

AGENDA
Cascade Charter Township Planning Commission
Monday, May 13, 2019
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- 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 April 15, 2019 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case# 19-3524 Jeff Tolan
PUBLIC HEARING
Property Address: 8505 60th St.
Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq. ft.**
- ARTICLE 7. Case# 19-3526 Robert Grooters Development Co.
Property Address: 5400 International Parkway
Requested Action: Site Plan Review for a new 112,188 sq. ft. distribution/warehouse facility building.**
- ARTICLE 8. Any other business**
- ARTICLE 9. Adjournment**

Meeting Format

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

MINUTES
Cascade Charter Township
Planning Commission
Monday, April 15, 2019
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Lewis, Noordyke, Pennington, Rissi, Robinson and Sperla
Members Absent: Krieter
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 Lewis to approve the Agenda. Supported by Member Rissi. Motion carried 8 to 0.

ARTICLE 4. Approve the Minutes of the March 18, 2019 meeting.

Motion was made by Member Moxley to approve the minutes of March 18, 2019. Supported by Member Rissi. Motion carried 8 to 0.

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

No visitors came forward.

**ARTICLE 6. Case #18-3471 Watermark Property LLC
Property Address: 1611 Galbraith Ave SE**

Requested Action: Consider recommendation to Township Board for PUD Amendment for Swim Center and office addition.

Director Peterson stated the preliminary approval was awarded at the March Planning Commission Meeting, and there has since been an ordinance put together with the proper sections amended. The current Snap Fitness building will be allowed to be converted to offices for Watermark, with the square footage of current occupants noted. If or when the current occupants vacate the Snap Fitness building, Watermark will be allowed to convert those areas into Watermark office space as well. Director Peterson states that if approval is recommended, the ordinance and plan will go to the Township Board for a final decision after a public hearing.

Vice Chairman Rissi stated that he did not recall there being specific square footage requirements for the three tenants currently located in the Snap Fitness building. Director Peterson stated those were the square footages given by Watermark to identify

the space in question inside of the Snap Fitness building. Member Noordyke stated he recalled that only the new area of the building would be required to be exclusively occupied by Watermark offices, not the space currently occupied by third parties if or when they vacate.

Director Peterson stated that Watermark would be allowed to continue to lease the specified 3,100 sq ft to the current tenants. Vice Chairman Rissi stated that he did recall that Watermark would be allowed to continue to lease exclusively to the three named tenants, but not that there would be a square footage limit should one of the current tenants want more or less space. Chairman Sperla stated that he would have never voted in favor of the Amendment had the tenants not been tied to the current 3,100 sq ft. Member Noordyke suggested there be a cap at the 3,100 sq ft measurement currently being used by the three tenants, and that they can use that space between them as necessary, but not exceed it.

Chairman Sperla invited the Applicant to come forward with any comments.

Mr. Steve Plakmeyer came forward and introduced himself as one of the owners of Watermark. Mr. Plakmeyer stated that the ordinance in 2010 allowed no more than 6,729 sq ft. of the 14,000 sq ft building to be occupied by attorneys, engineers, accountants, or other low impact offices as determined by the Planning Commission. He states that he was not aware the proposed amended ordinance would be written that once a current third-party occupant vacates the building, the space could only then be occupied by Watermark staff. Mr. Plakmeyer states that he does not understand why Watermark would need to be under this restriction. He states his concern for the way the PUD Amendment is worded. Chairman Sperla suggests that a transcript of the previous two hearings be obtained to see what was said about the 2010 Amendment.

Ms. Kelly Kuiper (of Watermark/Nederveld) comes forward to state that when you walk into the Watermark office building, you're in a lobby with separated tenant spaces to the right, and Watermark offices to the left, the basement houses the fitness facility. Ms. Kuiper states that Watermark would like to expand their office space into the basement, but they would also like to maintain the separate third-party tenant space without any changes made to them, and have language in the Amendment that does not limit the occupants to the current tenants. She continues to say that if those tenants leave and that space can only then be used by Watermark, the interior would require a significant remodel to be retrofit that space to be functional for Watermark offices. Their main concern is to be able to maintain that tenant space, regardless of who the tenant is. She states that the building was designed to house the low impact office users that the 2010 PUD allowed. Ms. Kuiper states that she is concerned of the wording in the last section of 8.B.3 that reads "no more than 3,100 sq ft may be leased out to current tenants only as follows", and that Watermark would prefer it to read that "3,100 sq ft may be leased out to tenants; space A 1,500 sq ft; space B 800 sq ft; space C 800 sq ft." rather than specifically naming the current tenants.

Member Noordyke suggested that Watermark is arguing that they have the option to lease to new third party in the event that one of the current tenants vacates the property. Chairman Sperla then stated that the specific square footage of the space being occupied, and the specific tenants occupying that space, were listed on the Applicants application that was presented, which is why the Amendment was written to include those specifically named tenants.

Director Peterson suggested that a vote be held on this specific ordinance language, and if that does not pass, to amend the language written into the ordinance.

Secretary Johnson brought to Chairman Sperlas attention that he had a copy of the Minutes from the March 4th meeting. Secretary Johnson then read from the Minutes the motion that was made by Member Noordyke to “approve Applicants request for a PUD Amendment with the condition that the use would be exclusive to Watermark, or Watermark affiliates. Current tenants will not be affected.” Chairman Sperla stated that he would like to listen to the recording of the March 4th meeting as Minutes are a summary, not verbatim, and this Amendment is requiring specificity of words said. Director Peterson stated that the March 4th Meeting may have been recorded over after the written Minutes from that Meeting were approved by the Planning Commission at the March 18th Meeting.

Member Rissi suggested the PUD Amendment be written with the conditions the tenant’s names be removed from the Amendment, but maintaining the exception that no more than 3,100 sq ft be divided across three suites at 1,500 sq ft, 800 sq ft, and 800 sq ft.

Motion was made by Member Rissi to approve the PUD Amendment with the conditions that Watermark Offices will be permitted to occupy the space, and the 3,100 sq ft tenant space will be allowed to be occupied by low impact office uses. Supported by Member Noordyke. Motion carried 7 to 1.

ARTICLE 7.

Case #18-3489 Lanterns

Property Address: 3217 Thornapple River Drive

Requested Action: Consider recommendation to Township Board for PUD Amendment for 21-unit site condominium.

Director Peterson stated this is a new PUD. Director Peterson then noted that this is a condominium project, not site condominium as referenced a couple of times in the documents.; those references will be corrected. The Signature Line will also be changed to reflect correct ownership. Director Peterson then stated that this Amendment does reflect the previous approval awarded by the Planning Commission, and a recommendation will go to the Township Board for final consideration at a Public Hearing.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Douglass DeHaan came forward and stated that he did not have additional comments, and then asked if there were any further questions of him.

Motion was made by Member Pennington to forward positive recommendation to the Township Board for the PUD Amendment with the minor changes stated by Director Peterson. Supported by Member Lewis. Motion carried 8 to 0.

ARTICLE 8. Case #19-3519 Golden Valley

Property Address: 5800 Thornapple River Drive

Requested Action: Sketch Plan Review for 27 single family site condominium.

Director Peterson stated that this will be an introduction meeting with no real action taken. This will be a by-right sub division in the R1 Zoning District, with no common open space, and a minimum lot size of 80,000 sq ft., which is almost 2 acres. They will be served by well and septic, so the Health Department will be involved. Director Peterson states that they have proposed a common sewer system, leading to a common septic system. There will be two private roads; one off of Thornapple River Drive, the other off of 60th. There will be no more than 19 units on either dead end road. Director Peterson stated that stormwater will be reviewed by the Township Engineer before this Plan comes back to the Planning Commission. No sidewalks are planned for this project, it will not connect to any future pathways. Chairman Sperla stated that he would like the Applicant to consider joining the two dead end roads for fire safety purposes and ease of access for rescue vehicles.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Don DeGroot from Excel Engineering came forward to state that the cul-de-sacs that provided meet Township and County standards that a fire truck could easily maneuver on. He then stated that the dead-end streets are desired to keep out through traffic from the busy intersection of 60th and Thornapple. Being private roads, they will not need to be maintained by the County. Mr. DeGroot stated that the average lot size will be around 92,000 sq ft.

No action is required by the Commission at this time and this will proceed to the next step in the process, a Tentative Preliminary Approval, after all required government approvals are completed.

ARTICE 10. Any other business

There will be a joint meeting with the Township Board and the DDA May 21, 2019.

ARTICLE 11. Adjournment

Motion was made by Member Noordyke to adjourn. Supported by Member Pennington. Motion carried 8 to 0. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Phil Johnson, Secretary

STAFF REPORT

STAFF REPORT: Case #19-3524
REPORT DATE: April 29, 2019
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: May 13, 2019
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Jeff Tolan
8505 60th St
Cascade MI 49302

STATUS
OF APPLICANT: Property 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

GENERAL LOCATION: North side of 60th just east of Whitneyville Ave.

PARCEL SIZE: Approximately 11 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: ARC

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 40' x 40' accessory building (1,600 sq ft). The building will be about 18 feet tall as measured to the midpoint. This requires a minimum of a 40-foot setback from the side and 40 feet to the rear property lines. The applicant shows the nearest setback of to be about 180 feet to the west property line.
2. They have indicated that they want the building for storage and a workshop. He also understands that it cannot be used to run a business.
3. With more than 6 acres they are allowed to have three accessory buildings. This is the first.
4. The size of the building is "normal" for the area, while the home meets the minimum house size it appears that the home is smaller than "normal" for the area.
5. The building is planned to have metal siding and a metal roof.
6. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
7. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I 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.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	storage
The proposed location, type and kind of construction and general architectural character of the building.	The building will be of similar materials to others in the area.

The size of the building in relation to the house, lot and zoning district.	The property is about 11 acres. The home has approximately 2,100 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 immediate area. The metal building in the more rural/agricultural areas of the township is not unusual.
The topography and vegetation in the area.	Open with wooded area to the west
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.

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.

Attachments: Application package



UNNAMED

UNNAMED

RUNNING DEER LN

GLEWOOD POND DR

BUTTRICK AVE

WHITNEYVILLE AVE

UNNAMED

LAUREL HURGE DR

8505 60th St

MENTMARSH CT

MCCURTIS AVE

SUMMERSET WOODS DR

CNEAL WOODS CT

60TH ST

COUNTRY PLACE DR

COUNTRY PINE DR

SAND TREE DR

CLARKLAND DR

UNNAMED



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT:

Name: Jeff Tolian

Address: 8505 60th

City & Zip Code: A1to 49302

Telephone: 616-633-3159

Email Address: jpt0317@gmail.com - don't use.

OWNER: * (If different from Applicant)

Name: _____

Address: _____

City & Zip Code: _____

Telephone: _____

Email Address: _____

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

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

Storage - work shop

(Use Attachments if Necessary)**

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 35-451-010

ADDRESS OF PROPERTY: 8505 60th

PRESENT USE OF THE PROPERTY: home

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.)

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

Applicant – Print or Type Name

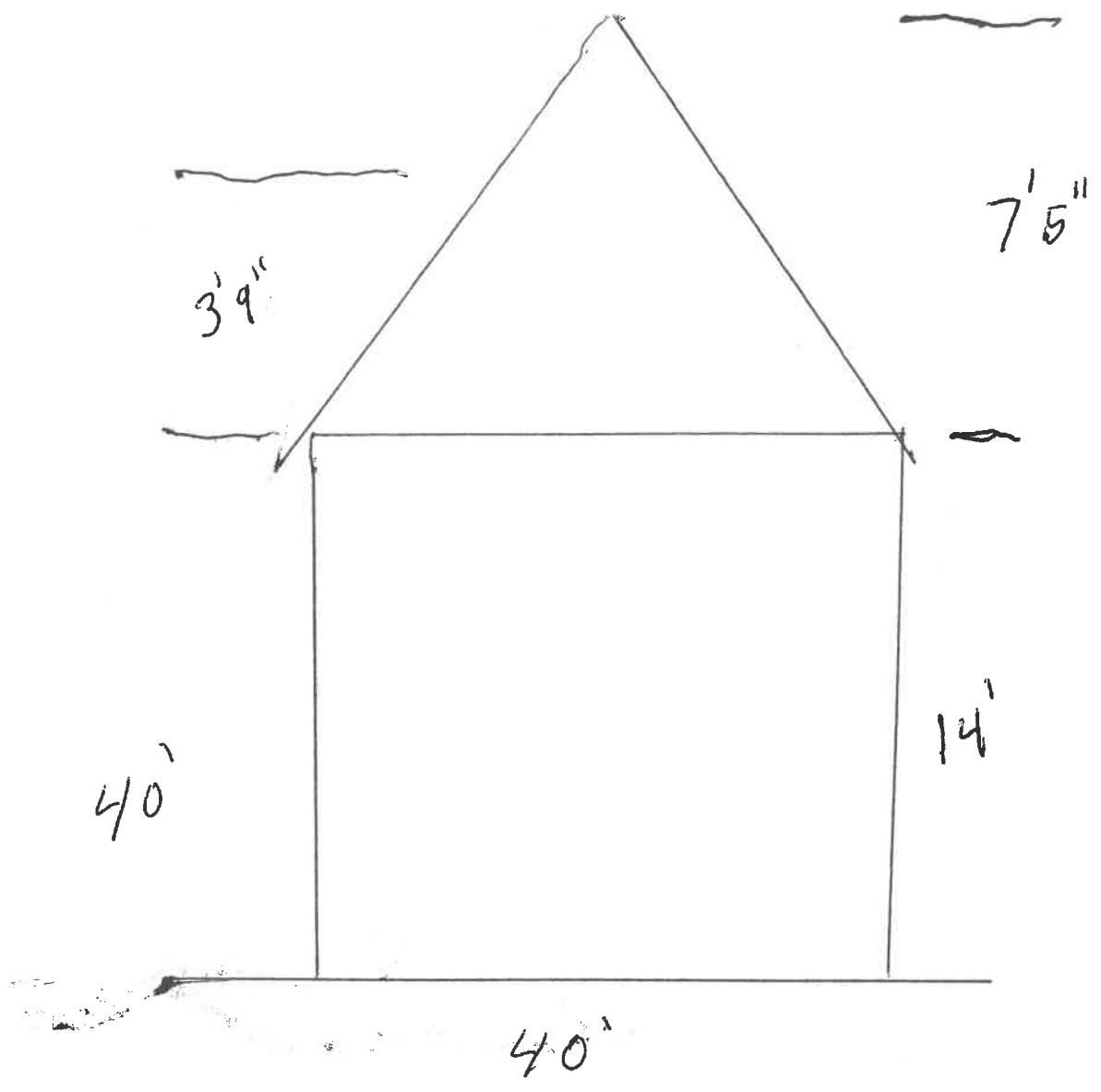
* [Signature] 4-8-19
Owner's Signature & Date
(*If different from Applicant)

Applicant's Signature & Date

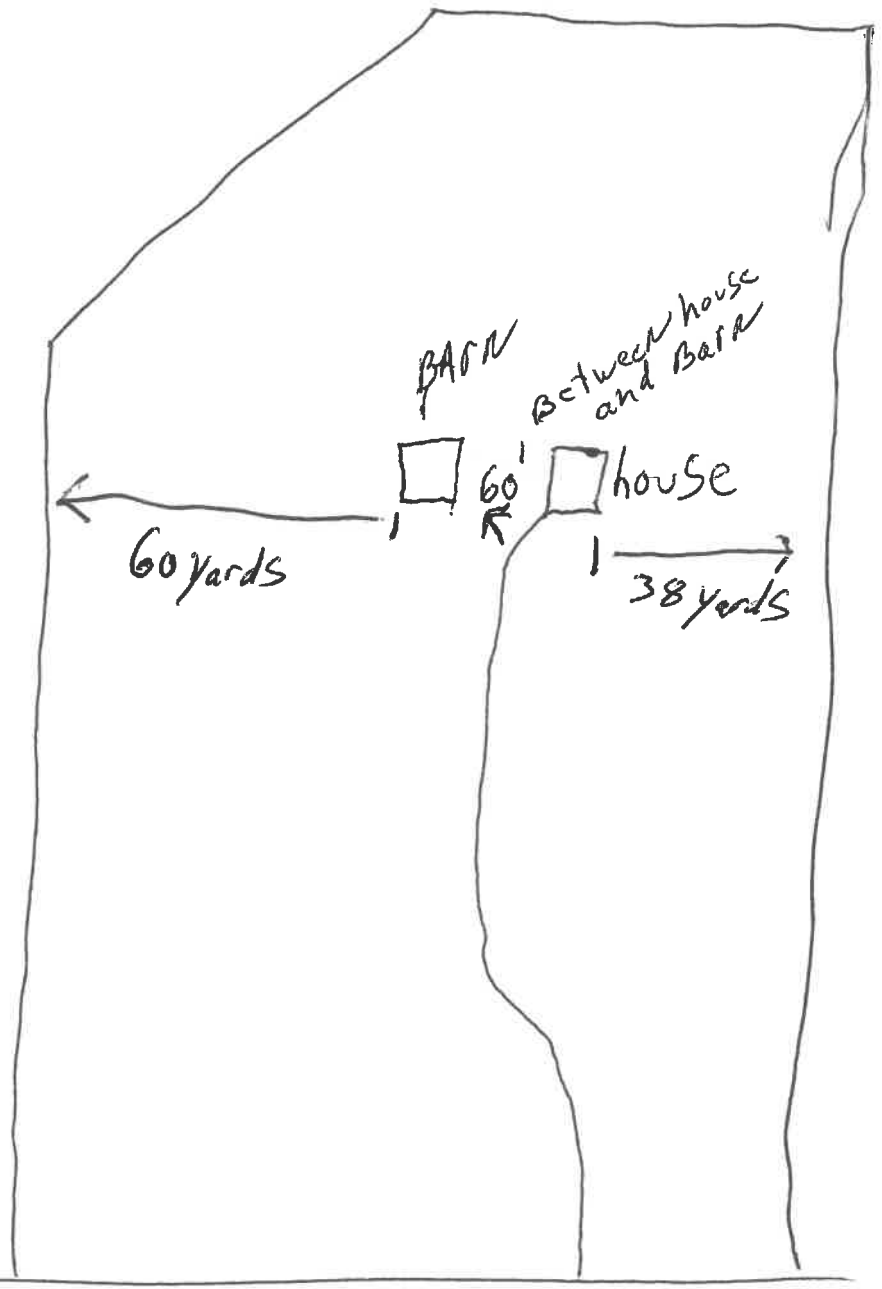
PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Rev. 7/24/14

steel siding and roof



Whitneyville



60th

Accessory Building Inventory 2010-2018 (9/11/18)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
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
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
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
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
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
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
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
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
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
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

STAFF REPORT: Case # 19-3526
REPORT DATE: April 29, 2019
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: May 13, 2019
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Robert Grooters Development Co
4460 44th St Suite C200
Grand Rapids MI 49512

STATUS

OF APPLICANT: owner.

REQUESTED ACTION: Site Plan Review for a new 112,188 sq.ft
distribution/warehouse facility building.

EXISTING ZONING OF
SUBJECT PARCEL: PUD 50

GENERAL LOCATION: On Kraft Ave just south of International Parkway.

PARCEL SIZE: 6.8 Acres

EXISTING LAND USE
ON THE PARCEL: Vacant

ADJACENT AREA
LAND USES: Industrial

ZONING ON ADJOINING
PARCELS: Meadowbrooke PUD
Industrial to the east

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct a new 112,188 Sq ft industrial building. The site plan was reviewed under the criteria of the Meadowbrooke PUD and Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.

2. The odd size of the building reflects the applicant maximizing the size of the building on an odd-shaped lot. The building complies with all of the required height, area and setback regulations of the Meadowbrooke PUD.
3. The lot has road frontage on three sides and the Railroad corridor on the other. Therefore, the lot is essentially a corner lot with front setbacks on the three sides.
4. The KCRC has already approved the access location to the site. Although some modifications will need to be made to the medians, this will be taken care of by the County as the road is public.
5. The site plan has been reviewed and approved by the Fire Department. The applicant was made aware that they will have to add a private hydrant.
6. The site plan has been reviewed and approved by the Township Engineer. Drainage from the site is being accommodated by the regional detention system which is under the jurisdiction of the KCDC. This has already been approved by the KCDC.
7. The Gerald R Ford Airport staff has been made aware of the project and has indicated only the need for construction permits.
8. The project has also received approval from the Meadowbrooke Association.

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 Site Plan Approval for the 112,188 sq. ft. under the following conditions:

1. Provide a photometric site plan in compliance.
2. Record the storm water maintenance agreement



May 8, 2019
Project No. 170168

Mr. Steve Peterson
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546-7192

Re: 5400 International Parkway
Site Plan Review

Dear Steve:

We have reviewed the site plan for 5400 International Parkway, prepared by Moore & Bruggink. The current site plan and basis of this review is dated May 8, 2019. The proposed project is a 112,500 square-foot industrial warehouse building and associated site improvements. The site is located in the Plaster Creek watershed, sub-drainage district Meadowbrooke.

Stormwater and Drainage

Flood Control

The proposed project is a new development, so all improvements shall comply with the requirements of the Cascade Charter Township (Township) and Stormwater Ordinance (SWO). The site is located in Stormwater Management Zone B, which requires detention of the 25-year storm event. The SWO also requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period.

The site is located in the Meadowbrook South Drainage District. The proposed onsite storm sewer system will tie-in to the existing storm sewer in 5400 International Parkway and ultimately discharge to a regional detention pond located just south of the site. The Meadowbrooke South drain and regional detention pond have been designed to accept stormwater from the 5400 International Parkway property when developed. Therefore, onsite stormwater detention is not required. A drain connection permit will be required from the Kent County Drain Commissioner (KCDC).

Water Quality Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period. All stormwater runoff from the site will discharge to the Meadowbrook South regional detention pond. This requirement has been satisfied.

Stormwater Runoff

The applicant provided stormwater calculations to size the onsite storm sewer system and were found to be in accordance with the SWO. All stormwater runoff from the impervious areas of the site will discharge to the Meadowbrook South regional detention pond.

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.



Utilities

Existing water and sanitary sewer stub outs are provided for the site, including an 8-inch domestic water service, 12-inch fire protection service, and 6-inch sanitary sewer lateral. The proposed project will tie-in to the existing services. City of Grand Rapids permits will be required for the water and sanitary sewer connections prior to construction taking place.

Kent County Road Commission

A new driveway is proposed for the site on 5400 International Parkway. The applicant has coordinated the location of the driveway with the Kent County Road Commission (KCRC). The KCRC agrees with the driveway location, however the KCRC stated the International Parkway boulevard that runs down the center of the road would need to be modified to allow for a right turn lane, 100-foot tangent and 100-foot taper, on the northerly side of the boulevard. The applicant will need to submit plans to the KCRC with the boulevard modifications for review and approval prior to issuance of a driveway permit.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence along the limits of disturbed area and silt sacks in catch basins. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate given the expected work.

Summary

The proposed stormwater management design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain several permits prior to beginning construction (KCDC, KCRC, SESC, water and sanitary sewer from the City). 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 nrtorrey@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read 'N. Torrey', is positioned above the name of the signatory.

Nathan R. Torrey, PE

jlk

Attachment

By email

cc: Michael L. Berrevoets, PE – FTCH



Cascade Charter Township

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

Reviewing Engineer Comments are Italicized

OK - Received and Acceptable

NA - Not Applicable

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

5400 International Parkway

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive stormwater runoff
The site is located in the Meadowbrooke Drainage District. All stormwater runoff from the site discharges to the county drain and regional detention pond.
- 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 are indicated on the site drawing. Soil map information is not required for this project.
- OK (3) Development tributary area to each point of discharge from the development
The applicant provided calculations for the onsite storm sewer system.
- OK (4) Calculations for the final peak discharge rates
The applicant provided calculations for the onsite storm sewer system.
- OK (5) Calculations for any facility or structure size and configuration
The applicant provided calculations for the onsite storm sewer system.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The onsite storm sewer system, with design elevation information, is shown on the site plan.
- 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 offsite and onsite drainage outlet restrictions other than culverts should be noted on the drainage map.
There are no culverts or significant offsite flow entering or exiting the site.
- OK (8) An implementation plan for construction and inspection of all stormwater runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the stormwater runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure the stormwater runoff facilities are constructed in accordance with the approved drainage plan.
A construction schedule was provided by the applicant.



- NR (9) Plan to ensure the effective control of construction site stormwater 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 stormwater runoff facilities reasonably necessary to ensure stormwater runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The site plan includes sufficient detail to ensure compliance with the stormwater ordinance.
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned stormwater 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 the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any onsite stormwater 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 who designed the drainage plan and will inspect final construction of the stormwater 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 the drainage plan complies with the Township's design and performance standards for drains and stormwater management systems



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: ROBERT GROOTERS DEVELOPMENT Co.
Address: 4460 44TH ST, SUITE C200
City & Zip Code: GRAND RAPIDS, MI 49512
Telephone: (616) 776-0033
Email Address: janetm@rgdc.com

OWNER: * (If different from Applicant)
Name: SAME AS ABOVE
Address: _____
City & Zip Code: _____
Telephone: _____
Email Address: _____

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

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

PROPOSED 112,500 SFT WAREHOUSE / DISTRIBUTION FACILITY W/
PARKING, TRUCK DOCKS, UTILITIES & LANDSCAPING

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

LOT 9, MEADOWBROOKE BUSINESS PARK

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-31-200-044

ADDRESS OF PROPERTY: 5400 INTERNATIONAL PARKWAY SE

PRESENT USE OF THE PROPERTY: VACANT

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

Name(s)	Address(es)
_____	_____
_____	_____

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)

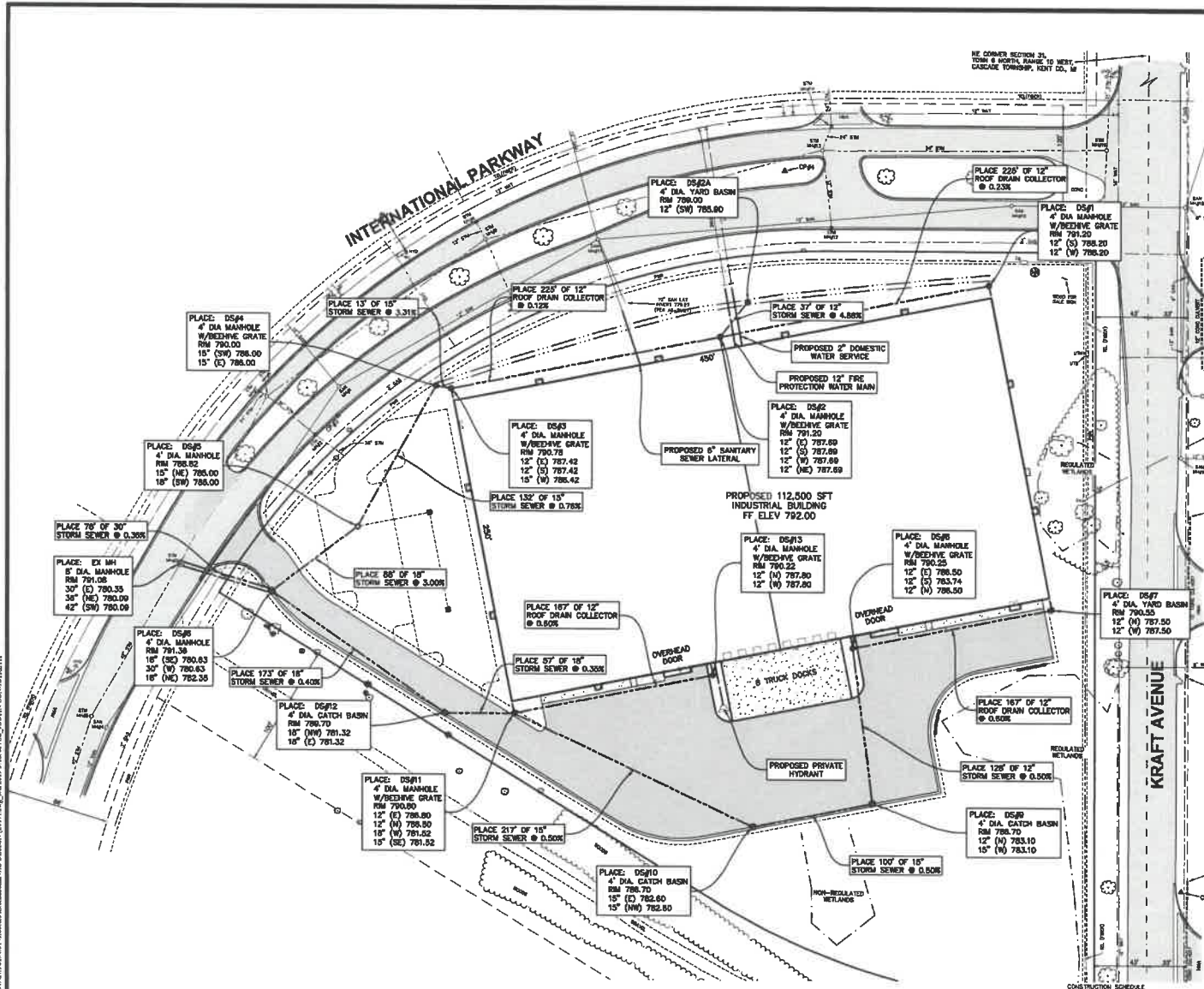
Applicant – Print or Type Name

*_____
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

P:\P010101_01\Drawings - International\GIS DESIGN (2017)\DWG_SECTIONS\18.04.01\INTERNATIONAL.DWG

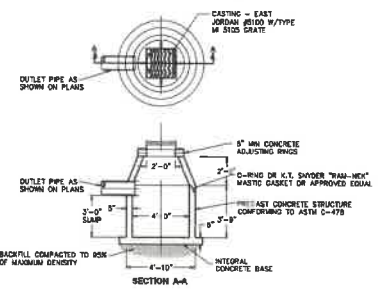
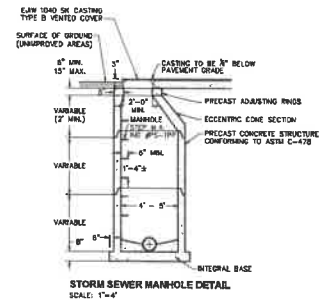


PLAN SCALE: 1" = 40'

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

UTILITY PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL WIS 800 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. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERROAD PIPING WITH MOTT 0-2 SAND TO A MINIMUM OF 80% MAXIMUM DRY DENSITY PER ASTM- 1557.
6. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
7. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY FAX USING THE MOORE & BRUGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVIVOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

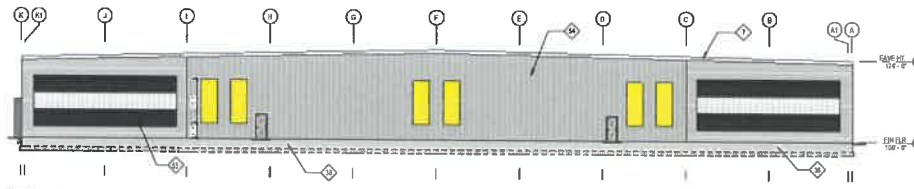


MOORE & BRUGINK
CONTRACTORS
2020 N. HARRIS AVE. #200
GRAND RAPIDS, MI 49503
(616) 778-0033
WWW.MBBOOK.COM

UTILITY PLAN
FOR
5400 INTERNATIONAL PKY
CASCADE TWP., KENT COUNTY, MICHIGAN

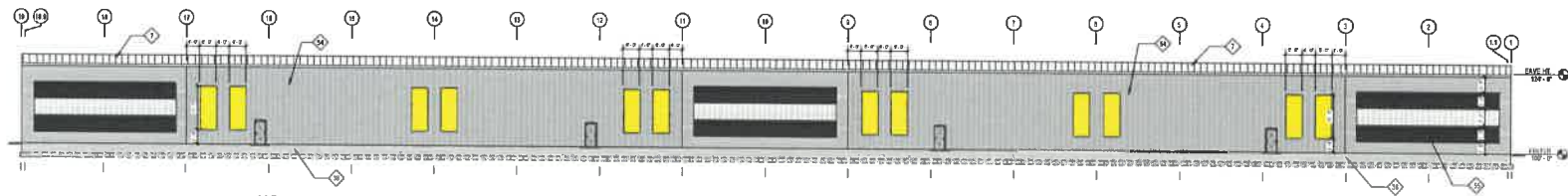
FIELD SURVEY/DATE: MAB
PROJECT NO.: 19013A.01
DESIGN DRAWN BY: JLC/ST
DESIGNED BY: JLC
CHECKED BY: JLC
PLAN DATE: 04-12-10
SHEET NUMBER: 3 OF 5

PREPARED FOR:
ROBERT CROTTERS DEVELOPMENT COMPANY
4450 44TH STREET, SE #2020
GRAND RAPIDS, MI 49512
(616) 778-0033
WWW.RDOC.COM

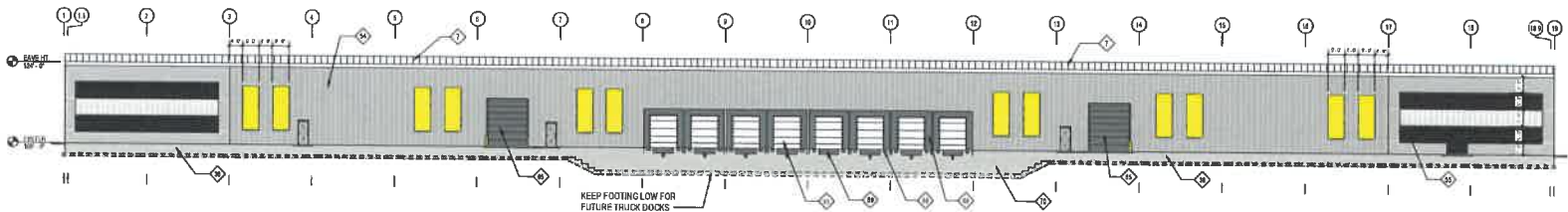


1 EAST
1/16" = 1'-0"

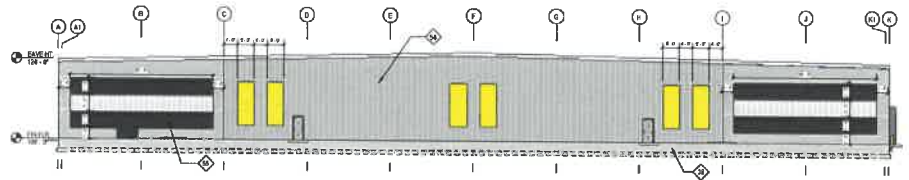
MATERIAL LIST	
1	LEGEND SYMBOL INDICATOR
7	STANDING SEAM METAL ROOFING BY P.E.B. SUPPLIER
8	CONCRETE FOUNDATION WALL & FOOTING SEE STRUCTURAL FOUNDATION DRAWINGS
54	HORIZONTAL METAL WALL PANEL - EP FLEM. SUPPLIER
55	BURT-GLAZED WINDOW SYSTEM
65	INSULATED OVERHEAD DOOR
66	SEAM-LESS VINYL COVERED DOOR SEAL w/ WEAR PLATES
68	MOLDED RUBBER DOOR BULBERS
69	5/8" LOCK LEASER
70	LOADING DOOR REINFORCING WALL



2 NORTH
1/16" = 1'-0"



3 SOUTH
1/16" = 1'-0"



4 WEST
1/16" = 1'-0"

KRAFT 1/16" = 1'-0"
 THE QUALITY OF THE DRAWING IS THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS NOT TO BE HELD RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE CONTRACTOR.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
GRAND RAPIDS



LIESL EICHLER CLARK
DIRECTOR

February 8, 2019

Bill Klotz
5500 International Parkway
Grand Rapids, MI 49512

Dear Bill Klotz:

SUBJECT: Preapplication Meeting
Michigan Department of Environmental Quality (MDEQ)
Submission Number HNK-4755-RZ5CN

This letter is a follow-up to our January 4, 2019, preapplication meeting regarding the proposed project at 5400 International Parkway, Cascade Township, Kent County. The purpose of a preapplication meeting is to provide you with information that will clarify the permit process, answer preliminary questions about your specific project in order to avoid delays at a later date, and to determine, if possible, the need for wetland or inland lakes and streams permits.

During this meeting we reviewed the need to obtain a permit under Part 301, Inland Lakes and Streams; and Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The review was based on discussion of the proposed project and/or draft permit application, the proposed site, and potential modifications to the project discussed during our meeting.

During the review of the project site, the MDEQ's Water Resources Division (WRD) made the following findings regarding the need for a permit under Part 301 and Part 303 of the NREPA:

- A permit is required for the project as proposed.
- A permit is not required for the project as proposed.
- It cannot be determined whether a permit is required given the information presented at this time.

This determination is based on the enclosed wetland determination figure prepared by King & MacGregor Environmental, Inc., dated January 23, 2019. Provided that the proposed project and location are not altered, this determination is binding on the MDEQ for a period of two years from the date of this meeting.

During the meeting, we also discussed issues related to the project, including the following:

- The regulated status of Wetland B located centrally on the parcel (41-19-31-200-044). Wetland B does not appear to be regulated.
- The regulated status of Wetlands A and C located adjacent to Kraft Avenue on the parcel (41-19-31-200-044). Wetlands A and C appear to be regulated. If work is proposed within these areas, a permit would be required.

Please note that this is not a permit. The WRD cannot indicate during a preapplication meeting whether or not a permit will be issued. The WRD cannot make a decision regarding a permit until it has considered all of the information provided in the final permit application, and, in some instances, has also considered comments received in response to a public notice of the project. Therefore, the WRD cannot legally tell you whether the project will be permitted in advance of a permit application being submitted and reviewed.

The MDEQ submission number assigned to this project is HNK-4755-RZ5CN. Please keep a record of this submission number and use it when submitting a final application or otherwise corresponding with our office on this project.

We appreciate the opportunity to meet with you or your representative to address these concerns. We have established a submission for this project, and the information submitted to date will be used to facilitate processing of the final application. If you should have follow-up questions before then, please contact me at 616-560-1968; BrownC61@michigan.gov; or MDEQ, WRD, Grand Rapids District Office, State Office Building, Fifth Floor, 350 Ottawa Ave NW, Unit 10, Grand Rapids, MI, 49503-2341.

Sincerely,

A handwritten signature in blue ink that reads "Cory Brown". The signature is written in a cursive, flowing style.

Cory Brown
Water Resources Division

Enclosure

cc: Cascade Township Clerk
Kent CEA
King & MacGregor Environmental, Inc.

Steve

From: Justin Longstreth <JLong@mbce.com>
Sent: Monday, April 29, 2019 12:36 PM
To: Torrey, Nathan R.; Steve
Subject: Fw: 5400 International

Below is John Strunk's comment on our proposed drive location.....

Justin F. Longstreth, P.E., CFM, LEED AP



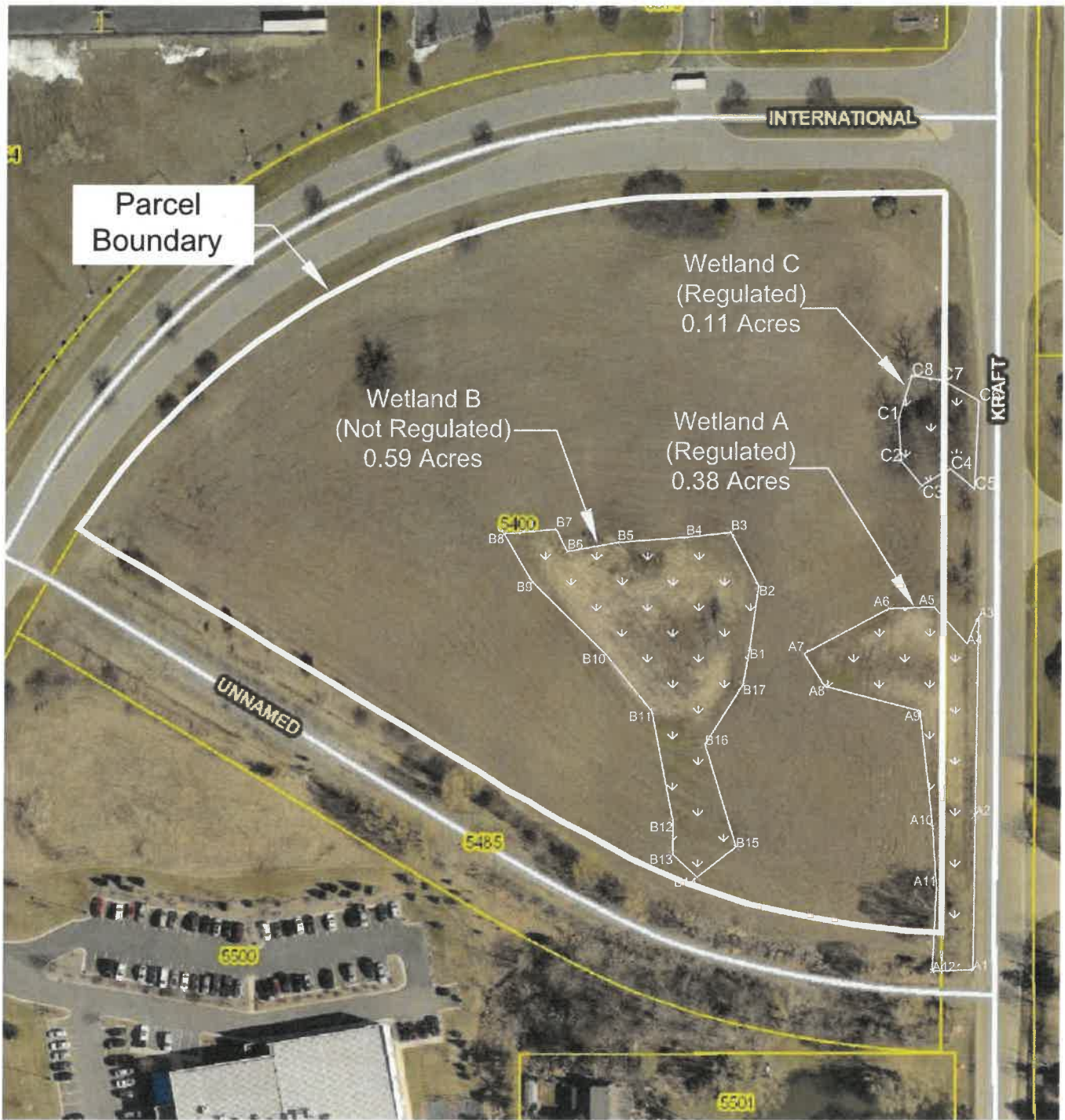
2020 Monroe Avenue | Grand Rapids, MI 49505
Ph: (616) 363-9801 | Fx: (616) 363-2480 | jlong@mbce.com
[Website](#) | [LinkedIn](#)

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From: Strunk, John <jstrunk@kentcountyroads.net>
Sent: Monday, April 29, 2019 11:59 AM
To: Justin Longstreth
Subject: RE: 5400 International

Justin – The location is okay, but there must be some modification to the boulevard to allow for a right turn lane (100' tangent and 100' taper) on the northerly side of the boulevard.

From: Justin Longstreth [mailto:JLong@mbce.com]
Sent: Thursday, April 25, 2019 12:55 PM
To: Strunk, John
Cc: Steve; Torrey, Nathan R.
Subject: 5400 International



Aerial Source: Kent County GIS



King & MacGregor Environmental, Inc.
 2520 Woodmeadow Drive SE
 Grand Rapids, Michigan 49546
 Phone: (616) 957-1231

Wetland Determination For :
5400 International Parkway
 Cascade Township Kent County, Michigan

Figure **3**
 Wetland Boundaries
 PROJECT NUMBER 18365

Steve

From: Boomstra,Brad <brad.boomstra@kentcountymi.gov>
Sent: Monday, April 29, 2019 8:53 AM
To: Justin Longstreth
Cc: Steve; Torrey, Nathan R.
Subject: RE: 5400 International Parkway

The Meadowbrooke South drain has been designed to accept stormwater from this parcel of land when it is developed. As you stated, a drain connection permit will still be required.

Best,

Brad Boomstra, P.E.

Kent County Drain Commissioner's Office
1500 Scribner NW
Grand Rapids, MI 49504
616-632-7914 Phone
616-632-7915 Fax

From: Justin Longstreth <JLong@mbce.com>
Sent: Thursday, April 25, 2019 12:54 PM
To: Boomstra,Brad <brad.boomstra@kentcountymi.gov>
Cc: Steve <Steve@cascadetwp.com>; Torrey, Nathan R. <nrtorrey@ftch.com>
Subject: 5400 International Parkway

Brad,

Attached is a site plan that we prepared for a client who is looking to develop an industrial building on the corner of International Parkway and Kraft Ave in Phase I of the Meadowbrooke PUD. We had a site plan review meeting with Cascade Township yesterday and they asked us to reach out to you to review the storm sewer connection in International Parkway. We understand that a formal drain connection permit will eventually be

required for this but at this time I believe they are looking for conceptual confirmation that the connection will work. This is best shown on sheet 3 of the plan set.

I've copied Steve Peterson from the Township and Nate Torrey from FTC&H on this email to keep them in the loop. Please let me know your thoughts on this and feel free to give me a call with any questions. Thanks.

Justin F. Longstreth, P.E., CFM, LEED AP



2020 Monroe Avenue | Grand Rapids, MI 49505
Ph: (616) 363-9801 | Fx: (616) 363-2480 | jlong@mbce.com
[Website](#) | [LinkedIn](#)

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