

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

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

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

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Disclose any Conflict of Interest**
- ARTICLE 5. Accept the Minutes of the September 20, 2021 and December 10, 2021 Round Hill Committee Meetings**
- ARTICLE 6. Approve the Minutes of the February 7, 2022 Meeting**
- ARTICLE 7. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 8. Case #22-3694/ScottG, LLC
Property Address: 5784 Kraft Ave
Requested Action: The applicant is requesting site plan review for a 100,000 sq ft building addition.**
- ARTICLE 9. Strategic Plan Work Session**
- ARTICLE 10. Old Business**
- Roundhill Committee Next Steps
 - Example of Mailing Notice
- ARTICLE 11. Any Other Business**
- ARTICLE 12. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- 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*

Cascade Charter Township
Round Hill Committee Meeting

September 20, 2021 at 7:00pm Wisner Center

ARTICLE 1. Call the Meeting to Order

Chair Rissi called the meeting to order at 7:02 PM with members Moxley, & Noordhoek present.

ARTICLE 2. Approval of the Agenda - Moved by Noordhoek and supported by Moxley.

Member Meurlin joins the meeting at 7:09.

ARTICLE 3. Public Comment (Please limit comment to 3 minutes)

No one is present.

ARTICLE 5. Discussion of information collection from staff

There was a brief discussion of who is responsible for meeting minutes. Member Meurlin will take 9-13 minutes. Member Rissi will take 9-20 Minutes. There was talk about Meurlin's memo distributed 9-13-2021. The memo targets processes used or ignored. Meurlin listed mistakes at Round Hill with some discussion on each -

1. Bad Ordinance references
2. Planning director not clearly identified
3. Staff process, Positions, and Responsibilities not clear
4. Stormwater Maint Agreement signatures and dates.
5. No Staff deviations from PUD have been found in the file, yet the ordinance states they would exist in writing.

Noordhoek is going to research some issues.

First 2016 ordinance was not recorded until 2020. (Rissi believes that was the approved amended PUD not the original)

Performance Bonds not created or collected initially at time of filing.

Rissi discussed deviations from site plan and discussion that took place with developer at original PUD approval.

Lack of common area around wall is a concern. Moxley is concerned with height of wall and no barrier near top.

How was a house incorrectly addressed for 9 months? How where 2 parcels (8&9) using the same house number for 9 months. Many leins where placed on the wrong lots. How was this not noticed by the building department or staff. It would appear this mistake allowed construction to be on the wrong lot?

Some discussion about potential future interviews with attorneys, the developer, neighbors, and others continued.

ARTICLE 6. Discuss highlights for update to planning commission

Big infrastructure such as walls should have a completion deadline in the PUD

Basic infrastructure needs a priority to be done first.

Site Plans to be dated by PC and twp board at times of approval and note any last minute changes.

Should minor changes be noted to PC.

Better/updated definition of minor.

Who should be involved in the selection of the planning director? The manager, board, or planning commission? All of the above?

ARTICLE 7. Adjournment

Motion by Meurlin support by Moxley to adjourn

9:32pm

Submitted by:

Scott Rissi

Planning Commission and Round Hill Subcommittee Chair

Cascade Charter Township
Round Hill Committee Meeting

December 10, 2021 at 2:00pm @ Wisner Center

Chair Rissi called the meeting to order at 2:06pm with all members present. (Rissi, Moxley, Noordhoek Meurlin)

Chairman Rissi said he would work on past meeting minutes, and asked Member Meurlin for assistance with the 9-13 minutes.

Trustee Noordhoek approved the Agenda, with support from Member Moxley

No members of the public were in attendance or made comments.

Discussion about recommendations led to a list compiled thru aggressive note taking by Member Moxley.

Recommendations for the Planning Commission

No. 1: PUD Ordinance must be recorded.

Copy of Master Deed must be recorded by the County. Master Deed must be signed, sealed and preserved. Signature by Supervisor and Clerk. No work can be started until it is recorded. Only exception is soil testing.

No. 2: Software needs to be used to record key documents

Computer software to be acquired and should be accessible by various CCT officials. Use for tracking process, deposits, and bonds. Documents must be filed with Superintendent and Clerk.

No. 3: New Planning Director selection and approval process

Supervisor to send out requests for qualified persons to submit resumes.
Supervisor to reduce number of submittals to best five. Three PC reps and 3 Trustees to conduct interviews and select the best person for the PD role.

No. 4: Any deviations from original PUD need to be approved

All changes in PUD Ordinance must be reviewed by Planning Director and approved by the Planning Commission. Builder proceeds with changes at their own risk if they do not have approval.

No. 5: Enforcement of Zoning and Site Plans

Who is Responsible? The Planning Director? The Supervisor? The Twp. Manager?

No. 6: Need for an official "Seal" to use on approved documents

Stamp and sign the approved documents.

No. 7: Proof of Performance Bond Payment

Proof of payment should be included in the checklist program.

No. 8: Cease and Desist Orders

Who has the authority to stop work on a project? The Planning Director should have the authority. Planning Director to notify the Planning Commission if he takes such action. Planning Director should notify the Builder of any violations in advance of taking such action.

No. 9: Need to Coordinate KCRC Soil Erosion & Sedimentation Controls with CCT Storm Water Ordinance

CCT Storm Water focuses on water flow. SESC focuses on sedimentation. They are tied together. Kent County Road Commission enforces SESC rules. Who is enforcing CCT Storm Water Ordinance?

No. 10: Enforce the Developers work plan by setting deadlines

If work is done in phases then there should be deadlines for completing tasks outlined in Work Plan. Set firm deadlines for features being completed before moving on. Builder to notify Planning Director when feature is completed.

No. 11: Approval of Minor Changes to PUDs

Any minor changes to PUD Ordinance must be approved, in writing, in advance, by the Planning Director.

No. 12: Need to hire a Project Manager to Monitor PUD construction work

Oversee site construction projects. Preferably someone with years of job site experience and a civil engineering background.

No. 13: Where should a citizen with a complaint go?

Need for an Enforcement Officer.

There was brief discussion about who and how things would be presented to the Planning commission. This list would be emailed out by member Moxley to the members of the subcommittee for possible grammatical edits prior to the presentation.

Chairman Rissi wanted the information quickly enough to be able to present it accurately to the Planning Commission at a special meeting so they could modify it if needed prior to township board presentation..

Trustee Noordhoek moved to adjourn, with support from Member Meurlin.

Meeting was Adjourned.

Minutes
Cascade Charter Township
Planning Commission
Monday February 7, 2022
7:00 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chairman Noordyke called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Moxley, Deering, Rissi, Rapin, Noordyke, Korstange, and Rowland
Members Absent: None
Others Present: Interim Planning Director Brian Hilbrands and those listed on the sign-in sheet

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Deering to approve the current Agenda. Supported by Member Rissi. Motion carried 8 to 0.

ARTICLE 4. Disclose any Conflicts of Interest

There weren't any conflicts of interest disclosed.

ARTICLE 5. Approve the Minutes of the January 17, 2022 Meeting

Motion was made by Member Deering to approve the January 17, 2022 meeting minutes as written. Supported by Member Moxley. Motion carried 8 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak on non-agenda items.

There weren't any visitors who wished to speak.

ARTICLE 7. Case #21-3681/Patterson Ice Center, LLC

Property Address: 2550 Patterson Ave

Requested Action: Consider recommendation to Township Board for PUD Ordinance Amendment

Interim Planning Director Hilbrands presented the PUD Ordinance Amendment. He drafted the amendment to match the conversation from the 1/17/2022 Planning Commission meeting. He asked commission members to look specifically at article five which is the section on allowing alcohol at the rink as this inspired the most discussion at the previous meeting.

Members Rapin and Moxley stated that they believed Interim Planning Director Hilbrands did a good job integrating the conversation from the previous meeting into the PUD Ordinance Amendment.

Motion was made by Member Moxley to recommend the PUD Ordinance Amendment to the Township Board. Supported by Member Rapin. Motion carried 8 to 0.

ARTICLE 8. Closed Session-Pursuant to MCL 15.268 (h) – To consider material exempt from discussion or disclosure by state or federal statute.

Motion was made by Member Rissi to enter closed session pursuant to MCL 15.268 (h) to consider material exempt from discussion or disclosure by state or federal statute. Supported by Member Rapin. Motion carried unanimously by roll call vote. Planning Commission entered Closed Session at 7:06 PM.

Motion was made by Member Rissi to reconvene Open Session. Supported by Member Rapin. Motion carried unanimously by roll call vote. Planning Commission resumed Open Session at 8:26 PM.

ARTICLE 9. Old Business

Planning Commission Bylaws Discussion: Interim Planning Director Hilbrands sent the draft bylaws to the township attorneys who had three edits and one suggestion. They suggested the Rules of Conduct be included the Planning Commission Bylaws rather than as a second document for simplicity's sake. Interim Planning Director Hilbrands explained to the attorneys that the Planning Commission would prefer to keep the two documents separate so that the Rules of Conduct would be easier to change and the Bylaws would be more permanent. The attorneys didn't push back too hard on that.

The three recommended edits were:

Article 3.3: They changed the last sentence to say, "To initiate this action the Planning Commission may make a recommendation for removal to the Township Board."

This is because the Township Board has ultimate authority and they can start the process themselves but the Planning Commission may also begin the process. This was just changing "shall" to "may".

Article 5.5 (g): They believed the proposed wording made it too open so that the Planning Commission would be liable to having to respond.

Article 11: "Amendments will require an affirmative vote of the majority of the Planning Commission appointed and serving."

This clarifies that a majority of all Planning Commission members have to vote in the affirmative, not just the majority of those attending the meeting.

The Planning Commission all agreed on the three edits but still want to keep the Rules of Conduct outside the Bylaws, agreeing when Member Rissi said that they see the Bylaws as bumpers to guide them to make the right decisions whereas the Rules of Conduct may be more malleable and easier to change.

Interim Planning Director Hilbrands will bring this draft (with the three edits) back to the attorneys for a final review so they can verify whether or not anything in the Bylaws is in

conflict with the Zoning Ordinance. If it is not, the Planning Commission will be able to adopt their own bylaws without needing approval from the Township Board.

Member Moxley brought up the section of the Rules of Conduct on conflicts of interest as well as other sections of the Bylaws pertaining to conflicts of interest and how they are all different. He wondered if they were going to try to combine them all into one coherent section or if they would have the attorneys create a draft using this information and then the Planning Commission can edit it as they see fit. Members Korstange and Rissi voiced support for the attorneys creating a first draft, using information from the previous documents governing conflicts of interest. Chair Noordyke asked Interim Planning Director Hilbrands to provide the attorneys with this information and ask they create a first draft for the Rules of Conduct.

ARTICLE 10. Any Other Business

Minutes of the January 17, 2022: Member Rissi said that a resident who attended the last meeting had his name spelled incorrectly in the minutes. It should be spelled "Zoellmer".

Member Rissi made a motion to correct the spelling of Resident Zoellmer's name in the January 17, 2022 meeting minutes. Supported by Member Moxley. Motion carried 8 to 0.

Composting: Member Rissi made a motion to add composting to the 2022 work plan. Supported by Member Rapin. Motion carried 8 to 0.

Zoning Maps: Member Moxley asked Interim Planning Director Hilbrands if there was an update on the zoning maps and he said that he brought them to this meeting to hand out at the end of the meeting.

Planning Commission Email Addresses: Chair Noordyke asked Interim Planning Director Hilbrands if he had an update on the email addresses the Township will be issuing to Planning Commission members. Interim Planning Director Hilbrands said that he did not have any information and suggested that the 'Brian' Manager Swayze had referenced (when talking to Chair Noordyke) was actually Building Official Brian Wilson of the Buildings Department. Chair Noordyke said he will follow up with Manager Swayze.

Packets on Website: Member Korstange said that resident Zoellmer had mentioned during public comment, at the January 17, 2022 meeting, that he didn't realize the packets were online for viewing before the Planning Commission meeting. The members discussed different ways to make it clearer to residents that they can view the packet before the meeting. Suggestions included adding links on the website calendar, adding a QR code to the letter residents receive when someone in their area is bringing a case to the Planning Commission, using a shorter link to the webpage on the letter residents receive, and directing residents where to view the packet on the website. Chair Noordyke asked Interim Planning Director Hilbrands to add an example of this type of letter to the packet for the next Planning Commission meeting so they can discuss possible changes.

Roundhill Subcommittee: Member Moxley asked for an update on forming a committee for phase two of the Roundhill Subcommittee. Chair Noordyke said that two members have expressed interest in being on the subcommittee and he is going to talk to Interim Planning Director Hilbrands and Manager Swayze about the steps to form this committee. He requested that interested members reach out to him before or at the next meeting. Member Rowland stated that he was interested in joining the subcommittee. Chair Noordyke wants to get the information as to what commitment will be required of members on the subcommittee before anyone joins.

Member Rissi said that he still doesn't have the last few meetings worth of Roundhill Subcommittee minutes completed. He will work with other previous subcommittee members to have those prepared by the next meeting.

ARTICLE 11. Acknowledge visitors and those wishing to speak.

There were not any visitors who wished to speak.

ARTICLE 12. Adjournment

Motion was made by Member Rissi to adjourn. Supported by Member Rapin. Motion carried 8 to 0. The meeting was adjourned at 8:53 PM.

Respectfully submitted,

Diedre Deering, Secretary

STAFF REPORT

STAFF REPORT: Case # 22-3694
REPORT DATE: March 2, 2022
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: March 7, 2022
PREPARED BY: Brian Hilbrands, Interim Planning Director

APPLICANT

Scott G, LLC, attn: Scott Geerlings
8515 Homestead Ave, Suite 102
Zeeland MI 49464

STATUS
OF APPLICANT: Developer

REQUESTED ACTION: Site Plan Review for a 100,000 sq ft addition.

EXISTING ZONING OF
SUBJECT PARCEL: TI, Transitional Industrial

GENERAL LOCATION: On Kraft Ave just north of 60th St.

PARCEL SIZE: 8.5 Acres

PROPERTY LOCATION: 5784 Kraft Ave

EXISTING LAND USE
ON THE PARCEL: Tire distribution warehouse

ADJACENT AREA
LAND USES: Vacant

ZONING ON
ADJOINING PARCELS: N,S,W - TI
E - I

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct a 100,000 sq ft addition to the existing industrial building. The site plan was reviewed under Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.
2. The existing building was approved in August of 2019 and has been built to plan.

3. The space is being designed to fit a wide variety of industrial needs for future tenants.
4. The applicant had received site plan approval for a 97,000 sq ft addition in 2020, but the project was never acted upon so the approval expired. This site plan is very similar with two noticeable differences:
 - a. The building has been expanded to 100,000 sq ft
 - b. The number of parking spaces has been reduced from 101 spaces to 67 spaces.
5. The 67 parking spaces meet the minimum requirement based on the size of the addition.
6. The site has an agreement with the neighbor to the south to provide the storm water pond. This pond is being increased in size to accommodate the new project. It appears that the expanded pond is inside the existing storm water easement. However, some of the site grading needed to accommodate the addition is also on the adjacent property and will need to be approved by the property owner to the south.
7. The expansion of the building will need to be reviewed by the City of Grand Rapids for any new requirements for utilities.
8. There is an existing special assessment on the pervious extension of the water main. This will need to be addressed before a building permit can be issued.
9. As a reminder they will not get a sign on Kraft Ave since they have no frontage on Kraft.
10. The site plan has been reviewed by the Fire Department and they have provided comments to the applicant.
11. The Township engineer has reviewed and approved the plan, and their comments are included in your packet. A stormwater agreement for the property was previously provided when the initial building was constructed.
12. A photometric plan was submitted that included illumination levels that exceed what is allowed. A revised photometric plan will need to be submitted that meets Township regulations.
13. The Gerald R Ford Airport staff has been made aware of the project.

Section 21.07: Criteria For Site Plan Approval:

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

1. Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.

2. Whether there are ways in which the configuration of uses and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and proposed use and structures.

3. The extent to which natural features and characteristics of the large trees, natural groves, watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate, of scenic easements, natural buffering, and other techniques for preservation and enhancement of the physical environment.

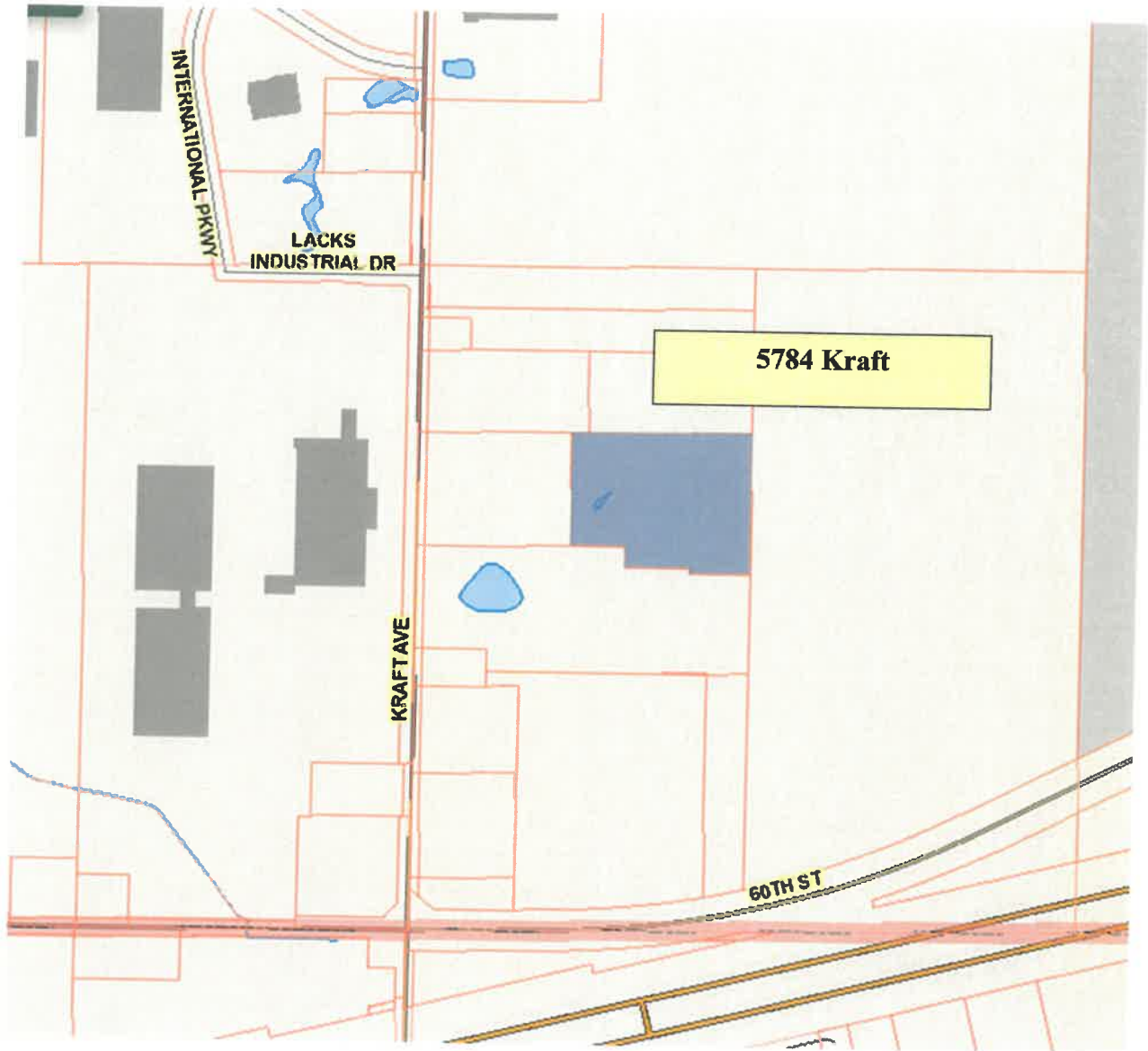
STAFF RECOMMENDATION:

Staff is recommending Approval of the site plan for the 100,000 sq. ft. building addition with the following conditions.

1. Provide approval from the property owner to the south for the grading on their property.
2. The applicant complies with the Township Engineer letter dated March 1, 2022, and all necessary permits are obtained before construction begins.
3. Submit a revised photometric plan that meets Township regulations.

ATTACHMENTS:

Application
Site plan
Township Engineer letter





CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: ScottG, LLC attn: Scott Geerlings
Address: 8516 Homestead Avenue, Suite 102
City & Zip Code Zeeland, MI 49464
Telephone: (616) 772-6070
Email Address: sgeerlings@midwestbuild.com

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Site Plan Review Request; Building Addition at 5784 Kraft Ave. SE

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

PART OF SW 1/4 COM 1115.73 FT S 0D 11M 29S E ALONG W SEC LINE FROM W 1/4 COR TH S 0D 11M 29S E ALONG W SEC LINE 411.72 FT TO S LINE OF N 202 FT OF SW 1/4 SW 1/4 TH N 89D 28M 13S E

ALONG SD S LINE 290.40 FT TO E LINE OF W 290.40 FT TH S 0D 11M 29S E ALONG SD E LINE 150.0 FT TO S LINE OF N 352 FT OF SW 1/4 SW 1/4 TH N 89D 28M 13S E ALONG SD S LINE 874.32 FT TO W LINE

OF E 165 FT OF W 1/2 SW 1/4 TH N 0D 13M 16S W ALONG SD W LINE 352.0 FT TO S LINE OF NW 1/4 SW 1/4 TH N 89D 28M 13S E ALONG SD S LINE 165.0 FT TO E LINE OF W 1/2 SW 1/4 TH N 0D 13M

16S W ALONG SD E LINE 208.42 FT TO S LINE OF N 453 FT OF S 1/2 NW 1/4 SW 1/4 TH S 89D 31M 35S W ALONG SD S LINE 1329.42 FT TO BEG * SEC 32 T6N R10W 14.79 A.

SPLIT/COMBINED ON 02/11/2019 FROM 41-19-32-300-011, 41-19-32-300-042;

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -032-300-045

ADDRESS OF PROPERTY: 5784 Kraft Ave. SE Cascade, MI 49546

PRESENT USE OF THE PROPERTY: Industrial Building

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

Name(s)

Address(es)

Midwest Construction Group, Inc.

8516 Homestead Avenue, Suite 102, Zeeland, MI 49464

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.)

Scott Geerlings

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

* Scott Geerlings 2-3-22

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

Scott Geerlings

Applicant - Print or Type Name

* Scott Geerlings 2-2-22

Applicant's Signature & Date

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



February 8, 2022

Mr. Brian Hilbrands, Planner
Cascade Charter Township
5920 Tahoe Drive, SE
Grand Rapids, MI 49546-7123

RE: 5784 Kraft Avenue SE – Final Site Plan Approval
Grand Rapids, Kent County, Michigan

Dear Mr. Hilbrands:

Enclosed please find twelve (12) sets of the application package for final site plan review of the proposed building addition at 5784 Kraft Avenue SE. An electronic copy has also been submitted for your records. The submittal includes the following:

- Application
- Checklist
- Application Fee (\$500)
- Narrative
- Site Plan Set – 24x36
- Stormwater Management Calculations
- Landscape Plan
- Building Plans and Elevations
- Site Lighting Plan

These items are being submitted for the consideration at the regular Planning Commission meeting on March 7, 2022.

Should you have any questions or require additional information, please don't hesitate to contact me at (616) 575-5190 or via email at jbarr@nederveld.com.

Sincerely,

R. Jack Barr, P.E.
Project Manager

NARRATIVE

5784 Kraft Avenue SE – Phase 2

The proposed use of the site will expand the existing industrial development. The proposed building will expand the existing space occupied by National Tire Wholesale, adding 100,000 square feet of industrial space. This additional building area has been designed to fit a wide variety of industrial needs for future tenants.

The Township parking requirements in Chapter 19, Table 19-B are 0.67 parking spaces per 1,000 sf of building floor area. For the 100,000sf building this would require 65 parking spaces. Based on expected use, the proposed site plan is only proposing 56 parking spaces. We request the Planning Commission approve a reduction in parking of 9 spaces from what is otherwise required by the ordinance.

Experiences... the Difference

NEDERVELD
 www.nederveld.com
 10000 Grand Rapids
 Grand Rapids, MI 49508
 Phone: 616.777.6070

ANN ARBOR CHICAGO
 COLUMBUS HOLLAND
 INDIANAPOLIS ST. LOUIS

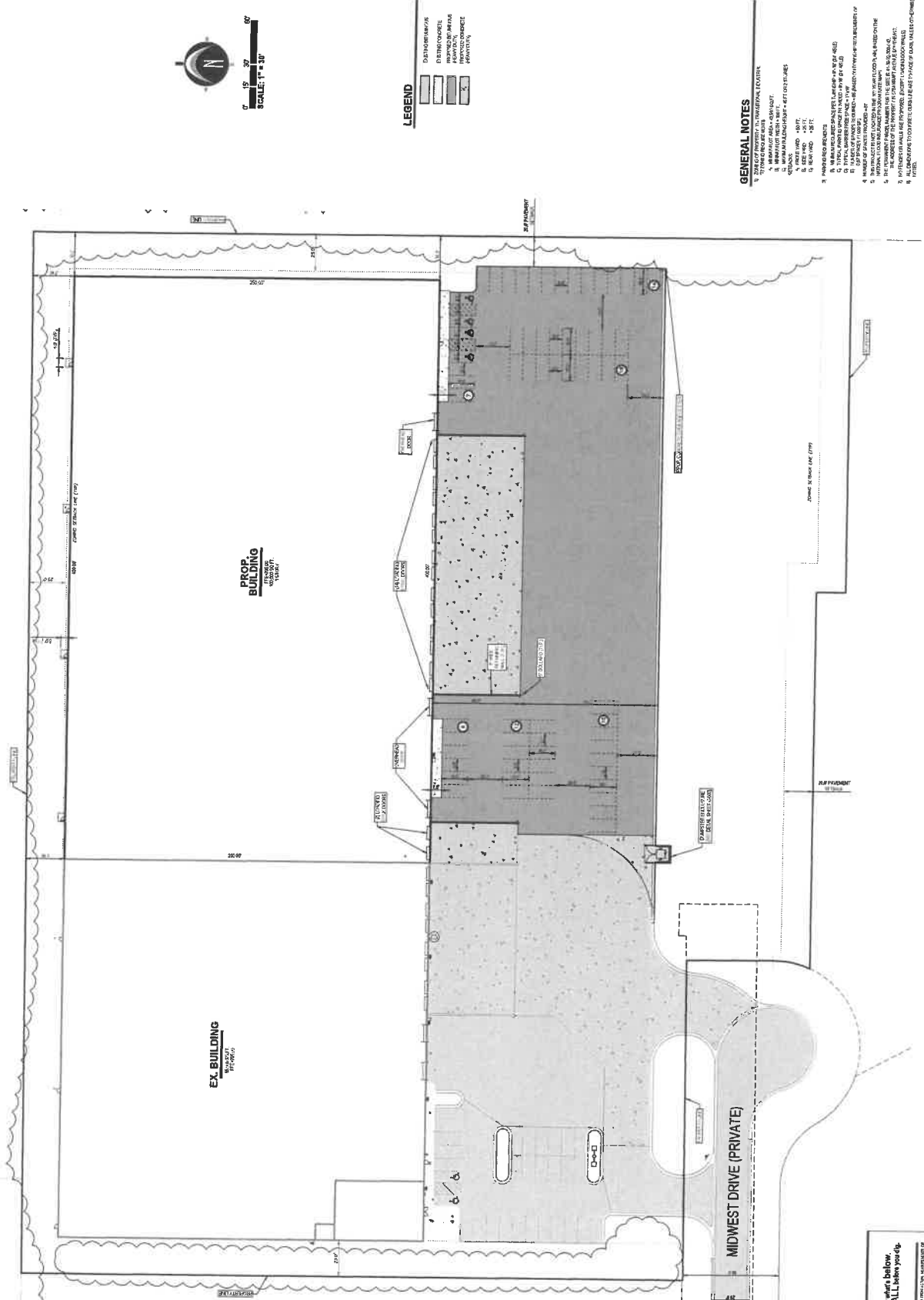
PREPARED FOR:
 5784 Kraft Avenue, LLC
 5784 Kraft Avenue, LLC
 5784 Kraft Avenue, LLC
 Zeland, MI 49688
 Phone: 616.777.6070

REVISIONS:
 1. 11/15/11 - Initial Design
 2. 11/15/11 - Final Design
 3. 11/15/11 - Final Design

5784 Kraft Avenue SE
 Site Layout Plan
 PART OF THE SW 1/4 OF SECTION 22, T18N, R10W,
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:
 STATE OF MICHIGAN
 JAMES J. MCGEE
 REGISTERED PROFESSIONAL ENGINEER
 No. 41700

PROJECT NO.: 22400101
SHEET NO.: C-205



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

IF YOU ARE GOING TO DIG, CALL 811. IT'S THE EASY WAY TO FIND OUT WHAT'S BELOW THE SURFACE OF THE EARTH. CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG. IT'S FREE AND IT'S FAST. CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG. IT'S FREE AND IT'S FAST. CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG. IT'S FREE AND IT'S FAST.

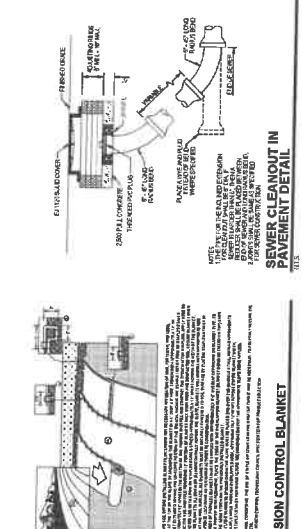
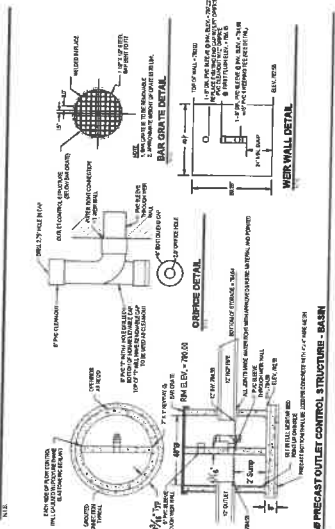
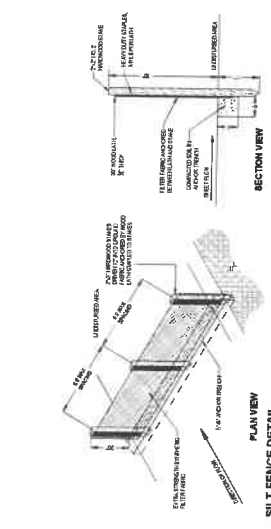
Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Surveying — Fomatsis Engineering — Fibre Investigation

PREPARED FOR:
 5784 Kraft Avenue LLC
 Scott Overly
 5784 Kraft Avenue
 Grand Rapids, MI 49506
 Phone: 616.772.8079

REVISIONS:

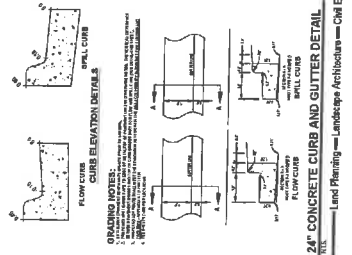
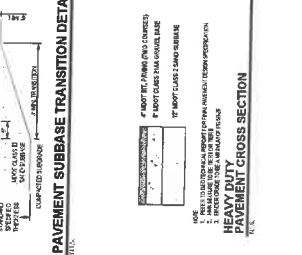
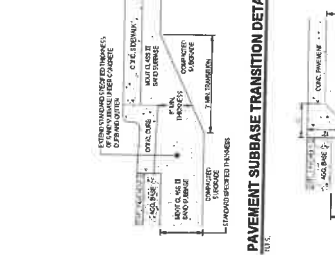
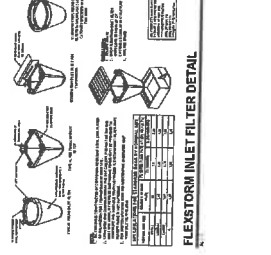
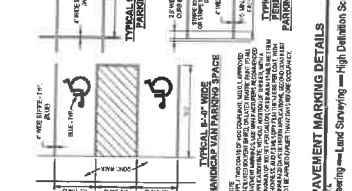
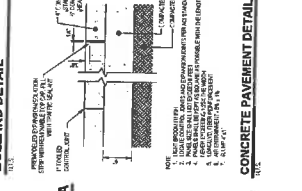
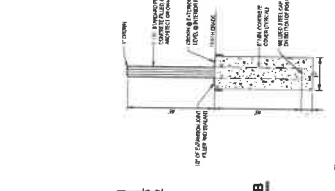
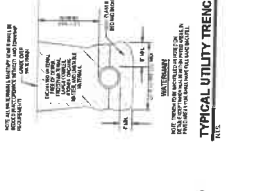
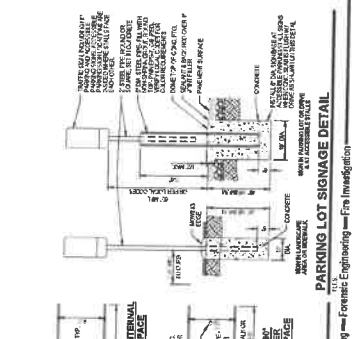
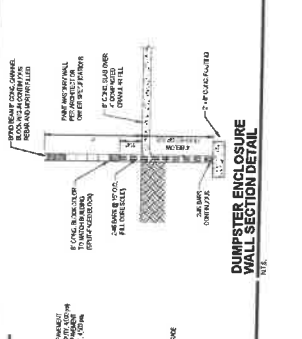
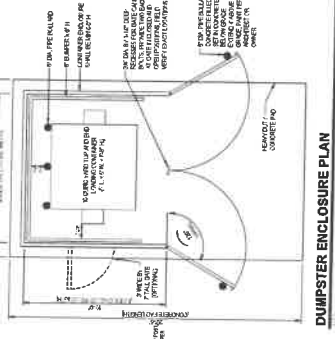
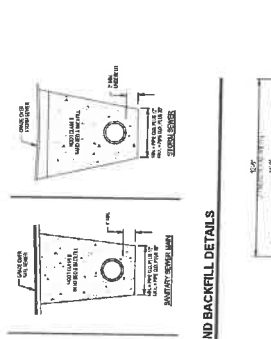
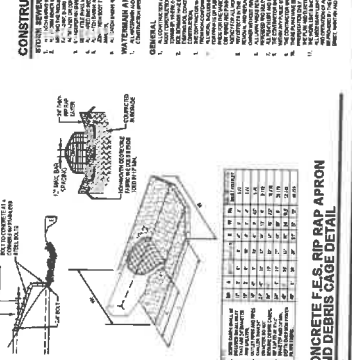
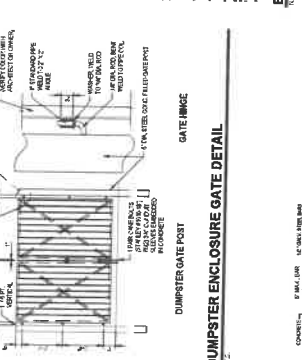
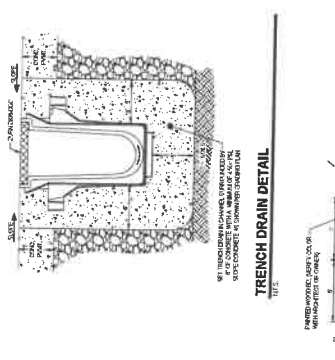
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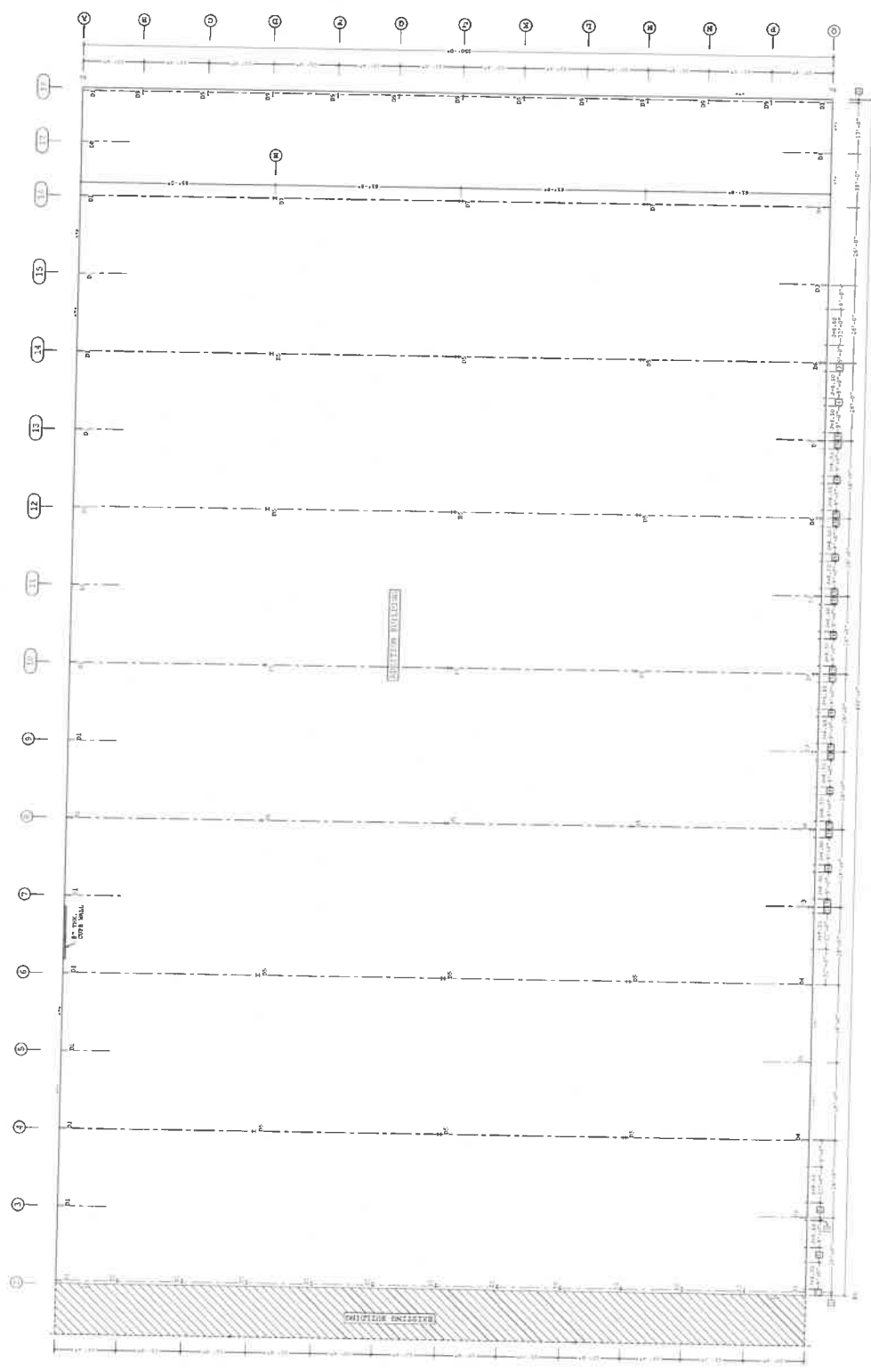
Experiences... the Difference



CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
2. ALL MATERIALS SHALL BE TESTED AND APPROVED BY AN INDEPENDENT TESTING AGENCY BEFORE USE.
3. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
4. ALL SURFACES SHALL BE FINISHED TO THE SPECIFIED FINISH GRADE UNLESS OTHERWISE NOTED.
5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE FINISH GRADE UNLESS OTHERWISE NOTED.
6. ALL STRUCTURES SHALL BE CONSTRUCTED TO THE SPECIFIED FINISH GRADE UNLESS OTHERWISE NOTED.
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ANCHOR ROD PLAN

- 1 1'-0"
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- 3 2'-0"
- 4 2'-0"
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- 6 2'-0"
- 7 2'-0"
- 8 2'-0"
- 9 2'-0"
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- 12 2'-0"
- 13 2'-0"
- 14 2'-0"

Dimension Key

THE BUILDING IS DESIGNATED WITH BRACING DIAGONALS IN THE DESIGNATED BAYS. COLUMN BASE REINFORCING AND DIAGONALS MAY NOT BE RELOCATED WITHOUT CONSULTING THE BUILDING SUPPLIER ENGINEER.

THIS VP ENGINEER'S SEAL AND SIGNATURE ARE ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND NOT TO THE PERFORMANCE OR DESIGN OF ANY OTHER PARTY. THE VP ENGINEER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ANY WORK PROVIDED BY VP EXCEPT TO ANY CONTRACTOR. PERFORMANCE REQUIREMENTS SPECIFIED BY VP.

Finished Floor Elevation = 102.0' (Unless Noted Otherwise)

THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VP BUILDINGS. THE GENERAL CONTRACTOR/ANCHOR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD MEASUREMENTS AND THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS DRAWING, INCLUDING ALL DETAILS REFERENCED IN THIS DRAWING. VP BUILDINGS SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OR OMISSIONS IN THIS DRAWING. VP BUILDINGS SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OR OMISSIONS IN THIS DRAWING. VP BUILDINGS SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OR OMISSIONS IN THIS DRAWING.

VP BUILDINGS
3300 Players Club Circle Memphis, TN 38125

DATE: 10/26/2021
TIME: 09:41:30
SCALE: NTS

VP BUILDINGS
A BlueScope Building Company
111172021

FOR CONSTRUCTION
ANCHOR ROD PLAN

PROJECT: Grand Rapids, Michigan
CLIENT: NTVM Addition
DRAWN BY: SDA
CHECKED BY: SDA
DATE: 10/07/2021

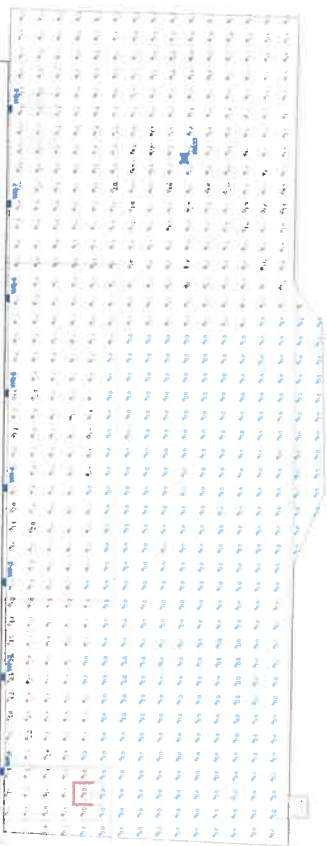
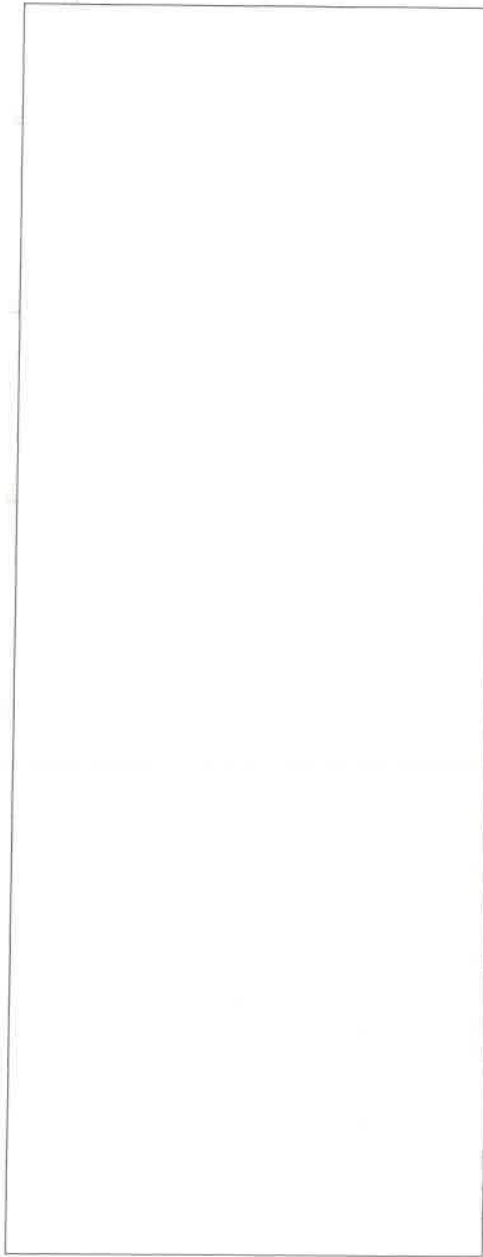




New Addition for: National Tire Warehouse 5784 Kraft SE

Designer: MORGAN M. LANDON
Date: 08/07/2012
Scale: 1" = 30' - 0"
Drawing No.: 5784-001
Summary

Item	Quantity	Description	Unit	Notes
SL	1	100' x 100' x 10' CONCRETE SLAB	SQ YD	100' x 100' x 10' CONCRETE SLAB
WP	1	100' x 100' x 10' CONCRETE WALL	SQ YD	100' x 100' x 10' CONCRETE WALL



2012 Morgan M. Landon



MORGAN M. LANDON, PE
Professional Engineer
State of Georgia
070363001
mml@mmorgan.com

Morgan M. Landon
08.07.12

March 1, 2022
Project No. 170168

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

5784 Kraft Avenue, Phase 2 Site Plan Review

Dear Brian:

We have reviewed the site plan for 5784 Kraft Avenue, prepared by Nederveld. The current site plan and the basis of this review are dated March 1, 2022. The proposed project is Phase 2 of the development and includes a 100,000-square-foot industrial warehouse building addition. The new warehouse building is an addition to the existing 65,000-square-foot warehouse building constructed in Phase 1 in 2019 and 2020. Future phases are planned for the development that includes three separate parcels under different ownership; 5784, 5726, and 5824 Kraft Avenue. A recorded easement agreement provides for the shared access, utilities, and stormwater management between the properties. The site is in the Plaster Creek watershed, sub-drainage district 60th Street.

Stormwater and Drainage

The proposed project is being reviewed under the current Storm Water Ordinance (SWO), Ordinance 7 of 2002, as amended by Ordinance 2 of 2008, May 14, 2008.

Flood Control

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

This site plan submittal is for Phase 2 of the development. The proposed stormwater design for Phase 2 of the development is to expand the Phase 1 detention basin for that portion of the site being developed in Phase 2. The expanded detention basin is located adjacent to the Phase 1 detention basin on the south side of Midwest Drive.

The new stormwater detention basin is sized for the 25-year storm event and a release rate of 0.13 cfs/acre for Phase 2 of the development. As future development takes place, the detention basin outlet structures will need to be upgraded to maintain the 0.13 cfs/acre release rate. This will involve modifying the orifice openings in the outlet control structure weir walls.

All stormwater detention basins discharge to an existing pond and wetland located on the southernmost parcel, 5824 Kraft Avenue. The existing pond drains to the west by open channel and 36-inch culvert beneath Kraft Avenue.

Offsite stormwater drainage enters the site from the east but does not impact Phase 2 of the development. Offsite drainage should be routed around onsite stormwater facilities and detention basins for future development.

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

Water Quality Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period. The detention basins are designed with outlet control structures and low flow outlets to detain the first 0.5 inch of runoff from the site and release it over a 24-hour period. The proposed design is in accordance with the Township SWO. As future development takes place on the remaining undeveloped parcels, the outlet control structures will need to be modified to meet the water quality control requirements for the total developed area.

Stormwater Runoff

The applicant provided stormwater calculations to size the onsite storm sewer system and detention basins. All stormwater runoff from the impervious areas of the site will be captured by the detention basins. Therefore, the site will not see an increase in rate of stormwater leaving the site.

Drainage Plan

The applicant has submitted plans, calculations, and additional documentation as required in 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 landscape maintenance of the detention basins, cleaning of catch basin sumps, sediment and debris removal from the detention basins and outlet structures.

An existing recorded easement agreement between the properties provides for the shared maintenance of stormwater facilities. The maintenance agreement should include all property owners.

Utilities

Water and fire protection services will be provided through the Phase 1 warehouse building. A new sanitary sewer service is proposed for the Phase 2 warehouse building.

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, mulch blanket on steep slopes, and silt sacks in catch basins. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. 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 an SESC permit prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

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

Sincerely,



Michael L. Berrevoets, PE
Senior Civil Engineer

Attachment

By email

Copy Nathan Torrey, 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

5784 Kraft Avenue, Phase 2

Site plan submittal package dated March 1, 2022

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive stormwater runoff
Stormwater runoff from the site will discharge to an existing detention basin that will be expanded for the new improvements.
- 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. Soil map information is not required.
- OK (3) Development tributary area to each point of discharge from the development.
The applicant provided a tributary area for that portion draining to the detention basin.
- OK (4) Calculations for the final peak discharge rates
The applicant provided calculations for the new/expanded detention basin and onsite storm sewer system.
- OK (5) Calculations for any facility or structure size and configuration
The applicant provided calculations for the new/expanded detention basin and onsite storm sewer system.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided plans showing all proposed storm water 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 stormwater drainage enters the site from the east but does not impact Phase 2 of the development. Offsite drainage should be routed around onsite stormwater facilities and detention basins for future development.
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
A construction schedule was included on the plans.

- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin.
- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The applicant provided a plan and design details for construction of the proposed detention basin.
- 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 is required and should be provided to the Township after approval and before construction begins.
- OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.
- OK (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems



Cascade Township Strategic Plan Survey #1 Results

1,887 Total Respondents



97%
live in Cascade Township



79%
are property owners



57%
work full-time or part-time

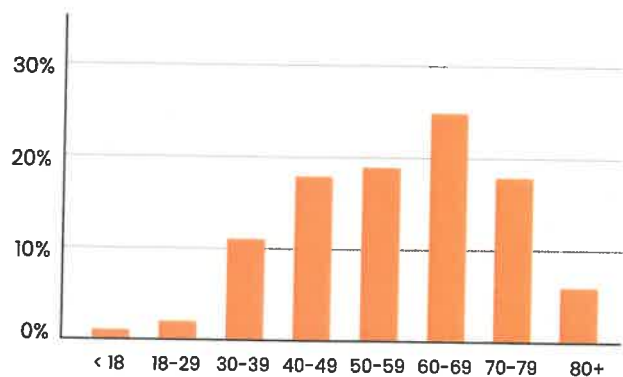


32%
are retired

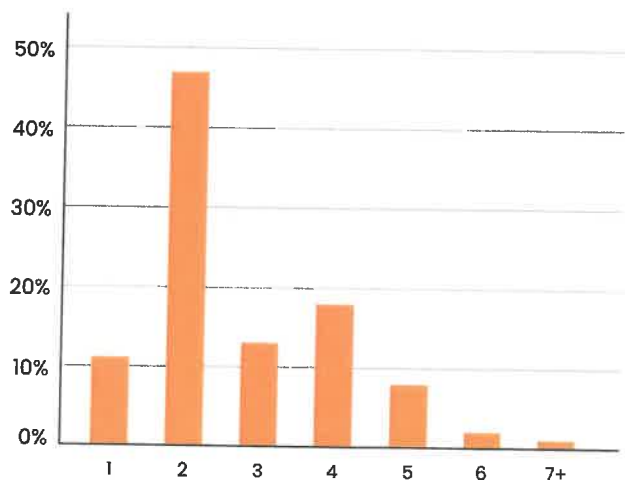


7%
are business owners

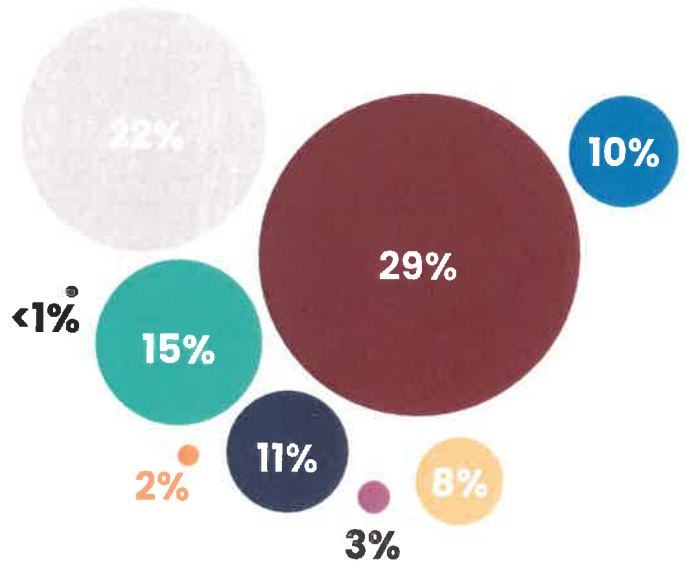
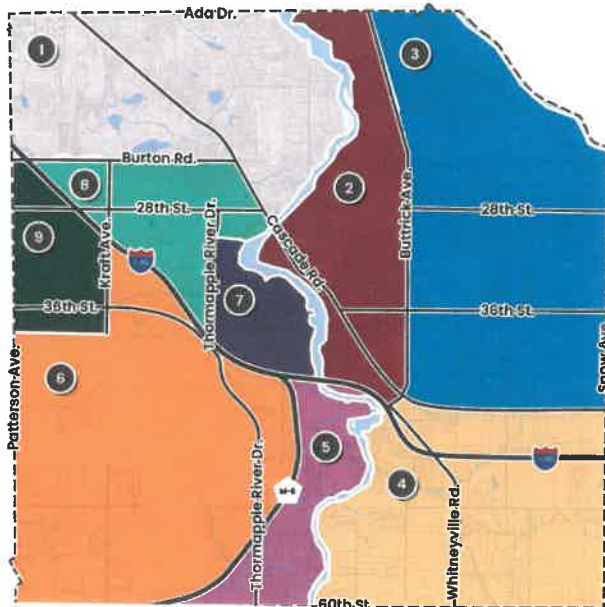
Age Range



Household Size



Where Respondents Live



Cascade's Top Assets

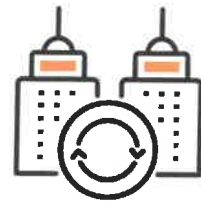


1. Natural Scenery

4. The Thornapple River
5. Bike Paths/Walking Trails
6. Green Spaces
7. Suburban Setting
8. Parks and Outdoor Recreation
9. Schools
10. Rising Home Values



2. Safety (from Crime)



3. Proximity to Most Areas with Greater Grand Rapids

Cascade's Top Issues of Concern

1. Too Much Traffic Speeding on Major Roads
2. Lack of a Village Area
3. Too Much Traffic Speeding in Neighborhoods/Residential Areas
4. Lack of River/Lake Preservation Efforts
5. Too Much Congestion along Township's Major Roads
6. Decreased Personal Safety
7. Not Enough Parks/Natural Areas
8. Loss of Character Due to Rapid Growth
9. Lack of Pathway Maintenance
10. Too Much Traffic Congestion in Neighborhoods/Residential Areas

Top Issues of Concern by Age

Issue	18-29	30-49	50-69	70+
Too Much Speeding (Major Roads)	7	2	1	1
Lack of a Village	3	1	2	4
Too Much Speeding (Neighborhoods)	5	3	3	3
Lack of River/Lake Preservation	1	5	5	2
Too Much Congestion (Major Roads)	4	6	6	5
Decreased Safety	2	7	4	7
Not Enough Parks	6	4	8	8
Loss of Character	9	9	7	6
Pathway Maintenance	8	8	9	10
Too Much Congestion (Neighborhoods)	10	10	10	9

Top Issues of Concern by Geography

Issue	1	2	3	4	5	6	7	8	9
Too Much Speeding (Major Roads)	1	1	1	1	2	2	4	3	1
Lack of a Village	2	2	2	2	3	5	1	1	2
Too Much Speeding (Neighborhoods)	3	3	7	3	5	3	3	2	N/A
Lack of River/Lake Preservation	5	4	3	8	1	4	2	7	N/A
Too Much Congestion (Major Roads)	6	6	5	7	7	8	7	4	N/A
Decreased Safety	4	7	8	5	9	1	5	5	N/A
Not Enough Parks	7	5	6	4	4	9	9	9	N/A
Loss of Character	8	8	4	6	6	7	6	6	N/A
Pathway Maintenance	9	9	10	10	11	6	8	8	N/A
Too Much Congestion (Neighborhoods)	10	10	9	9	10	10	10	10	N/A

Cascade's Top Priorities

1. Creating a "Downtown" Village
2. Not Raising Taxes
3. Allocating and Planning Residential Growth in Appropriate Areas
4. Creating a Community Gathering Space
5. Improving Existing Parks
6. Encouraging and Supporting Commercial Development in Appropriate Areas
7. Investing Resources into Improving and Enhancing Streetscapes
8. Cleaning up the Thornapple River
9. Creating More Parks
10. Pedestrian Facilities

Top Priorities by Age

Issue	18-29	30-49	50-69	70+
Creating a Village	2	1	1	2
Not Raising Taxes	1	2	2	1
Planning Residential Growth	7	9	3	3
Community Gathering Space	4	4	4	4
Improving Existing Parks	5	3	7	8
Encouraging Commercial Development	9	5	5	7
Streetscapes	6	8	6	5
Cleaning up the Thornapple	3	10	8	6
More Parks	8	6	10	9
Pedestrian Facilities	10	7	9	11

Top Priorities by Geography

Issue	1	2	3	4	5	6	7	8	9
Creating a Village	1	1	2	1	1	1	1	2	1
Not Raising Taxes	2	2	1	2	4	3	2	1	2
Planning Residential Growth	3	6	3	7	6	4	3	3	N/A
Community Gathering Space	7	4	5	8	2	2	5	4	N/A
Improving Existing Parks	4	5	4	3	7	6	9	6	N/A
Encouraging Commercial Development	6	7	6	6	8	9	4	5	N/A
Streetscapes	5	3	8	4	11	5	10	7	N/A
Cleaning up the Thornapple	10	9	10	5	3	8	6	8	N/A
More Parks	9	8	9	9	10	7	8	9	N/A
Pedestrian Facilities	8	10	7	10	5	10	10	10	N/A

NOTICE OF PUBLIC HEARING

The Cascade Charter Township Planning Commission will hold a public hearing at a regular meeting to consider the following request.

APPLICANT: Matt Downey

CASE NO. #22-3695

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

PROPERTY LOCATION: 3030 Wood Duck Ln

PUBLIC HEARING DATE: Monday, March 21, 2022

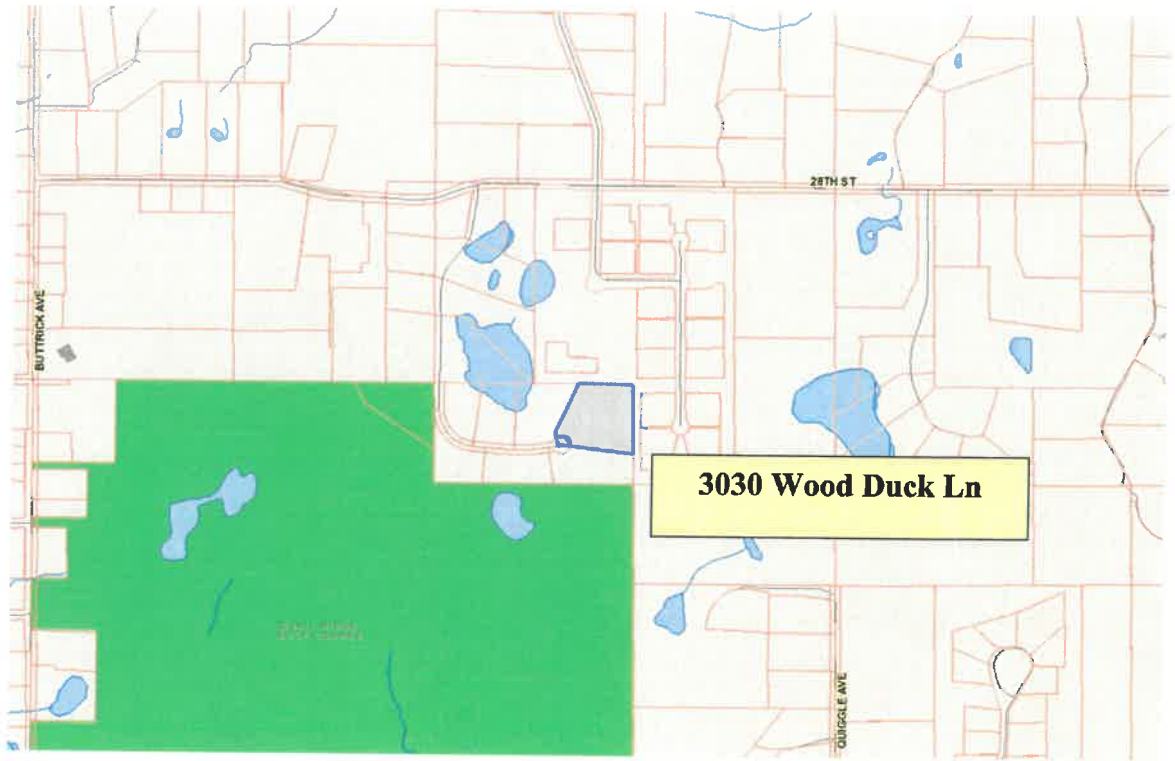
TIME: 7:00 pm

LOCATION: Cascade Library – Wisner Center
2870 Jacksmith Ave, SE
Grand Rapids, MI 49546

All information relative to this request may be reviewed in the office of the Planner (949-0224) located at 5920 Tahoe Dr, SE, Grand Rapids, Michigan, 49546 during regular business hours. Written comments concerning the request may be submitted to the Township Interim Planning Director, Brian Hilbrands, 5920 Tahoe Dr, SE, Grand Rapids, MI 49546 before the start of the meeting. The meeting packet will be available on the Township website a few days prior to the meeting - <https://www.cascadetwp.com/reference-desk/meetings>

Cascade Charter Township
5920 Tahoe Dr SE
Grand Rapids, MI 49546
Planning Commission

Individuals with disabilities requiring auxiliary aids or services who are planning to attend the hearing should notify Township Clerk Susan Slater at sslater@cascadetwp.com within a reasonable time in advance of the date of the hearing.



3030 Wood Duck Ln