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM THE TRUCK, 3" THICK BARK FOR SHRUBS AND 2" THICK BARK FOR PERENNIALS, TYP.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR A TIME PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF ALL WORK ITEMS. DURING THIS GUARANTEE PERIOD, THE CONTRACTOR SHALL IMMEDIATELY REPLACE ALL PLANT MATERIALS THAT DIE OR ARE DISEASED.
- YARD AREAS ARE TO BE RESTORED WITH 4" OF TOPSOIL, CLASS A SEED AT 200#/ACRE, FERTILIZER & MULCH (MULCH BLANKET ON SLOPES 1:3 OR STEEPER).

PLANT LIST					
CODE	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE	DESCR.
DECIDUOUS CANOPY TREES					
AFC	6	Acer freemannii 'Celzam'	Celebration Freeman Maple	2.5"	B&B
GB		Ginkgo Bilboa 'Autumn Gold'	Autumn Gold Ginkgo (male)	2-2 1/2"	B&B
TT	6	Tilia tomentosa 'Sterling'	Sterling Silver Linden	3"	B&B
ORNAMENTAL TREES					
ABJ	8	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Juneberry	7"-8" Clump	B&B
CC	1	Cercis canadensis	Redbud	6" Clump	B&B
MA	7	Malus 'Adirondack'	Adirondack Crabapple	1.5"	B&B
MI	7	Malus 'Indian Magic'	Indian Majic Crabapple	1.5"	B&B
PS	8	Prunus sargentii	Sargent Cherry	1.5"	B&B
DECIDUOUS SHRUBS					
LG	12	Spirea 'Gold Flame'	Gold Flame Spirea	24"	B&B
EVERGREEN SHRUBS					
BJ	28	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	24"	B&B
JCS	12	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"	B&B



EXISTING ZONING: "B1-VILLAGE BUSINESS"

MIN FRONT SETBACK: 10'
 MAX FRONT SETBACK: 20'
 MIN SIDE SETBACK: 7'/16" TOTAL
 MIN REAR SETBACK: 30', 60' ABUTTING RES USE
 MIN LOT AREA: N/A
 MIN LOT WIDTH: N/A
 MAX BUILDING HEIGHT: 2 STORIES (NON RESIDENTIAL USE)
 MAX FLOOR AREA RATIO: 0.60 (55279 SFT LOT AREA X 0.60 = 33167.4)
 MAX FLOOR AREA FOR MULTY STORY

PARKING REQUIREMENTS:
 GENERAL OFFICE USE: 3/1000 SFT

20' LANDSCAPE BUFFER REQUIRED IN SIDE AND REAR YARDS

PARKING REQUIRED: 10,000/1000=10 X 3 = 30 SPACES
 PARKING PROVIDED: 32 SPACES

PREPARED FOR:
 KUIPER KRAEMER PC
 180 MONROE AVE NW
 SUITE 400
 GRAND RAPIDS, MICHIGAN 49503

P:\220187.01_6660 Old 28th Street - Cascade\CADD\DWG\220187_CIS DESIGN SHEETS.dwg, 8/9/2022 9:08:43 AM, JUSTIN LONGSTRETH

0 10 20
 PLAN SCALE: 1" = 20'

811
 Know what's below.
 Call before you dig.

PLAN REVISIONS
 REVISED PER TOWNSHIP COMMENTS - 8/9/2022

Moore+Bruggink
 Consulting Engineers
 2020 Monroe Ave.
 Grand Rapids, MI 49505
 (616) 363-9801
 mail@moorebruggink.com

LANDSCAPE PLAN
 FOR
 6660 OLD 28TH STREET
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE
 KENT CO. GIS

PROJECT NO.: 220187.01

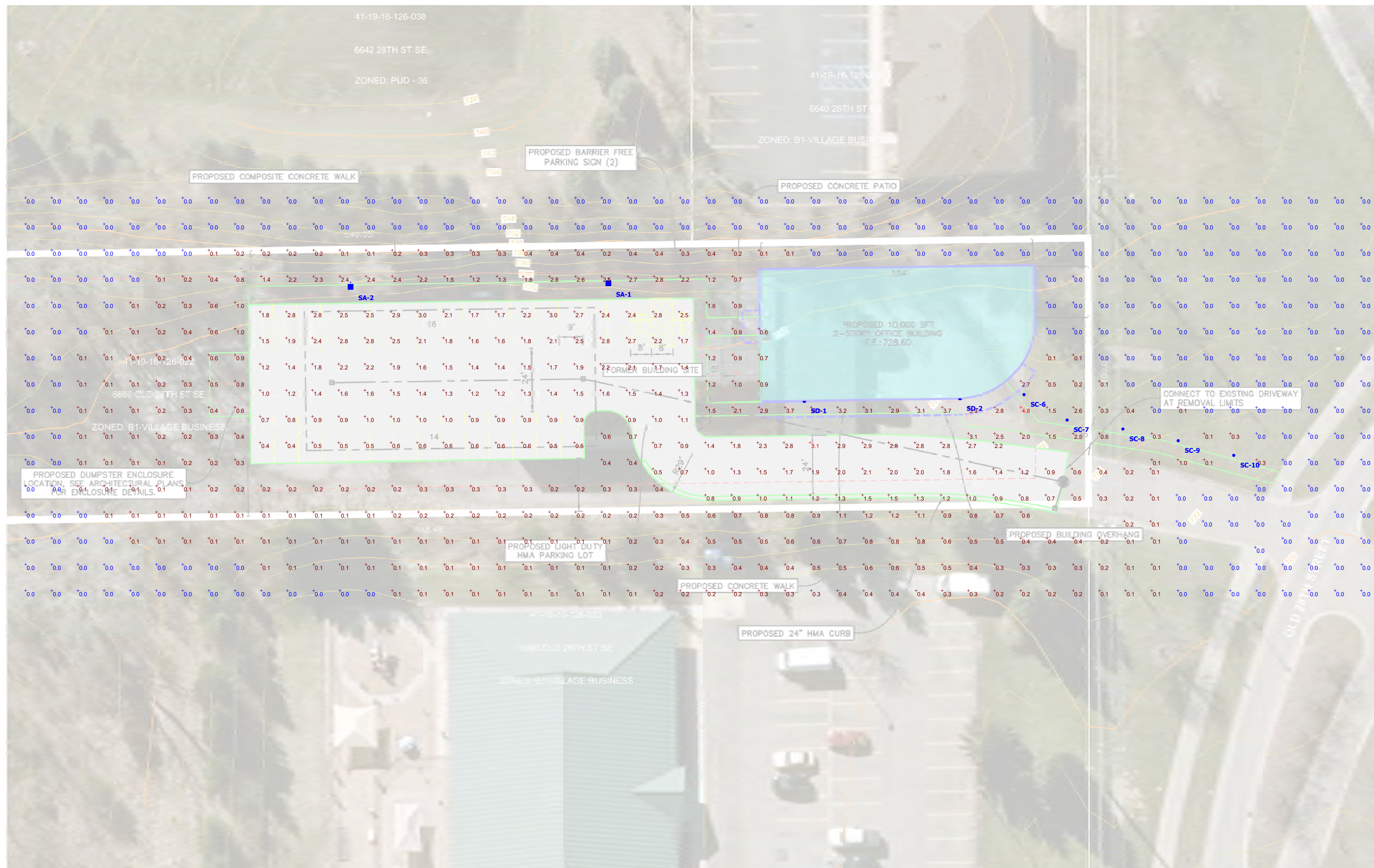
DESIGN DRAWN BY: JFL

DESIGNED BY: JFL

CHECKED BY: JFL

PLAN DATE: 8/8/2022

SHEET NUMBER
 4 OF 4



Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	
SA	SA	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C40-D-UNV-T4-BZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE IV OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	2	7759	0.9	131	
SC	SC	5	Lithonia Lighting	RADB LED P3 40K SYM DBLXD	RADB LED P3 40K SYM DBLXD	1	991	0.9	13.44	
SD	SD	2	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	GAW-SA2A-740-U-SL4	GALLEON WALL LUMINAIRE (2) 70 CRI, 4000K, 615mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS	32	289	1	66	

Note: Pole Height for Type SA is 20'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Drive	+	1.4 fc	3.1 fc	0.0 fc	N/A	N/A

Plan View
Scale - 1" = 25ft

Model #	Category #	Type
Equivalent #	Notes	Date

Lumark
Prevail LED
Area / Site Luminaire

Product Features

- Interactive Menu
- Ordering Information
- Mounting Details
- Optical Configurations
- Product Specifications
- Energy and Performance Data
- Control Options

Product Certifications

Connected Systems

- WaveLink

Quick Facts

- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

Specifications

Diameter: D = 8.25" (216mm)

Height: H = 61.5" Standard (1564mm)

Weight (max): 200lbs (90kg)

Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should. The Radean LED Bollards rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BT5 BCCDNATXD DBLXD

Label	Reference	Unit	Quantity	Options	Comments
RADB LED	P4	20K	200	BT5	Standard bollard
	P4	30K	100	BT5	Standard bollard
	P4	40K	100	BT5	Standard bollard
	P4	50K	100	BT5	Standard bollard

Model #	Category #	Type
Equivalent #	Notes	Date

Streetworks
GAW Galleon Wall
Wall Mount Luminaire

Product Features

- Interactive Menu
- Ordering Information
- Product Specifications
- Optical Distributions
- Energy and Performance Data
- Control Options

Product Certifications

Connected Systems

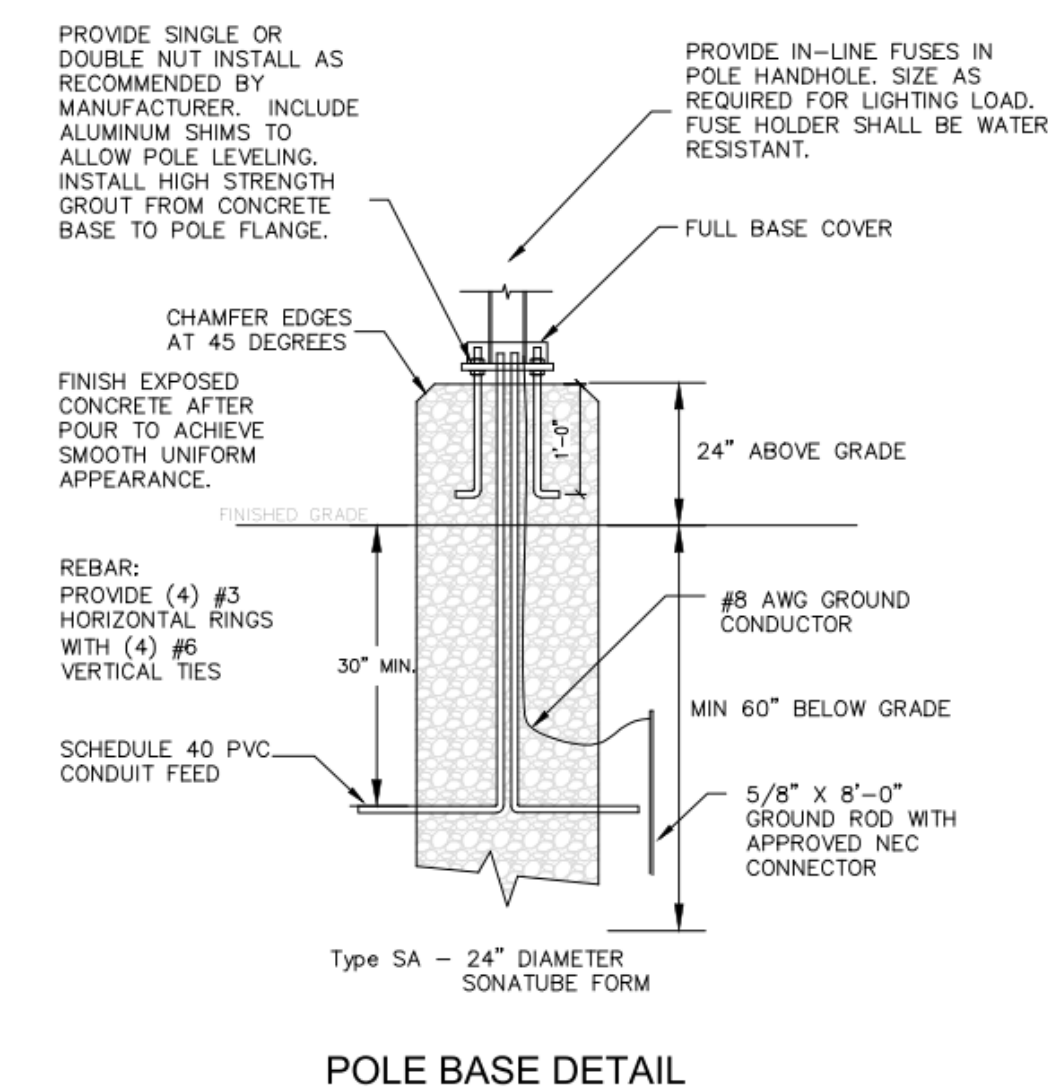
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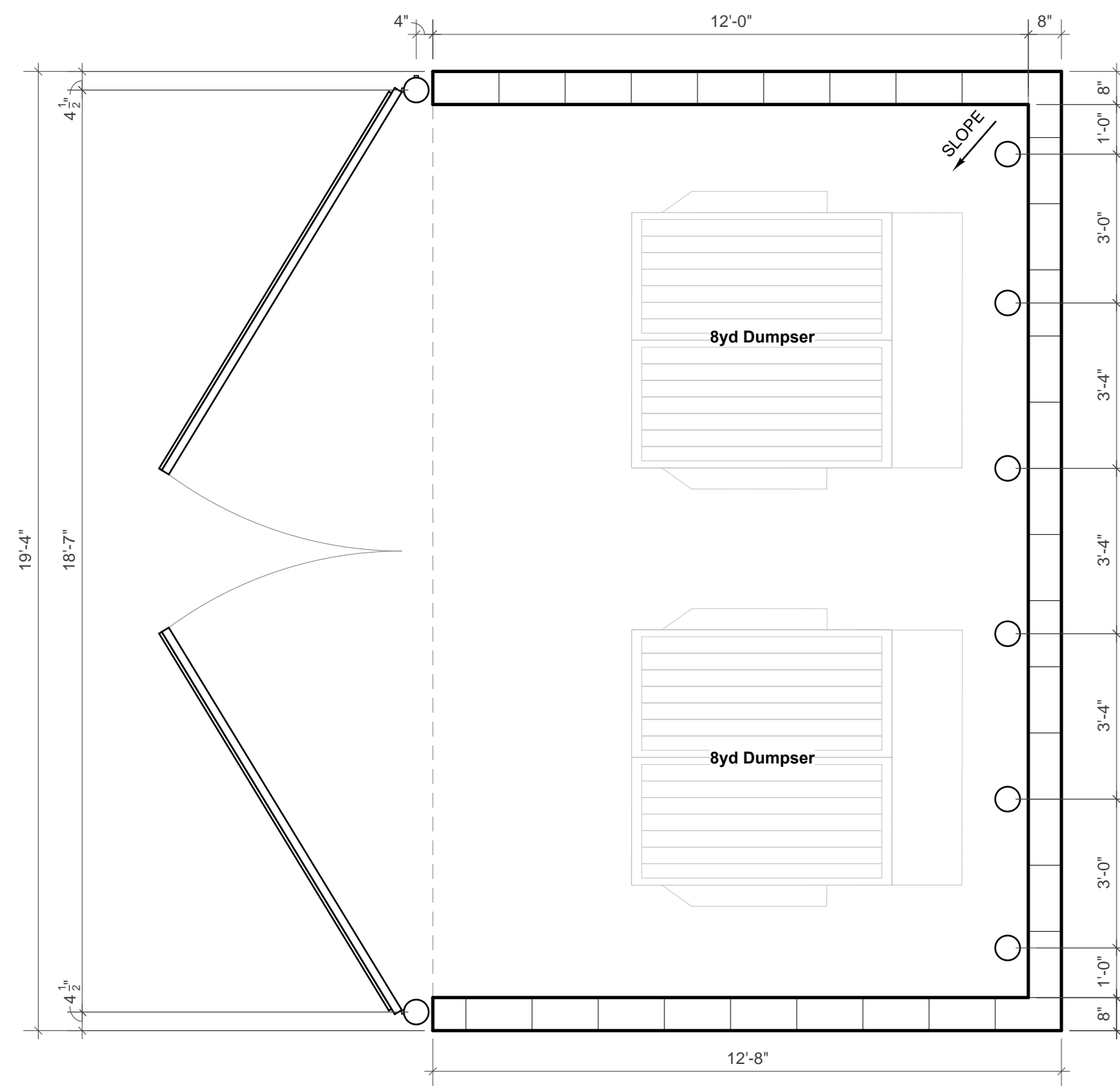
Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Dimensional Details

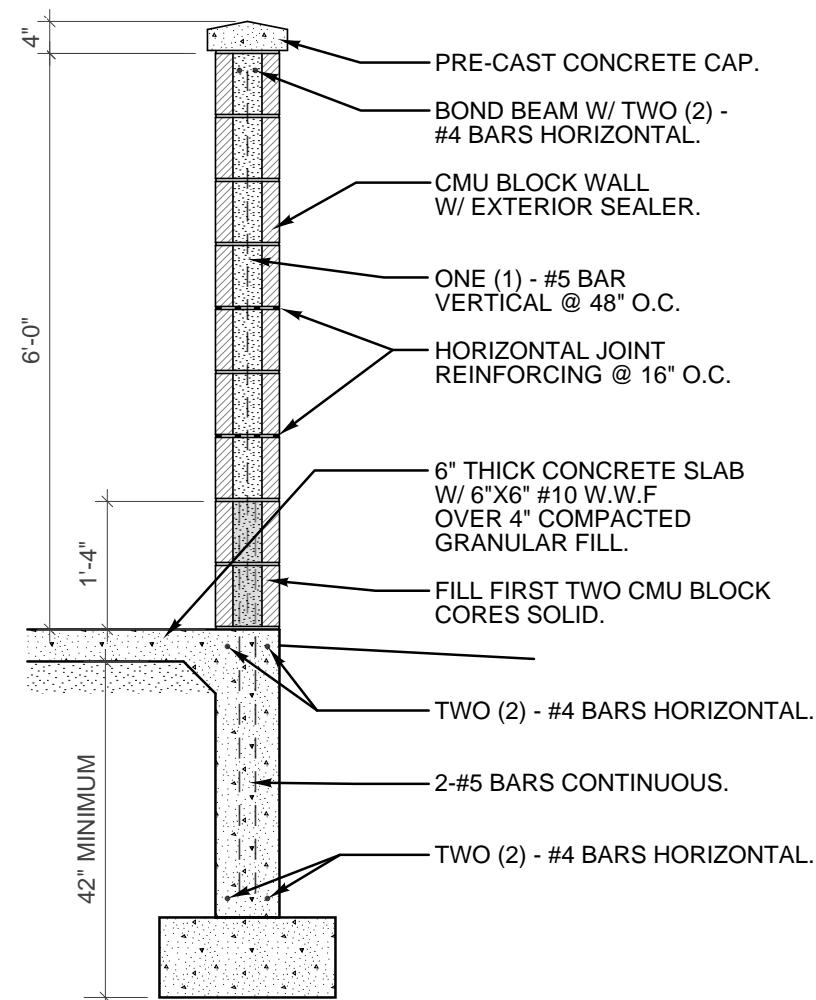
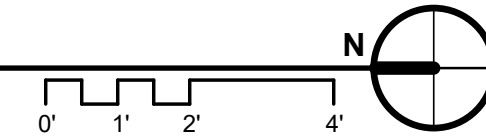
POLE BASE DETAIL





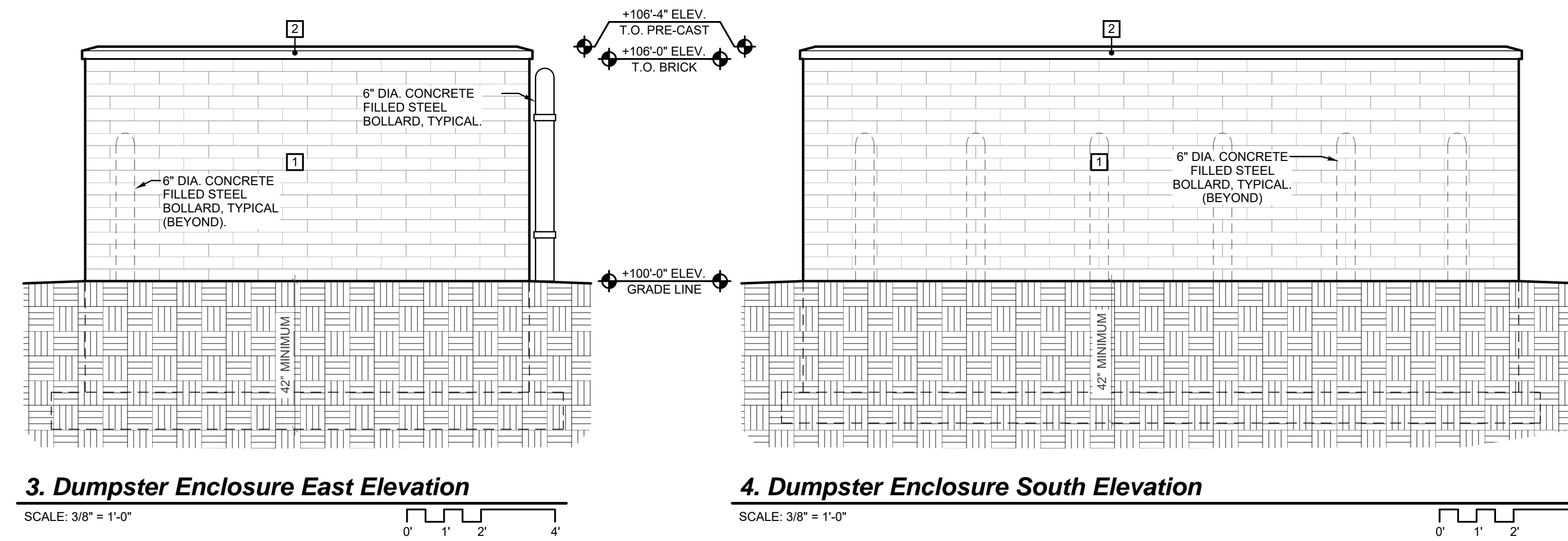
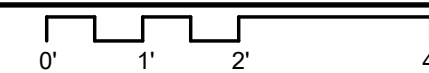
1. Dumpster Enclosure Plan

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



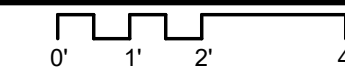
2. Dumpster Enclosure Wall Section

SCALE: 1/2" = 1'-0"



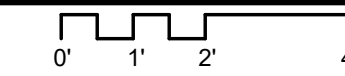
3. Dumpster Enclosure East Elevation

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



4. Dumpster Enclosure South Elevation

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

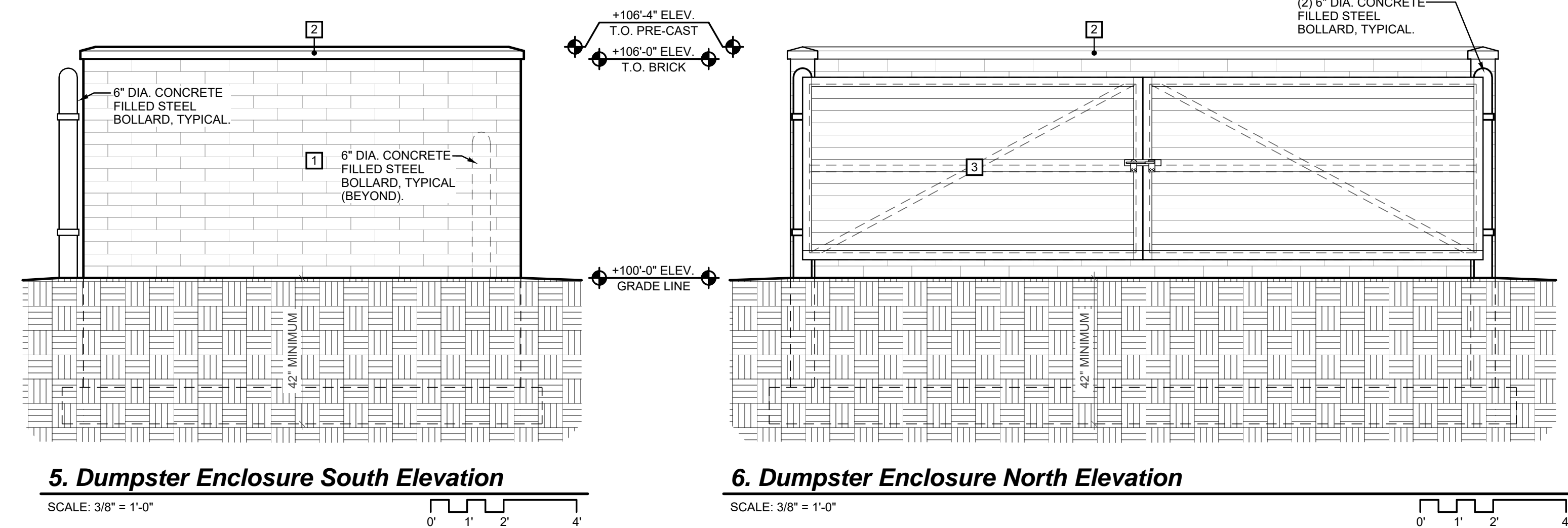


Dumpster Enclosure Material Legend

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	CMU BLOCK	CONSUMER'S	8x8x16	MATCH BUILDING
2	PRECAST PARAPET CAP	TERRY'S PRECAST	SMOOTH	MATCH BUILDING
3	FAUX WOOD SIDING OVER STEEL FRAME	LONGBOARD OR EQUAL	TBD	MATCH BUILDING

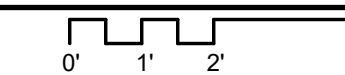
*ALL MASONRY, PRECAST CONCRETE, AND MORTAR SHALL UTILIZE INTEGRAL WATER REPELLANT & EFFLORESCENCE CONTROL (RHEOPEL OR EQUAL)

*PROVIDE 2 COATS OF POST-APPLIED MASONRY WATER SEALANT (PROFESSIONAL BRAND PWS-15 OR EQUAL) ON ALL MASONRY PER MANUFACTURER'S RECOMMENDATIONS



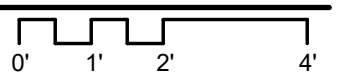
5. Dumpster Enclosure South Elevation

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



6. Dumpster Enclosure North Elevation

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



Revisions:

Project No: 222024

Issue Date: 6/15/22

Reviewer: KCD

Drawn By: KCD

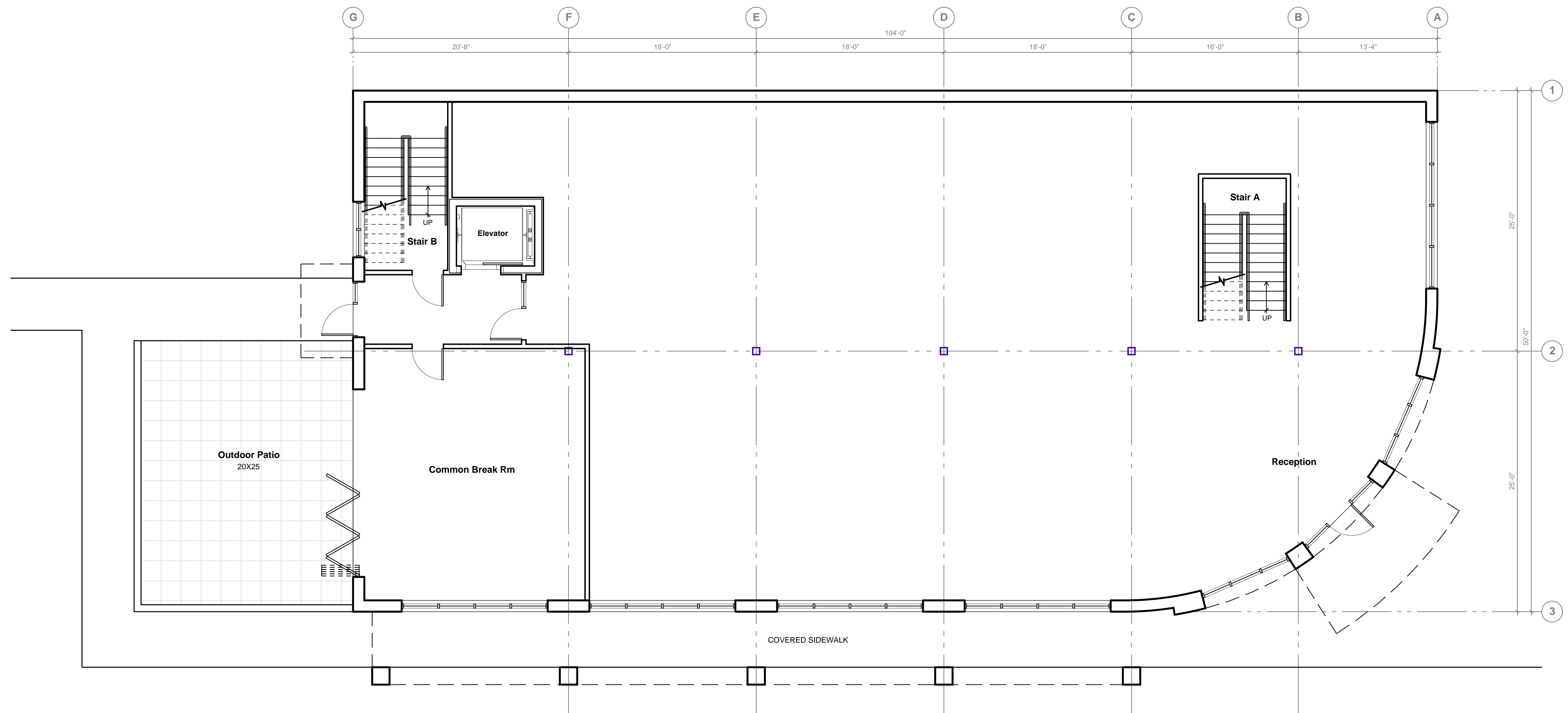
Revisions:

Project No: 222024

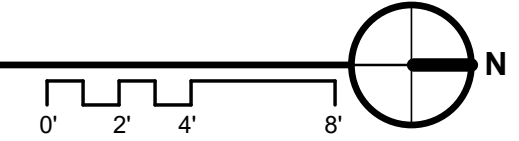
Issue Date: 6/15/22

Reviewer: KCD

Drawn By: KCD



1. First Floor Plan
SCALE: 3/16" = 1'-0"
FLOOR AREA: 5,080 SQ FT



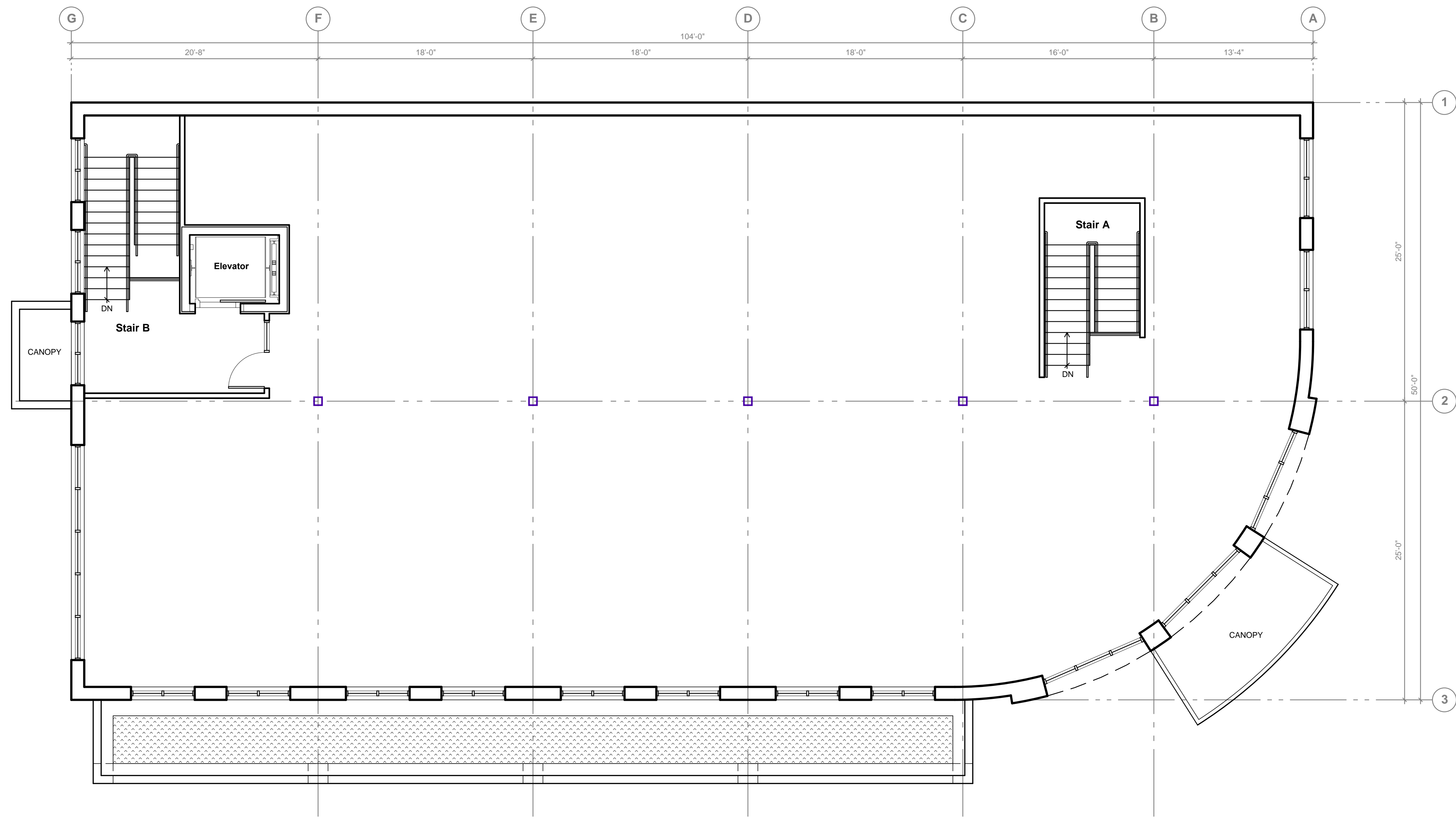
Revisions:

Project No: 222024

Issue Date: 6/15/22

Reviewer: KCD

Drawn By: KCD



1. Second Floor Plan
SCALE: 3/16" = 1'-0"
FLOOR AREA: 4,472 SQ FT

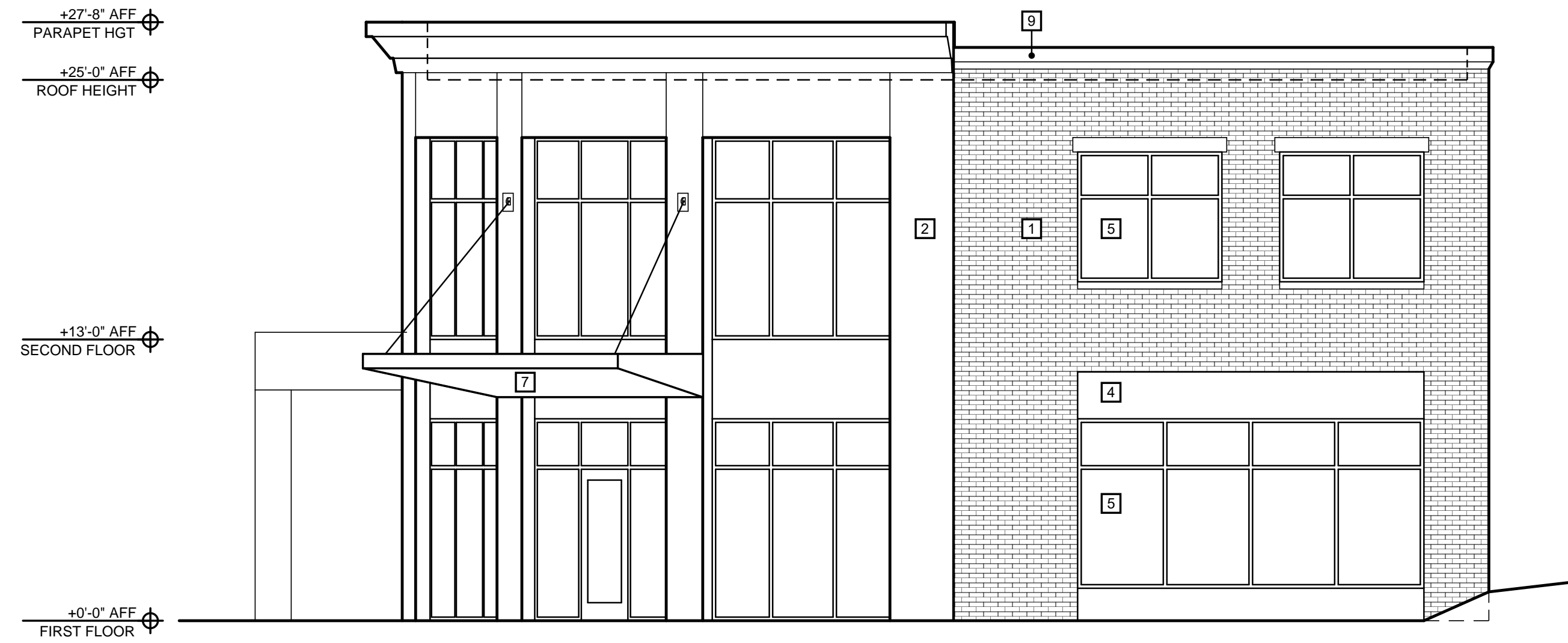
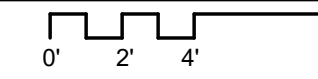
Material Legend (ALL SELECTIONS TO BE CONSIDERED "BASIS OF DESIGN") (ALL COLORS TO BE VERIFIED BY OWNER)

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	MODULAR BRICK VENEER	TBD	RUNNING BOND	TBD
2	PRECAST CONCRETE PANELS	TBD	SMOOTH TEXTURE	TBD
3	ARCHITECTURAL METAL PANEL	TBD	PREFINISHED ALUM	TBD
4	FIBER CEMENT BOARD	TBD	SMOOTH TEXTURE	TBD
5	ALUMINUM STOREFRONT SYSTEM	TBD	TBD	TBD
6	CONCRETE MASONRY VENEER	TBD	TBD	TBD
7	METAL CANOPY CLADDING	TBD	TBD	TBD
8	PRECAST HEADER, SILL, WALL CAP	TBD	TBD	TBD
9	PREFINISHED METAL PARAPET CAP	TBD	TBD	TBD
10				
11				
12				



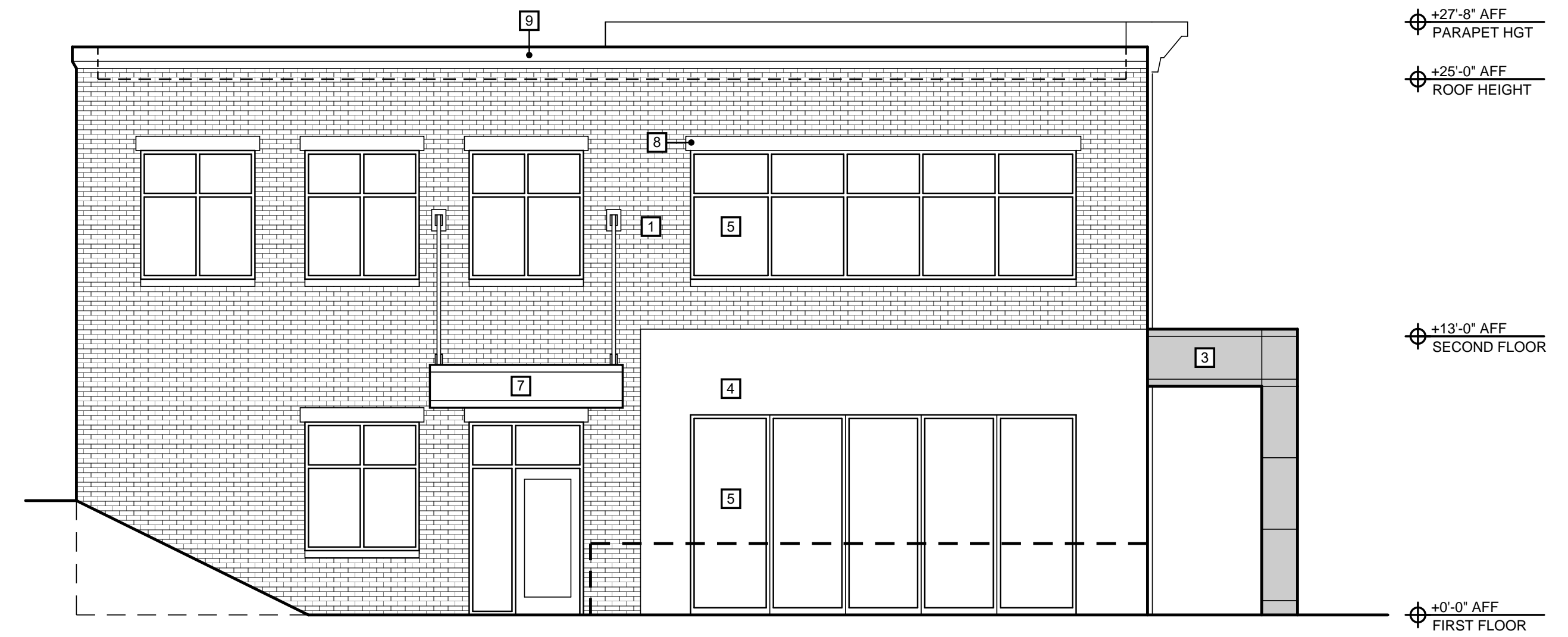
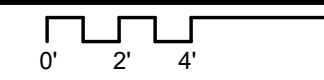
1. East Elevation

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



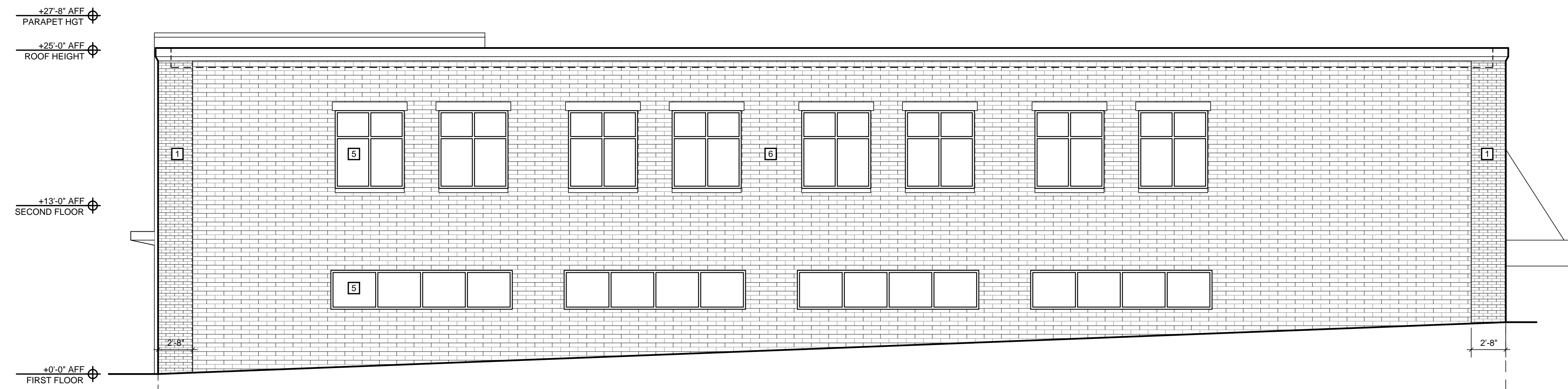
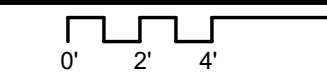
2. North Elevation

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



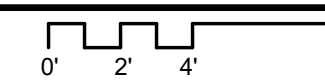
3. South Elevation

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



4. West Elevation

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



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p. (616) 537-1016
www.k2legal.com

Kuiper Kraemer Building
6660 Old 28th Street, SE
Grand Rapids, Michigan
Exterior Elevations

Made in Michigan

Revisions:

Project No: 222024
Issue Date: 6/15/22
Reviewer: KCD
Drawn By: KCD

A4.1



South Elevation



North Elevation



East Elevation

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p. (616) 537-1016
www.k2legal.com

Kuiper Kraemer Building
6660 Old 28th Street SE
Grand Rapids, Michigan
Exterior Renderings

Made in Michigan

Revisions:

Project No: 222024

Issue Date: 6/15/22

Reviewer: KCD

Drawn By: KCD

A5.1

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August 9, 2022
Project No. 170168

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

**Kuiper Kraemer Building, 6660 Old 28th Street
Site Plan Review**

Dear Brian:

We have reviewed the site plan for the Kuiper Kraemer building at 6660 Old 28th Street, prepared by Moore and Bruggink. The applicant is proposing the removal of the existing building located on the property and the construction of a new 10,000 square foot office building with associated drives, parking areas, and utilities.

We received the initial site plan for review on July 28th, 2022. We reviewed that site plan and provided a number of items to be addressed in an email dated August 2nd, 2022. The applicant reviewed the comments and provided a resubmittal of the site plan on August 4th, 2022. The stormwater calculations and basis for the stormwater review are dated August 3rd, 2022. The current site plan and the basis for this review were delivered by email as a PDF and the file is dated August 9th, 2022.

Stormwater and Drainage

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

The project site is in Flood Control Zone 1 and is not located in a critical subwatershed. The proposed project is a redevelopment and shall comply with the current standards for the redeveloped portion of the site.

The overall layout of the site includes a 10,000 square foot, 2-story office building located at the front of the site with a driveway leading to a parking area at the rear. The site is all within a single catchment area draining to an underground retention and infiltration system at the rear of the site, underneath the proposed parking area. The underground system is designed to store and infiltrate runoff up to and including the 100-year design storm. If the underground system overflows, it will spill to grade and drain out the front of the site along the driveway into Old 28th Street.

The proposed stormwater controls include underground retention/infiltration beds with pre-treatment provided by leeching basins.

Flood Control

The proposed project is located in Flood Control Zone 1, which requires retention and infiltration for a 100-year storm event when field permeability tests indicate suitable soil conditions conducive to infiltration. The applicant provided a geotechnical report, which indicated adequate separation from groundwater and loamy soils. Field

testing indicated an infiltration rate of 1.0 to 1.5 inches per hour. Infiltration is possible on this site and a design infiltration rate of 0.5 inches/hour was used to size the underground retention system.

The proposed site plan includes a single 160 feet by 60 feet infiltration bed with a stone depth of 4 feet underneath the parking area at the rear of the site. Two leaching basins with 6 feet deep sumps will serve as inlets and pre-treatment for this system. Perforated pipes at the bottom of the stone layer will serve to spread stored runoff across the bottom of the system. The system has been designed to store and infiltrate the 100-year storm volume with a drawdown time less than the allowable maximum of 72 hours.

Water Quality and Channel Protection

In addition to flood control, the north and south underground infiltration beds will provide the required water quality treatment. The proposed redevelopment will reduce the amount of impervious surfaces on the project site and the post-development 2-year, 24-hour runoff volume will be less than the pre-development 2-year, 24-hour runoff volume. Therefore, no channel protection volume is required. The applicant provided the completed Lower Grand River Organization of Watersheds spreadsheet that calculates the volume required to satisfy these requirements.

Drainage Plan

The applicant has submitted plans, calculations, and additional documentation as required in SWO Section 2.03, Drainage Plan. Please note that a maintenance agreement and a long-term maintenance plan are required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include, at a minimum, the cleaning of pre-treatment areas, and infiltration beds, along with sediment and debris removal from the infiltration system, and outlet structures. In particular, the maintenance plan shall include provisions to ensure that the leaching basins continue to operate as designed given the increased sediment load expected for pre-treatment devices.

Utilities and General Comments

Sanitary Sewer

The site plan does not include details of the sanitary sewer connection. The developer's engineer indicated the intent is to reuse the existing sanitary sewer lateral that served the previous building with possible modifications on the site to accommodate the new building. There is no intention of running a new service lateral to the sewer main. Any alterations would require approval by the City of Grand Rapids.

Water Services

The developer's engineer indicated the intent for water services is to reuse the service that served the previous building. It's possible that an additional fire protection line or larger domestic service would be necessary for the new building. In that case, any water service-related work would need to be reviewed and approved by the City of Grand Rapids. Fortunately, if new service connections are required, the existing 16-inch water main is located on the south side of Old 28th Street in the lawn area which makes new connections much easier since there would be no need to disrupt the roadway.

The developer will need to coordinate with the City of Grand Rapids for water service(s).

Driveways and Sidewalks

The site plan indicates that the new driveway will connect to the existing driveway outside the Right-of-Way. A new permit from the Kent County Road Commission is not likely needed in this case, however, if the limits of the driveway reconstruction change, the developer should verify permit requirements.

A new sidewalk is shown connecting the building to the public sidewalk on Old 28th Street. Proposed grades are provided on the plans and the sidewalk is shown as being approximately 7% grade. This is generally acceptable for an accessible sidewalk.

Soil Erosion and Sedimentation Control

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

SESC measures are provided on the plan drawings. The applicant has included silt fence along the downstream limits of the project. SESC notes include items such as obtaining the SESC permit, including a tracking pad and dust control measures. KCRC may require additional SESC measures beyond what is shown on the drawings.

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

Summary

The proposed stormwater management design meets the Township SWO requirements for the site location.

Therefore, we recommend approval from an engineering standpoint with conditions that these items be corrected.

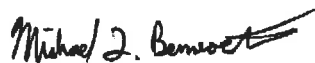
If you have any questions or require additional information, please contact me at 616.464.3927 or mberrevoets@fishbeck.com.

Sincerely,



Anthony Heath, PE
Civil Engineer

By email



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

MEMORANDUM

To: Cascade Charter Township Planning Commission
From: Brian Hilbrands, Planning Director
Subject: Review of Major Street Plan
Meeting Date: August 15, 2022

The Major Street Plan is an appendix of the Zoning Ordinance which is used to provide a classification of streets within the Township. It includes Freeway/Expressway, Arterial, Major Collector, Minor, and Local. The Major Street Plan was last revised in 2010 and I believe it may be time to revisit and see if any revisions are needed.

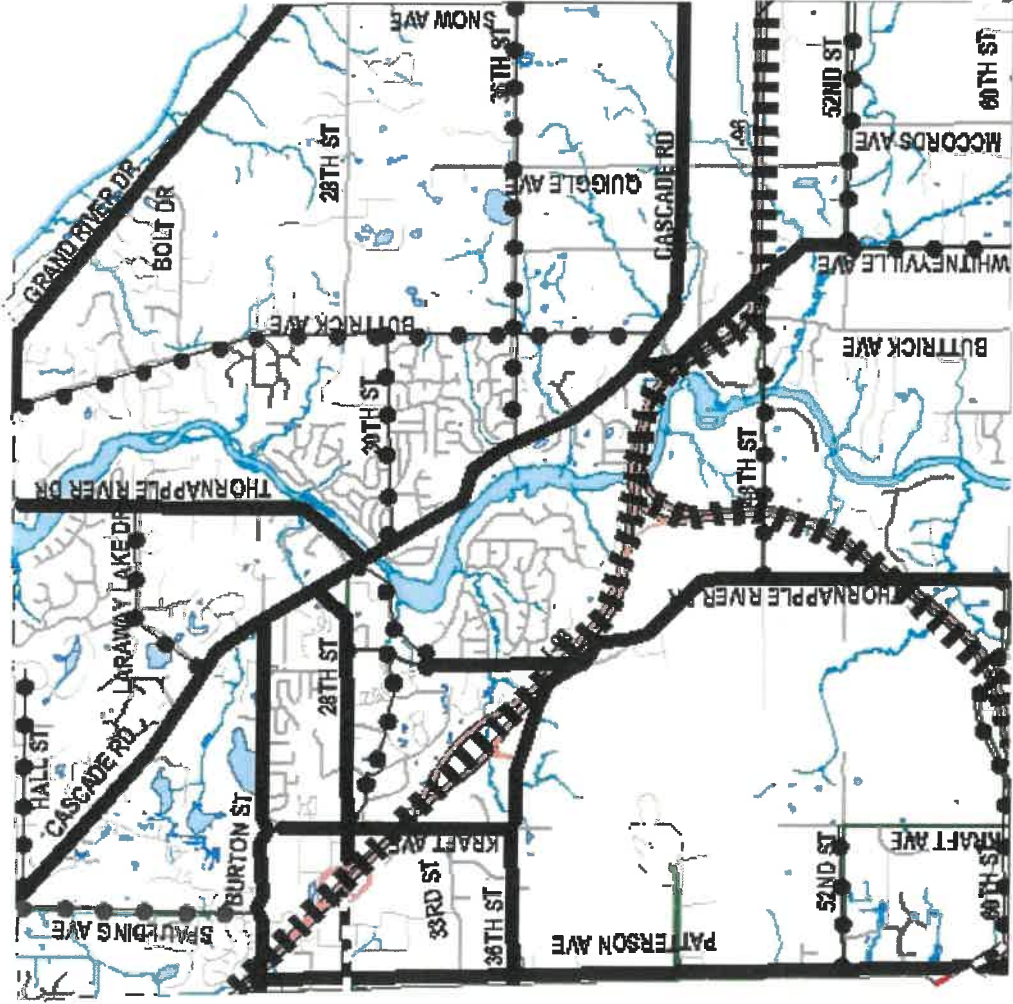
Street classifications are tied into a number of zoning standards throughout the ordinance. These include increased front yard setback requirements for B1 zoned properties and residential properties, specific bufferyard requirements, and certain special use standards. Specifically, Section 17.07(1) requires access to an arterial or collector road as a condition of approval for certain Type 2 special use types.

This was brought to my attention because a potential business was looking to locate a trucking terminal/freight facility on an industrial zoned parcel of Kraft Avenue, between 52nd and 60th Streets. While the zoning would allow for the use, that section of Kraft is only classified as a local street, so a trucking terminal would not be permitted. I believe now would be a good time to review whether this section of street, along with others in the Township, should be reclassified.

Attachments: Current Major Street Plan
Street Classification Definitions
Section 17.07(1)

Appendix A Major Street Plan

-  Interstate Highway
-  State Road/Highway
-  Arterial Road
-  Collector Road



Map amended by Ordinance #5 of 2010
March 10, 2010

CHAPTER 3

Definitions

Story Above Grade:

Any story having its finished floor surface entirely above grade except that a basement shall be considered as a story above grade when the distance from grade to the finished surface of the floor above the basement is more than 6 feet for more than 50 percent of the total perimeter or more than 12 feet at any point. (See Figure 3-1)

Street, Private:

An irrevocable easement running with the land to one or more owners of adjacent properties which provides access to those adjacent properties and which is not dedicated for general public use.

Street, Public:

Any public thoroughfare dedicated for the purpose of traffic circulation and principle means of access to abutting property, including any avenue, place, way, drive, land boulevard, highway, road, or other thoroughfare except an alley.

Street, Functional Classification:

1. **Freeway/Expressway:** Highways and parkway having the sole purpose of carrying through traffic, and will not provide direct land/property access. Freeway access is fully controlled with carefully spaced high speed exit/entrance ramps and grade separation with intersecting roadways.
2. **Arterial:** Streets primarily intended to carry large volumes of through traffic connecting major activity centers to other major traffic generators. Access to abutting properties must be limited to carefully controlled points.
3. **Major Collector:** Streets having the primary purpose of collecting traffic from intersecting local streets and distributing this volume to the nearest arterial. A secondary purpose is to carry moderate volumes through traffic. Access to abutting land uses is a secondary function which, with proper land planning, can be limited.
4. **Minor Collector:** Streets having the primary purpose of collecting traffic from intersecting local streets and distributing this volume to the nearest major collector and/or arterial. As such it provides the linkage from neighborhoods (i.e. local streets) to the arterial system and provides intra-neighborhood access. Continuity of the minor collector beyond the

nearest major collector and/or arterial is not desirable.

5. **Local:** The primary function of the local street system is to serve adjacent properties. As such it provides the linkage from adjacent land uses to the collector street system. Thru volume service is in conflict with these functions and must be prohibited in the design of the street network.

Street Right-of-Way:

A general term denoting land, property or a property interest usually in a strip, acquired for or devoted to transportation purposes which has been dedicated to the public.

Structure:

Anything constructed, erected, or placed, or a combination of materials with a fixed location above, on, or below the ground, or attachment to something having such location, including buildings, signs, billboards, signs, light posts, utility poles, radio and television antennas, swimming pools, gazebos, tennis courts, sheds, storage bins, but excluding fences, sidewalks, driveways, and streets.

Swimming Pool:

An artificially constructed basin for the holding of water for swimming and aquatic recreation and does not include any plastic, canvas, or rubber portable pools temporarily erected upon the ground with less than two (2) feet of water.

Tavern:

An establishment with an occupant load of under 100 that serves alcoholic beverages in which the principal business is the sale of such beverages for consumption on site. (Ord No. 11 of 2014)

Theater:

Any building or place used for presentation of dramatic spectacles, shows, movies, or other entertainment, open to the public with or without charge.

Use:

Any purpose for which a building or other structure or a tract of land may be designed, arranged, intended, maintained, or occupied; or any activity occupation,



Chapter 17 Special Uses

hearing is to be held before the Township Board. A decision rendered by the Township Board shall be final unless such decision is reversed or modified by a court of competent jurisdiction.

Section 17.05 Zoning Board of Appeals Action:

Owing to the discretionary nature of the decision to approve or deny a request for special use the Zoning Board of Appeals is without jurisdiction to accept appeals or grant variances from the General Standards set forth in Section 17.06 and the decision of the Planning Commission or Township Board with respect to the approval or denial of special uses.

Section 17.06 Special Use Approval Standards - General:

In formulating recommendations or approving any special use, the Planning Commission and Township Board shall require that the following general standards be satisfied.

1. Upon review of each application there shall be a determination as to whether each use on the proposed site will:
 - a. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed.
 - b. Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.
 - c. Not create excessive additional requirements at public cost for public facilities and services.
 - d. Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.
 - e. Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.
2. All applicable federal, state and local licensing regulations shall be complied with. Initial and annual

proof of such compliance shall be a condition of special use approval and the continuance thereof.

3. As a minimum or unless specifically modified by the provisions in Section 17.07 the dimensional standards and landscape, buffering and parking regulations otherwise applicable to the use and/or zoning district shall be maintained as outlined within the other various applicable chapters of this Ordinance. For uses permitted by right in one district, but which require special use approval in another district, the standards relating to the district in which the use is permitted by right shall serve as the minimum standards to which the site shall be designed. In such cases where there the conflicting standards, the most restrictive shall apply, unless specifically modified by the provisions of Section 15.07 or the approving body.
4. Upon review, the Planning Commission or Township Board as appropriate may stipulate such additional conditions and safeguards deemed necessary for the protection of individual property rights and values, the general welfare and for insuring that the intent and objectives of this Ordinance are observed.
5. Upon finding that any condition, safeguard or requirement has been breached, the Township Board may automatically invalidate the special use approval.

Section 17.07 Type II Special Use Design Standards:

The specific requirements set forth in this Section are requirements which must be met by certain Type II special uses in addition to the general standards outlined or referenced in the above Section 17.06.

1. As a condition of approval each of the following uses must be situated such that the proposed site has direct primary access on at least one collector or arterial street as classified by the Major Street Plan.
 - a. Public, parochial and other private elementary, intermediate and high schools.
 - b. Public or private parks and recreation and activity centers including swimming pools, tennis courts, baseball fields, community center, libraries and similar facilities intended to serve areas beyond the immediate neighborhood.
 - c. Child or adult day care centers as defined in Chapter 3, whether free standing or in conjunction with a principal permitted use.



Definitions

General Provisions

Development Review

Zoning Districts

Special Uses

Planned Unit Development

Height, Area, & Placement

Parking & Access

Landscaping

Chapter 17 Special Uses

- d. Bed and Breakfast establishment, as defined in Chapter 3.
 - e. Golf courses and country clubs.
 - f. Public utility and private contractors storage and service yards and trucking terminals and freight facilities.
 - g. Roadside stands as defined in Chapter 3.
2. The following uses shall be further subject to the specific requirements outlined.
- a. **Churches requiring special use approval.**
 - 1) Churches With a Seating Capacity of Less Than 200 Persons, (seating capacity shall be determined by the seating capacity of the sanctuary and auxiliary assembly halls combined). Such facilities shall be located on a lot or parcel of land having a minimum area of two (2) acres and a minimum lot width of 200 feet as measured at the front property line. There shall be a minimum front, side and rear yard building setback of 50 feet except that churches having frontage on arterial streets shall have a front yard building setback of at least 100 feet.
 - 2) Churches with a seating capacity of more than 200 persons: Such facilities shall be located on a lot or parcel of land having a minimum lot size of three (3) acres and a minimum lot width of 300 feet. Such facilities shall also have frontage on at least one collector or Arterial Street as classified by the Major Street Plan. There shall be a minimum front, side and rear yard building setback of 50 feet except that churches having frontage on arterial streets shall have a front yard building setback of at least 100 feet.
 - 3) Churches shall also be required to install bufferyards according to section 18.06 of this Ordinance. (Ord. No. #10 of 2001)
 - b. **Bed and Breakfast establishments.**
 - 1) Location outside of a platted residential subdivision.
 - 2) Subordination to the principle use of a single-family dwelling unit.
 - 3) Occupancy of no more than fifty (50) percent of the dwelling unit.
 - c. **Churches requiring special use approval.**
 - 4) The premises shall be the principal residence of the operations owner/operator when the establishment is active.
 - 5) The structure shall be erected or retained as a single-family structure. Commercial food preparation equipment and eating or bathroom facilities within individual sleeping quarters shall not be installed.
 - 6) Meal services shall be limited to during normal and customary breakfast hours and shall be provided only to lodgers registered at the establishment.
 - 7) Two (2) off-street parking spaces for the owner operator and one (1) off-street parking space per room to be rented shall be provided.
 - 8) Signs shall be subject to the regulations applicable to signs in the district in which the use is located.
 - d. **Golf courses, country clubs.**
 - 1) The minimum area shall be 40 acres for a par 3 course, 65 acres for a 9-hole course, and 120 acres for an 18-hole course.
 - 2) No building or non-golfing use, with the exception of parking, shall be located within 200 feet of the front property line or 400 feet of the side and rear property lines.
 - 3) Parking areas shall be setback a minimum of 30 feet from all property lines and street right-of-way. A buffer strip shall be required if parking is located less than 50 feet from a property line.
 - 4) Signs shall be subject to the regulations applicable to signs in the district in which the use is located.
 - e. **Outdoor recreational uses other than campgrounds and golf courses and excluding amusement parks.**
 - 1) A minimum lot area of three (3) acres.
 - 2) Parking areas shall be setback a minimum of thirty (30) feet from all property lines and street right-of-way. A buffer strip shall be required if parking is located less than fifty (50) feet from a property line.
 - 3) Front yard building setbacks shall be a minimum of one hundred (100) feet and no building or use other than parking shall be

