



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

NOTICE OF PUBLIC MEETING VIA VIDEO CONFERENCE

In accordance with Public Act 228 of 2020, which declares that public bodies subject to the Open Meetings Act can use telephone and/or video conferencing technology to meet and conduct business during the ongoing COVID-19 pandemic, the Cascade Charter Township Planning Commission will conduct a regular meeting on Monday, January 4, 2021 at 7:00pm utilizing the Zoom video conferencing platform, for the purpose of conducting official business while complying with the Michigan Department of Health and Human Services orders and recommendations designed to help prevent the spread of COVID-19. For up-to-date information regarding the ongoing public health crisis, please visit:

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

INSTRUCTIONS FOR ACCESS AND PARTICIPATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81989149896>

Or iPhone one-tap :

US: +13126266799,, 81989149896 # or +19292056099,, 81989149896 #

Or Telephone:

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

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1
669 900 6833 or +1 253 215 8782

Webinar ID: 819 8914 9896

International numbers available: <https://us02web.zoom.us/j/81989149896>

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

PUBLIC PARTICIPATION

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

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

www.cascadetwp.com

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

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

Clerk Sue Slater: sslater@cascadetwp.com

Manager Ben Swayze: bswayze@cascadetwp.com

Community Dev. Director: speterson@cascadetwp.com

AGENDA
Cascade Charter Township Planning Commission
Monday, January 4, 2021
7:00 pm
Virtual Meeting

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the December 21, 2020 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 #20-3599/Green Castle Properties
Property Address: 6095, 6115, 6143 28th St. SE
Requested Action: The applicant is requesting preliminary plan approval to
amend the existing PUD to accommodate a new car dealership.**
- ARTICLE 7. Election of Officers**
- ARTICLE 8. 2020 Annual Report**
- ARTICLE 9. Rules of Conduct**
- ARTICLE 10. Planning Principles**
- ARTICLE 11. 2021 Calendar**
- ARTICLE 12. Any other business**
- ARTICLE 13. 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**

MINUTES
Cascade Charter Township
Planning Commission
Monday, December 21, 2020
7:00 P.M.
Virtual Meeting

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

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Johnson to approve the Agenda. Supported by Member Krieter. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the December 7, 2020 meeting

Motion was made by Member to Katsma approve the minutes of December 7, 2020 meeting. Supported by Member Slater. Motion carried 9 to 0.

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

There was no public comment.

ARTICLE 6. Case #20-3616/Staples

Public Hearing

Property Address: 5288 Buttrick Ave.

Requested Action: The applicant is requesting a special use permit to construct an accessory building larger than 832 square feet.

Planner Brian Hilbrands stated that the proposed building is 32x40 feet, and has a small 2x10 chicken coop attached. The building will total 1,300 square feet, and has a height of 20 feet tall measured to the midpoint of the roof. Mr. Hilbrands states that this height requires a setback of 60 feet to the side and rear property lines, and that the applicant shows a setback of 80 feet to the side property line, and 120 feet to the rear property line. Mr. Hilbrands stated that since this property is under 3 acres in size, this is the only accessory building permitted to be on the property, and the applicant has indicated that they intend to use this building for storage.

Mr. Hilbrands states that the building is normal in size and appearance for the area, and the applicant appears to meet all Township standards for an accessory building.

Mr. Hilbrands is recommending approval of the special use permit with the two following conditions:

1. The building is not used for living space or to run a business;
2. Any outdoor lighting meets Township regulations.

Member Moxley asks if the 1,300 square feet includes just the first floor, or if the balcony on the second floor is included. Mr. Hilbrands states that the 1,300 square feet represents the footprint of the building.

Chairman Rissi invited the applicant to speak.

Mr. Michael Staples stated that he had nothing to add, but would be happy to answer any questions.

Motion was made by Member Rapin to enter into Public Hearing. Supported by Member Johnson. Motion carried 9 to 0.

Chairman Rissi invited members of the general public to come forward with comment.

There was no public comment.

Motion was made by Member Katsma to close the Public Hearing. Supported by Member Krieter. Motion carried 9 to 0.

Member Katsma asked Mr. Hilbrands if he has received any feedback from the public notices that were sent out, Mr. Hilbrands stated that he has a neighbor call with general questions, but no concerns about the proposed building.

Motion was made by Member Rapin to approve the special use permit with noted staff recommendations. Supported by Member Noordyke. Mr. Hilbrands performed a roll call vote; motion carried 9 to 0.

ARTICLE 7. Any other business

Director Peterson stated that Manager Swayze will be introducing the CIP (Capital Improvement Plan) to Members during the January 18th, 2021 meeting.

Chairman Rissi asked if the election of officers, rules of conduct, and annual end of year review/report will also be held during this meeting. Director Peterson stated that yes, those items will be addressed during that meeting, and that they are typically addressed during the first meeting of each new year.

ARTICLE 8. Adjournment

**Motion was made by Member Johnson to adjourn. Supported by Member Deering.
Motion carried 9 to 0. The meeting was adjourned at 7:13 p.m.**

Respectfully submitted,
Brett Katsma, Secretary

DRAFT

STAFF REPORT

STAFF REPORT: Case #20-3599/Green Castle Properties
REPORT DATE: December 29, 2020
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: January 4, 2020
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:

Green Castle Properties, LLC
200 Ottawa Ave NW, Ste 800
Grand Rapids, MI 49503

STATUS OF APPLICANT: Owner

REQUESTED ACTION: The applicant is requesting preliminary plan approval to amend the existing PUD to accommodate a new car dealership.

EXISTING ZONING OF SUBJECT PARCEL(S): B-2

GENERAL LOCATION: North side of 28th St, across from Lucerne Dr.

PARCEL SIZE: Approximately 5.9 acres

EXISTING LAND USE ON THE PROPERTY: Commercial – Cascade Business Center

ADJACENT AREA LAND USES:
N – Commercial
S – Commercial
E – Commercial – Cascade Business Center
W – Commercial – Fox Subaru

ZONING ON ADJOINING PARCELS:
N – PUD 58
S – B-2, PUD 88
E – PUD 33
W – PUD 67

STAFF COMMENTS:

1. The applicant is requesting Preliminary Plan Approval to amend the existing Planned Unit Development to allow for the development of a new 37,803 sq ft car dealership.

2. This application was first introduced to the Planning Commission at the September 21, 2020 meeting for a Basic Plan Review. It was then brought back for preliminary plan approval and a public hearing at the December 7, 2020 meeting. The public hearing was held, but any decision on the application was tabled until additional information had been submitted. The applicant has now submitted that additional information.
3. The parcels are currently zoned B2. These parcels would be added to PUD 67 which is immediately to the west and includes the existing Porsch/Audi and Subaru dealerships. This site was rezoned to PUD in 2001 and amended to the current PUD in 2004 to permit new and used car sales and service.
4. The site was location of three buildings of the Cascade Business Center.
5. The developer is proposing a 37,803 sq ft building for a car dealership, with 367 parking spaces. 44 of these spaces are designated for customer parking. The building height will be approximately 27 feet.
6. The proposed plan allows for cross-access to all the neighboring parcels. The basic plan that you reviewed at your September meeting included an additional driveway access in the northeast corner to the parcel to the east, but that has now been removed. It still maintains a driveway access to that parcel in the southeast corner.
7. The plan provides for two driveway access to 28th Street. The existing site had four driveways accessing 28th Street, so the plan is eliminating two of those drives. Initial comments from the KCRC were that the eastern driveway will need to be moved to line up with Lucerne Drive across 28th Street. The plans have been revised to address those comments. The applicant will need to comply with any additional comments received from the KCRC.
8. A revised lighting photometric plan was received that shows illumination levels below 5.0 foot-candles as required. However, the plan was based off the original site plan and does not include the most recent revisions. A revised photometric plan is needed that incorporates the revised site plan.
9. The application includes a number of proposed wall signs and a ground sign for the project. Sign permits are approved using a separate application that can be applied for at a later time.
10. The applicant is proposing to combine the four parcels involved with the project as requested by staff. A survey showing the combined resultant parcel has been submitted along with a lot combination application.
11. The township engineer has reviewed and approved the plans, and their comments are included in your packet. The plans have also been approved by the Kent County Drain Commissioner. The applicant will need to apply for and obtain several permits such as

SESC, KCRC and water and sanitary sewer from the city before beginning construction, along with submitting a stormwater maintenance agreement to the Township.

12. The Zoning Ordinance requires a 25' wide bufferyard along the west property line between the proposed building and the existing Subaru building, also located in PUD 67. The bufferyard shown in the plan is narrower than the required width. However, what they are requesting is consistent with what currently exists on the site and there is extensive landscaping included. The narrow bufferyard can be addressed in the PUD amendment.
13. The application includes an extensive landscaping plan with plantings around the perimeter of the site as well as islands in the parking lot. A landscape bond in the amount of \$27,000 will be required prior to obtaining a building permit.
14. If Preliminary Plan Approval is given, then a PUD amendment will be written and brought back before the Planning Commission for a recommendation to the Township Board.

15. Standards

Section 16.03 of the Zoning Ordinance requires that a Planned Unit Development must demonstrate that:

Standard	Staff Comment
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	PUD 67 already includes the existing Porsch/Audi and Subaru dealerships. Adding these additional parcels to the PUD allows for the same standards and requirements to be applied to the new dealership.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment.	The proposed use would not result in an increase in the need of public services.
The proposed development shall be compatible with the General Development Plan of the Township and shall be consistent with the intent and spirit of this Chapter.	The proposed use is consistent with the master plan.
In relation to the underlying zoning, the proposed development shall not result in an	The proposed use should not result in an unreasonable economic impact.

unreasonable negative economic impact upon surrounding properties.	
The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development.	Met
The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township.	Met

Staff Recommendation

Staff recommends approval of the preliminary plan with the following conditions:

1. The applicant complies with the Township Engineer’s letter dated December 28, 2020, and all necessary permits are obtained before construction begins.
2. Record the stormwater maintenance agreement.
3. Submit a landscape bond of \$27,000.
4. The applicant complies with any additional comments received from the Kent County Road Commission.
5. Submit a revised photometric plan that incorporates the most recent site plan.
6. The lot combination is completed.

ATTACHMENTS:

- Application
- Site Plan
- Architectural Plans
- Photometric Plan
- Township Engineer Letter
- Current PUD Ordinance East Imports #1 of 2004



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Green Castle Properties, LLC
Address: 200 Ottawa Avenue, NW; Ste 800
City & Zip Code Grand Rapids, MI 49503
Telephone: 616-774-4044
Email Address: cschiefler@dpfox.com

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

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

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

Demolition of existing buildings and construction of new car dealership and supporting customer parking and inventory parking.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See Attachment

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 08-451-054, -031, -032, -052

ADDRESS OF PROPERTY: 6095, 6115, 6143 28th Street, SE & 6120 Charlevoix Woods Court SE

PRESENT USE OF THE PROPERTY: Miscellaneous Retail & Business

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

Name(s)	Address(es)
<hr/>	<hr/>
<hr/>	<hr/>

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)

Green Castle Properties, LLC

Applicant – Print or Type Name

*

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

Colin Schiefler 08/05/2020

Applicant’s Signature & Date

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



November 09, 2020

Mr. Steve Peterson, Director
Community Development
Cascade Township
2865 Thornhills Avenue SE
Grand Rapids, Michigan 49546

RE: Fox Subaru; PUD Amendment Submittal
Cascade Township, Kent County, MI

Dear Mr. Peterson:

Enclosed, along with this cover letter, are the following items being submitted for Cascade Township PUD Amendment for the Fox Subaru project located at 6095, 6115, 6143 28th Street and 6120 Charlevoix Woods Court SE in Cascade Township, Kent County, MI;

- Five (5) copies of the site plan and architectural plans.
- Planning Zoning Application
- Legal Descriptions of the Parcels
- Purchase Agreement
- Stormwater Calculations
- Soil borings
- Parcel combination exhibit

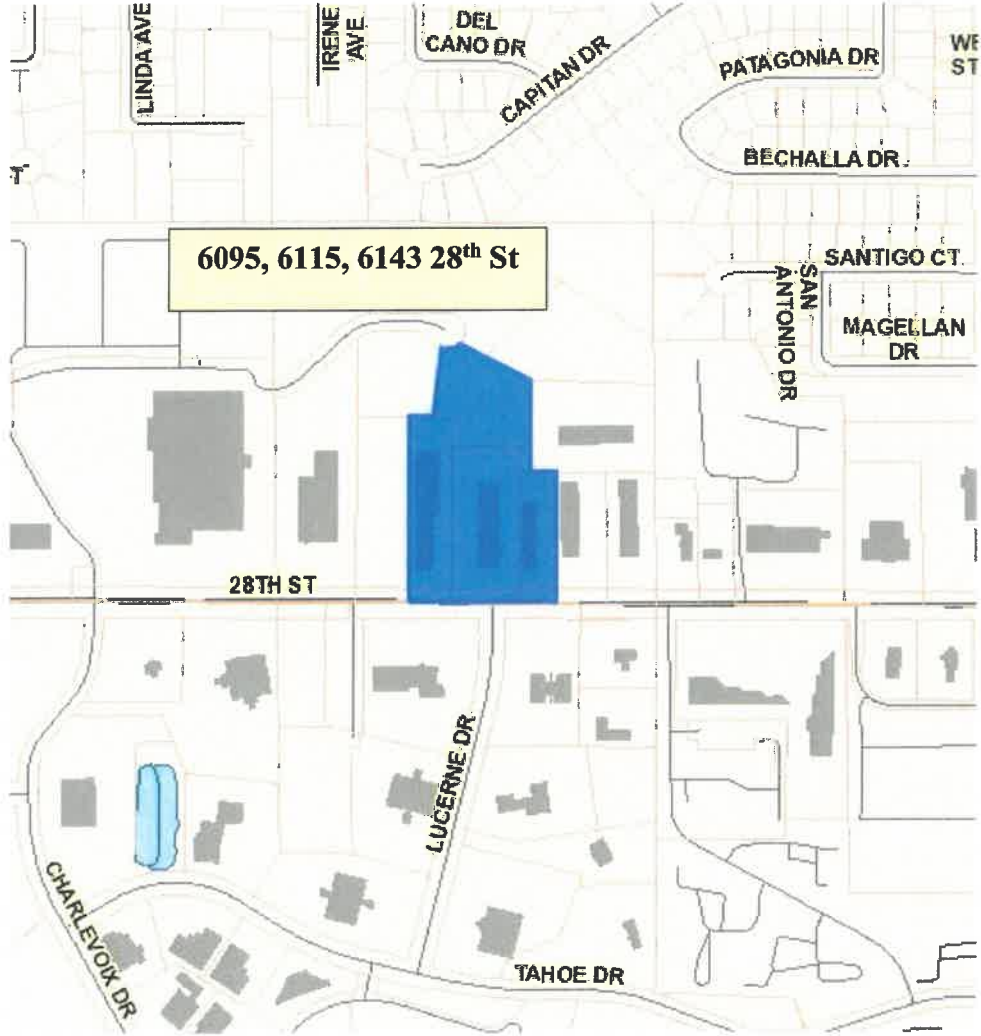
We request review of the abovementioned items with subsequent placement of the project on the agenda of the December 7th Planning Commission meeting.

If you have any questions or require additional information, please contact me at (616) 575-5190 or via email at bsimon@nederveld.com.

Sincerely,

Brandon Simon, PE
Project Engineer

K:\2019\194\19400962\OUTGOING\Cascade Township Submittals\2020.11.09.Submittal\1. CoverLetter.StevePeterson.docx



6095, 6115, 6143 28th St

28TH ST

CHARLEVOIX DR

LUCERNE DR

TAHOE DR

LINDA AVE

IRENE AVE

DEL CANO DR

CAPITAN DR

PATAGONIA DR

WE ST

BECHALLA DR

SANTIGO CT

SAN ANTONIO DR

MAGELLAN DR

TITLE



© 2013 REGIS All Rights Reserved



This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy and should be verified through other means. Any duplication is restricted under copyright laws and the Enhanced Access to Public Records Act, PA 462 of 1996, as amended.

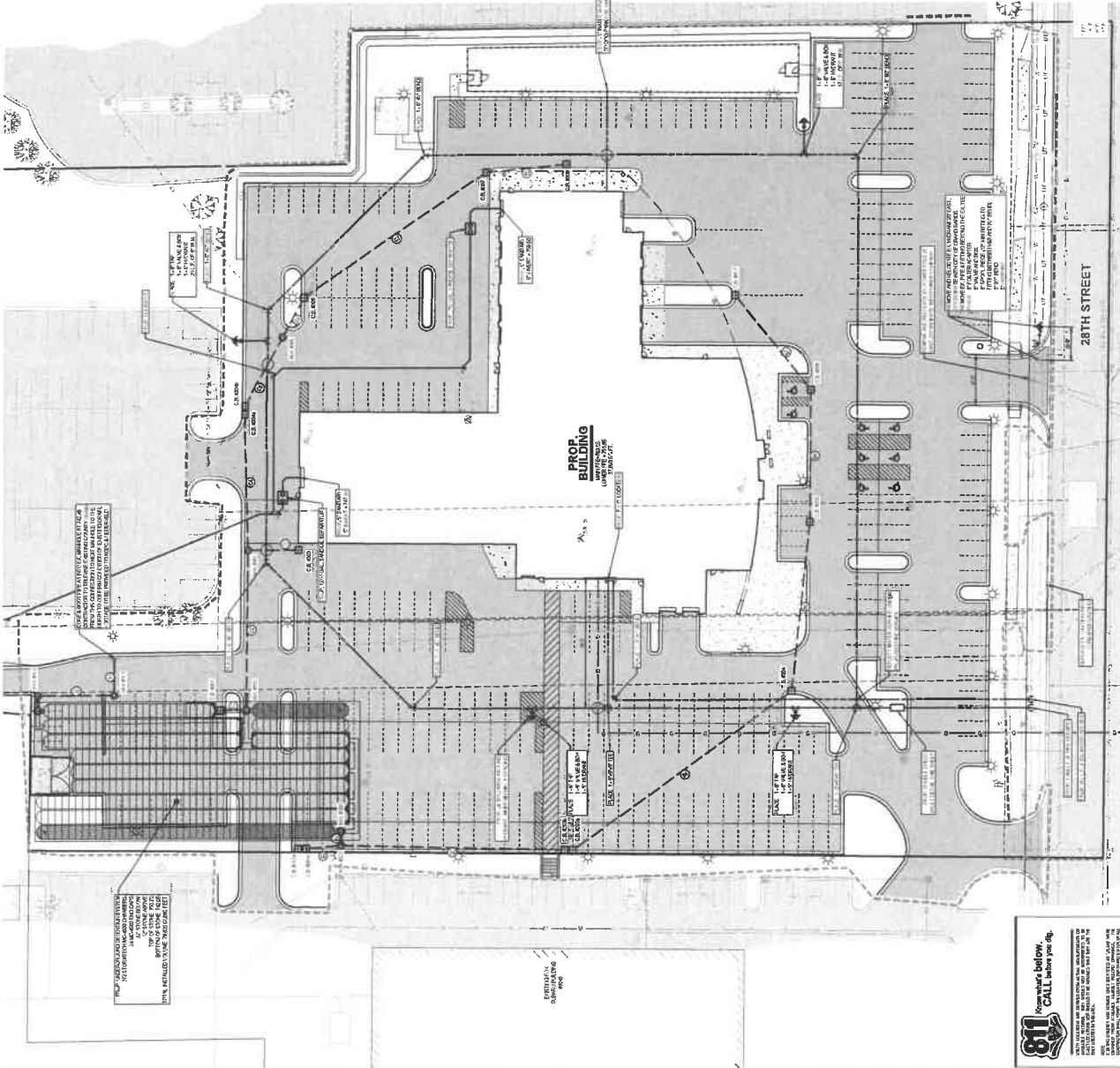
Printed 9/16/2020 1:47:49 PM

Experience... the Difference



LEGEND

EXISTING PIPE
PROPOSED PIPE
EXISTING MANHOLE
PROPOSED MANHOLE
EXISTING STRUCTURE
PROPOSED STRUCTURE
EXISTING ROADWAY
PROPOSED ROADWAY
EXISTING DRIVEWAY
PROPOSED DRIVEWAY
EXISTING SIDEWALK
PROPOSED SIDEWALK
EXISTING CURB
PROPOSED CURB
EXISTING UTILITY
PROPOSED UTILITY
EXISTING FENCE
PROPOSED FENCE
EXISTING LANDSCAPE
PROPOSED LANDSCAPE
EXISTING TREES
PROPOSED TREES
EXISTING UTILITIES
PROPOSED UTILITIES
EXISTING EROSION CONTROL
PROPOSED EROSION CONTROL
EXISTING SIGNAGE
PROPOSED SIGNAGE
EXISTING LIGHTING
PROPOSED LIGHTING
EXISTING SECURITY
PROPOSED SECURITY
EXISTING FURNITURE
PROPOSED FURNITURE
EXISTING UTILITIES
PROPOSED UTILITIES
EXISTING EROSION CONTROL
PROPOSED EROSION CONTROL
EXISTING SIGNAGE
PROPOSED SIGNAGE
EXISTING LIGHTING
PROPOSED LIGHTING
EXISTING SECURITY
PROPOSED SECURITY
EXISTING FURNITURE
PROPOSED FURNITURE



811 *Know what's below. CALL before you dig.*

FOR A LIST OF PARTICIPATING UTILITIES, VISIT www.811.com.
 CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG.
 IF YOU ARE DIGGING IN AN UNINCORPORATED AREA, CONTACT THE LOCAL GOVERNMENT.
 IF YOU ARE DIGGING IN A STATE-OWNED AREA, CONTACT THE STATE DEPARTMENT OF TRANSPORTATION.
 IF YOU ARE DIGGING IN A FEDERAL-OWNED AREA, CONTACT THE FEDERAL AGENCY.
 IF YOU ARE DIGGING IN A PRIVATELY OWNED AREA, CONTACT THE OWNER.
 IF YOU ARE DIGGING IN A PUBLICLY OWNED AREA, CONTACT THE PUBLIC AGENCY.
 IF YOU ARE DIGGING IN A PRIVATELY OWNED AREA, CONTACT THE OWNER.
 IF YOU ARE DIGGING IN A PUBLICLY OWNED AREA, CONTACT THE PUBLIC AGENCY.

Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation

LEGEND

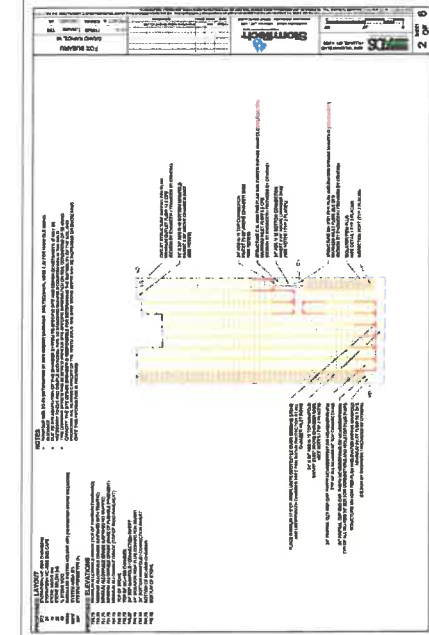
EXISTING PIPE
PROPOSED PIPE
EXISTING MANHOLE
PROPOSED MANHOLE
EXISTING STRUCTURE
PROPOSED STRUCTURE
EXISTING ROADWAY
PROPOSED ROADWAY
EXISTING DRIVEWAY
PROPOSED DRIVEWAY
EXISTING SIDEWALK
PROPOSED SIDEWALK
EXISTING CURB
PROPOSED CURB
EXISTING UTILITY
PROPOSED UTILITY
EXISTING FENCE
PROPOSED FENCE
EXISTING LANDSCAPE
PROPOSED LANDSCAPE
EXISTING TREES
PROPOSED TREES
EXISTING UTILITIES
PROPOSED UTILITIES
EXISTING EROSION CONTROL
PROPOSED EROSION CONTROL
EXISTING SIGNAGE
PROPOSED SIGNAGE
EXISTING LIGHTING
PROPOSED LIGHTING
EXISTING SECURITY
PROPOSED SECURITY
EXISTING FURNITURE
PROPOSED FURNITURE

STORM SEWER DRAINAGE PIPES

LINE NO.	START	END	DIAMETER	DEPTH	MATERIAL
1	10	11	12"	36"	UPSP
2	11	12	12"	36"	UPSP
3	12	13	12"	36"	UPSP
4	13	14	12"	36"	UPSP
5	14	15	12"	36"	UPSP
6	15	16	12"	36"	UPSP
7	16	17	12"	36"	UPSP
8	17	18	12"	36"	UPSP
9	18	19	12"	36"	UPSP
10	19	20	12"	36"	UPSP
11	20	21	12"	36"	UPSP
12	21	22	12"	36"	UPSP
13	22	23	12"	36"	UPSP
14	23	24	12"	36"	UPSP
15	24	25	12"	36"	UPSP
16	25	26	12"	36"	UPSP
17	26	27	12"	36"	UPSP
18	27	28	12"	36"	UPSP
19	28	29	12"	36"	UPSP
20	29	30	12"	36"	UPSP
21	30	31	12"	36"	UPSP
22	31	32	12"	36"	UPSP
23	32	33	12"	36"	UPSP
24	33	34	12"	36"	UPSP
25	34	35	12"	36"	UPSP
26	35	36	12"	36"	UPSP
27	36	37	12"	36"	UPSP
28	37	38	12"	36"	UPSP
29	38	39	12"	36"	UPSP
30	39	40	12"	36"	UPSP
31	40	41	12"	36"	UPSP
32	41	42	12"	36"	UPSP
33	42	43	12"	36"	UPSP
34	43	44	12"	36"	UPSP
35	44	45	12"	36"	UPSP
36	45	46	12"	36"	UPSP
37	46	47	12"	36"	UPSP
38	47	48	12"	36"	UPSP
39	48	49	12"	36"	UPSP
40	49	50	12"	36"	UPSP
41	50	51	12"	36"	UPSP
42	51	52	12"	36"	UPSP
43	52	53	12"	36"	UPSP
44	53	54	12"	36"	UPSP
45	54	55	12"	36"	UPSP
46	55	56	12"	36"	UPSP
47	56	57	12"	36"	UPSP
48	57	58	12"	36"	UPSP
49	58	59	12"	36"	UPSP
50	59	60	12"	36"	UPSP
51	60	61	12"	36"	UPSP
52	61	62	12"	36"	UPSP
53	62	63	12"	36"	UPSP
54	63	64	12"	36"	UPSP
55	64	65	12"	36"	UPSP
56	65	66	12"	36"	UPSP
57	66	67	12"	36"	UPSP
58	67	68	12"	36"	UPSP
59	68	69	12"	36"	UPSP
60	69	70	12"	36"	UPSP
61	70	71	12"	36"	UPSP
62	71	72	12"	36"	UPSP
63	72	73	12"	36"	UPSP
64	73	74	12"	36"	UPSP
65	74	75	12"	36"	UPSP
66	75	76	12"	36"	UPSP
67	76	77	12"	36"	UPSP
68	77	78	12"	36"	UPSP
69	78	79	12"	36"	UPSP
70	79	80	12"	36"	UPSP
71	80	81	12"	36"	UPSP
72	81	82	12"	36"	UPSP
73	82	83	12"	36"	UPSP
74	83	84	12"	36"	UPSP
75	84	85	12"	36"	UPSP
76	85	86	12"	36"	UPSP
77	86	87	12"	36"	UPSP
78	87	88	12"	36"	UPSP
79	88	89	12"	36"	UPSP
80	89	90	12"	36"	UPSP
81	90	91	12"	36"	UPSP
82	91	92	12"	36"	UPSP
83	92	93	12"	36"	UPSP
84	93	94	12"	36"	UPSP
85	94	95	12"	36"	UPSP
86	95	96	12"	36"	UPSP
87	96	97	12"	36"	UPSP
88	97	98	12"	36"	UPSP
89	98	99	12"	36"	UPSP
90	99	100	12"	36"	UPSP

STORM SEWER DRAINAGE STRUCTURES

NO.	TYPE	DIAMETER	DEPTH	COORDINATES	DATE
1	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
2	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
3	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
4	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
5	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
6	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
7	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
8	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
9	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
10	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
11	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
12	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
13	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
14	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
15	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
16	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
17	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
18	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
19	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
20	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
21	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
22	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
23	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
24	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
25	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
26	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
27	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
28	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
29	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
30	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
31	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
32	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
33	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
34	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
35	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
36	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
37	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
38	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
39	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
40	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
41	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
42	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
43	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
44	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
45	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
46	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
47	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
48	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
49	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
50	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
51	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
52	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
53	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
54	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
55	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
56	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
57	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
58	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
59	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
60	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
61	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
62	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
63	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
64	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
65	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
66	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
67	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
68	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
69	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
70	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
71	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
72	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
73	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
74	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
75	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
76	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
77	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
78	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
79	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
80	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
81	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
82	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
83	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
84	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
85	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
86	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
87	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
88	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
89	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020
90	MANHOLE	12"	36"	1000000.00, 1000000.00	10/1/2020



PROJECT INFORMATION

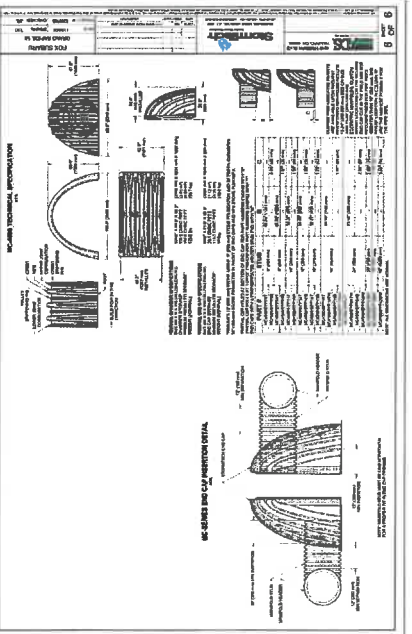
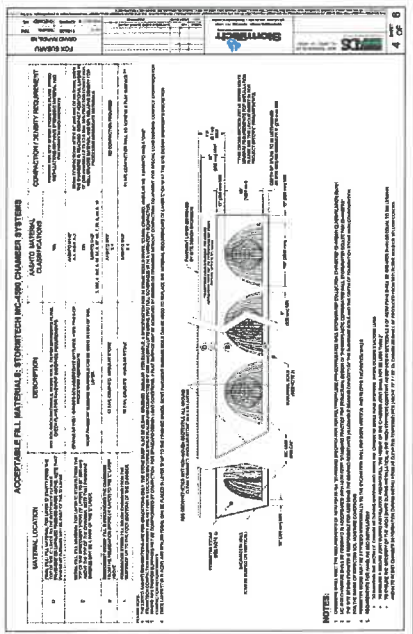
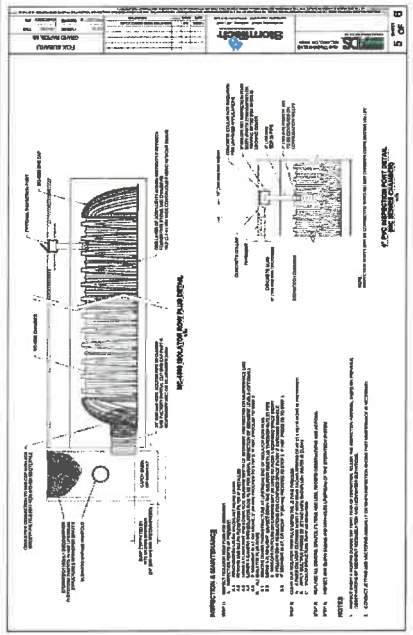
FOX SUBARU
GRAND RAPIDS, MI

ACCEPTABLE FILL MATERIALS - STORMWATER CHAMBER SYSTEMS

CONSTRUCTION QUALITY REQUIREMENTS

NOTES:

1. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE STORMWATER CHAMBER SYSTEMS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS SET FORTH IN THIS DRAWING.
2. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE STORMWATER CHAMBER SYSTEMS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS SET FORTH IN THIS DRAWING.
3. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE STORMWATER CHAMBER SYSTEMS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS SET FORTH IN THIS DRAWING.
4. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE STORMWATER CHAMBER SYSTEMS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS SET FORTH IN THIS DRAWING.
5. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE STORMWATER CHAMBER SYSTEMS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS SET FORTH IN THIS DRAWING.
6. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE STORMWATER CHAMBER SYSTEMS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS SET FORTH IN THIS DRAWING.
7. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE STORMWATER CHAMBER SYSTEMS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS SET FORTH IN THIS DRAWING.
8. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE STORMWATER CHAMBER SYSTEMS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS SET FORTH IN THIS DRAWING.
9. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE STORMWATER CHAMBER SYSTEMS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS SET FORTH IN THIS DRAWING.
10. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE STORMWATER CHAMBER SYSTEMS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS SET FORTH IN THIS DRAWING.



NEDERVELD
www.nederveld.com
602.221.1888
GRAND RAPIDS
2700 Parkside Blvd, SE
Grand Rapids, MI 49508
Phone: 616.233.1919
Fax: 616.233.1920

ANN ARBOR
2000 E. State St.
Ann Arbor, MI 48106
Phone: 734.769.1111
Fax: 734.769.1112

INDIANAPOLIS
1111 W. Washington St.
Indianapolis, IN 46202
Phone: 317.444.1111
Fax: 317.444.1112

ST. LOUIS
1111 W. Washington St.
St. Louis, MO 63102
Phone: 314.444.1111
Fax: 314.444.1112

PREPARED FOR:
Green Oak Properties, LLC
Caiti Schiller
200 Ottawa Avenue NW
Suite 403
Grand Rapids, MI 49503

REVISIONS:

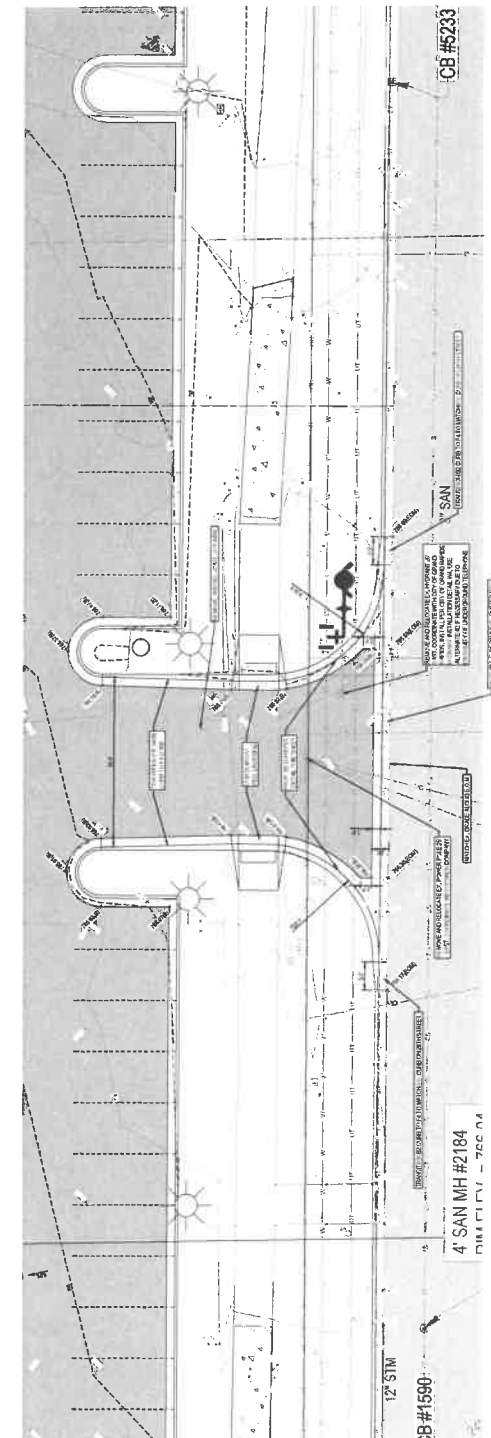
NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	08/12/2015
2	ISSUE FOR PERMITS	08/12/2015
3	ISSUE FOR PERMITS	08/12/2015
4	ISSUE FOR PERMITS	08/12/2015
5	ISSUE FOR PERMITS	08/12/2015
6	ISSUE FOR PERMITS	08/12/2015
7	ISSUE FOR PERMITS	08/12/2015
8	ISSUE FOR PERMITS	08/12/2015
9	ISSUE FOR PERMITS	08/12/2015
10	ISSUE FOR PERMITS	08/12/2015

28TH STREET PARCELS
Details & Specifications

STAMP:

PROJECT NO:
1440962

SHEET NO:
C-501



NEDERVELD
 www.nederveld.com
 800.222.1858
GRAND RAPIDS
 2000 WESTLAND AVENUE
 GRAND RAPIDS, MI 49503
ANN ARBOR
 1000 SOUTH ZEEB ROAD
 ANN ARBOR, MI 48106
LANSING
 1000 SOUTH ZEEB ROAD
 LANSING, MI 48206
FLINT
 1000 SOUTH ZEEB ROAD
 FLINT, MI 48906
WARREN
 1000 SOUTH ZEEB ROAD
 WARREN, MI 48090
TRIOLETTA
 1000 SOUTH ZEEB ROAD
 TRIOLETTA, MI 48064

PREPARED FOR:
 Curb & Pavement, LLC
 200 Westland Avenue NW
 Suite 403
 Grand Rapids, MI 49503

REVISIONS:

NO.	DATE	DESCRIPTION
1	06/17/2020	ISSUED FOR PERMIT
2	06/17/2020	ISSUED FOR PERMIT
3	06/17/2020	ISSUED FOR PERMIT
4	06/17/2020	ISSUED FOR PERMIT
5	06/17/2020	ISSUED FOR PERMIT
6	06/17/2020	ISSUED FOR PERMIT
7	06/17/2020	ISSUED FOR PERMIT
8	06/17/2020	ISSUED FOR PERMIT
9	06/17/2020	ISSUED FOR PERMIT
10	06/17/2020	ISSUED FOR PERMIT
11	06/17/2020	ISSUED FOR PERMIT
12	06/17/2020	ISSUED FOR PERMIT
13	06/17/2020	ISSUED FOR PERMIT
14	06/17/2020	ISSUED FOR PERMIT
15	06/17/2020	ISSUED FOR PERMIT
16	06/17/2020	ISSUED FOR PERMIT
17	06/17/2020	ISSUED FOR PERMIT
18	06/17/2020	ISSUED FOR PERMIT
19	06/17/2020	ISSUED FOR PERMIT
20	06/17/2020	ISSUED FOR PERMIT

28TH STREET PARCELS

Driveway Improvement Plan

6008 S. 21st St. & 28th Street and 6115 Cascade Woods Court SE
 PART OF THE SOUTHWEST 1/4 OF SECTION 18, T4N, R10E, E2
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

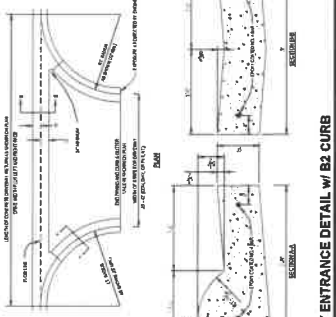
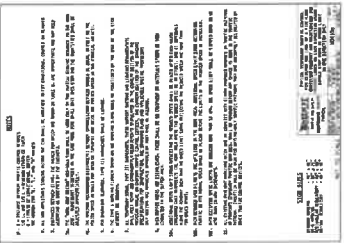
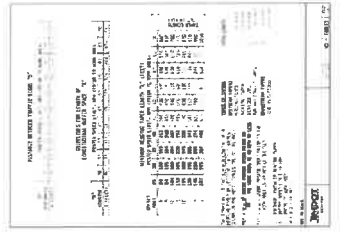
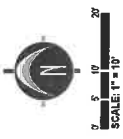
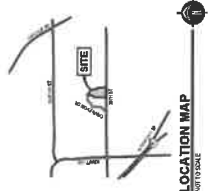
STAMP:

DESIGNER: BS
 REVISION: 18
 PROJECT NO.: 19400962

DATE: 06/17/2020

PROJECT NO.: 19400962

SHEET NO.: C-700



K.C.R.C. GENERAL NOTES

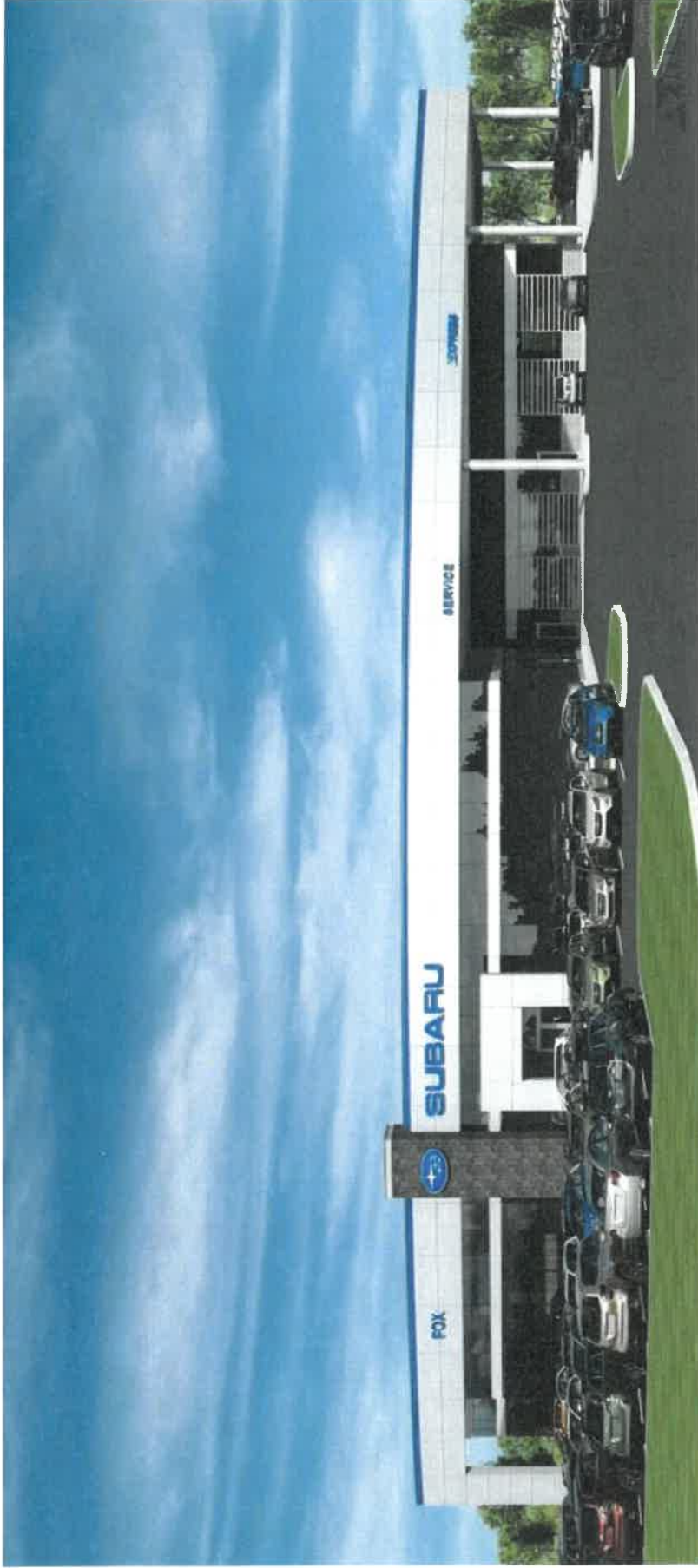
- All construction shall be in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Construction.
- Contractor shall be responsible for obtaining all necessary permits from the appropriate authorities.
- Contractor shall be responsible for maintaining traffic control during construction.
- Contractor shall be responsible for protecting existing utilities and structures.
- Contractor shall be responsible for maintaining safety during construction.
- Contractor shall be responsible for maintaining cleanliness during construction.
- Contractor shall be responsible for maintaining access to adjacent properties.
- Contractor shall be responsible for maintaining access to public utilities.
- Contractor shall be responsible for maintaining access to public facilities.
- Contractor shall be responsible for maintaining access to public services.
- Contractor shall be responsible for maintaining access to public transportation.
- Contractor shall be responsible for maintaining access to public recreation.
- Contractor shall be responsible for maintaining access to public education.
- Contractor shall be responsible for maintaining access to public health care.
- Contractor shall be responsible for maintaining access to public social services.
- Contractor shall be responsible for maintaining access to public housing.
- Contractor shall be responsible for maintaining access to public employment.
- Contractor shall be responsible for maintaining access to public safety.
- Contractor shall be responsible for maintaining access to public justice.
- Contractor shall be responsible for maintaining access to public culture.
- Contractor shall be responsible for maintaining access to public entertainment.
- Contractor shall be responsible for maintaining access to public information.
- Contractor shall be responsible for maintaining access to public communication.
- Contractor shall be responsible for maintaining access to public transportation.
- Contractor shall be responsible for maintaining access to public recreation.
- Contractor shall be responsible for maintaining access to public education.
- Contractor shall be responsible for maintaining access to public health care.
- Contractor shall be responsible for maintaining access to public social services.
- Contractor shall be responsible for maintaining access to public housing.
- Contractor shall be responsible for maintaining access to public employment.
- Contractor shall be responsible for maintaining access to public safety.
- Contractor shall be responsible for maintaining access to public justice.
- Contractor shall be responsible for maintaining access to public culture.
- Contractor shall be responsible for maintaining access to public entertainment.
- Contractor shall be responsible for maintaining access to public information.
- Contractor shall be responsible for maintaining access to public communication.

NOTE:
 CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES TO RELOCATE OR LOWER EXISTING UTILITY LINES, PEDESTALS, RISERS, AND POLES IMPACTED BY PROPOSED EAST PARIS AVENUE IMPROVEMENTS.

811 CALL before you dig.

FOR MORE INFORMATION, VISIT US AT www.811.com

FOR MORE INFORMATION, VISIT US AT www.811.com



**PRELIMINARY
SOUTH ELEVATION RENDERING**

GHAFARI
ghafari.com 616.771.0909

FOX MOTORS *Only the Best.*

**DP Fox / Fox Motor Group
FOX SUBARU**
28th Street SE
Grand Rapids, MI 49546

A1
2066003
11/09/20

FOX MOTORS
DP Fox / Fox Motor Group

FOX SUBARU
29th Street SE
Grand Rapids, MI 49546

GHAFARI
89 MICHIGAN CENTER STREET NW
SUITE 400
GRAND RAPIDS, MI 49503
TEL: 616.277.1000
WWW.GHAFARI.COM

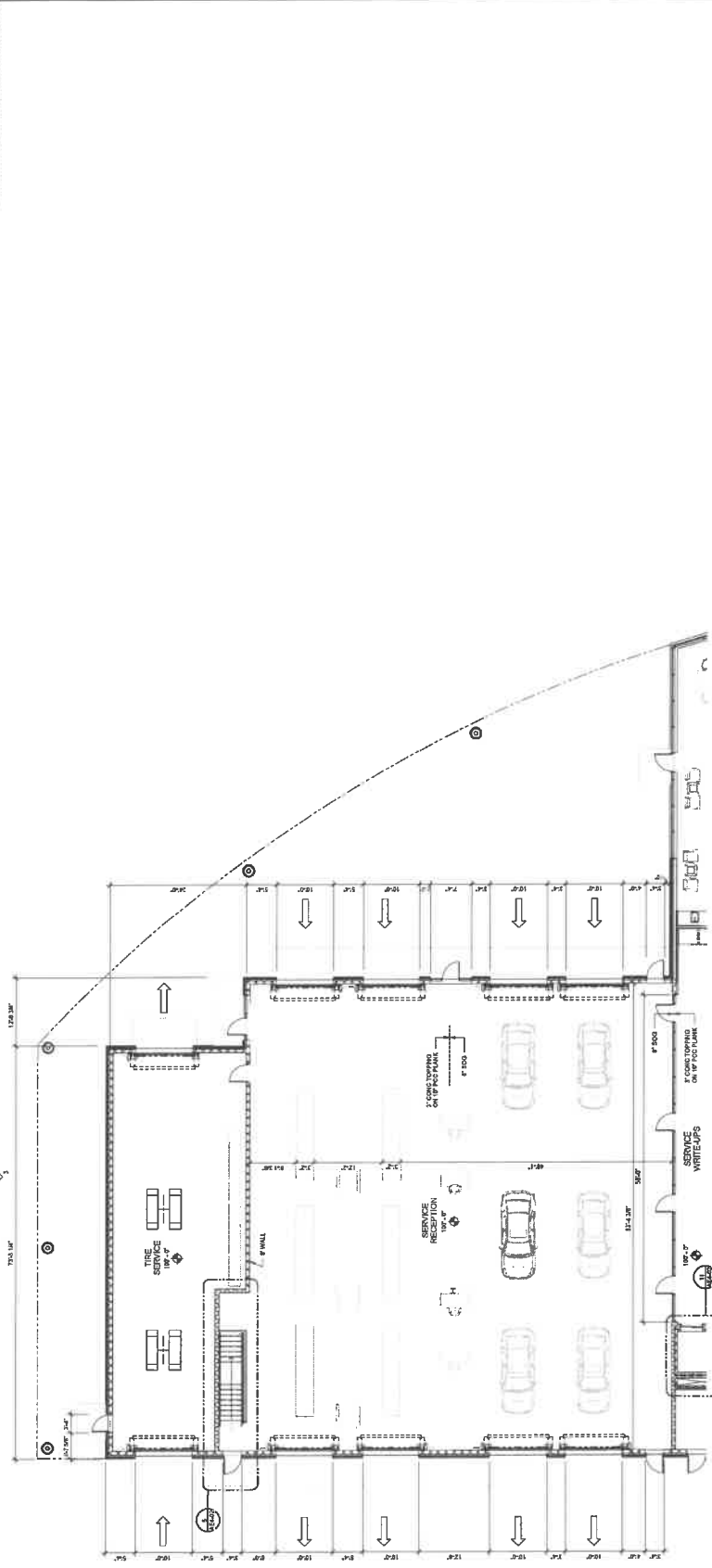
CONSULTANT INFORMATION

NOT FOR CONSTRUCTION

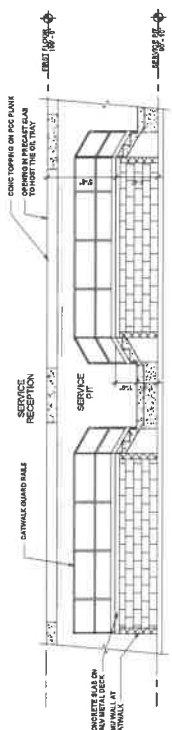
NO.	DATE	DESCRIPTION
1	11/18/2014	ISSUED FOR PERMIT
2	11/18/2014	FOR BIDDING
3	11/18/2014	FOR BIDDING

PROJECT: _____
 SERVICE NUMBER: _____
 DRAWING NO.: _____
 DATE: _____
 SCALE: _____
 SHEET TITLE: _____
 SHEET NO.: _____
 TOTAL SHEETS: _____
 ARCHITECTURAL FIRST FLOOR PLAN AREA B
 AE1-02
 1/8" = 1'-0"

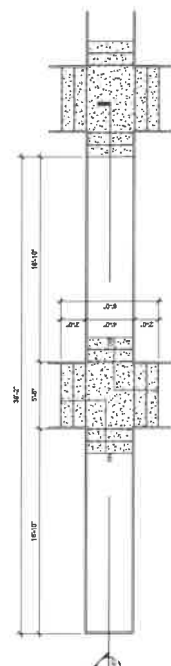
GENERAL NOTES



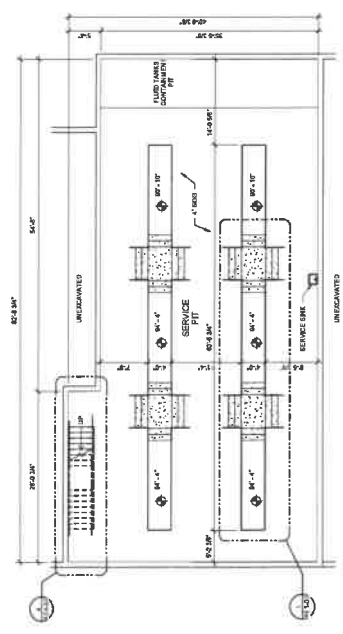
ARCHITECTURAL FIRST FLOOR PLAN AREA B
SCALE: 1/8" = 1'-0"



2 ENLARGED CATWALK SECTION AT PIT LEVEL
SCALE: 1/4" = 1'-0"



1 SERVICE RECEPTION PIT CATWALK AT PIT LEVEL
SCALE: 1/4" = 1'-0"



ARCHITECTURAL SERVICE PIT FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEY PLAN

FOX MOTORS
 DP Fox / Fox Motor Group

FOX SUBARU
 2811 Street SE
 Grand Rapids, MI 49508

GHAFARI
 85 MONROE CENTER STREET NW
 GRAND RAPIDS, MI 49503-2000 USA
 TEL: 616.451.2000
 WWW.GHAFARI.COM

CONSULTANT INFORMATION

NOT FOR CONSTRUCTION

DATE: 11/11/11
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 PROJECT NO: 11-0111-01
 SHEET NO: 11-0111-01-01

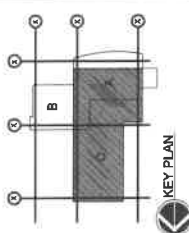
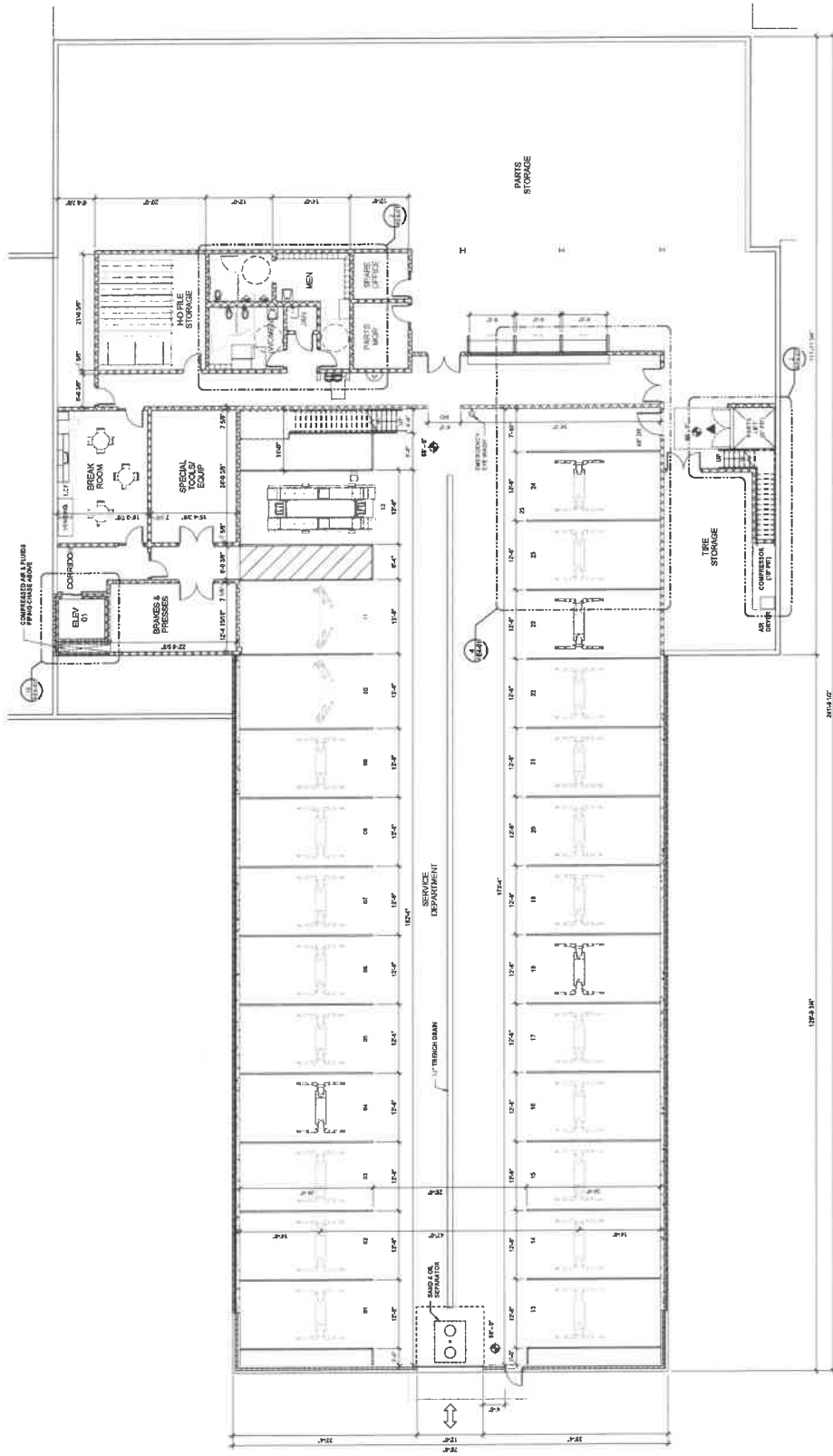
DESIGNED BY: J. J. JONES
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 PROJECT NO: 11-0111-01
 SHEET NO: 11-0111-01-01

ARCHITECTURAL LOWER FLOOR PLAN AREA C

AE1-03
 SHEET NUMBER

GENERAL NOTES

1. COMPASSED AND FINISHED DIMENSIONS SHOWN.



ARCHITECTURAL LOWER FLOOR PLAN
 SCALE: 1/8" = 1'-0"

FOX MOTORS
DP Fox / Fox Motor Group

FOX SUBARU
24th Street SE
Grand Rapids, MI 49508

GHAFARI
88 MONROE CENTER STREET NW
GRAND RAPIDS, MI 49503-2000
TEL: 616.837.0099
www.ghafari.com

GENERAL INFORMATION

REGISTRATION NO. **NOT FOR CONSTRUCTION**

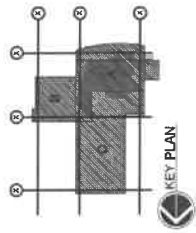
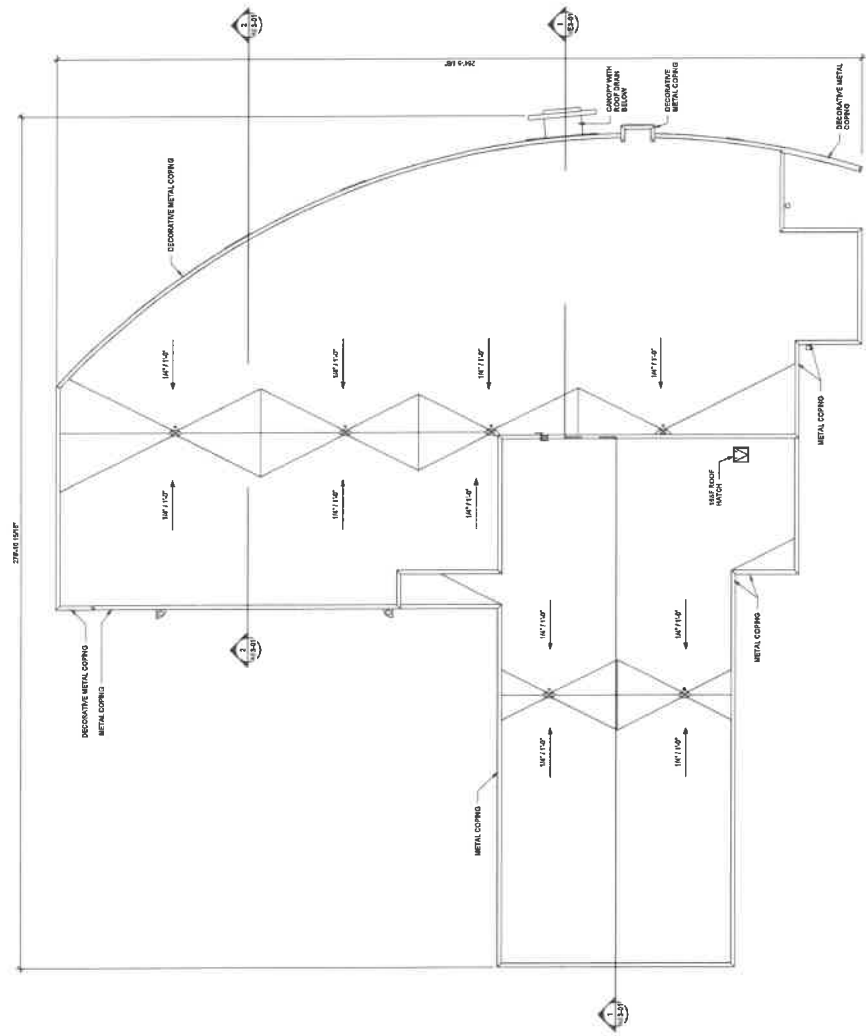
PROJECT NO.	DATE
PROJECT NAME	DATE
DESIGNER	DATE
CHECKED	DATE
APPROVED	DATE

ARCHITECTURAL ROOF PLAN COMPOSITE
AE1-R1

ROOF PLAN GENERAL NOTES

1. REFER TO SHEET ADAPT FOR GENERAL NOTES AND INFORMATION.

REVISION	DATE	DESCRIPTION
1	08/15/2017	ISSUED FOR PERMIT
2	08/15/2017	REVISED PER COMMENTS
3	08/15/2017	REVISED PER COMMENTS
4	08/15/2017	REVISED PER COMMENTS
5	08/15/2017	REVISED PER COMMENTS
6	08/15/2017	REVISED PER COMMENTS
7	08/15/2017	REVISED PER COMMENTS
8	08/15/2017	REVISED PER COMMENTS
9	08/15/2017	REVISED PER COMMENTS
10	08/15/2017	REVISED PER COMMENTS



ROOF PLAN COMPOSITE
PANEL 1 OF 1

FOX MOTORS
 DP Fox / Fox Motor Group

FOX SUBARU
 280 Street SE
 Grand Rapids, MI 49504

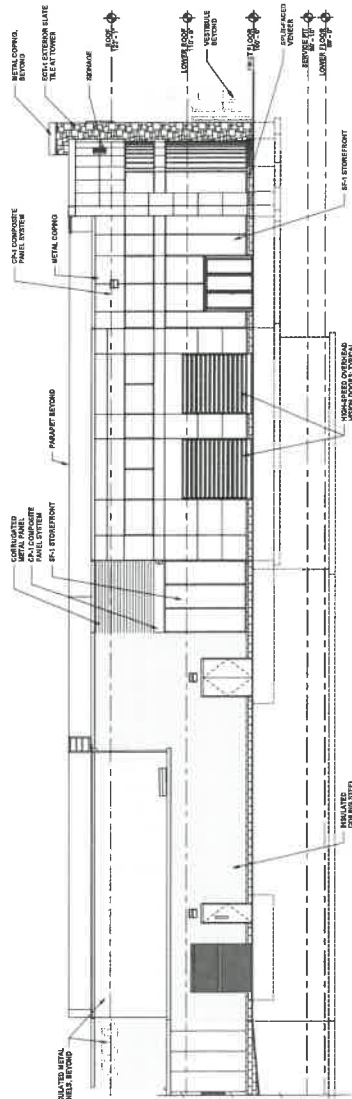
GHAFFARI
 40 HINDOLE CENTER STREET NW
 SUITE 600
 GRAND RAPIDS, MI 49503-1700
 TEL: 616.731.0000
 WWW.GHAFFARI.COM

EXTERIOR PAINT FINISHES

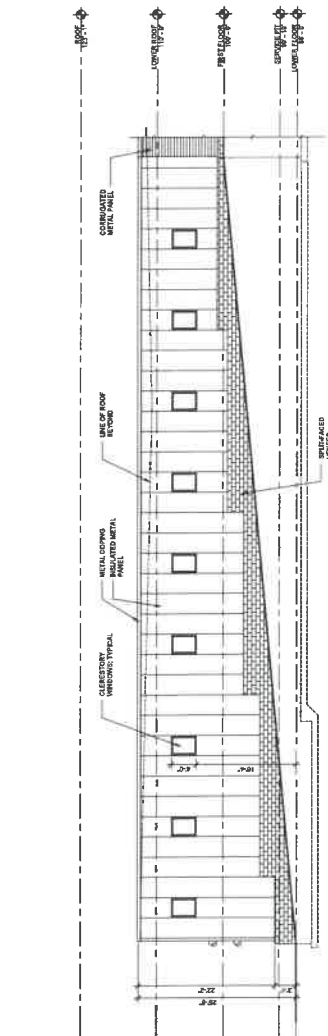
REGISTRATION SEAL
NOT FOR CONSTRUCTION

PROJECT # _____ JOB NO. _____
 ARCHITECT/ENGINEER: _____
 ARCHITECT: _____
 REGISTERED PROFESSIONAL ENGINEER: _____
 LICENSE NO. _____
 EXPIRES: _____
**ARCHITECTURAL
 BUILDING
 ELEVATIONS**
AE2-02
 DATE: 11/14/18

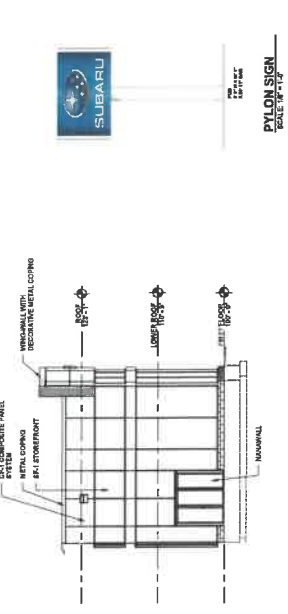
ITEM #	DESCRIPTION	MANUFACTURER / BRAND	FINISH / COLOR	PRODUCT INFORMATION
1	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
2	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
3	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
4	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
5	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
6	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
7	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
8	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
9	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
10	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
11	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
12	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
13	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
14	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
15	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
16	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
17	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
18	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
19	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
20	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
21	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
22	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
23	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
24	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
25	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
26	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
27	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
28	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
29	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
30	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
31	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
32	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
33	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
34	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
35	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
36	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
37	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
38	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
39	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
40	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
41	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
42	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
43	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
44	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
45	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
46	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
47	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
48	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
49	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND
50	EXTERIOR WALL	CMU	CONCRETE	8" CMU, 1/2" GROUT, 1/2" SAND



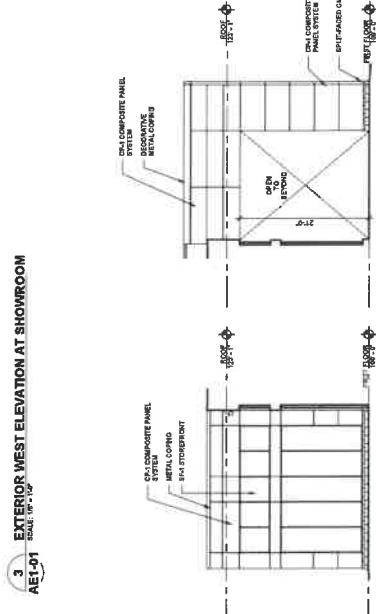
6 WEST ELEVATION AT SHOWROOM
 SCALE: 1/8" = 1'-0"



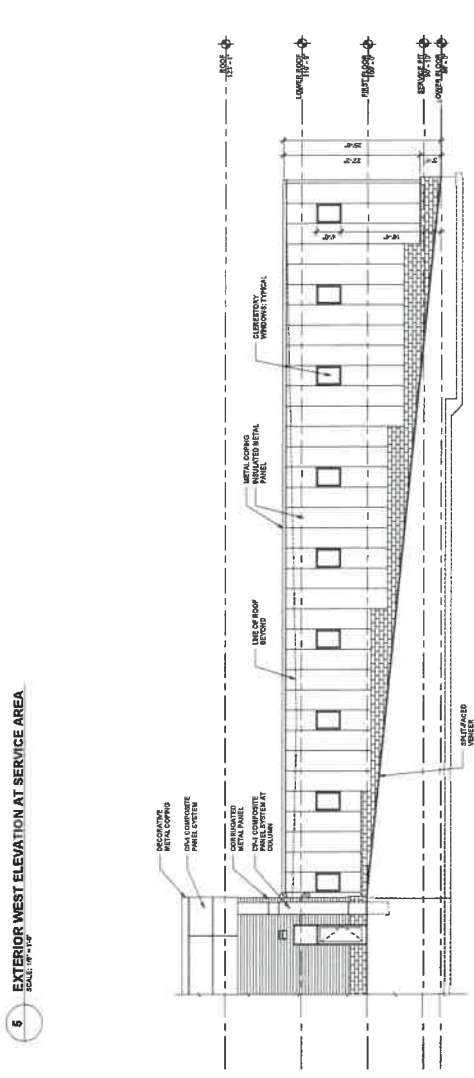
5 WEST ELEVATION AT SERVICE AREA
 SCALE: 1/8" = 1'-0"



3 EXTERIOR WEST ELEVATION AT SHOWROOM
 SCALE: 1/4" = 1'-0"



1 EXTERIOR WEST ELEVATION AT PORTAL
 SCALE: 1/4" = 1'-0"



4 EXTERIOR EAST ELEVATION AT SERVICE AREA
 SCALE: 1/8" = 1'-0"

2 EXTERIOR SOUTH ELEVATION AT VEHICLE DELIVERY
 SCALE: 1/8" = 1'-0"

1 EXTERIOR WEST ELEVATION AT PORTAL
 SCALE: 1/4" = 1'-0"



Critter, Tiley & Assoc., Inc.
 1900 West River Center Dr
 Grand Rapids, MI 49503
 PH: 616-461-2400
 www.crittertiley.com

DESIGNED FOR:
 FOX SUBARU



SALES
 T. MCBRIDE

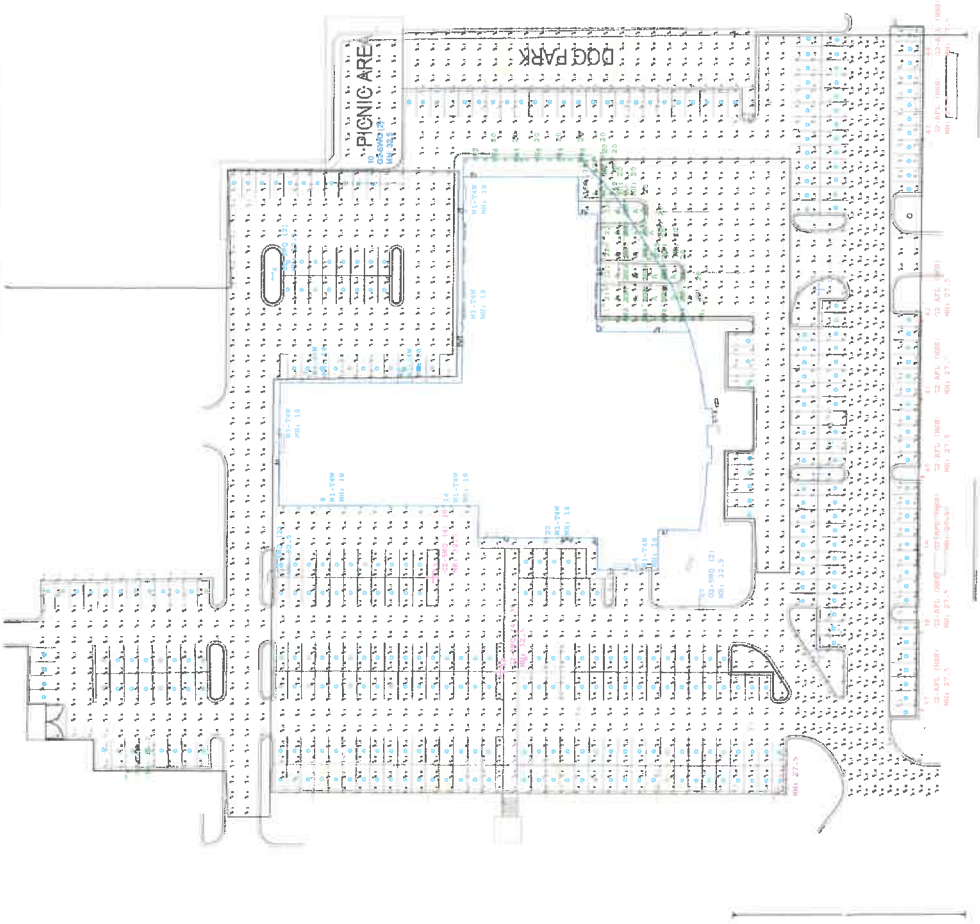
DATE
 11.6.2020

DESIGNER
 JEN YONKERS

REVISIONS
 DATE NAME
 12.11.2020 MCBRIDE

SHEET

1



PHOTOMETRIC PLAN
 SCALE: NTS



Créans, Tiley & Assoc., Inc.
 1060 West River Center Dr
 Columbus, OH 43260
 Tel: 614-442-2600
 www.ctaassoc.com

DESIGNED FOR:
 TOWN & COUNTRY
 GREENSBORO, NC



FOX SUBARU
 ADDRESS
 SALES
 T. McBRIDE
 DATE
 11.6.2020
 DESIGNER
 JEN YORKERS
 REVISIONS
 DATE NAME
 1.21.1.2020 McBRIDE

SHEET

2

Luminaire Schedule			
Symbol	Qty	Label	Arrangement
	34	A	SINGLE
	4	G2-5WQ (2)	BACK-BACK
	1	G2-5WQ (3)	3 @ 90 DEGREES
	3	G2-5WQ (4) 25	4 @ 90 DEGREES
	2	G2-5WQ (4) 30	4 @ 90 DEGREES
	8	G2-AFL (HSS)	SINGLE
	1	G2-T4FT 25	SINGLE
	6	G2-T4FT 30	SINGLE
	1	G2-T4W	SINGLE
	9	W1-T4W	SINGLE

Description	
LD6B10D010 EU6B10208040 6LBML11	
GLEON-AF-02-LED-E1-5WQ	
GLEON-AF-02-LED-E1-5WQ	
GLEON-AF-02-LED-E1-5WQ	
GLEON-AF-02-LED-E1-5WQ	
GLEON-AF-02-LED-E1-AFL-HSS	
GLEON-AF-02-LED-E1-T4FT	
GLEON-AF-02-LED-E1-AFL-HSS	
GLEON-AF-02-LED-E1-T4W	
GWC-AF-01-LED-E1-T4W	

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
CANOPY	Illuminance	Fc	3.73	5.0	1.8	2.07	2.78		
CIRCULATION & DRIVE (FRONT)	Illuminance	Fc	2.90	4.7	0.4	7.25	11.75		
DOG PARK	Illuminance	Fc	1.01	2.9	0.1	10.10	29.00		
FRONT LINE @ 4' AFF	Illuminance	Fc	3.76	5.0	1.7	2.21	2.94		
MERCHANDISE & SALES PARKING	Illuminance	Fc	3.00	4.9	0.3	10.00	16.33		
PARKING, PREP & STORAGE (FRONT)	Illuminance	Fc	2.13	3.9	0.6	3.55	6.50		
PARKING, PREP, & STORAGE (BACK)	Illuminance	Fc	1.40	3.2	0.0	N.A.	N.A.		
PICNIC AREA	Illuminance	Fc	1.18	1.9	0.4	2.85	4.75		

Watts	Symbol	Qty	Label	Arrangement	Description	Lum. Waits	Total Waits
	4	G2-5WQ (2)	SINGLE	LD6B10D010 EU6B10208040 6LBML11	9.9	336.6	
	1	G2-5WQ (3)	BACK-BACK	GLEON-AF-02-LED-E1-5WQ	113	904	
	3	G2-5WQ (4) 25	3 @ 90 DEGREES	GLEON-AF-02-LED-E1-5WQ	113	339	
	2	G2-5WQ (4) 30	4 @ 90 DEGREES	GLEON-AF-02-LED-E1-5WQ	113	1356	
	8	G2-AFL (HSS)	SINGLE	GLEON-AF-02-LED-E1-AFL-HSS	113	904	
	1	G2-T4FT 25	SINGLE	GLEON-AF-02-LED-E1-T4FT	113	113	
	6	G2-T4W	SINGLE	GLEON-AF-02-LED-E1-AFL-HSS	113	678	
	1	G2-T4W	SINGLE	GLEON-AF-02-LED-E1-T4W	113	113	
	9	W1-T4W	SINGLE	GWC-AF-01-LED-E1-T4W	59	531	

SCHEDULES
 SCALE: NTS

December 28, 2020
Project No. 170168

Brian Hilbrands
Planner
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546

**Fox Subaru
Site Plan Review**

Dear Brian:

We have reviewed the site plan for Fox Subaru, prepared by Nederveld. The development is located across three parcels; 6095, 6115, and 6143 – 28th Street. The current site plan and basis of this review are dated December 8, 2020. The proposed project is the demolition of three existing buildings and the construction of a new 37,800 square-foot building to be used as a car dealership. The site is in the Thornapple River watershed, subdrainage district Schoolhouse Creek.

Stormwater and Drainage

Flood Control

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

The applicant provided the results of a soils investigation including soil borings and infiltration tests at the location of a proposed underground retention system. Soils were found to be primarily poorly graded sand (SP) and clayey sand (SC) with some clayey fines and traces of gravel. Infiltration tests results at the retention basin were 8 inches/hour and 5.5 inches/hour. The infiltration tests were taken at the bottom of the proposed retention basin, as required by the SWO. The soils investigation revealed that the soils at the retention basin may be suitable for stormwater infiltration. Therefore, the underground retention system shall be designed to infiltrate the 100-year storm event.

The proposed stormwater management design is to infiltrate the 100-year storm event in an underground retention system. The retention system was sized using an infiltration rate of 2.5 inches/hour, one-half of the lowest infiltration test result, in accordance with the SWO. An outlet control structure will be constructed with the retention system; however, the outlet orifices will be capped. In the future, in the event the retention system

does not infiltration as designed, the caps on the outlet orifices can be removed and stormwater discharged to the storm sewer system. The proposed stormwater management design is in accordance with the SWO.

Water Quality Control and Bank Erosion Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period. The proposed underground retention system will infiltrate all stormwater from the site up to the 100-year storm event. The design is in accordance SWO.

Stormwater Runoff

The applicant provided stormwater calculations to size the retention system and onsite storm sewer system. All stormwater runoff from the site will discharge to the retention system. Therefore, the site will not see an increase in rate of stormwater leaving the site.

Drainage Plan

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

Utilities

The new building will be serviced by a new 6-inch fire line and 4-inch domestic water service. The new water services will tap into the existing 8-inch water main adjacent to 28th Street. A new 6-inch sanitary sewer lateral is proposed at the north end of the building. The sanitary sewer lateral extends north to an existing sewer lateral near Charlevoix Woods Court. City of Grand Rapids permits will be required for the water and sanitary sewer connections prior to construction taking place.

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 clearing and grading, silt sacks in catch basins, and construction tracking control. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. If the disturbed area on the site exceeds five acres, a Notice of Coverage is required with EGLE. 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 (SESC, KCRC, water and sanitary sewer from the City) prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

Sincerely,



Nathan R. Torrey, PE
Senior Civil Engineer

Attachment

By email

Copy: Michael L. Berrevoets, PE – Fishbeck

Cascade Charter Township

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

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

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

Fox Subaru

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
All stormwater runoff from the site is collected in an underground retention system.

- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map
Existing and proposed contours have been provided.

- OK (3) Development tributary area to each point of discharge from the development
Stormwater calculations and tributary areas were provided by the applicant.

- OK (4) Calculations for the final peak discharge rates
The applicant provided calculations for design of the onsite storm sewer system and retention system.

- OK (5) Calculations for any facility or structure size and configuration
Stormwater runoff calculations were provided by the applicant.

- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided a utility plan showing all proposed stormwater runoff facilities.

- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
Offsite drainage areas were not indicated by the applicant.

- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
A construction schedule was included on the plans.

- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the Kent County Road Commission, a permit is needed before construction can begin.

OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance

The applicant provided calculations and design details for construction of the onsite storm sewer system and retention system.

NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense

Maintenance agreement was not provided and is required.

OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities

NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)

This is a privately owned system and will not be uploaded to REGIS.

OK (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems

OFFICE OF THE DRAIN COMMISSIONER

William R. Byl, Drain Commissioner
1500 Scribner NW, Grand Rapids, Michigan 49504-3233
Telephone: (616) 336-3688 Fax: (616) 336-3575



APPLICATION AND PERMIT

Project Name: Fox Subaru

Permit No. _____
(Office use only)

APPLICANT INFORMATION:

Contact Name: Colin Schiefler

Email Address: cschiefler@dpfox.com

Agency Name: Green Castle Properties, LLC

Phone No. Home: _____

Address: 200 Ottawa Ave NE Suite 800

Phone No. Work: 616-540-4988

City: Grand Rapids

State: MI Zip: 49503

CONTRACTOR INFORMATION:

Name: To Be Determined

Phone No. Work: _____

Agency Name: _____

Email Address: _____

Address: _____

City: _____

State: _____ Zip: _____

ENGINEER INFORMATION:

Name: Brandon Simon, PE

Phone No. Work: 616-575-5190

Agency Name: Nederveld, Inc.

Email Address: bsimon@nederveld.com

Address: 217 Grandville Ave SW Suite 302

City: Grand Rapids

State: MI Zip: 49503

LOCATION:

Drain Name: Foremost

City/Township: Cascade Township

Section 8, T6 N, R 10W

Property Address: 6095, 6115, 6143 28th St SE

Parcel #: 41-19-08-451-052

Is there an access road to the project? Yes No

If yes, type of road: Private Public Gravel Paved

Name of closest road intersections: 28th and Lucerne

Is there a house/building or address visible from the road? (If so describe)

Fox Subaru car dealership signs and storefront visible from 28th street.

OFFICE OF THE DRAIN COMMISSIONER

William R. Byl, Drain Commissioner
1500 Scribner NW, Grand Rapids, Michigan 49504-3233
Telephone: (616) 336-3688 Fax: (616) 336-3575



Describe the best and nearest visible landmark to the project site:

760 due East of Walmart Supercenter on 28th street

PROJECT DESCRIPTION:

Provide a general description of the project (attach extra sheets if necessary) demolition of existing structures and construction of new parking and new dealership building for Fox Subaru

PROJECT CONDITIONS:

1. A **PERMIT FEE** in the amount of \$50.00 must accompany the application. This fee does not guarantee a permit. Make checks payable to KENT COUNTY DRAIN COMMISSION.
2. The crossing/connection/relocation shall be constructed at the location, elevation, and manner shown on the drawing attached hereto, which is, hereby, made a part of this agreement.
3. All work done in connection with said construction shall be done in a good and workmanlike manner, and said drain shall be left in a good condition. Upon the completion of said construction, the contour shall be, as near as possible, the same as that which existed prior to the start of construction.
4. Care shall be exercised such that the drain shall be maintained and left unobstructed during construction so as to prevent the backing up of water which would cause flooding of adjacent land.
5. In the event that work on the Drain causes damage to or an increase in the costs of maintenance or improvement of said Drain in any way, the applicant agrees to pay for all costs associated with the additional costs for maintenance, repair, and improvement of the Drain. Any unpaid costs associated with maintenance, repair, and improvement will act as a lien on the Property.
6. The applicant agrees that within 30 days after completion of the work described herein, the applicant will deliver to the Drain Commissioner a certificate stating that the work has been performed in accordance with the terms thereof.
7. The applicant agrees to notify the Drain Commissioner when the work described herein will commence so an inspector may be present, if necessary.
8. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, Public Act of 1994, or the need to acquire applicable MDEQ permits.

I certify, as applicant, I am the legal owner of the property for which this permit will serve/or I am the owner's authorized agent or I am the agency responsible for the proposed connection/crossing/ construction within the County Drain.

Signature: Colin Schiefler Date: 12/08/2020

(Office use only below this line)

<input checked="" type="checkbox"/>	Approved	<input type="checkbox"/>	Approved as noted
<input type="checkbox"/>	Revise and Resubmit	<input type="checkbox"/>	Not Approved

Comments: Notify when connection is made

Signature: [Signature] Date: 12/14/2020

CASCADE CHARTER TOWNSHIP

Ordinance # 1 of 2004

Amended by Ordinance #6 of 2004

Amended by Ordinance #5 of 2014

Amended by Ordinance #9 of 2017

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

Cascade Charter Township Ordains:

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

The application received from Green Castle Properties (hereinafter referred to as the "Developer"), for Planned Unit Development designation for the proposed East Imports Automotive Development Project (herein after referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval on December 1, 2003. The Project is recommended to repeal the existing Zoom Automotive PUD and replace it with a new Planned Unit Development that will also permit new and used car sales and service. This action requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Charter Township Board of Trustees' action on January 14, 2004.

Section II. Legal Description.

(Amended by Ord No #5 of 2014)

Part of the SE ¼ of Section 8, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan described as: Beginning at the S ¼ corner of said Section 8; thence N 00°43'11" W, 706.63 feet along the North and South ¼ line to the South line of Charlevoix Woods Court (66 wide private); thence 139.08 feet on a 233.00 foot radius curve to left, the long chord which bears N 64°24'45" E, 137.00 feet along said South line of Charlevoix Woods Court; thence continuing along said South line of Charlevoix Woods Court N 47°18'57" E, 196.63 feet; thence 28.52 feet on a 167.00 foot radius curve to the right, the long chord bears N 52°12'31" E, 28.48 feet; thence S 00°29'57" W, 918.76 feet to said South line of Section 8; thence N 89°32'03" W 273.75 feet along said South line of Section 8 to the POINT OF BEGINNING. This parcel contains 5.07 acres more or less. Subject to easements, restrictions and rights-of-way of record.

Subaru Site Legal Description – 6045 28th Street

(Amended by Ordinance #9 of 2017)

Part of the Southeast 1/4 of Section 8, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the South 1/4 corner of said Section 8; thence S89°32'03"E 273.75 feet along the South line of said Section 8 to the Point of Beginning; thence N00°29'57"E 918.76 feet to the South right-of-way line of Charlevoix Woods Court; thence Northeasterly 95.90 feet along a 167.00 foot radius curve to the right, said curve having a central angle of 32°54'11", and a chord bearing N73°32'50"E 94.59 feet; thence N90°00'00"E 101.02 feet; thence Southeasterly 57.59 feet along a 50.00 foot radius curve to the right, said curve having a central angle of 65°59'41", and a chord bearing S57°00'05"E 54.46 feet; thence Southeasterly 128.03 feet along a 68.00 foot radius curve to the left, said curve having a central angle of 107°52'49", and a chord bearing S77°56'42"E 109.94 feet; (last 4 courses being along said South right-of-way line); thence S60°43'50"E 275.14 feet; thence S00°38'51"E 232.94 feet; thence N89°32'03"W 273.01 feet along the North line of the South 530.38 feet of said Southeast 1/4; thence N00°43'11"W 111.61 feet; thence N89°32'03"W 135.09 feet; thence S00°29'57"W 641.86 feet; thence N89°32'03"W

180.50 feet along the South line of said Section 8 to the Point of Beginning. Contains 6.64 acres. Subject to easements, restrictions and rights-of-way of record.

Section III. General Provisions.

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

Section IV. Purpose.

(Amended by Ord #9 of 2017)

The Project occupies approximately 11.8 acres of land. The Project is proposed to be expanded to allow for a new (Subaru) new and used automobile sales and related uses. The Planned Unit Development technique has been chosen by the Developer to provide more control over the Project's aesthetics and appearance. This development technique provides the Developer with the ability to develop the Project in a manner to meet market expectations and develop the project in a unified manner with the existing East Imports PUD (Porsche and Audi) new and used automobile dealership.

The regulations contained herein are established to define the procedures necessary to insure high quality development in the Project. Additionally, they are designed to achieve integration of this development with adjacent land uses.

Section V. Approval Limitations.

- A. The provisions of this Ordinance are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the township, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall be enforced.
- B. Except as otherwise provided herein, the Developer and his assigns must meet all applicable provisions and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for operation or use.
- C. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD if it finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.
- D. All conditions contained herein shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval and ordinance amendment.
- E. **This approval document shall be recorded with the Kent County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.**
- F. Failure to comply with the site plan or any condition of approval herein shall be deemed a violation of the Cascade Charter Township Zoning Ordinance.

Section VI. Permitted Uses.

(Amended by Ord #5 of 2014)

The permitted uses for the East Imports PUD include the following uses:

1. **New and Used Car sales.**

- A. One (1) 34,600 square foot building. This building will be constructed as shown on the approved site plan dated 12/23/03 as drawn by Concept Design Group (the approved site plan).
- B. One (1) 20,000 square foot building. This building will be constructed as shown on the approved site plan dated 1/2/14.
- C. One (1) 3,200 square foot single story detail building as shown on the approved site plan dated 1/2/14.
This site will also be able to utilize the following uses associated with the new and used automobile sale business on site:
 - Normal repair and servicing associated with automotive sales
 - Display of vehicles outside the building.
 - The display of vehicles for sale or lease inside and outside the building for periods in excess of 72 hrs.
 - Normal retail sales of parts as related to new and used automotive vehicle brands sold on-site.
 - Washing and detailing of vehicles both inside and outside the building.

Section VII. Site Plans & Design Guidelines, Requirements and Limitations.

(Amended by Ord #5 of 2014)

The Project shall be developed in accordance with the site plans approved and signed by the Township. The site plan shall indicate where the building will be located and provide appropriate measurements demonstrating compliance with this ordinance. Engineering plans and documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting recognized, acceptable engineering standards and practices. No alterations, expansions or additions may take place to the Project without an amendment to this Ordinance, other than those changes allowed to be review by staff as stated in Section 21.04 of the Zoning Ordinance or unless authorized otherwise herein.

- A. Maximum Building Height
 - 1. Commercial retail building – 33 feet.
- B. Parking (amended by Ord #9 of 2017)
 - 1. A total of 578 parking spaces are provided. With at least an additional 60 spaces being deferred until needed for a total of 638 if all parking is constructed. A minimum of 50 spaces must be reserved for customer parking with the rest of the parking allowed to be used for display of vehicles for sale. No vehicles are allowed to be displayed anywhere on the site except for an approved parking space as shown on the approved site plan.
- C. Building Setback Requirements
 - 1. These measurements include the following minimum setbacks:
 - a. Minimum of 100 feet from the 28th Street right-of-way line.
 - b. Minimum of 50 feet from the proposed North boundary line.
 - c. Minimum of 25 feet on the sides. With the exception of the Subaru building (6045 28th St) may have a 10 foot setback as shown on the approved site plan.
- D. Bufferyards
 - Parking setbacks shall be provided as indicated on the approved site plan.

Section VIII. Landscaping

(Amended by Ord #9 of 2017)

The project shall provide landscaping according to the approved landscape plans as drawn by Concept Design Group dated 1/02/14 and the parking expansion plans drawn by Nederveld dated 7/25/17. The developer shall be required to deposit a Performance guarantee for landscaping prior to obtaining a building permit.

Section IX. Signs. The following signs shall be permitted for the project:

(As amended by Ord No 5 of 2014)

<u>Sign</u>	<u>Area (sf)</u>
-------------	------------------

DELTA IMPORTS (existing dealership at 6025 28th St)

Porsche Wall Logo	33
Audi Ring Logos	46
Audi Grand Rapids	83
<u>Delta Pylon Sign</u>	<u>48</u>
Total	210 sq ft

DELTA IMPORTS DIRECTIONAL

Porsche Service Sign	6
Audi Service	6
<u>Site Directional</u>	<u>8</u>
Total	20 sq ft

SUBARU (6045 28th St)

Oval Logo	16
Subaru Letter Sign	51
“FOX” Dealer Name	17
<u>Pylon Sign</u>	<u>90</u>
Total	174 Sq ft

SUBARU DIRECTIONAL

Subaru Service	10
<u>Site Directional</u>	<u>10</u>
Total	20 sq ft (can be multiple signs provided no more than 20 sq ft total)

1. The developer agrees to comply with all other provisions of the Cascade Charter Township Sign Ordinance as amended.

SECTION X. Loudspeakers

No outside loudspeaker shall be permitted with this project.

Section XI. Land Splits

(Amended by Ord #5 of 2014)

This project involves a portion of a larger parcel to the north; this parcel is currently identified as (6065 28th St. (41-19-08-451-037). Per the approval of the project this land division is already considered approved by Cascade Township provided it is completed as shown on the approved site plan.

This expanded project involves a land split and combination with two different properties to the north and east. The property to the north (6120 Charlevoix Woods Ct) will be split creating two parcels, the western piece will be combined with the Subaru parcel (6045 28th St). The eastern half will stand on its own.

In addition, the 6097 28th St will be split to create two parcels. The western half will be combined to the Subaru parcel and the eastern half will be combined to 6095 28th St

Section XII. Temporary Buildings.

No structure of a temporary nature; trailer, tent or construction shack shall be constructed, placed or maintained within the Project except accessory to and during construction/ renovation of buildings or infrastructure improvements.

Section XII. Sidewalks

The Developer shall have one of the two options for providing sidewalks along their 28th street frontage for this project:

1. Enter into a construction agreement that would require the developer to construct the sidewalk in the future at such time as sidewalks are extended throughout the area. This agreement would need to be in place prior to the issuance of a building permit.
 - i) The Township shall notify the Owner at least 30 days prior to commencing the sidewalk

- extension project in this area.
 - ii) The Township shall provide the specifications to which the sidewalk or pedestrian path must be constructed.
 - iii) The location of the sidewalk must be consistent with any sidewalk easement on adjacent property and designed and placed so the sidewalk can be easily connected to by adjacent properties.
 - iv) The sidewalk shall be constructed at the Owner's expense and the Owner shall have up to 12 months to install the sidewalk once required to do so.
2. The Developer pay the Township in the amount that it would cost to engineer and construct the sidewalk at the time of the approval of the project in order for the Township to construct the sidewalk. This amount would need to be submitted to the Township prior to a building permit be issued.

Section XIII. Utilities .

- A. Public Water and Sanitary Sewer - All buildings within the Project shall be served by public sanitary sewer and water at the developer's expense.
- B. Stormwater Drainage - All proposed stormwater drainage facilities shall be reviewed and approved by the Township Engineer and the Kent County Drain Commissioner's office prior to the development of the Project. The Developer shall provide the Township Planning Department with copies of all correspondence and permits received from the Kent County Drain Commissioner regarding stormwater disposal issues.
- C. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

Section XIV. Lighting

(Amended by Ord #9 of 2017)

The required lighting section of the Zoning Ordinance as amended shall regulate lighting for the project. The lighting at this project is limited to only those lights and those types of lights as indicated on the approved photometric lighting plan as drawn by Concept Design Group dated 11/10/03 and the updated lighting plan dated 12/30/13 for the Subaru site and the parking expansion plan dated 7/25/17. Furthermore, the total height of individual light poles is limited to the height indicated on the plan as well. All lights on the site are to be downcast or "shielded" type lights. If the developer chooses to utilize LED lights the new plan will be reviewed administratively by the Planning Department for compliance with our lighting regulations

Section XV. Soil Erosion Control Requirements.

Prior to construction, the Developer shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the Project. This plan shall be reviewed and approved by the Township Engineer prior to commencing any building on the site. The developer shall also be responsible for obtaining a soil erosion permit posting a performance guarantee prior to issuance of any building permit.

Section XVI. Performance Guarantee.

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

Section XVII. Reimbursement of Review Fees.

The Developer shall reimburse the Township for all fees associated with the review of the Project. These fees may include, but not be limited to, legal, engineering, publishing, and planning review fees.

Section XVIII. Consistency With Planned Unit Development (PUD) Standards.

The rezoning to Planned Unit Development will result in a recognizable benefit to the ultimate users of the Project and to the community. The conversion of the vacant property to a commercial use along 28th Street is consistent with the Township Goals.

In relation to the underlying zoning (B2, General Business) the Township finds the Project will not result in a material increase in the need for public services. Utility extensions and construction will be the responsibility of the Developer and will not place a material burden upon the subject property or the surrounding properties. The Project is not anticipated to cause undo impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been approved by the Township Engineer and the appropriate County and State agencies.

The Project has been determined by the Township to be compatible with the 1999 Comprehensive Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance.

The Township finds the Project will not result in an unreasonable negative economic impact upon surrounding properties.

The Township finds the Project to have a similar amount of green areas, and usable open space than would typically be required by the Township Zoning Ordinance.

Finally, the Township recognizes the Project will be under single ownership or control. The Township recognizes that the Developer or its assigns will retain ownership and control of the project until this PUD Ordinance is recorded and all provisions that the developer and his assigns are responsible for are complied with. After that time, the property may be sold to other parties.

Section XIX. Repeal

The effect of this ordinance shall repeal Ordinance #8 of 2001 and any amendment to it.

Section XX. Effective Date.

This Ordinance shall become effective upon publication of the ordinance, or a summary thereof, in The Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township. All prior Planned Unit Development ordinances that were previously approved for this property shall become null and void.

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

YEAS: Carpenter, Goodyke, Julien, Kleinheksel, Parrish, Timmons
NAYS: None
ABSENT: Jones

Marlene Kleinheksel
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 14th day of January, 2004.

Marlene Kleinheksel
Cascade Charter Township Clerk

COMMUNITY
DEVELOPMENT
DEPARTMENT

2020

Annual Report

CASCADE CHARTER TOWNSHIP

CASCADE CHARTER TOWNSHIP - 2020

TOWNSHIP BOARD

Rob Beahan, Supervisor
Sue Slater, Clerk
Ken Peirce, Treasurer
Tom McDonald
Jim Koessel
John Shipley
Jack Lewis

PLANNING COMMISSION

Ralph Moxley
Lisa Krieter
Deidre Deering
Sue Slater, Trustee
Scott Rissi, Chair
Phillip Johnson, Vice Chair
Bret Katsma
Ben Rapin
Chris Noordyke

ZONING BOARD OF APPEALS

Aaron Mead
Lou Berra, Chair
Ralph Moxley/Planning Commission Rep.
Tom McDonald, Trustee
Valerie Millikin, Vice Chair/Sec.
Jennifer Puplava, Alternate

PLANNING STAFF

Steve Peterson, AICP, Community Development Director
Brian Hilbrands, Planner
Cassie Lockwood, Administrative Assistant

BUILDING AND GROUNDS

Jim McDonald, Supervisor
Jason Beaton, Maintenance
Josh Higgins, Maintenance
Ryan McCarty, Maintenance
Chuck Vander Meulen, Maintenance
Chris Noteboom, Maintenance
Darcy Devries, Maintenance

January 3, 2021

The Cascade Charter Township Community Development Department is pleased to present our annual year in review in the form of the **2020 Annual Report**. The following report summarizes each type of development request reviewed by the Planning Department, Planning Commission, Zoning Board of Appeals, and Township Board in 2020.

The Community Development Department consists of the Planning and Zoning Administration, Parks Administration and the Buildings and Grounds department. In addition, we will continue to work closely on economic development initiatives with the Economic Development and DDA Director, Sandra Korhorn.

In addition to the information contained in this report, the Community Development Department also performs many important duties on a daily basis that are not normally recognized.

Although 2020 has been impacted by the Coronavirus it has not stopped the number of inquiries, permit and request for new projects. It appears that 2021 will be equally challenging as the pandemic has not yet been addressed. In addition to the challenges related to the pandemic we will continue to address the "normal" challenges for the Community Development Department in the upcoming year. Should you have any questions or comments relating to this report or the Community Development Department, do not hesitate to call us at 949-0224.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Peterson', with a long horizontal flourish extending to the right.

Steve Peterson, AICP
Community Development Director

**Cascade Township
Community Development
Department
2020 Annual Report**

I. ACCOMPLISHMENTS

Development Reviews

In 2020, the Planning Department reviewed a total of 52 new development requests. Several of the 2019 requests (and a couple of 2018 projects) were also carried over into 2020 and consumed additional staff time.

Similarly, many of the projects initiated in 2020 will still be active in 2021. These reviews include those which required action by the Township Board, Planning Commission, Zoning Board of Appeals, and Planning Department, with several requiring action by more than one body. The following tables summarize the project review activities of the Planning Department over the past five (5) years:

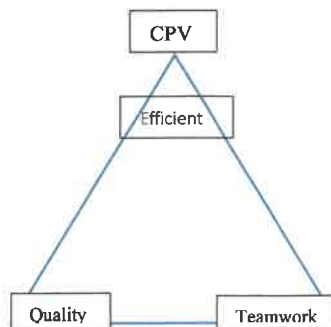
**DEVELOPMENT ACTIVITIES
2016 - 2020**

Activity/Year	2016	2017	2018	2019	2020
Planning Commission					
Planned Unit Developments	7	10	4	4	2
Rezoning	1	1	1	0	0
Site Plan Reviews	8	7	9	3	5
Administrative Site Plan Reviews	8	6	5	7	3
Special Use Permits	8	12	19	11	10
Plat/Site Condo Reviews	0	0	0	1	1
Other Activities	3	2	3	3	
Subtotals	35	38	41	29	21
Zoning Board of Appeals					
Variances and other requests	7	14	10	11	16
All Board and Commissions					
Other Requests	0	0	0	0	0
Planning Department					
Lot Split (Cases)	21	25	27	23	15
TOTALS	63	77	78	63	52

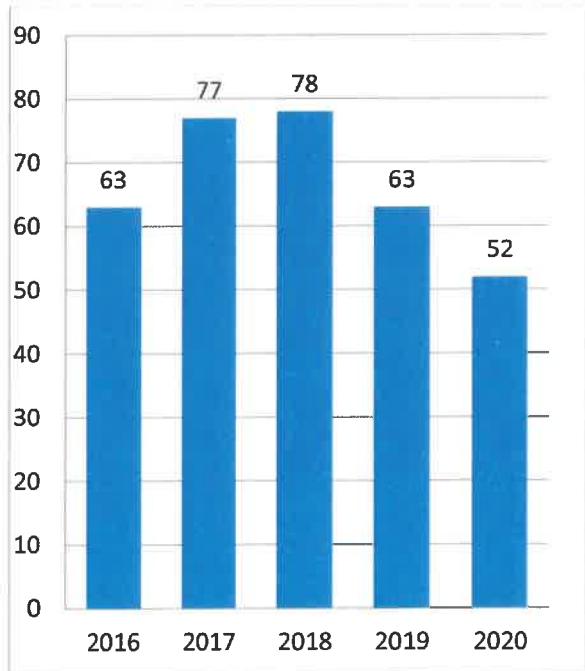
In addition to reviewing all of the development proposals submitted to the township, the Planning Department's days are filled with numerous other activities. Highlighted activities are summarized below.

Department Vision

The Community Development Department has embraced a modified "triple bottom line" approach to providing services. This modified approach is being used to allow each member of the department to use their skills to help Create Public Value.



**DEVELOPMENT ACTIVITY TOTALS
2016- 2020**



Staff Changes

Probably the most notable change for the year came with staff changes. The Department has added the position of Planner by Hiring Brian Hilbrands. Brian is filling the planner position that has been vacant for about 10 years. This addition to the team will not only allow staff to better process and monitor our projects it will also provide continuity moving forward

As a result of hiring Brian, Stephanie Fast left our department to join the Township Manager's office as the Assistant Township Manager. As a result, the zoning enforcement will stay with the Community Development Department while the general ordinance enforcement will go with Stephanie.

Coronavirus

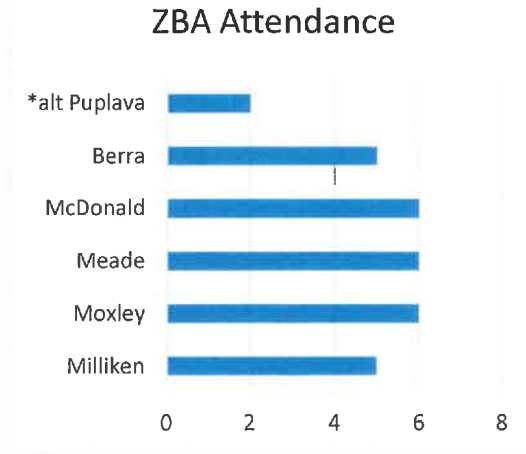
Of course, the pandemic has had a large impact on all our lives. The Community Development Department was no exception. On top of just trying to figure out how to deal with working remotely we did two things to help our business community. We have taken a relaxed approach to sign ordinance enforcement. This was done to allow the businesses to inform the community if they were open, had take out services. Etc. The community has seemed to be supportive of this approach. Second, we developed a temporary outside use permit. This has allowed businesses to have tents, dining or other services in the parking lot or private sidewalk without having to go through a "normal" permitting process. This too has been received well by the community.

Attendance

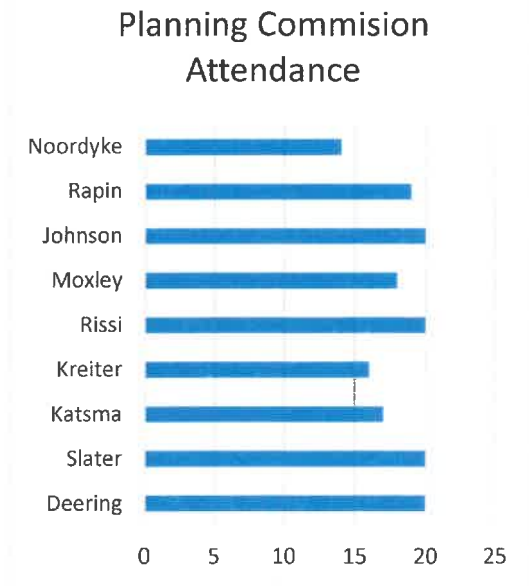
In 2020 the Planning Commission had a total of 20 meetings and the Zoning

Board of Appeals had a total of 6 meetings. *The alternate for the Zoning Board only attends when needed.

Zoning Board attendance was as follows:



Planning Commission attendance was as follows



Regional Planning

Staff continued its involvement with regional planning issues in 2020. Staff continues to meet with GVMC/REGIS and other.

Storm water

More and more staff time is being dedicated to storm water related issues. In 2020, we concluded the Laraway Lake Level project. This will set a level for the lake to avoid flooding homes on the lake. With the improvements done now all maintenance will be done by the home owners on the lake.

Master Plan

With the completion of the web-based master plan in July of 2019. Staff developed our annual work plan after holding joint meetings with the ZBA, Planning Commission, DDA and Township Board. This comprehensive list will provide the guidance for the annual work plan each year.

Parks

One other impact of the pandemic has been the use of the parks. While no major improvements occurred in the parks in 2020, we did see significant use especially during the stay home orders.

We did make two small drainage improvements in 2020. One was at the dog park area in the Recreation park. This has significantly improved the amount of time it takes to dry out the dog park and has received several positive comments. The other was at the Grand River Dr entrance at Peace Park. This improvement should help with the significant erosion occurring on a steep path.

Pathway Committee

Pathway construction on 4 of the 5 pathways from the new millage took place in 2020. While some issues will still need to be wrapped up in 2021 a significant portion of the pathways were completed.

The last segment on Burton St from Spaulding Ave to Patterson will be constructed in 2021. This pathway will include a new pedestrian bridge over I-96. A significant amount of the engineering was completed in 2020 as well as meeting with the impacted neighbors.

Building and Grounds

While we did not add any new staff members we did have a new employee Darcy Devries fill in a vacancy and will be taking on the custodial duties as her major role. The BG crew continues to show benefits to the Township by providing this service in-house.

The BG will eventually replace the maintenance building at the Recreation Park to operate out of. Before that occurs, we are waiting for the Fire Department to finish some improvements at Station 2 to accommodate the large generator for Station 1.

Pathway Maintenance

We continued the pathway maintenance by replacing a large piece of pathway on Spaulding as well as several bridge approaches.

Regional Geographic Information System (REGIS)

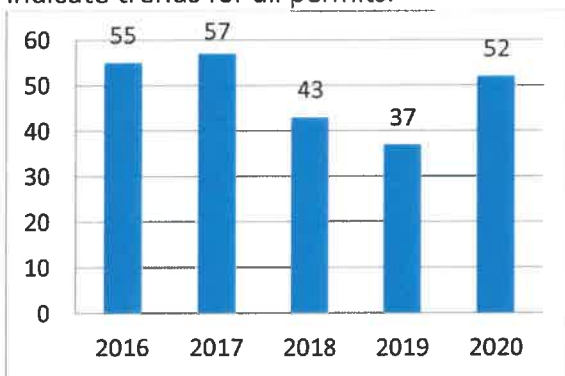
Staff continue to utilize the GIS system in our workday and attends regular REGIS meetings. The public has access to REGIS through staff as well as the internet. <http://ims.gvmc-regis.org:1052/website/public/>

Redevelopment Ready Community

The Planning Staff continued to coordinate with the Economic Development Director to ensure that we would be ready to implement the RRC program.

Building permits

Below is a chart showing the number of new residential building permits for the last 5 years. The Community Development Department is responsible to check to make sure that every building permit complies with zoning regulation. While the graph only shows new residential construction, it does indicate trends for all permits.



Applicant Billing

The Community Development Department will continue to actively pursue the recovery of review costs associated with development proposals. In 2020, we were reimbursed approximately \$45,000 in engineering, planning and legal review fees spent on various development projects. In addition to having our costs reimbursed the Township issued a \$17,000 fine for a development that did not comply with required timelines. Accurate records are kept so the appropriate applicant is billed for their respective fees incurred.

Case Summaries

The following pages provide a brief synopsis for each type of development request that was reviewed in 2020.

2020

Planned Unit Developments

Case	Applicant	Request	Location	Preliminary	Final
20-3583	Robinson Dental	PUD Amendment for new dental office	5749 28th St		6/1/2020
20-3599	Green Castle properties	PUD Amendment for expanded car dealer	6143 28th St		7/8/2020

Site Plan review

Case	Applicant	Proposed Land Use	Location	Planning Commission Action
20-3570	Augusta Tower	warehouse	5680 Kraft	Approved
20-3584	Geerlings	warehouse addition	5784 Kraft Ave	Approved
20-3602	Grooters	warehouse	5400 International Parkway	Approved
20-3612	LiveSpace	warehouse addition	4995 Starr Ave	Approved

Special Use Permits

Case	Applicant	Request	Location	Zoning	Action
20-3574	Edward Rose Development Co	Antenna	5794 Broadmoor Ave	PUD50	Approved
20-3581	Christian Korstange	Tall Fence	7561 Whispering Ridge	R1	Approved
20-3582	Total Wine	Change in tenant	4923 28th St	PUD30	Approved
20-3588	Matthew Casto	Tall Fence	7365 TreeLine Dr	R2	Approved
20-3589	Richard Dykhouse	Accessory Building	2645 Meadow Crossing	ARC	Approved
20-3595	Adam Mayton	Accessory Building	1468 Buttrick Ave	R1	Approved
20-3598	Bradley Maslowski	Addition to an Accessory Building	9585 60th St	ARC	Approved
20-3600	Daniel Grzywacz	Accessory Building	8683 Cascade Rd	FP	Approved
20-3601	Doug Poolman	Addition to an Accessory Building	6667 60th St	ARC	Approved
20-3614	Sue Hayes	Tall fence	4872 Sequoia Dr	R1	Denied
20-3616	Michael Staples	Accessory Building	5288 Buttrick Ave	ARC	Approved

Administrative Site Plan Review

Case	Applicant	Proposed Land Use	Location	Action
20-3592	5784 Kraft Ave	landscaping property line adjustment	5784 Kraft Ave	Approved
20-3605	Geerlings	small addition	5784 Kraft Ave	pending
20-3608	Kingsland Hardware	small addition	6579 28th St	Approved
20-3609	Watermark Country Club	grading changes	5500 Cascade Rd	Approved

Plat/site code Review

Case	Applicant	Plat/site condoName	Location	Tentative Preliminary	Final Preliminary	Final
20-3579	BDR CustomHomes	Bridle Trail	1370 Buttrick Ave		5/27/2020	11/18/2020
20-3594	Golden Valley Phase 2	Golden Valley	7069 60th st		8/10/2020	8/10/2020

Rezoning

Case	Applicant	From/To	Acres	Location	PC Action	TB Action
------	-----------	---------	-------	----------	-----------	-----------

Other

Case	Applicant	Request	Location	PC Action	TB Action
	Cascade Township	memo to TB re: motorcycles in residential zone		not a zoning issue	none

Zoning Board of Appeals

Case	Applicant	Location	Zoning	Request	ZBA Action
20-3573	Augusta Tower	5680 Kraft Ave	I		Approved in part
20-3575	Todd Shaarda	7788 Thornapple Bayou Dr	R2	Front and side setback for addition	Approved in part
20-3576	Target	5120 28th St	PUD	temporary storage for remodel	Approved
20-3580	Christian Korstange	7561 Whispering Ridge	R1	tall fence	PC case
20-3593	Golden Valley	5800 Thornapple River Dr	R1	reconfigure platted lot lines	Approved
20-3596	Daniel Grzywacz	8683 Cascade Rd	FP		Withdrew
20-3597	Bradley Maslowski	9585 60th St	ARC	Addition to an accessory building in the fro	Approved
20-3604	Melva Ludge	4879 Buttrick Ave	R1	extension of previous variance	Approved
20-3606	Sarah Denison	3711 Pine Park Ct	R1	Accessory building in the front yard	Approved
20-3607	Lance Korhorn	3480 Buttrick Ave	ARC	build new home and keep existng	Approved
20-3613	BDR	6921 Burger Dr	R2	demolish home and keep accessory buildin	Approved

Lot Splits

Case	Applicant	Parcel No (s)	Address	Number of parcels created	Action
20-3571	Justin Warren	41-19-36-326-002	5684 McCords Ave		2 Approved
20-3572	Doug Bush	41-19-33-300-006	5805 Thornapple River Dr		2 Approved
20-3577	JT's Pizza	41-19-16-126-031	6716 Old 28th St	reconfigure 3 parcels into 2	Approved
20-3578	Bruce Heys	41-19-13-100-049	3013 West Locust Lane	Reconfigure	Approved
20-3585	Doug DeVos	41-19-08-100-032	5601 Burton St		2 Approved
20-3586	KE Partners	41-19-11-300-073	2740 Buttrick Ave		6 Approved
20-3587	Adam Mayton	41-19-03-276-009	1468 Buttrick Ave	Reconfigure	Approved
20-3590	John Halland	41-19-05-480-001	6191 Cascade Rd	Reconfigure	Approved
20-3591	5784 Kraft Ave	41-19-32-300-43	5784 Kraft Ave	reconfigure	approved
20-3603	Margaret Sudekum	41-19-11-300-029	8101 28th St	reconfigure	Approved
20-3610	Jeff Engler	41-19-09-226-035	7080 Hidden Ridge	split/reconfigure	Approved
20-3611	James Buzzitta	41-19-05-100-087	5788 Hall St	reconfigure	Approved
20-3615	Jennifer Zanella	41-19-23-300-048	8133 Cascade Rd	reconfigure	Approved
20-3617	James Buzzitta	41-19-05-100-087	5788 Hall St	reconfigure	Approved
20-3618	Jessica Surdam	41-19-03-276-012	1460 Buttrick Ave	reconfigure	Approved

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
MEETING DATE: January 4, 2021
CASE: 2021 Work Plan

In order to help implement the new Master Plan and follow through with issues that have been identified through the joint meetings we had in 2019; I am submitting a comprehensive list for our 2021 work plan. Although, we will not be able to accomplish all these items in one year, I thought it would be helpful to keep a working list so we can measure our progress.

The issues are listed in order of how they were ranked during the joint meetings.

Issue	2020 Status
Outdoor Gathering Space	DDA continues to work on revisions to the plan that was not approved by the Township Board
Communication/Hot topics for website	Website is being relaunched to include a communication section to answer questions.
Identify known conflict areas for possible pedestrian improvements	
Install water lines to fill gaps/environmental concerns	Engineers are putting together a new sewer and water Master plan. We have also been in discussion with City of GR and Airport for potential projects dealing with PFAS
Install sewer line to fill gaps/environmental concerns	Engineers are putting together a new sewer and water Master plan. We have also been in discussion with City of GR and Airport for potential projects dealing with PFAS
Engage property owners in the village	
Purchase Riverfront property	Completed the purchase of the Tuffy Muffler property and agreement to purchase the office building adjacent to Tassell Park
Pedestrian bridge over the river	
Permanent bus route on 28th St	DDA and TB agreed on cost share for bus service

Entry Signage	
Install pedestrian scale lighting	
Identify local Philanthropists	
Rail service	
Tactical Urbanism to test different cross sections	
Adopt vision zero policy	
KCRC – minimize pavement width	
Review parking standards	

~~Completed~~ in progress

**Rules of Conduct
For
The Cascade Charter Township Planning Commission**

1. POLICY AGAINST “EX PARTE” COMMUNICATIONS.

Planning Commission Members (“members”) should avoid outside contact with applicants, developers, applicants/developer’s representatives (including planners or attorneys or interested neighbors regarding matters before the Planning Commission.

- a. The Planning Commission must act as a board and not as individual members. Advisory opinions should not be given.
- b. “Ex Parte” communication (i.e., outside of public Planning Commission meetings or hearings) by individual members of the Planning Commission with applicants, developers, applicant’s/developer’s representative or interested neighbors in person, by telephone or by visits are to be avoided, except for limited necessary contact during fact-finding site visits.
- c. Site visits – Individual members shall view sites only if they can do so without any unnecessary contact with the applicant, developer, applicant’s/developer’s representatives or interested neighbors and with the specific purpose of gathering physical facts and/or data.
- d. If a member is contacted by an applicant, developer, applicant’s/developer’s representative or an interested neighbor, the member shall promptly inform the party that he or she should not discuss the matter or have any contact whatsoever outside a Planning Commission hearing or meeting except for site visits. The member shall then immediately inform the party that they are welcome to come to Planning Commission meetings to discuss their views, wishes, etc., or to put their concerns in writing with a copy sent to the Chairperson of the Planning Commission.

2. MEMBER DISCLOSURE

In order to maintain public trust and ensure fairness, each Planning Commission member shall publicly disclose at the Planning Commission hearing or meeting involved any of the following:

- a. If the Planning Commission member is related to an applicant, developer, applicant’s/developer’s representative or any party involved.
- b. If the Planning Commission member is (or has been) in business or financially connected with the applicant or parties involved

- c. If the Planning Commission is a close friend of the applicant or parties involved.
- d. If the Planning Commission member has an unavoidable bias regarding the matter and could not be fair.

3. CONFLICT OF INTEREST

- a. A member should remove himself/herself from the hearing, discussions and decision –making process if the member has a conflict of interest or a potential conflict of interest involving the situation at hand as a conflict of interest is defined by Michigan law.
- b. While not required to do so, where a member of the Planning Commission has an actual or potential conflict of interest, it is often best if he/she move from the place where the full Planning Commission or Planning Commission subcommittee is sitting and go sit in the audience or leave the room until the matter is over. Physical removal often minimizes any public perception that the member with any conflict or potential conflict of interest is unduly influencing his or her fellow members of the Planning Commission by the member’s physical presence.
- c. If a member has abstained from a matter due to a conflict or potential conflict of interest, that member has the right to voice his or her opinion at a meeting or hearing of the Planning Commission as a member of the audience. If a Planning Commissioner has a conflict or potential conflict of interest that member shall be treated as an interested party and shall be bound by the requirements of Section 1 above. The Planning Commissioner shall not have any contact with other Planning Commissioners regarding the matter except as otherwise permitted in Section 1 hereof.
- d. A Planning Commissioner shall not represent any applicant, developer, neighbor or party directly interested in a matter before the Planning Commission. Except as otherwise prohibited by law, a Planning Commissioner’s employer, fellow employee, or partner may represent a party appearing before the Planning Commission. But in such case the Planning Commissioner involved shall be deemed to have a conflict of interest, shall publicly disclose the situation, and shall remove himself/herself from the proceedings as required by Paragraph 3.a. hereof.
- e. All Planning Commissioners should strive not to place themselves in situations where there would be even an appearance of impropriety or become involved in a hearing, discussion, or decision-making process before the Planning Commission which would place that member in a potential conflict of interest situation.

MICHIGAN SOCIETY OF PLANNING

COMMUNITY PLANNING PRINCIPLES

The Michigan Society of Planning exists to promote quality community planning through education, information and advocacy, statewide. With this as its mission, MSP offers the following planning principles for consideration to all cities, villages, townships, counties and regions in Michigan. The principles define what constitutes quality community planning.

GENERAL STATEMENTS

1. The community planning decision-making process should, first and foremost, be concerned with the long-term sustainability of our communities, environment and economy.
2. The community planning process should involve a broad-based citizenry, including public and private sector leaders, community interest groups and multi-disciplinary professionals. A positive relationship between development and the making of community should be established through a citizen-based participatory planning and design process.
3. Public policy and development practices should support development of communities that are;
 - diverse in land use, population and character;
 - designed for pedestrians and non-motorized transit as well as for motorized transit;
 - shaped and physically defined by parks, open space and other natural areas;
 - structured by physically defined, accessible public space, and community institutions, and
 - based on local history, climate, ecology, and building practices.
4. Physical solutions by themselves will not solve all problems. A coherent and supportive physical framework should be established to provide economic vitality, community stability, and environmental health.
5. Common challenges that should be addressed by community planning are:
 - Increasing opportunities for reinvestment in established urban centers;
 - Encouraging appropriate intensity and location of new development served by adequate public facilities;
 - Minimizing the spread of low density, non-contiguous development;
 - Encouraging a wide range of housing opportunities which serve all segments of our diverse population;
 - Recognizing the value and encouraging the preservation of agricultural lands and natural resources;
 - Encouraging the preservation and/or restoration of our natural and built heritage environments;
 - Encouraging development in accordance with the adopted community master plan; and
 - Recognizing that land use decisions may have impacts beyond community boundaries.
6. The quality of life for the citizens of Michigan can be enhanced by developments that:
 - Support and restore existing low density, centerless communities into communities of diverse neighborhoods and districts;
 - Preserve and protect natural environments;
 - Maintain and build a positive social and strong economic climate, and
 - Improve the physical design and condition of our region, cities, villages, townships, neighborhoods, districts, corridors, parks, streets, blocks and homes.

PRINCIPLES

COMMUNITY

1. Development should be encouraged in existing city, village, and township centers.
2. Historic city, village, and township centers should be preserved.
3. New development or redevelopment in existing communities should respect local historical patterns, precedents, and boundaries.
4. Viability in established or developing downtowns and community or village centers is strengthened by street-level retail, on-street parking, downtown residential, the maintenance of an appropriate street pattern, street-level activity, the retention of historically significant building, and the provision of parking structures.
5. Civic buildings and public gathering places are important and require prominent accessible sites.
6. The scale and configuration of streets and open spaces (parks, greens, squares) should be attractive and comfortable to pedestrians.
7. The design of the streets and buildings should result in safety and security as well as be accessible and open to the public.
8. Architecture, building placement, and landscaping should result in the physical definition of streets and other places.
9. Neighborhoods should include a variety of public spaces (tot-lots, village greens, ball fields, community gardens, etc.) that are strategically distributed and physically well defined.
10. New investment along highway corridors should complement investment in existing community business centers.
11. New development should be seamlessly woven into the physical fabric of its surroundings regardless of differences in size or architectural style.
12. Design is important and should contribute to the community's safety, security, and attractiveness.
13. Complete communities have defining edges with an identifiable center. A center should consist of a full and balanced mix of residential, commercial, office, recreational, cultural, and civic uses.
14. Complete communities should contain housing alternatives available to people of all incomes.
15. Complete communities should provide convenient access to public transportation as well as non-motorized options.
16. Community planning should recognize that regions are composed of urban areas, suburban areas, farmlands, water features and natural open spaces, all contributing to their diverse character.
17. Community planning should involve balances between physical, environmental, economic, social, and cultural conditions within the region.
18. Strategies encouraging development and redevelopment of communities should include previously developed sites (brownfields), infill development, and reuse of existing facilities rather than continuing outward expansion.
19. Community planning should create an efficient and cost effective system of public services, transportation, recreation, cultural institutions and housing to achieve a viable, sustainable region.

20. Intergovernmental cooperation is necessary for achieving a viable, sustainable region.

ENVIRONMENT

1. Community planning should recognize that natural resources are system-dependent, not limited to jurisdictional boundaries.
2. Lands with unique or sensitive resources should be preserved in their natural state.
3. The health and quality of the natural resource base are directly related to public health, welfare, and economic growth.
4. Natural resource areas, farmlands, and open space characterize the rural landscape. They are important and useful in shaping development and maintaining and establishing a rural community character.
5. To preserve rural community character, site design should encourage clustering of development and preservation of open space.
6. To preserve rural community character, site design should include desirable views and vistas across water features and farmlands.
7. Natural resources are limited in their ability to accommodate development without incurring damage. Development within our natural environments should occur in a balanced and sustainable manner.
8. Sensitive and fragile lands should be protected from degradation.
9. Wildlife habitat corridors should be interwoven with development to achieve environmental balance and biodiversity.

INFRASTRUCTURE

1. Development should be directed to areas serviced by adequate roads, water and utilities.

2. Expansion and upgrading of public roads, water, and sewer services should be planned to strategically direct growth.

3. Public transportation should connect homes to jobs, community center, cultural, recreational, educational and institutional facilities.
4. A comprehensive transportation plan should support a unified, long-term vision of how the land is to be used.
5. New and expanded public transportation systems should be located to attract urban reinvestment.
6. Non-motorized transportation should be accommodated in new road corridors and strategically retrofitted into existing transit corridors and greenway linkages.
7. The number and frequency of automobile access driveways along road corridors should be minimized.

PLANS AND IMPLEMENTATION

1. A broad-based citizenry should be involved during the development of local comprehensive master plans, including representation from neighboring and impacted jurisdictions. Local plans should consider and address the impacts of neighboring communities land uses, planned uses, goals, and objectives.
2. Local planning decisions which affect neighboring communities should consider multi-jurisdictional impacts.
3. Local comprehensive master plans should be reviewed periodically and updated as necessary to remain viable documents.
4. Local zoning ordinances should be reviewed periodically and updated as necessary to ensure they are consistent with the comprehensive master plan.

5. Local zoning ordinances should be consistent with the comprehensive master plan.
6. Local zoning decisions should be consistent with current local comprehensive master plans.
7. Local comprehensive master plans should be accompanied by an action strategy that specifies individual tasks, timing, and responsibilities for implementation.
8. Comprehensive master plans and zoning ordinances should include interpretive graphics conveying standards and design guidelines.
9. All communities should prepare realistic Capital Improvement Programs as a means of making municipal improvements consistent with their comprehensive master plan.
10. Communities should have an administrative structure that provides clear direction throughout the development process. This structure, including information on the status of projects, should be equally accessible to citizens, developers, and local officials.

CASCADE CHARTER TOWNSHIP 2021 MEETING SCHEDULE

	TOWNSHIP BOARD	TOWNSHIP BOARD 2020 BUDGET WORK SESSIONS 1	TOWNSHIP BOARD	PLANNING COMMISSION	PLANNING COMMISSION	ZONING BD. OF APPEALS	PARKS	DDA	HISTORICAL COMMITTEE	INFRASTR. COMMITTEE	FINANCE & PERSONNEL COMMITTEE	PUBLIC SAFETY ADVISORY COMMITTEE	GOVERN. COMMITTEE
JANUARY	13		27	4	18	12	-	19	8*	6	13	20	27
FEBRUARY	10		24	1	22*	9	16	16	4	3	10	17	24
MARCH	10		24	1	15	9	-	16	4	3	10	17	24
APRIL	14		28	-	19	13	20	20	1	7	14	21	28
MAY	12		26	10*	17	11	-	18	6	5	12	19	26
JUNE	9		23	7	21	8	-	15	3	2	9	16	23
JULY	14		28	12*	19	13	-	20	-	7	14	21	28
AUGUST	11		25	2	16	10	-	17	5	4	11	18	25
SEPTEMBER	8		22	13*	20	14	21	21	2	1	8	15	22
OCTOBER	13		27	4	18	12	-	19	7	6	13	20	27
NOVEMBER	3*		17*	8*	15	9	16	16	4	3	10	17	24
DECEMBER	15*		-	6	20	14	-	21	2	1	8	15	22

* Indicates a change in the regular meeting date

- Township Board:** 2nd & 4th Wednesday of each month, or as indicated above **Infrastructure Committee:** 1st Wednesday of the month, or as indicated above
- Planning Commission:** 1st & 3rd Monday of each month, or as indicated above **Finance & Personnel Committee:** 2nd Wednesday of the month, or as indicated above
- Zoning Board of Appeals:** 2nd Tuesday of each month, or as indicated above **Public Safety Advisory Committee:** 3rd Wednesday of the month, or as indicated above
- Parks Committee:** 3rd Tuesday of the month, or as indicated above **Governance Committee:** 4th Wednesday of the month, or as indicated above
- DDA:** 3rd Tuesday of the month, or as indicated above **Historical Society:** 1st Thursday of each month, or as indicated above.

- ◆ Special meetings are on the call of the Chairperson.
- ◆ All regular meetings which fall on an official legal holiday are usually held on the next business day or as rescheduled by the Chairperson.
- ◆ All Parks Committee meetings are held at the Township Offices, located at 2865 Thornhills Avenue at 8:00 a.m. Beginning February, 5920 Tahoe Drive SE.
- ◆ All Planning Commission meetings are held at the Cascade Public Library – Wisner Center, located at 2870 Jacksmith Drive at 7:00 p.m.
- ◆ All Zoning Board of Appeals meetings are held at the Cascade Public Library – Wisner Center, located at 2870 Jacksmith Drive at 5:30 p.m.
- ◆ All DDA meetings are held at the Cascade Public Library – Wisner Center, located at 2870 Jacksmith Drive at 5:30 p.m.
- ◆ All Township Board meetings are held at the Cascade Public Library – Wisner Center, located at 2870 Jacksmith Drive at 7:00 p.m.
- ◆ All Township Board Committee meetings are held at Township Hall, located at 2865 Thornhills Ave. at 8:00am. Beginning February, 5920 Tahoe Drive SE.
- ◆ All Historical Society meetings are held at the Township Museum Building, located at 2839 Thornapple River Drive at 9:30 a.m.
- ◆ Any meeting changes to the above schedule (time/date/location, etc) will be posted at the Township Hall at least 18 hours prior to the meeting.

1 Township Board 2021 Budget Work Sessions are located at the Township offices, located at 5920 Tahoe Dr. SE at 5:30 p.m.

*******MEETINGS MAY BE HELD VIRTUALLY IN ACCORDANCE WITH STATE REGULATIONS AND TOWNSHIP POLICY DUE TO PANDEMIC*******