



**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, September 16, 2024  
7:00 PM**

**ARTICLE 5.**

Approve the Minutes of the  
July 15, 2024 Meeting and August 7,  
2024 Work Session.

**MINUTES**  
**CASCADE CHARTER TOWNSHIP PLANNING COMMISSION**  
**MONDAY, July 15, 2024**  
**7:00 pm**  
**2870 Jacksmith Ave SE**

- ARTICLE 1.** Chair Moxley called the meeting to order at 7:01 pm.  
Members Present: Noordhoek, Moxley, Rissi, Noordyke, Rowland  
Members Absent: Richardson (excused), Bruneau (excused)  
Others Present: Community Planning and Development Director (CP&D Director) Andrea Hendrick, Zoning Administrator (ZA) Madison Smith-Jacoby, Planning Consultant Danielle Bouchard (Via Zoom), Legal Counsel Laura Genovich, and others listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**  
**Motion was made by Secretary Noordyke to approve the current agenda. Supported by Vice Chair Rissi. Motion carried 5 to 0.**
- ARTICLE 4. Disclose any Conflict of Interest**  
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the July 1, 2024 Meeting and June 26, 2024 Work Session.**  
**Motion was made by Vice Chair Rissi to approve the minutes of the July 1, 2024 meeting and June 26, 2024 work session as written. Supported by Secretary Noordyke. Motion carried 5 to 0.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**  
There were no public comments.
- ARTICLE 7. Case #24-3850 - Public Hearing**  
**Applicant:** Lance Sheidel  
**Property Address:** 8494 36<sup>th</sup> Street  
**Parcel Number:** 41-19-23-200-027  
**Requested Action:** Type I Special Use Permit to build an accessory building that exceeds 832 square feet.  
  
Zoning Administrator Smith-Jacoby presented the application and her summary of what she reviewed for the construction of the new barn with findings. She stated that the building would be in compliance with the Zoning Ordinance.  
  
Vice Chair Rissi asked for clarification on the number of accessory buildings allowed to which ZA Smith-Jacoby responded the site is allowed three accessory structures, so they would be compliant with the Zoning Ordinance. Vice Chair Rissi followed the question up by asking if a nonconforming building was destroyed by an act of God, would they be able to build a non-conforming structure in another spot. Legal Counsel Laura Genovich responded that the Zoning Ordinance would lay out if that was allowed. ZA Smith-Jacoby responded that the ordinance says that a nonconforming structure would not be able to be rebuilt at all.

Secretary Noordyke asked about the building permit and clarification of the building code in reference to the Right to Farm Act. ZA Smith-Jacoby clarified that because it's not a commercial operation, the act would not apply to zoning regulations. She mentioned that Brian Wilson, the Township Building Inspector would not sign off on a permit until there was a verifiable document from zoning. She also clarified that it is not exempt from zoning regulation by the Right to Farm Act, but that the building code has its own standards for farm buildings. She could not speak to those.

Vice Chair Rissi asked if there were any negative public comments related to the building moving. Community Planning and Development Director (CP&D Director) Hendrick responded that they did not receive comment on the building's location. However, in response to the public notice, they received inquiries related to the size of the structure.

Chair Moxley called forward the applicants.

Lance Scheidel, the applicant, explained they had moved the barn for the cows. In its previous location, the cows would only be able to get to the grassy area if the applicant put a fence across the driveway of the property.

Vice Chair Rissi asked the applicant if the barn would match characteristics of the old barn or the new house. Kristen Scheidel, the applicant, responded that it would match the house. Vice Chair Rissi mentioned that the applicants had done a phenomenal job cleaning up the property.

**Motion was made by Secretary Noordyke to open public hearing. Supported by Vice Chair Rissi. Motion carried 5 to 0.**

Scott Schrottenboer (3660 Cherry Lane), agreed with Vice Chair Rissi that the property looks great now and wondered if the barn could go back in the original location. They mentioned that they were not opposed to the barn being built. However, if it was approved as proposed, that there would be requirement for trees on the south side to shield their view of the applicant's barn.

Mrs. Scheidel responded to the comment on the addition of the trees. The original plan had added trees, but the terrain of the land blocked the barn from the neighbor's viewshed.

Vice Chair Rissi asked the applicant if they were going to plant trees on the southside, to which Mrs. Scheidel responded that they will not. It would be used for pasture.

**Motion was made by Secretary Noordyke to close public hearing. Supported by Vice Chair Rissi. Motion carried 5 to 0.**

**Motion was made by Vice Chair Rissi to APPROVE Case Number 24-3850, for a Type I Special Land Use Permit with the following conditions:**

- 1. All outdoor lighting adheres to Cascade Township Zoning Ordinance standards.**
- 2. The accessory building may not be used for a dwelling.**
- 3. Verification of the placement of any underground utilities prior to building permits being issued.**

**Supported by Secretary Noordyke. Motion carried 5 to 0.**

**ARTICLE 8.**

**Case #24-3845 - Public Hearing**

**Applicant:** Signature Landscape, LLC

**Property Address:** 5640 Mccords Ave SE

**Parcel Number:** 41-19-36-326-001

**Requested Action:** Amendment to an existing Special Use Permit for an accessory building exceeding 832 square feet.

ZA Smith-Jacoby presented the applicants case and her summary of what she reviewed for the construction of the addition with findings. She stated that the building would be in compliance with the Zoning Ordinance.

Chair Moxley asked for clarification on the lot size, if it was 9.8 acres or 6.03 acres, to which ZA Smith-Jacoby it is 9.8 acres.

**Motion was made by Vice Chair Rissi to open public hearing. Supported by Secretary Noordyke. Motion carried 5 to 0.**

**Motion was made by Vice Chair Rissi to close public hearing. Supported by Secretary Noordyke. Motion carried 5 to 0.**

Justin Sherman, with Signature Outdoor Concepts the applicant's architectural representative, presented himself to answer questions. Member Rowland asked about the addition to the existing structure and why it wasn't included in a previous case that was brought to the Planning Commission (PC). Bernie Pepin, the applicant, responded they needed the extra space for the mechanical needs of their pool. Vice Chair Rissi voiced that he appreciated containing it there rather than creating another structure. Member Rowland acknowledged the comment, but noted the 3,900 sf was a very large structure.

**Motion was made by Vice Chair Rissi to APPROVE Case Number 24-3845, for a Special Use Permit with staff recommendations.**

- 1. All outdoor lighting must adhere to Cascade Township Zoning Ordinance.**
- 2. The accessory building may not be used for a dwelling.**
- 3. Verification of the placement of any underground utilities prior to any building permits being issued (if applicable).**

**Supported by Secretary Noordyke. Motion carried 5 to 0.**

**ARTICLE 9.**

**Case #24-3834**

**Applicant:** FCC, Inc., Byrne Harmon

**Property Address:** 5725 & 5755 52<sup>nd</sup> St SE

**Parcel Number:** 41-19-29-300-019, 41-19-29-300-029

**Requested Action:** Site Plan Review for a new 110,000 sf industrial building.

CP&D Director Hendrick presented the application. It was previously tabled with the request to address several concerns. The concerns including driveway location, parking requirements, landscaping plan, corrections to unpermitted driveway, proposed remediation plans requested by EGGLE, stormwater management plan, coordination with the airport for crane use, as well as plans for the sewer lift system.

Member Rowland asked for clarification on deferred parking. Doug Stalsonburg, the engineer for the applicant, mentioned that there is no current user of the

property, so the building is just built to a specification. He said when one does purchase it, they may need more parking, and they would expand at that time.

Secretary Noordyke asked if the applicant is comfortable including a utility and maintenance agreement for the loop and lift. Mr. Stalsonburg responded that the water main loop would be owned by the City Grand Rapids Water Department, with an easement. Secretary Noordyke asked for clarification from staff as to who would own the water and sewer system. Staff referred to correspondence that Twp. engineer Aric Thorne had with the city of Grand Rapids Water Department. Stating the GR Water Department would not like to own or maintain the lift as they did not want to be liable for repairs. Mr. Stalsonburg clarified that the lift station would be used for the sewage line and that the property owner would be the operator and required to maintain it.

**Motion was made by Secretary Noordyke to APPROVE Case Number 24-3834, with the following provisions:**

- 1. The construction of the 30 parking spaces and associated pedestrian walkways on the north side of the building be deferred.**
- 2. The bufferyard requirements are waved due to the addition plant material distributed throughout the site, the existing wetlands, and the additional plant requirements of EGLE.**

**Furthermore, the following conditions shall be placed on the approval:**

- 3. The application and plans submitted by the applicant and signed, dated, and stamped by the Planning Director, shall constitute the approved plans, except if plan elements are amended in this resolution, or do not meet the requirements of the Zoning Ordinance.**
- 4. That the use shall operate according to this application and per the testimony of the applicant.**
- 5. Any proposed signage must be reviewed and approved in accordance with CCT Sign Ordinance Standards.**
- 6. All permits are obtained from the Kent County Road Commission and EGLE for the driveway openings to the public road.**
- 7. All permits are obtained from EGLE for impact of the Wetlands.**
- 8. All Soil Erosion & Sediment Control plans are approved by the Kent County Road Commission.**
- 9. The applicant provides a stormwater maintenance agreement, and an access agreement and easement for all properties accessed by the proposed drive.**
- 10. The applicant provides an easement for the water and sewer system and is responsible for the ownership, maintenance, and payment of the water system.**

**Supported by Vice Chair Rissi. Motion carried 5 to 0.**

**ARTICLE 10.**

**Case #24-3843 - Public Hearing**

**Applicant:** QuikTrip

**Property Address:** 5905 Broadmoor Ave SE

**Parcel Number:** 41-19-31-352-006

**Requested Action:** Preliminary Development Plan Review for a modification to PUD-95 at 5905 Broadmoor Avenue SE.

CP&D Director Hendrick presented the case in accordance with the staff report.

Secretary Noordyke asked about it being a PUD and the community benefit aspect. Staff clarified that this is only a preliminary application, and that the PC could make conditions, if approved, to go forward for the actual site plan process and the conditions could be added.

Laura Trendler, of McBride Dale Clarion, presented on the proposed site plan and use for the site.

Skyler Evans, project manager for QuikTrip, gave a presentation on what QuikTrip is: 1100 stores, 25,000 employees nationwide fuel station and convenience store. Lauren Trendler presented their plans and proposed developing 7.9 acres. The other portion of the 11 acres they said would be used or separated for future development.

Secretary Noordyke asked if the billboard would be removed to which Mr. Evans clarified that they are currently researching the billboard and its ownership.

Trustee Noordhoek inquired about the removal of vegetation and potential mitigation strategies. He asked about replanting on-site and the possibility of purchasing land elsewhere to compensate for the loss of trees and green space. Mr. Evans assured that they would collaborate with staff to meet or exceed landscaping requirements and expressed openness to the land purchase suggestion.

Member Rowland asked if this is a 24/7 operation would truckers be sleeping overnight. Mr. Evans clarified that it was up to the PC if they wanted to restrict that use and they would not be opposed to it.

Vice Chair Rissi asked staff for clarification about what would happen with remaining acreage if it would be for open space or for other developed uses. CP&D Director Hendrick clarified that as of right now the thought is that it would be developed within the ordinance of the PUD.

**Motion was made by Vice Chair Rissi to open public hearing. Supported by Trustee Noordhoek. Motion carried 5 to 0.**

**Motion was made by Vice Chair Rissi to close public hearing. Supported by Secretary Noordyke. Motion carried 5 to 0.**

Vice Chair Rissi questioned the necessity of traffic impact and environmental studies, suggesting that those funds could be better allocated to community benefits such as land acquisition for green space or large-scale tree planting, as proposed by Trustee Noordhoek. Staff clarified that the decision to request such studies rests with the PC. They also noted that while the current zoning ordinance lacks provisions to mandate the purchase of another parcel, the applicant could choose to do so voluntarily.

Member Rowland expressed skepticism about the community value of an additional gas station. Secretary Noordyke echoed this sentiment, suggesting that the proposal should include a clear community benefit, such as the previously discussed related green space.

**Motion was made by Member Rowland to TABLE Case #24-3843 for a Preliminary Development Plan for an amendment to PUD-95 to add Automobile Service Station as an allowed use.**

**Supported by Secretary Noordyke. Motion carried 5 to 0.**

The PC asked for more detail on the community benefit of allowing this use and more detail on signage.

**ARTICLE 11. Draft Zoning Ordinance**

Danielle Bouchard with McKenna presented the Table of Contents & Use Tables and what work had been done and updated for future work sessions.

Vice Chair Rissi asked to start at 2.15 and asked for clarification for 2.15 and Home Occupation. Planning Consultant Bouchard talked about the definition for Home Occupation changing due to work from home becoming a more popular work type. She mentioned she would like to use best practices of dividing them into three categories, low nuisance to high nuisance potential. She suggested that staff review previous complaints to identify patterns. Then, staff could use that information to provide rules that can be clearly understood by residents. She used the examples of attached structures and accessory dwellings that are commonly asked about.

Member Rowland asked for clarification on what a group daycare home is vs child or adult daycare. Staff responded that the state defined childcare facility types. The Michigan State Legislature had recently amended the Zoning Enabling Act to provide specific protects for these uses. The amendments would reflect compliance.

Vice Chair Rissi inquired whether Zoning Administrator Smith-Jacoby believed the updates accurately reflected the notes and decisions from previous farmland preservation meetings, noting the Commission's extensive prior discussions on these matters. Smith-Jacoby confirmed that they did, adding that she had consulted with Danielle Bouchard to ensure all relevant details were incorporated.

**ARTICLE 12. Acknowledge visitors and those wishing to speak.**

There was no one wishing to speak.

**ARTICLE 13. Other Business**

Staff and commissioners discussed the schedule of future meetings and the workshops for the draft table of contents and use table.

**ARTICLE 14. Adjourn**

**Motion was made by Secretary Noordyke to adjourn. Supported by Vice Chair Rissi, Motion carried 5 to 0. The meeting adjourned at 9:06 pm.**

Respectfully submitted,  
Chris Noordyke, Secretary

**MINUTES**  
**CASCADE CHARTER TOWNSHIP PLANNING COMMISSION**  
**WORK SESSION**  
**Wednesday, August 7, 2024**  
**8:30 am**  
**5920 Tahoe Dr SE Grand Rapids, MI**

**ARTICLE 1.** Chair Moxley called the meeting to order at 8:32 AM.  
Members Present: Noordhoek, Bruneau, Moxley, Rissi, Noordyke (left at 9:20 am)  
Members Absent: Richardson (excused), Rowland (excused)  
Others Present: Community Planning and Development Director (CP&D Director) Andrea Hendrick, Legal Counsel Michael Homier, Zoning Administrator (ZA) Madison Smith-Jacoby, Planning Consultant Daniel Bouchard, Planning Administrative Assistant Nick Govan

**ARTICLE 2. Approve the current Agenda**  
**Motion was made by Vice Chari Rissi to approve the current agenda.**  
**Supported by Trustee Noordhoek. Motion carried 5 to 0.**

**ARTICLE 3. Request for Closed Session**  
**Motion was made by Vice Chari Rissi to enter closed session pursuant Section 8(h) of the Open Meeting Act: To consider material subject to attorney client privilege under Section 13(1)(g) of the Freedom of Information Act. Supported by Trustee Noordhoek at 8:35 am.**

**Roll Call Vote:**

**YEAS: Noordhoek, Bruneau, Moxley, Rissi, Noordyke**

**NOS: None**

**Motion carried 5 to 0.**

**Motion was made by Vice Chari Rissi to exit closed session at 9:03 am.**  
**Supported by Member Bruneau. Motion carried 5 to 0.**

**ARTICLE 4. DRAFT Zoning Ordinance Amendment Discussion**  
**with Daniel Bouchard of McKenna**

a. Use Table Review

The committee discussed the proposed use table for various zoning

districts.

The committee debated the implications of making existing uses non-conforming.

b. Schedule of Regulations for Principal Structures

Reviewed minimum lot sizes, setbacks, and other dimensional requirements for different districts.

Focused discussion on R1 and R2 districts, with concerns about potential lot splits and maintaining neighborhood character.

Agreed to adjust R2 minimum lot size to be consistent with current requirements (18,000 sq ft).

c. Farmland Preservation District

Proposed increasing minimum lot size to 10 acres to prevent subdividing into smaller parcels.

Proposal to prohibit private roads in the Farmland Preservation district.

d. New R3 District Proposal

Introduced concept of R3 district for attached residential units.

Discussed examples of existing developments that fit this category.

Some committee members expressed concerns about increased density.

**Secretary Noordyke was dismissed at 9:20 am due to prior commitments.**

e. Community Mixed Use District

Explained the concept of a base district with overlays for specific areas.

**ARTICLE 5. Acknowledge visitors and those wishing to speak.**

There was no one wishing to speak.

**ARTICLE 6. Adjourn**

**Motion was made by Vice Chair Rissi to adjourn. Supported by Trustee Noorhoek. Motion carried 5 to 0. The meeting adjourned at 10:30 am.**

Respectfully submitted,

Chris Noordyke, Secretary

**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, September 16, 2024  
7:00 PM**

**ARTICLE 7.**

**Case #24-3827 - Tabled**

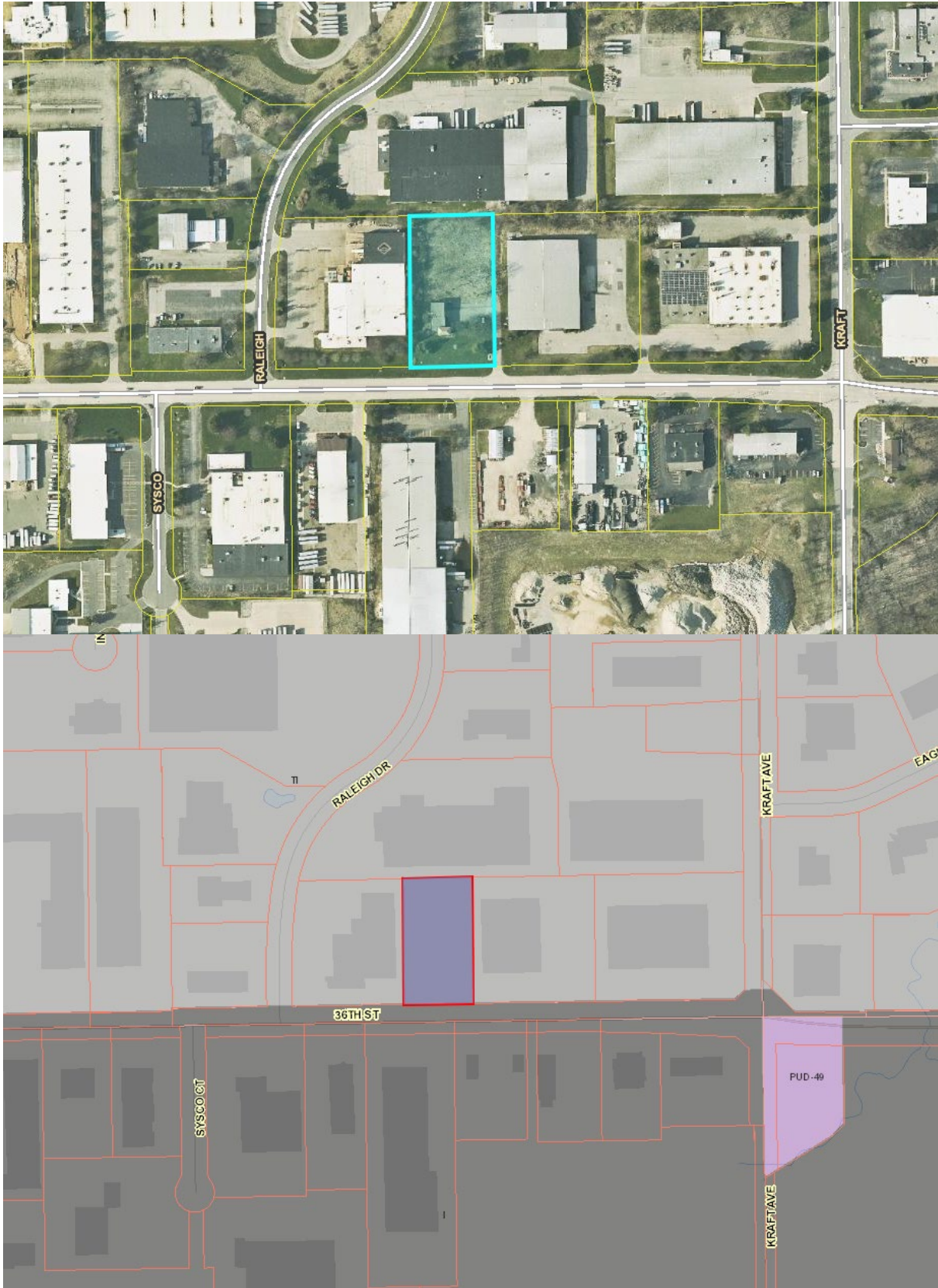
**Applicant:** Josh Baker

**Property Address:** 5441 36<sup>th</sup> Street

**Parcel Number:** 41-19-18-477-012

**Requested Action:** Site Plan Review for a 12,000 sf warehouse addition.

# Parcel & Zoning Map





# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

## PLANNING COMMISSION STAFF REPORT

STAFF REPORT: Case # 24-3827  
REPORT DATE: September 11, 2024  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: September 16, 2024  
PREPARED BY: Andrea Hendrick, Community Planning & Development Director

APPLICANT Josh Baker  
5441 36th Street

STATUS  
OF APPLICANT: Owner

REQUESTED ACTION: Site Plan Review for a 12,000 sf warehouse addition.

REQUIREMENTS: Section 13a – Transitional Industrial Zone District  
Section 18 – Zoning District Height, Area & Placement Standards  
Section 19 – Access, Parking & Loading  
Section 20 – Landscaping & Greenbelt Provisions  
Section 21 – Site Plan Review

EXISTING ZONING OF  
SUBJECT PARCEL: TI – Transitional Industrial

GENERAL LOCATION: The subject parcel is located on the north side of 36<sup>th</sup> Street  
between Kraft Ave. and Patterson Ave.

PARCEL SIZE: Approximately 2.2 acres

EXISTING LAND USE  
ON THE PARCEL: Office

ADJACENT PROPERTIES: N: TI – Transitional Industrial, Lacks Enterprises  
W: TI – Transitional Industrial, Best Metal Processing  
S: I – Industrial – General Manufacturing  
E: TI – Transitional Industrial, Progressive Distribution

## **HISTORY**

*History since Planning Commission Hearing July 1, 2024 ([Full Planning Commission Packet](#))*

Staff has met with the Township Attorney to address approval requirements for this property.

2024-08-07 Planning Commission held a closed session meeting to discuss an attorney opinion.

The Planning Commission has not waived attorney client privilege on the opinion.

2024-07-17 Applicant provided an updated site plan with a driveway that met the curb cut width without utilizing the drive located at 5505 36<sup>th</sup> Street SE.

2024-09-11 The Kent County Road Commission issued a driveway permit for the proposed construction.

## **SECTION 20**

*Table 20-A: Adjacent Land Use Buffer Requirements*

The proposed industrial development is surrounded by Transitional Industrial, Industrial zoned properties. Therefore, the development would require the Type C Bufferyard standards. The chart below indicates the required plant material for each buffer as required by the ordinance.

<b>Buffer Yard Requirement</b>				
<b>C</b>	<b>West</b>	<b>North</b>	<b>East</b>	<b>South</b>
<b>Distance</b>	<b>427</b>	<b>218</b>	<b>427</b>	<b>218</b>
<b>Canopy</b>	9	4	9	4
<b>Understory</b>	17	9	17	9
<b>Shrub</b>	26	13	26	13
<b>Conifer</b>	0	0	0	0

*Landscaping Plan: Provided Plant Material*

<b>Bufferyard C</b>	<b>West</b>	<b>North</b>	<b>East</b>	<b>South</b>
Canopy	9	4	<b>2</b>	4
Understory	17	11	<b>6</b>	<b>0</b>
Shrub	26	13	<b>16</b>	<b>2</b>
Conifer	0	0	0	0

While the site does not have all required plant material within the required buffer yards, the total amount of trees on site is close to meeting the required amount. There are sufficient canopy trees and shrubs, however the site overall lacks enough understory trees. Conversely, there are an excess of shrubs from the total number required and there are existing grasses and pine trees that are not calculated towards the bufferyard, but currently exist on site.

The Planning Commission could require the site meet the ordinance, require additional trees to be planted in the area surrounding the bufferyards that lack plant material, or approve the plan with the number of trees present on the plan.

## **ENGINEERING DEPARTMENT REVIEW COMMENTS**

Per the Planning Commission's request, the Township Engineer will be in attendance at the hearing for questions.

## **FIRE DEPARTMENT REVIEW COMMENTS**

The Cascade Township Fire Department has found the submitted site plan meets all requirements.

## **NEIGHBORS COMMENTS**

Both John McGovern and the applicant provided documentation of previous conversations related to the easement. The documents demonstrated that there was no consensus between the parties. Staff intends to send Mr. McGovern a link to view the packet for review and response.

## **CONSIDERATIONS**

While this process started off very rocky, the applicant had remediated the situation by submitting a compliant plan with limited need for exceptions or provisions.

### **Planning Commission Determinations**

The CCT Zoning Ordinance gives the Planning Commission authority to deliberate and determine if the provided site elements are sufficient or if modifications are required:

- Is the requested reduction in all or some of the Bufferyard C plant material on the east and south borders appropriate for this site?

### **Administrative Approval**

Outside of the bufferyard requirements, this site now meets all the requirements of the Cascade Charter Township Zoning Ordinance. Based on comments from the Township Engineer, and the findings of Planning Staff, and the additional accommodations the applicant has made on the revised site plans, we recommend APPROVAL with the specific conditions listed below to ensure that development of the site is consistent and harmonious with the surrounding land uses.

## **RECOMMENDATION**

Staff recommends that the Site Plan for 5441 36<sup>th</sup> street be APPROVED with the following provisions:

1. The required buffer yard plantings on the east side of the subject property are reduced to accommodate shared access with 5505 36<sup>th</sup> Street.

Furthermore, the following conditions shall be placed on the approval:

1. The application and plans submitted by the applicant and signed, dated, and stamped by the Planning Director, shall constitute the approved plans, except if plan elements are amended in this resolution, or do not meet the requirements of the Zoning Ordinance.
2. That the use shall operate according to this application and per the testimony of the applicant.
3. Any proposed signage must be reviewed and approved in accordance with CCT Sign Ordinance Standards.
4. All Soil Erosion & Sediment Control plans are approved by the Kent County Road Commission.

## **ATTACHMENTS**

1. [July 1, 2024 Packet](#) Link
2. Revised Site Plans Submitted to the Planning Department on 7/17/2024
3. Site Pictures provided by applicant indicating the location of the proposed retaining wall in reference to the property line.
4. Kent County Road Commission Driveway permit.

SPECIFICATIONS:

DIVISION 2: SITE WORK
SECTION 2A: CLEARING THE SITE
GENERAL PROVISIONS
1. SCOPE: FURNISH ALL MATERIALS, EQUIPMENT AND LABOR, CLEARING, EXCAVATING, REMOVAL OF RUBBISH, TRASH AND OTHER NOTED ITEMS...

PERFORMANCE
REFER TO THE SITE PLAN AND GRADING PLAN TO DETERMINE EXTENT OF WORK NECESSARY UNDER THIS HEADING...
FIRES, STORAGE OF MATERIALS, DEBRIS, OR PARKING OF EQUIPMENT SHALL NOT BE PERMITTED WITHIN THE SPREAD OF BRANCHES OF TREES TO REMAIN.

SECTION 2B: SITE DRAINAGE
GENERAL PROVISIONS
1. SCOPE: FURNISH AND INSTALL STORM DRAIN PIPES, CATCH BASINS, CURB INLETS, GRATING FRAMES, MANHOLES, AND RELATED ITEMS.

MATERIALS AND PERFORMANCE
1. CONCRETE PIPE SHALL CONFORM TO ASTM SPECIFICATIONS C76 CLASS III EXCEPT PIPE OVER 18" IN DIAMETER SHALL BE CLASS III AND/OR CLASS IV WHERE SUBPARAGRAPHS REQUIRE...
2. CORRUGATED METAL PIPE SHALL CONFORM TO ASTM A-760, A761, OR A-762...
3. MANHOLES, YARD DRAINS, CURB INLETS, AND CATCH BASINS SHALL BE CONSTRUCTED OF CAST-IN-PLACE AND/OR PRECAST REINFORCED CONCRETE...

SECTION 2C: EARTHWORK
GENERAL PROVISIONS
1. SCOPE: FURNISH AND INSTALL/PERFORM ALL GENERAL EXCAVATION, FOOTING EXCAVATION, FILLING, BACKFILLING, STRIPPING OF TOPSOIL, SITE GRADING, AND RELATED ITEMS NECESSARY TO BRING THE SUB-GRADE TO PROPER CONTOUR.

2. QUALITY CONTROL: TO ASSURE COMPLIANCE WITH THE FILLING AND BACKFILLING COMPACTION REQUIREMENTS, A SOIL TESTING LABORATORY SHALL BE NOTIFIED BY THE CONTRACTOR TO CHECK COMPACTION WHEN SO INSTRUCTED BY THE OWNER OR HIS AGENT...
3. A SOIL REPORT WILL BE CONDUCTED AND FURNISHED BY OWNER AND SHALL BE REFERENCED FOR SPECIFIC SITE, SOIL, AND FOUNDATION MODIFICATIONS.

MATERIAL AND PERFORMANCE
1. FOOTING EXCAVATION: ALL FOOTING EXCAVATION SHALL EXTEND INTO UNDISTURBED VIRGIN SOIL OF 2500 PSF MINIMUM BEARING CAPACITY, TO THE DEPTH OF THE FOOTING SHOWN, OR TO A MINIMUM DEPTH REQUIRED BY LOCAL CODE TO MEET FROST LINE OR OTHER RESTRICTIONS...

ALL EXCAVATION BELOW THE BOTTOM OF THE FOOTING SHALL BE BACKFILLED WITH 2500 PSI CONCRETE, BUT EXCAVATION SHALL NOT EXCEED 10' WITHOUT THE APPROVAL OF THE ENGINEER...
EXCAVATION FOR PLUMBING, HEATING, AND ELECTRICAL WORK SHALL BE DONE BY THE TRADES INVOLVED...
2. GRADING: THE ENTIRE SITE SHALL BE GRADED TO DRAIN PROPERLY. EXISTING AND FINISH GRADES ARE SHOWN ON THE GRADING PLAN...

IN THE EVENT OF CONFLICT BETWEEN GRADINGS ESTABLISHED ON THE POPEYE SITE AND EXISTING GRADINGS ON ADJACENT PROPERTIES, THE OWNER SHALL BE NOTIFIED IMMEDIATELY...
3. FILL MATERIAL: REFER TO SOIL REPORT FOR FILL MATERIAL AND COMPACTION SPECIFICATIONS. IF NO SOIL REPORT IS PROVIDED, FOR EACH TYPE OF BORROW MATERIAL DELIVERED TO THE SITE...

SECTION 2D: SOIL POISONING
GENERAL REQUIREMENTS
1. SCOPE: FURNISH AND INSTALL CHEMICAL TREATMENT TO PREVENT TERMITES INFESTATION FOR AREAS TO BE COVERED BY BUILDING SLABS, FOOTINGS, AND SIDEWALKS...
2. GUARANTEE: FURNISH WRITTEN GUARANTEE PROVIDING THAT (A) CHEMICAL AS APPLIED MEETS CONCENTRATION REQUIREMENTS AND APPLICATION RATE SPECIFIED HEREIN...

Table with 2 columns: CHEMICAL and CONCENTRATION. Rows include ALDRIN (5% IN WATER EMULSION), CHLORDANE (1.0% IN WATER EMULSION), DIELDREN (5% IN WATER EMULSION), HELPACHLOR (5% IN WATER EMULSION).

PERFORMANCE
BECAUSE OF THE TOXIC NATURE OF THESE MATERIALS, THEY SHALL BE APPLIED CAREFULLY TO ONLY THE DESIGNATED AREAS BY AN EXPERIENCED APPLICATOR.

FOUNDATION WALLS - 4 GALLONS PER 10' MIX TO A DEPTH OF PIERS, ETC. LINEAR FEET 10' MIN.
UNIT MASONRY AND PIERS UNDER FLOOR SLABS - 2 GALLONS PER 10' APPLY NEAR BOTTOM LINEAR FEET OF FOUNDATION
SLABS - 1.5 GALLONS PER 10' UNIFORM COVERAGE SQ. FT.

ISOLATION JOINTS (EXPANSION JOINTS) SHALL BE USED TO ISOLATE FIXED OBJECTS ABUTTING OR WITHIN THE PAVED AREA. THEY SHALL CONTAIN PREMOLDED JOINT FILLER FOR THE FULL DEPTH OF THE SLAB...
WHEN APPROVED, THE CONTRACTOR SHALL BE PERMITTED TO MAKE MINOR ADJUSTMENTS IN JOINT LOCATION TO MAKE THEM COINCIDE WITH DRAINAGE OR OTHER STRUCTURES.

DOVELS 18" LONG SHALL BE USED ON ALL JOINTS ON 18" CENTERS.

APPLY JUST PRIOR TO INSTALLATION OF VAPOR BARRIER. IF NECESSARY FOR COMPLETE PROTECTION, SUBSEQUENT TREATMENT SHALL BE MADE BEFORE SLABS AND SIDEWALKS ARE POURED OR IF SOIL IS DISTURBED BY LATER EXCAVATION.
SECTION 2E: ROADS AND WALKS
GENERAL REQUIREMENTS
1. SCOPE: FURNISH AND INSTALL ALL CURBS AND GUTTERS, PAVING, MARKING STRIPES, AND SIDEWALKS AS SHOWN ON THE SITE PLAN AND NOTED HEREIN.
2. QUALITY CONTROL:
A. SAMPLING AND TESTING:
(1) THE OWNER IS TO EMPLOY AN INDEPENDENT LABORATORY TO CORE THE PARKING LOT ON THE DAY IT IS INSTALLED.
(2) THE OWNER IS TO ADVISE THE GENERAL CONTRACTOR OF THE TESTING LABORATORY.
(3) THE GENERAL CONTRACTOR SHALL NOTIFY THE TESTING COMPANY OF THE DATE OF THE PAVING, WITH A MINIMUM OF ONE (1) WEEK'S ADVANCE NOTICE.
(4) THE GENERAL CONTRACTOR IS TO INFORM THE PAVING CONTRACTOR THAT HE IS TO INCLUDE IN HIS PRICE THE REPLACEMENT OF THE CORES AS SPECIFIED IN SECTION 2E: PERFORMANCE: ASPHALT: D. TO ENSURE THE INTEGRITY OF THE PAVEMENT AND FULL WARRANTY.
(5) IF REQUESTED BY THE OWNER, FURNISH FOR TEST AND ANALYSIS REPRESENTATIVE SAMPLES OF THE MATERIALS TO BE USED IN THE WORK.

B. SMOOTHNESS: THE SURFACE OF THE COMPLETED WORKS, WHEN TESTED WITH A 10' STRAIGHT EDGE, SHALL NOT CONTAIN IRREGULARITIES IN EXCESS OF 1/4 INCH.
MATERIALS
1. CONCRETE: CAST-IN-PLACE CONCRETE AS HEREINAFTER SPECIFIED IN SECTION 3A: CONCRETE.
2. ASPHALT PAVEMENT:
A. ASPHALT MATERIAL AND APPLICATION SHALL BE ACCORDING TO DESIGN SPECIFICATIONS PROVIDED BY SOIL ENGINEERS REPORT.
(1) ALL MATERIAL AND CONSTRUCTION PROCEDURES ARE TO MEET STATE HIGHWAY DEPARTMENT SPECIFICATIONS.
(2) PAVEMENT SECTION: 6 INCHES AGGREGATE BASE COURSE, 2 INCHES ASPHALT BINDER, 1 INCH ASPHALT SURFACE COURSE.
(3) PRIME COAT OF APPROXIMATELY 0.3 GALLONS PER SQUARE YARD OF CUT BACK ASPHALT PRIMER SHALL BE APPLIED TO SURFACE OF STONE BASE COURSE.
3. TRAFFIC MARKING PAINT: MARK ALL PARKING BAYS, ARROWS AND OTHER TRAFFIC MARKINGS INDICATED ON THE SITE PLAN, PAINT "TRAFFIC YELLOW" REFER TO SITE PLAN. ALL PAINT PRODUCTS TO COMPLY WITH STATE HIGHWAY DEPARTMENT SPECIFICATIONS.
4. SEALER: TARFLEX WATER-BASED BLACKTOP SEALER.

PERFORMANCE
1. CONCRETE:
A. EXTERIOR CONCRETE: CURBS AND GUTTERS SHALL BE ACCORDING TO DETAILS ON PLANS. SIDEWALKS AND PATIO SLABS SHALL BE POURED 4" THICK OVER WELL TAMPED EARTH BASE, WITH OUTSIDE EDGES THICKENED AND REINFORCED AS SHOWN. SLOPE TO DRAIN. AFTER SCREEDING AND TROWELING, TO PROVIDE A UNIFORM SURFACE, BROOM LIGHTLY BEFORE FINAL SET. PROVIDE CONTROL JOINTS AS SHOWN. CURE IN ACCORDANCE WITH SECTION 3A: CONCRETE.
WHERE REQUIRED BY LOCAL CODE OR HIGHWAY DEPARTMENT REGULATIONS, PROVIDE CONCRETE APPROACHES FROM STREET IN COMPLIANCE WITH SUCH REGULATIONS. ANY ALTERATIONS TO EXISTING SIDEWALKS OR APPROACHES FOR PROPER APPROACHES ARE TO BE CONSIDERED PART OF THE CONTRACT.
B. PAVEMENT PREPARATION FOR SUBGRADE - THE BOTTOM OF THE EXCAVATION OR THE TOP OF THE FILL SHALL BE KNOWN AS THE PAVEMENT SUBGRADE AND SHALL CONFORM TO THE LINES, GRADE, AND CROSS SECTIONS SHOWN IN THE PLANS. ALL SOFT AND YIELDING MATERIAL AND PORTIONS OF THE SUBGRADE THAT WILL NOT COMPACT READILY WHEN ROLLED OR TAMPED SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE SUBGRADE SHALL BE BROUGHT TO A FIRM AND UNYIELDING CONDITION BY COMPACTING IT TO UNIFORM DENSITY. SOIL SHOULD BE COMPACTED AT OR SLIGHTLY ABOVE STANDARD OPTIMUM MOISTURE. ALL UTILITY TRENCHES AND STRUCTURE EXCAVATIONS SHALL BE BACKFILLED TO NATURAL OR FINISHED GRADE WITH GRANULAR MATERIAL AS SOON AS CONDITIONS PERMIT. ALL BACKFILL SHALL BE COMPACTED WITH MECHANICAL TAMPERS IN LAYER NOT OVER 6" IN COMPACTED THICKNESS TO DENSITIES SIMILAR TO THAT OF SURROUNDING SOILS. CONCRETE SHALL NOT BE PLACED ON A SOFT, SPONGY, FROZEN, OR OTHERWISE UNSUITABLE SUBGRADE. THE SUBGRADE SHALL BE MOIST WHEN CONCRETE IS PLACED.
C. CONCRETE PLACEMENT AND FINISHING - READY-MIXED CONCRETE HAULED IN TRUCK MIXERS OR TRUCK AGITATORS SHALL BE DEPOSITED IN PLACE WITHIN NINETY (90) MINUTES FROM THE TIME WATER IS ADDED TO THE MIX. BEFORE PLACING CONCRETE, FRESH AND STANDING WATER, SNOW, ICE, OR OTHER FOREIGN MATERIALS SHALL BE REMOVED FROM SUBGRADE. ALL FORMS SHALL BE THOROUGHLY CLEANED, SECURED IN POSITION, AND COATED WITH A FORM RELEASE AGENT. CONCRETE SHALL BE PLACED, STRUCK OFF, CONSOLIDATED, AND FINISHED TO PLAN GRADE WITH A MECHANICAL FINISHING MACHINE, VIBRATING SCREED, OR BY HAND-FINISHING METHODS WHEN APPROVED. IN LIEU OF FIXED FORMS, THE CONTRACTOR MAY PLACE CONCRETE WITH A SLIPFORM PAVEMENT DESIGNED TO SPREAD, CONSOLIDATE, SCREED, AND FLAT FINISH THE FRESHLY PLACED CONCRETE IN ONE (1) COMPLETE PASS OF THE MACHINE. PAVEMENT SHALL BE PITCHED TO AREA DRAINS OR PERIMETER AREAS TO REMOVE WATER.
AFTER CONCRETE HAS BEEN STRUCK OFF AND CONSOLIDATED, A BULLFLOAT MAY BE USED TO REMOVE ANY HIGH OR LOW SPOTS. BULLFLOAT USE SHALL BE CONFINED TO A MINIMUM. A FINAL SKID-RESISTANT FINISH SHALL BE MADE WITH A BURLAP DRAG OR BROOM.

D. JOINTS - UNLESS SHOWN ON THE PROJECT DRAWINGS, A JOINTING PLAN SHALL BE PREPARED BY THE CONTRACTOR AND APPROVED BEFORE PAVING BEGINS.
CONTROL JOINTS OR CONTRACTION JOINTS SHALL BE FORMED BY ONE (1) OF THE FOLLOWING METHODS: SAWING, FORMING BY HAND, FORMING PREMOLDED FILLER, OR USING FULL-DEPTH CONSTRUCTION JOINTS. JOINT DEPTH SHALL BE A MINIMUM OF 1/4 THE SLAB THICKNESS. HAND-FORMED JOINTS SHALL HAVE A MAXIMUM EDGE RADIUS OF 1/4" SAWING OF JOINTS SHALL BEGIN AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. ALL JOINTS SHALL BE COMPLETED BEFORE UNCONTROLLED SHRINKAGE CRACKING OCCURS. JOINTS SHALL BE CONTINUOUS ACROSS THE SLAB, UNLESS INTERRUPTED BY FULL-DEPTH PREMOLDED JOINT FILLER. JOINTS SHALL EXTEND COMPLETELY THROUGH THE CURB. JOINT OPENINGS WIDER THAN 1/4" SHALL BE CLEANED AND SEALED BEFORE OPENING PARKING AREA TO TRAFFIC.

SECTION 2F: OPENING SOON SIGN (OPTIONAL)
GENERAL PROVISIONS
1. SCOPE: FURNISH AND INSTALL WOOD POSTS AND INSTALL SIGN FURNISHED BY OWNER.
MATERIALS
1. TOPSOIL: 6" MINIMUM TOPSOIL.
PERFORMANCE
THE TOPSOIL FILL SHALL BE PLACED AFTER THE COMPLETION OF ALL FOUNDATION AND SITE UTILITY WORK WHEN CONSTRUCTION IS NEARING COMPLETION. RAKE SMOOTH IN PREPARATION OF PLANT MATERIAL INSTALLATION, AND REMOVE ALL LUMPS AND TRASH. TOPSOIL SHALL BE BACKFILLED TO ALL PERIMETER CURBS, AND TO ANY PAVING. TOPSOIL SHALL BE PLACED IN THE OUTSIDE PLANTER.

2. NO MULCH SHALL BE USED WITHIN 5'-0" OF BUILDING ENVELOPE. USE VOLCANIC ROCK OR NON-FLAMMABLE MULCH WITHIN 5'-0". MULCH CAN BE USED OUTSIDE THIS DIMENSION.
SECTION 2G: LANDSCAPING
GENERAL PROVISIONS
1. SCOPE: FURNISH AND INSTALL TOPSOIL TO PROPER CONTOUR FOR ALL AREAS NOTED ON THE SITE PLAN TO BE LANDSCAPED.
2. NOTES:
A. PLANTING MATERIALS AND INSTALLATION SHALL BE PROVIDED UNDER SEPARATE CONTRACT BY THE OWNER.
B. COORDINATE THE TIMING OF THE PLACEMENT OF TOPSOIL WITH THE OWNER IN ORDER TO PREVENT EROSION OF TOPSOIL.
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E. DURING - CONCRETE SHALL BE CURED BY PROTECTING IT AGAINST LOSS OF MOISTURE, RAPID TEMPERATURE CHANGE, AND MECHANICAL INJURY FOR AT LEAST THREE (3) DAYS AFTER PLACEMENT. MOIST CURING, WATERPROOF PAPER, WHITE POLYETHYLENE SHEETING, WHITE LIQUID MEMBRANE COMPOUND, OR A COMBINATION THEREOF MAY BE USED. AFTER FINISHING OPERATIONS HAVE BEEN COMPLETED, THE ENTIRE SURFACE OF THE NEWLY-PLACED CONCRETE SHALL BE COVERED BY WHATEVER CURING MEDIUM IS APPLICABLE TO LOCAL CONDITIONS AND APPROVED BY THE ENGINEER. THE EDGES OF CONCRETE SLABS EXPOSED BY THE REMOVAL OF FORMS SHALL BE PROTECTED IMMEDIATELY TO PROVIDE THESE SURFACES WITH CONTINUOUS CURING TREATMENT EQUAL TO THE METHOD SELECTED FOR CURING THE SLAB AND CURB SURFACE. THE CONTRACTOR SHALL HAVE AT HAND AND READY TO INSTALL BEFORE ACTUAL PLACEMENT BEGINS THE EQUIPMENT NEEDED FOR ADEQUATE CURING.
F. OPENING TO TRAFFIC - THE ENGINEER SHALL DECIDE WHEN THE PAVEMENT SHALL BE OPENED TO TRAFFIC. IT SHALL NOT BE OPENED TO TRAFFIC UNTIL THE FIELD-CURED CONCRETE HAS ATTAINED A FLEXURAL STRENGTH OF 500 PSI, OR A COMPRESSIVE STRENGTH OF 3,500 PSI. IF SUCH TEST ARE NOT CONDUCTED, THE PAVEMENT SHALL NOT BE OPENED TO TRAFFIC UNTIL FOURTEEN (14) DAYS AFTER THE CONCRETE WAS PLACED. BEFORE OPENING TO TRAFFIC, THE PAVEMENT SHALL BE CLEANED.
2. ASPHALT:
A. PAVEMENT PREPARATION FOR SUBGRADE: MATERIAL IN SOFT SPOTS SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND REPLACED WITH A MATERIAL EQUAL TO THE BEST SUB-GRADE MATERIAL ON SITE. LOOSELY BONDED SUB-GRADE SHALL BE PRIMED WITH AN ASPHALT PRIMING MATERIAL. THE ENTIRE SUB-GRADE AREA SHALL BE COMPACTED BY AT LEAST FIVE (5) COVERAGES OF A PNEUMATIC-TIRED ROLLER. THE SURFACE OF THE SUB-GRADE SHALL BE FINISHED TO BE HARD, UNIFORM, SMOOTH AND TRUE TO GRADE AND CROSS SECTION. IF ANY QUESTIONS ARISE AS TO THE CONDITION OF SUB-GRADE, A SOILS ENGINEERING FIRM EMPLOYED BY THE OWNER WILL DETERMINE CONDITION OF SUB-GRADE PRIOR TO PAVING AT THE REQUEST OF THE CONTRACTOR.
B. SPREADING BASE AND SURFACE COURSES - ASPHALT BASE AND SURFACE COURSES SHALL BE SPREAD AND STRUCK OFF WITH A PAVER. ANY IRREGULARITIES IN SURFACE OF PAVEMENT COURSE SHALL BE CORRECTED DIRECTLY BEHIND THE PAVER. EXCESS MATERIAL FORMING HIGH SPOTS SHALL BE REMOVED WITH A SHOVEL OR LUTE. INTENDED AREAS SHALL BE FILLED WITH HOT MIX AND SMOOTHED WITH A LUTE OR THE EDGE OF A SHOVEL BEING PULLED OVER THE SURFACE. CASTING OF MIX OVER SUCH AREAS SHALL NOT BE PERMITTED.
C. COMPACTION - ASPHALT BASE AND SURFACE: ROLLING SHALL START AS SOON AS THE HOT MIX MATERIAL CAN BE COMPACTED WITHOUT DISPLACEMENT. ROLLING SHALL CONTINUE UNTIL THOROUGHLY COMPACTED AND ALL ROLLER MARKS HAVE DISAPPEARED.
D. SPECIFICATIONS FOR SAMPLING AND PATCHING NEW ASPHALTIC CONCRETE PAVEMENTS
1. AT COMPLETION OF PAVING, TEST CORES SHALL BE TAKEN BY AN INDEPENDENT LABORATORY SELECTED AND PAID BY THE OWNER, TO VERIFY THAT THE THICKNESS OF THE PAVING MATERIALS MEETS THE MINIMUM SPECIFICATION REQUIREMENTS.
2. SUFFICIENT CORES SHALL BE TAKEN IN BOTH PARKING STALLS AND DRIVES TO ENSURE REPRESENTATIVE SAMPLING. HOWEVER, NO LESS THAN FOUR (4) LOCATIONS SHALL BE TESTED.
3. THE TESTING LABORATORY SHALL NOTIFY THE GENERAL CONTRACTOR AT LEAST TWO (2) DAYS PRIOR TO CORING.
4. THE PAVING CONTRACTOR SHALL PATCH CORE HOLES IMMEDIATELY UPON COMPLETION.
5. IF THE ASPHALTIC CONCRETE PATCH CANNOT BE INSTALLED IMMEDIATELY AFTER COMPLETION OF CORING, A MINIMUM OF 5" OF PORTLAND CEMENT CONCRETE SHOULD BE PLACED IN THE TEST HOLE. SUCH THAT THE SURFACE CONCRETE SHOULD HAVE A MINIMUM TWENTY EIGHT (28) DAYS' COMPRESSIVE STRENGTH OF 3,000 PSI WITH PROPER AIR ENTRAINMENT. SIX (6) TEST HOLES WITH DEPTH IN EXCESS OF 6" SHALL BE BACKFILLED TO THE REQUIRED PATCH DEPTH WITH COMPACTED CRUSHED STONE OR PORTLAND CEMENT CONCRETE.
6. PATCHING METHOD:
A. A TACK COAT SHALL BE APPLIED TO THE SIDES OF THE CORE HOLES. THE TACK COAT MAY CONSIST OF SS-1, SS-1H, CSS-1H, RS-1, CRS-1, EMULSIFIED ASPHALT OR RC-70 CUTBACK ASPHALT.
B. AN ASPHALTIC CONCRETE PATCH WITH A MINIMUM THICKNESS EQUAL TO THE ORIGINAL SURFACE THICKNESS, WHICHEVER IS GREATER, SHOULD BE INSTALLED IN THE CORE HOLE, FLUSH WITH THE EXISTING PAVEMENT SURFACE. THE MINIMUM THICKNESS MAY BE REDUCED TO 1" IF A TEMPORARY CONCRETE PATCH IS UTILIZED AS IN (5) ABOVE.
C. THE ASPHALTIC CONCRETE MAY CONSIST OF HOT MIX PLACED AT A TEMPERATURE OF AT LEAST 285 DEGREES F, OR COLD MIX UTILIZING EMULSIFIED OR CUTBACK ASPHALT. THE ASPHALTIC CONCRETE SHOULD MEET THE APPROPRIATE STATE SPECIFICATIONS FOR ASPHALTIC CONCRETE SURFACE COURSE, AND SHOULD BE PROPERLY COMPACTED.
D. PATCHING SHOULD BE PERFORMED AT TEMPERATURES ABOVE 40 DEGREES F TO ENSURE PROPER SETTING OF THE PORTLAND CEMENT CONCRETE, IF USED, AND CURING OF THE ASPHALTIC CONCRETE, IF COLD MIX IS USED.

3. MARKING: MARK ALL PARKING BAYS, ARROWS, AND OTHER TRAFFIC MARKINGS INDICATED ON THE SITE PLAN. PAINT TRAFFIC YELLOW REFER TO SITE PLAN. ALL PAINT PRODUCTS TO COMPLY WITH STATE HIGHWAY DEPARTMENT SPECIFICATIONS.
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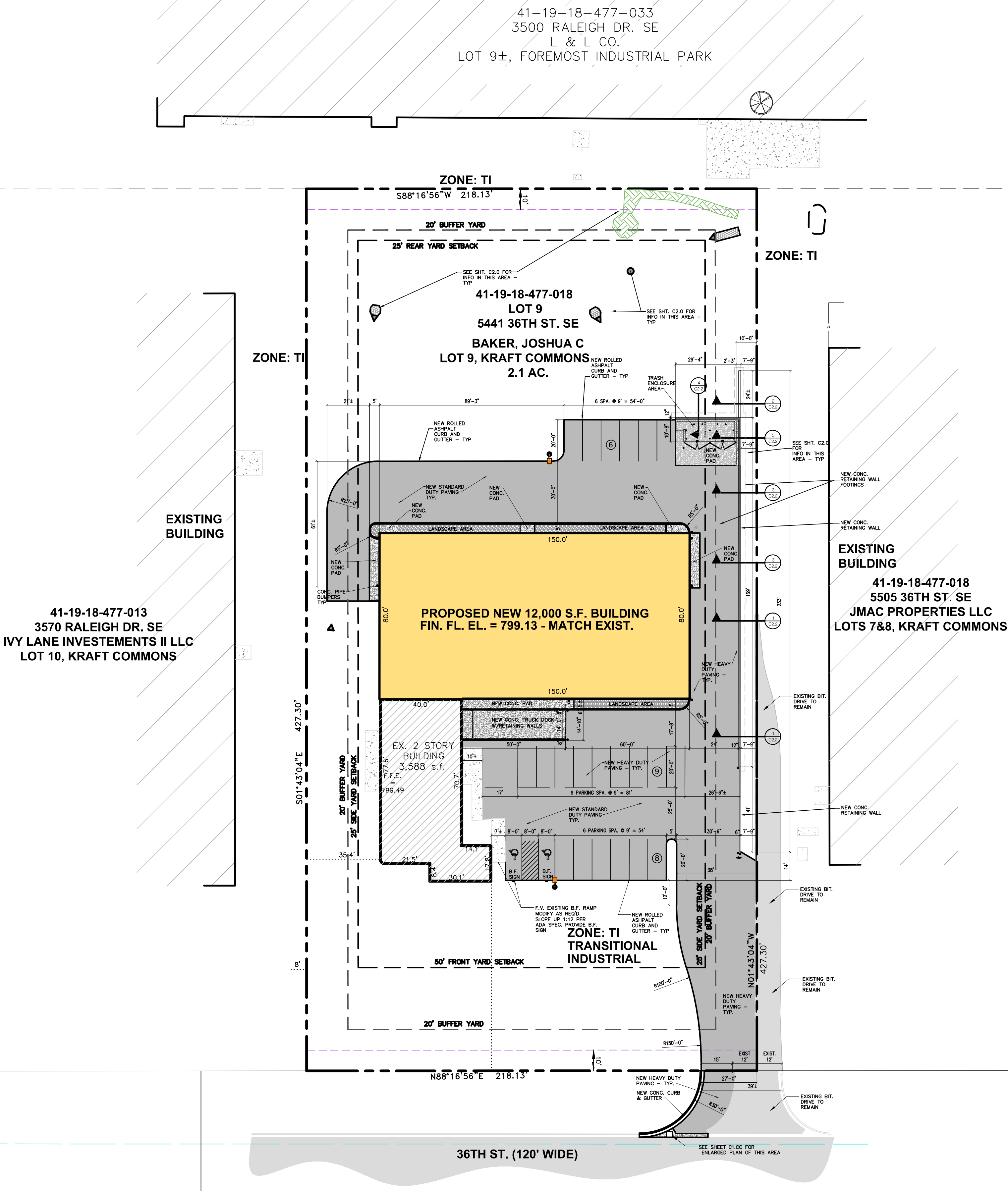
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41-19-18-477-013
3570 RALEIGH DR. SE
IVY LANE INVESTMENTS II LLC
LOT 10, KRAFT COMMONS
41-19-18-477-018
LOT 9, KRAFT COMMONS
2.1 AC.
41-19-18-477-018
LOT 9, SE
5441 36TH ST. SE
BAKER, JOSHUA C
LOT 9, KRAFT COMMONS
2.1 AC.
41-19-18-477-018
LOT 9, SE
5441 36TH ST. SE
BAKER, JOSHUA C
LOT 9, KRAFT COMMONS
2.1 AC.
PROPOSED NEW 12,000 S.F. BUILDING
FIN. FL. EL. = 799.13 - MATCH EXIST.
EXISTING BUILDING
41-19-18-477-018
5505 36TH ST. SE
JMCA PROPERTIES LLC
LOTS 7&8, KRAFT COMMONS
EXISTING BUILDING
36TH ST. (120' WIDE)
SCALE: 1" = 30'

Logo for JRB Retail Design Consultants, LLC with contact information: 7860 48th Street, S.E., Grand Rapids, MI, 49512. Phone: 616.634.2253. Email: glenn@rdc-llc.com.

Logo for JVB James Vandenberg Architectural Consultation & Design Services with contact information: 2065 Foxridge Grand Rapids, MI 49505. Phone: 616-464-2262. Email: jvbarch@jvbcinc.com.

METAL WAREHOUSE ADDITION
5441 36TH ST. SE CASCADE TWP.
GRAND RAPIDS, MI 49512
PLAN REV. #2 6/19/24
PLAN REV. #1 4/24/24
PERMIT/CONST. 1/11/24
PERMIT/CONST. 12/10/23
SITE PLAN COMMENTS 10/31/23
SITE PLAN APPROVAL 10/5/23

Professional seal for Glenn Richard Balm, Architect, License No. 57678, State of Michigan. Includes text: 'This drawing is the sole property of JVB LLC and is a copyrighted document and is not to be used or reproduced without the written consent of JVB LLC.' and '© Upblast LLC 2023-24'.

SEAL
DRAWN BY JVB
CHECKED BY GLR
PROJECT NUMBER 2023011
C1.0

MINIMUM MERGING TAPER LENGTH "L" (FEET)			
POSTED SPEED LIMIT, MPH (PRIOR TO WORK AREA)	10	20	30
10	100	150	200
20	200	300	400
30	300	450	600
40	400	600	800
50	500	750	1000
60	600	900	1200
70	700	1050	1400
80	800	1200	1600
90	900	1350	1800
100	1000	1500	2000

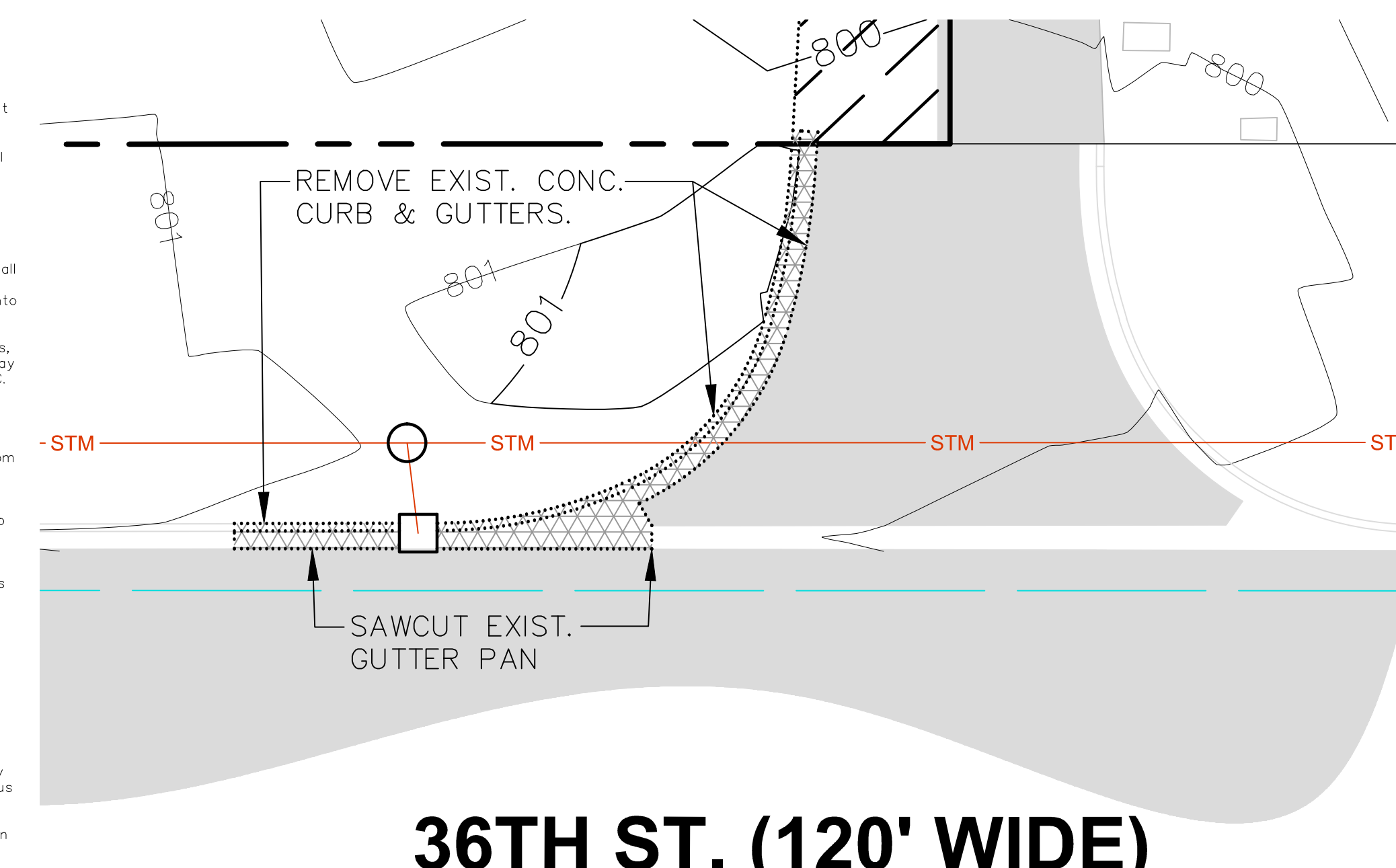
  

DISTANCE BETWEEN TRAFFIC CONTROL DEVICES "D" AND LENGTH OF LONGITUDINAL BUFFER SPACE ON "WHERE WORKERS PRESENT" SEQUENCES			
POSTED SPEED LIMIT, MPH (PRIOR TO WORK AREA)	10	20	30
10	100	150	200
20	200	300	400
30	300	450	600
40	400	600	800
50	500	750	1000
60	600	900	1200
70	700	1050	1400
80	800	1200	1600
90	900	1350	1800
100	1000	1500	2000

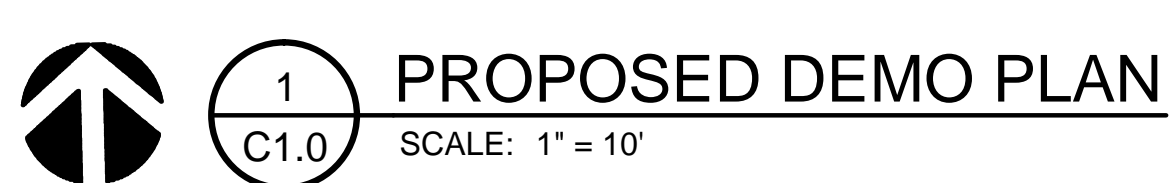
  

GUIDELINES FOR LENGTH OF LONGITUDINAL BUFFER SPACE "B"			
SPALL LENGTH, FEET	10	15	20
10	30	45	60
15	45	60	75
20	60	75	90
25	75	90	105
30	90	105	120
35	105	120	135
40	120	135	150
45	135	150	165
50	150	165	180
55	165	180	195
60	180	195	210
65	195	210	225
70	210	225	240

- K.C.R.C. GENERAL NOTES
- All workmanship and materials shall be according to the current Michigan Department of Transportation (M.D.O.T.) Standard Specifications for Construction.
  - Driveway approach to be bituminous or concrete. Concrete shall be used when the distance between the new curb and the highway right of way, or street edge of sidewalk, is 15 feet or less.
  - Concrete curb and gutter to be B-2 or as approved by the Kent County Road Commission (K.C.R.C.) Engineer.
  - Where poor soil conditions exist, the depth of the gravel and sand subbase between the new curb and existing pavement, shall be determined by the K.C.R.C. Engineer.
  - No advertising sign or device shall be placed in, or overhanging into the existing highway right of way.
  - The Kent County Road Commission is to be notified 48 hours prior to the start of construction, excluding Saturdays, Sundays, and Holidays. This agency will inspect all work within the highway right of way. Concrete forms must be inspected by the K.C.R.C. Inspector before concrete is poured.
  - Prior to the start of construction, it will be mandatory for the applicant or contractor to have in place the necessary safety traffic signs, cones, barricades and any other safety device to insure safety to the public. No lane closures will be allowed from November 1st to April 1st unless approved by the K.C.R.C. Engineer.
  - All disturbed areas are to be leveled and restored with topsoil, seeded with an approved turf seed mix, and allowed to grow to a near-able condition so as to prevent future erosion or maintenance problems. Slopes that are 1 on 2 or steeper shall be sodded.
  - The highway right of way shall not be used for private business purposes.
  - No parking of vehicles, equipment, or material storage is permitted within the highway right of way.
  - The owner must provide for adequate drainage from parking areas, and clear same with the K.C.R.C. Issuance of a permit does not alleviate the owner of this responsibility.
  - Culverts, storm sewers, or other drainage structures shall be inspected by the K.C.R.C. Inspector before backfill is placed.
  - Water from this property shall not drain into County or State Highway Right of Way without approval.
  - Resurface existing public roadway as necessary to fit drive approach, correct crown, correct drainage, or repair damage by construction. Saw-cut remove all curb, concrete, and bituminous as required by the K.C.R.C.
  - Property owner is responsible for obtaining a Soil Erosion and Sedimentation Control Permit for any earth change greater than one acre, or within 500 feet of a regulated water of the State of Michigan.
  - A utility permit must be obtained for placement and hookup of utilities (i.e. water, gas, oil, sewer, telephone, electric, cable TV, internet, etc.) in the highway right of way.
  - Contact "Miss Dig" toll free at 1-800-482-7171 or 811 three (3) days prior to the start of construction, excluding Saturdays, Sundays, and Holidays.
  - Additional work (bituminous paving, grading, etc.) may be required by the K.C.R.C. Inspector to correct poor workmanship and/or alleviate drainage problems.
  - All work in the highway right of way approved by a commercial drive/private street approach permit must be completed within one year of permit issuance date.
  - Performance Bonds, Letters of Credit, and Bank Cashiers Checks (in lieu of a bond) must remain in effect through one winter season to spring season after completion of work allowed under the permit.
  - The Kent County Road Commission reserves the right to terminate or revoke any permit if any terms, construction, or safety requirements as deemed necessary by the Road Commission or as shown on the approved permit plan are not met or resolved in a timely manner.
  - Any paving performed in the highway right of way between November 1st to May 1st requires prior approval from the K.C.R.C. Engineer.
  - All overcuts in saw-cut pavement must be filled and sealed with a sealer approved by the Kent County Road Commission.
  - Any landscaping in the highway right of way must be noted on the permit/drive plan approved by the K.C.R.C.



### 36TH ST. (120' WIDE)

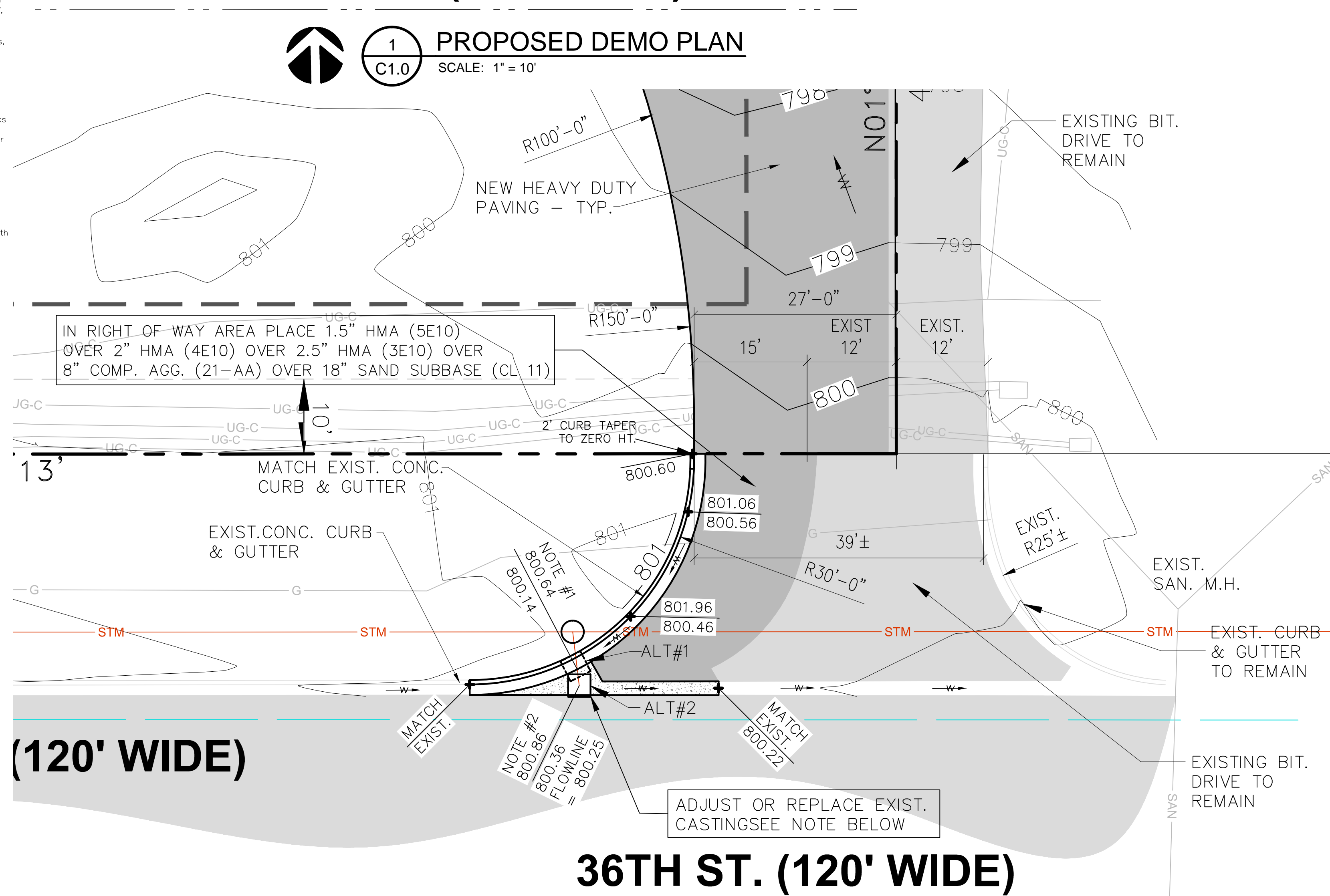


NOTES

- DISTANCE BETWEEN TRAFFIC CONTROL DEVICES = MINIMUM LENGTH OF TAPER = LENGTH OF LONGITUDINAL BUFFER SPACE SEE TABLES FOR "L", "D", AND "B" VALUES
- ALL NON-APPLICABLE SIGNS WITHIN THE CTA SHALL BE MODIFIED TO FIT CONDITIONS, COLORED OR REMOVED.
- TRAFFIC SIGNALS SHALL BE MAINTAINED FOR WHICH ARE SHOWN IN TABLES. ARE APPROPRIATE AND MAY NEED ADJUSTING AS DIRECTED BY THE ENGINEER.
- "WORK ZONE AHEAD" (W1-31) SIGN SHALL BE USED ONLY IN THE INITIAL STOPPING SEQUENCE IN THE WORK ZONE. SUBSEQUENT SEQUENCES IN THE SAME WORK ZONE SHALL USE THE COUNTERS AND THE QUANTITY SHALL BE ADJUSTED APPROPRIATELY.
- THE NUMBER RECOMMENDED DISTANCES BETWEEN CHANNELING DEVICES SHALL BE EQUAL IN FEET TO THE POSTED SPEED IN MILES PER HOUR ON CANTERS AND THREE TIMES THE POSTED SPEED IN THE PARALLEL AREAS.
- FOR OVERSIGHT CLOSURES, TYPE 111 BARRICADES SHALL BE USED.
- WORK OFFER FIRM IN THE FORM ACCEPTANCE LETTER FOR THE SIGN SYSTEM SELECTION. THE TYPE A WARNING FLUORESCENT SIGN ON THE WARNING SIGNS SHALL BE POSITIONED ON THE SIDE OF THE SIGN NEAREST THE ROADWAY.
- ALL TEMPORARY SIGNS, TYPE 111 BARRICADES, THEIR SUPPORT SYSTEMS AND LIGHTING REQUIREMENTS SHALL MEET ALL MICHIGAN DEPARTMENT OF TRANSPORTATION REQUIREMENTS AS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE STANDARD PLANS AND APPLICABLE SPECIAL PROVISIONS. ONLY SIGNS AND MATERIALS APPROVED BY MDOT WILL BE ALLOWED.
- WORK OFFER FIRM ARE ESTABLISHED. THERE SHALL BE NO EQUIPMENT OR MATERIALS STORED ON WORK CONDUCTED IN THE BUFFER AREA.
- ADDITIONAL SPEED LIMIT SIGNS REFLECTING THE REDUCED SPEED SHALL BE PLACED AT FEET EACH HALF MILE CONSIDERING THAT "TRAFFIC SIGNS THE WORK AREA WHEN THE REDUCED SPEED IS IN EFFECT" ARE ALLOWED ALONG THE ROADWAY SUCH THAT NO SPEED LIMIT SIGNS REFLECTING THE REDUCED SPEED ARE MORE THAN 100 FEET APART.
- WORK REDUCED SPEED LIMITS ARE UTILIZED IN THE WORK AREA. ADDITIONAL SPEED LIMIT SIGNS RETURNING TRAFFIC TO ITS NORMAL SPEED SHALL BE PLACED BEYOND THE LIMITS OF THE REDUCED SPEED AS INDICATED.
- WORK EXISTING SPEED LIMITS ARE REDUCED MORE THAN 10 MPH. THE SPEED LIMIT SHALL BE STEPPED DOWN IN NO MORE THAN 10 MPH INCREMENTS.
- ALL EXISTING PAVEMENT MARKINGS WHICH ARE IN CONFLICT WITH OTHER PROPOSED CHANGES IN TRAFFIC PATTERN OR PROPOSED TEMPORARY TRAFFIC MARKINGS SHALL BE REMOVED BEFORE ANY WORK IS DONE IN THE TRAFFIC PATTERN. SECTION 11111 SHALL BE USED FOR DAYTIME-ONLY TRAFFIC PATTERNS THAT ARE ADJUSTED OR DELAYED BY OTHER TRAFFIC CONTROL DEVICES.
- THE LIGHTED ARROW PANEL SHALL BE LOCATED AT THE BEGINNING OF THE TAPER AS SHOWN. WHEN PRACTICAL LIMITATIONS PREVENT ITS PLACEMENT AS INDICATED, THEN IT SHALL BE PLACED AS CLOSE TO THE BEGINNING OF THE TAPER AS POSSIBLE.

SIZE SIZES

1/2" DIA. MARKING  
 1/2" DIA. MARKING  
 1/2" DIA. MARKING  
 1/2" DIA. MARKING



### 36TH ST. (120' WIDE)

- EXISTING CB NOTE:
- IT IS PREFERRED TO ADJUST/REALIGN THE EXISTING CB FRAME TO INTEGRATE WITH THE NEW HEAD CURB. IF THIS CAN BE ACCOMPLISHED SET THE FLOWLINE OF THE CASTING AT ELEVATION = 800.14
  - IF CASTING CANNOT BE ADJUSTED AS NOTED, REPLACE THE CASTING WITH A TYPE C4 GRATE (EJIW#7065). SET THE FLOWLINE OF THE CASTING AT ELEVATION 800.25 RAISE & REVERSE THE GUTTER PAN OF THE HEAD CURB TO EL. 800.20



PROJECT LOCATION VICINITY MAP SCALE: NO SCALE

**RDG**  
Retail Design Consultants, LLC  
7660 48th Street, S.E.  
Grand Rapids, MI, 49512  
P. 616.634.2253  
Glenn@rdc-llc.com

**JVB**  
JAMES VANDEN BERGE  
ARCHITECTURAL CONSULTATION & DESIGN SERVICES  
2065 FOXRIDGE GRAND RAPIDS, MI 49505  
P: 616.616.2224  
EMAIL: JVBARCH@GCOMCAST.NET

**METAL WAREHOUSE ADDITION**  
5441 36TH ST. SE CASCADE TWP.  
GRAND RAPIDS, MI 49512

PLAN REV. #2	6/19/24
PLAN REV. #1	4/24/24
PERMIT/CONST.	1/11/24
PERMIT/CONST.	12/10/23
SITE PLAN COMMENTS	10/31/23
SITE PLAN APPROVAL	10/5/23

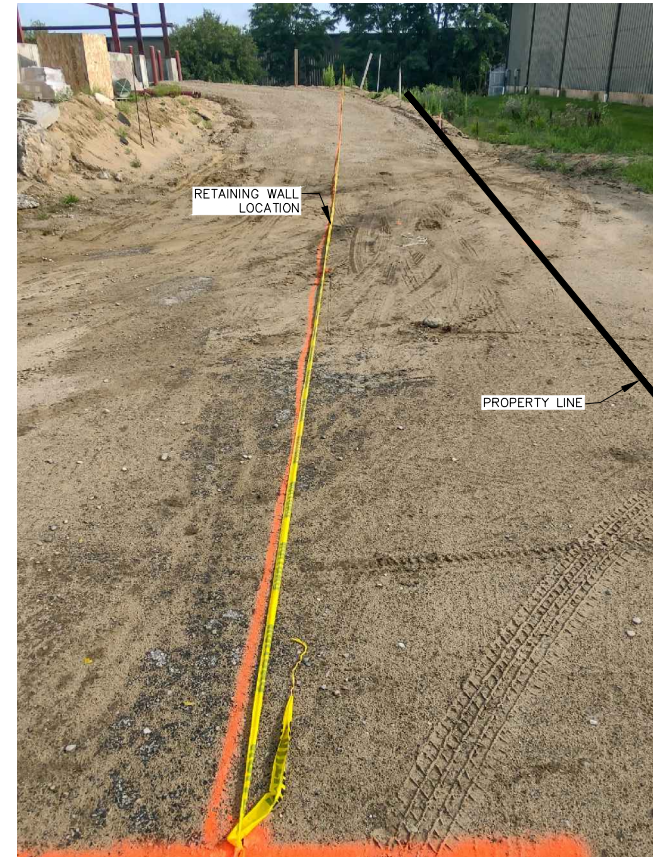
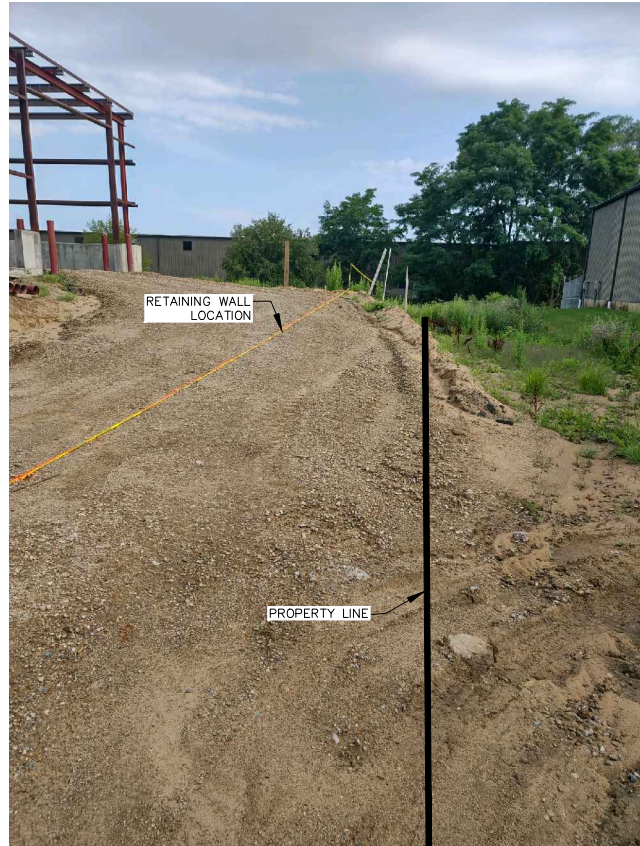
STATE OF MICHIGAN  
GLENN RICHARD  
ARCHITECT  
57678  
LICENSED ARCHITECT

SEAL	
DRAWN BY	JVB
CHECKED BY	GLR
PROJECT NUMBER	2023011

**C1.CC**

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







Kent County Road Commission  
 1900 4 Mile Road NW  
 Walker, MI 49544  
 Phone: 616-242-6920

Permit No. 2024-048093  
 Issue Date 09/11/2024

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

<b>APPLICANT</b>	Joshua Baker 6140 28th St SE Unit 120 Grand Rapids, MI 49545	<b>CONTRACTOR</b>	
------------------	---	-------------------	--

Applicant/Contractor requests a permit for the following work within the right of way of a county road:  
**Commercial - Commercial Dwy**

LOCATION: County Road 5441 36th St. Between \_\_\_\_\_ And \_\_\_\_\_

Municipality: CASCADE TOWNSHI Section \_\_\_\_\_ Side of Road \_\_\_\_\_ Property ID \_\_\_\_\_

DATE: Work to begin on 9/11/24 Work to be completed by 9/11/25 Plat \_\_\_\_\_ Lot \_\_\_\_\_

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

**PERMIT**

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

	FEE TYPE	AMOUNT	RECEIPT NO	DATE			
<b>REQUIREMENTS</b>					Letter of Credit	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					Surety Bond <u>20,000</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Retainer Letter	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					Approved Plans on File <u>24-028</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Certificate of Insurance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					Attachments/Supplemental Specifications	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other To Be Billed						

**OTHER REQUIREMENTS:**

**KCRC TO BE NOTIFIED 48 HOURS IN ADVANCE OF WORK - CONTACT JULIO ALMANZA (616) 481-4789 OR jalmanza@kentcountyroads.net WORK TO BE COMPLETED AS PER ATTACHED APPLICATION. PROPER TEMPORARY TRAFFIC SIGNING TO BE IN ACCORDANCE WITH CURRENT MMUTCD MANUAL.**

**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, September 16, 2024  
7:00 PM**

**ARTICLE 8.**

**Case #24-3843 - Tabled**

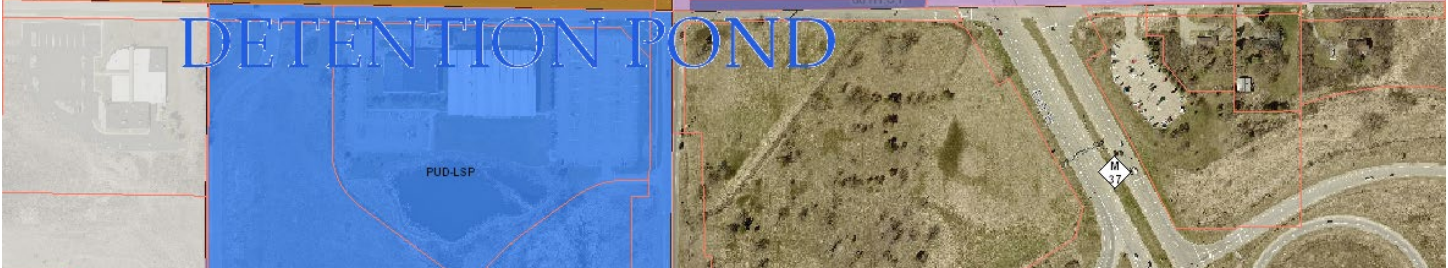
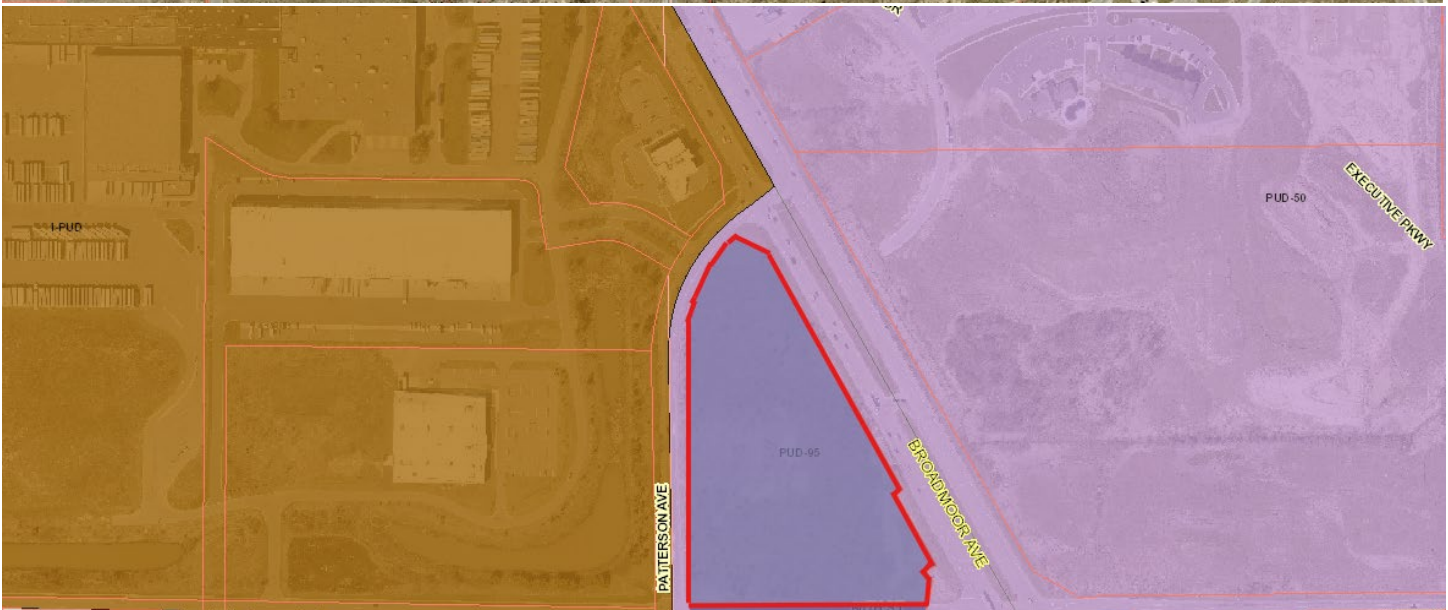
**Applicant:** QuikTrip

**Property Address:** 5905 Broadmoor Ave SE

**Parcel Number:** 41-19-31-352-006

**Requested Action:** Preliminary Development Plan review for a modification to PUD-95 at 5905 Broadmoor Avenue SE.

# Parcel & Zoning Map





# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

## PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 24-3843 **Tabled from July 15<sup>th</sup>, 2024**  
REPORT DATE: September 11, 2024  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: September 16, 2024  
PREPARED BY: Andrea Hendrick, Community Planning & Development Director

### APPLICATION SUMMARY:

APPLICANT: Robert Sweet for QuikTrip

ADDRESS: 5905 Broadmoor Avenue S.E. Grand Rapids, MI 49512

PARCEL NUMBER: 41-19-31-352-006

REQUESTED ACTION: Public Hearing - Preliminary Plan Review for an amendment to PUD-95

REQUIREMENTS: Cascade Charter Township Zoning Ordinance  
Section 3 Definitions – Automobile Service Stations  
Section 16.05(4) Preliminary Development Plan  
PUD 95- 5905 Broadmoor  
Section VII. Uses Permitted by Special Use

EXISTING ZONING OF SUBJECT PARCEL(S): PUD-95

GENERAL LOCATION: The subject property is the very southwest corner of the Township, on the north side of 60<sup>th</sup> Street, between Patterson Ave and Broadmoor Avenue.

PARCEL SIZE: Approximately 11.4 acres

EXISTING LAND USE: Vacant

ADJACENT PROPERTIES: N: Industrial PUD (Kentwood) Bank & PUD-50 - Gas Station  
W: Industrial PUD Manufacturing/Warehouse (Kentwood)  
S: Highway Commercial (Caledonia Township) – Vacant  
E: PUD-50 – Garden Apartments & Proposed Commercial

## PROPERTY HISTORY

July 15, 2024: Public Hearing. Planning Commission considered the request from QuikTrip and determined that more information was needed to make a decision.

*History since the last Planning Commission Hearing on July 15, 2024*

2024-08-01 Applicant submitted a revised site plan with a decreased footprint and the removal of the truck parking spaces.

2024-08-06 Applicant submitted the Traffic Impact Study provided by KLOA

2024-08-08 Staff requested that QuikTrip research issues related to similar uses in Caledonia

2024-08-30 Staff met with QuikTrip team to discuss submitted documents and PC concerns

2024-09-05 Staff provided the applicant with review comments on site elements, market feasibility study, and the lack of community benefits provided in their resubmission.

2024-09-05 QuikTrip met with Foster Swift to discuss potential community benefits agreement or contribution to the Township Open Space Fund.

2024-09-06 Planning met with QuikTrip team to discuss review comments and potential resubmission of documents and narratives. QuikTrip indicated they were comfortable going before the Planning Commission with the documents previously submitted with the hope of simply receiving a determination on whether the Automobile Service Station is an appropriate use for the site.

2024-09-10 QuikTrip provided presentation for hearing.

2024-09-10 Planning Staff met with Trustee Bradshaw for a more detailed conversation on Caledonia enforcement issues.

## PROPOSED USE

The applicant is proposing to develop 5.79 acres of a currently vacant site. The use is indicated to be a convenience store with fueling facilities. The applicant has indicated that their stores are designed to be easily maneuverable for trucks and convenient for cars. Following staff comments and feedback from the hearing, the applicant has decreased the proposed developable area for the Automobile Service Station. The updated area is a 2.21 acre decrease from the previous 8 acre site plan.

Specifically, the proposal is to construct:

- an 8,300+/- square foot convenience store made of brick and stone with multiple entrances.
- a 7,200+/- square foot automobile fueling canopy.
- a 3,700+/- square foot diesel fueling canopy.
- 65 parking spaces – **The originally 10 proposed truck parking spaces on the south side of the site have been removed.**
- **Three** access drives.

Below is the previous list of gas stations located in the surrounding area along with the lot area in acres for Planning Commission comparison. Staff has added the proposed dimensions of the reduced site for comparison.

Location	Address	Acres
Cascade Citgo	6820 Cascade Rd SE, Grand Rapids, MI 49546	0.52
Citgo 28th	5189 28th St SE, Grand Rapids, MI 49512	0.81
Meijer - 28th	5531 28th St SE, Grand Rapids, MI 49512	3.59
Circle K	6851 Broadmoor Ave SE, Caledonia, MI 49316	5.4
Marathon Gas	6773 Broadmoor Ave SE, Caledonia, MI 49316	1.64
Meijer - Broadmoor	6700 Broadmoor Ave SE, Caledonia, MI 49316	5.84
Mobil	4919 Town Center Dr SE, Grand Rapids, MI 49512	1.39
QuikTrip (Proposed)	5905 Broadmoor Ave SE	5.79

### **PUD-95**

The permitted uses for 5905 Broadmoor are outlined in Section IV of Ordinance #3 of 2015 (included in your packet). This proposed use is not outlined in the planned unit development as a use that is permitted by right or by Special Use Permit. It is therefore interpreted that this use is not permitted on the subject property. The applicant is requesting an amendment to the planned unit development to allow for an Automobile Service Stations. Of all defined uses in the Zoning Ordinance the applicant’s request is the most similar to this definition.

### **SECTION 3. DEFINITIONS**

**Automobile Service Station:**

A commercial enterprise which in addition to the dispensing of vehicular fuels offers to perform, as an accessory use, minor automobile maintenance, service or repair including but not limited to the sale and installation of lubricants, tires, batteries and similar accessories for automotive vehicles by station owner representatives. Customers dispensing of motor fuels at specified pump islands may also be available at such a commercial enterprise. The incidental sale of merchandise such as convenience foods, snacks and sundries not related to the maintenance, service or repair of automotive vehicles is available provided it does not provide more than 40 percent of the facilities gross annual revenues. Automobile service stations do not include major automobile maintenance, service or repair or bulk fuel distributing. (This definition amended by Ordinance #9 of 1993.)

The Planning Commission may find that some of the uses allowed within this definition are not desirable for this location and are also inconsistent with the proposed use of the applicant. The Planning Commission could add exclusions into the allowed use in the Planned Unit Development.

### **SECTION 16.05**

Following the hearing on July 15<sup>th</sup> 2024, the applicant provided revised site plans, as well as additional documentation to make the case for allowing an amendment to the PUD.

Chapter 16 speaks in detail about the process for creating a Planning Unit Development, however, it does not address the process for PUD amendments. Considering the proposal is a

new use, paired with an entirely new development, the provided plan will allow the Planning Commission to consider the use and, at a high level, determine if the proposed Automobile service station is an appropriate use for the PUD with a Special Use Permit. *(See process section below)*

The full site plan will then come back to the Planning Commission with all required design documents and an amended Ordinance for a recommendation of the Planning Commission prior to going to the Township Board for final approval.

### **MASTER PLAN CONSIDERATIONS**

The 2024 Future Land Use Map designates this area as **Southwest Mixed Use**.

*“The Southwest Mixed Use area is located in the southwestern corner of the Township. This area is unique in that it borders several adjacent municipalities, the City of Kentwood, Gaines Township, and Caledonia Township. This area is generally industrial in nature but is planned to accommodate mixed uses. This area likely experiences heavier truck traffic and general vehicular traffic during peak hours, as it is a location for places of employment in the area.”*

The proposed use seems appropriate and harmonious with uses outlined in the FLU considering that this type of gas station would be typical for an industrial or a commercial mixed use area situated between a highway and an Industrial Zone District.

### **MDOT AND KCRC MEETING**

On May 30<sup>th</sup>, 2024, the applicant arranged a meeting with the Michigan Department of Transportation (MDOT), Kent County Road Commission (KCRC), and the Township. At this meeting Staff learned that MDOT is beginning significant construction of Broadmoor in the fall with a proposed completion in Spring of 2025. There are also planned upgrades for Patterson to the west of the proposed development.

The updated site plans indicate that the proposed driveway location has changed. The applicant has not indicated whether they have allowed these organizations to review the plans.

### **FIRE DEPARTMENT**

Full engineering drawings have not been submitted for Fire review. However, the applicant is proposing 18-foot canopies over both the proposed pump stations. Staff has informed the applicant that the maximum required height for canopies is 14 feet. The fire inspector has confirmed the minimum height requirement for canopies is 13.5 feet. Therefore, staff finds no reason that the applicant cannot meet the requirements of both the Cascade Charter Fire Department and the Planning Department. While the applicant can ask for a taller canopy to be added to the PUD language as part of their amendment, staff does not recommend doing so.

### **NEIGHBOR COMMENTS**

After receiving the notice sent by the Township, a representative from Corewell Health requested a digital copy of the submitted plans. They own the parcel to the south and intend to develop it in

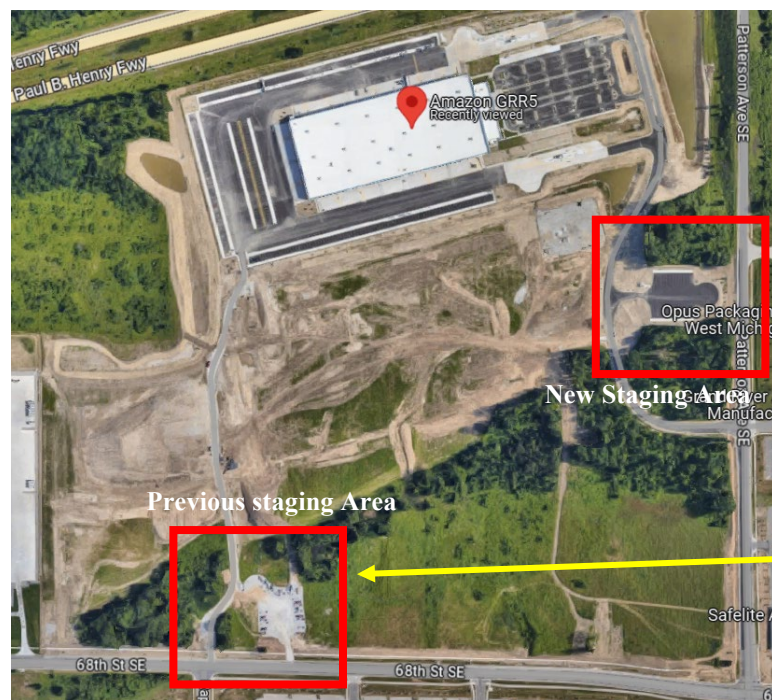
the future. The email was included in the [July 15, 2024](#) Planning Commission packet. If further comments are submitted, Staff will provide them to Planning Commission.

*Additional Comments received after the July 15<sup>th</sup> hearing:*

Lynee Wells, Planner for Caledonia Township, reached out the Planning Department. She described that the Caledonia had significant problems enforcing the conditions of their land use approval for Circle K, located at 6851 Broadmoor Ave SE. Additionally, she connected Tim Bradshaw, PE, Caledonia Trustee and Planning Commissioner.

Trustee Bradshaw provided comment by email and met with Planning Staff for a phone meeting to discuss the problems more thoroughly. In summary, Caledonia has had significant enforcement attempting to prevent trucks from parking onsite and idling for long periods of time. The problems have been ongoing from mid-2023 to the current time and are primarily related to Amazon trucks from the nearby facility located at 6425 Patterson Ave SE in Gaines Township.

Trustee Bradshaw provided documentation of conversations between the operators of Circle K and the Meijer Gas station. Caledonia Township has had compliance issues with both sites.



Caledonia Township staff also worked with Amazon in the development of an additional truck staging area located at their site. Though he did state that the problem has decreased since the staging area was developed, the issues problems related with this use have been substantial.



The issues were so notable that it eventually led to a consent judgment. Additionally, the issues with parking were not solely related to truck in designated parking areas but were more often related to trucks outside of designated parking spaces or sprawled across multiple car spaces.

Ultimately, the information provided by Ms. Wells and Trustee Bradshaw shined a light on the potential issues that could impact our community and stretch our staff resources. In reviewing, it seems that the desire to provide large, easy to access lots and access drives is impacting truck driver's decision-making. There is a psychological draw to park in wide drives, and assuming that minimally breaking the rules won't impact anyone. This is similar to the drivers consciously

or unconsciously speeding on wide roads with minimal obstructions or turns. This strengthens the argument that scale is a very important factor in this decision for aesthetic and operational reasons.

## **CONSIDERATIONS**

The applicant has provided the Planning Commission with the use and general layout of the proposed building and site. The purpose of this hearing is to determine if the concept of the proposal is appropriate for this location.

### **Process**

As addressed earlier, the Zoning Ordinance does not layout the amendment process. Therefore, staff has required what is believed to be adequate information to decide standards for the draft ordinance that mitigate negative impacts and promotes compatible and harmonious development with the adjacent land uses and surrounding districts. At this stage, the Planning Commission's role is to direct staff on what standards should be required to make a recommendation to the Board. The ordinance, as well as a full site plan will come back to the Planning Commission for the following:

#### *October 7, 2024, Planning Commission Hearing*

- Planning Department presents Planning Commission with draft ordinance
- Full Site Plan Review
- Type II Special Use Permit Request

Planning Commission recommends Approval, Approval with Conditions, or Denial of the PUD Amendment to the Township Board.

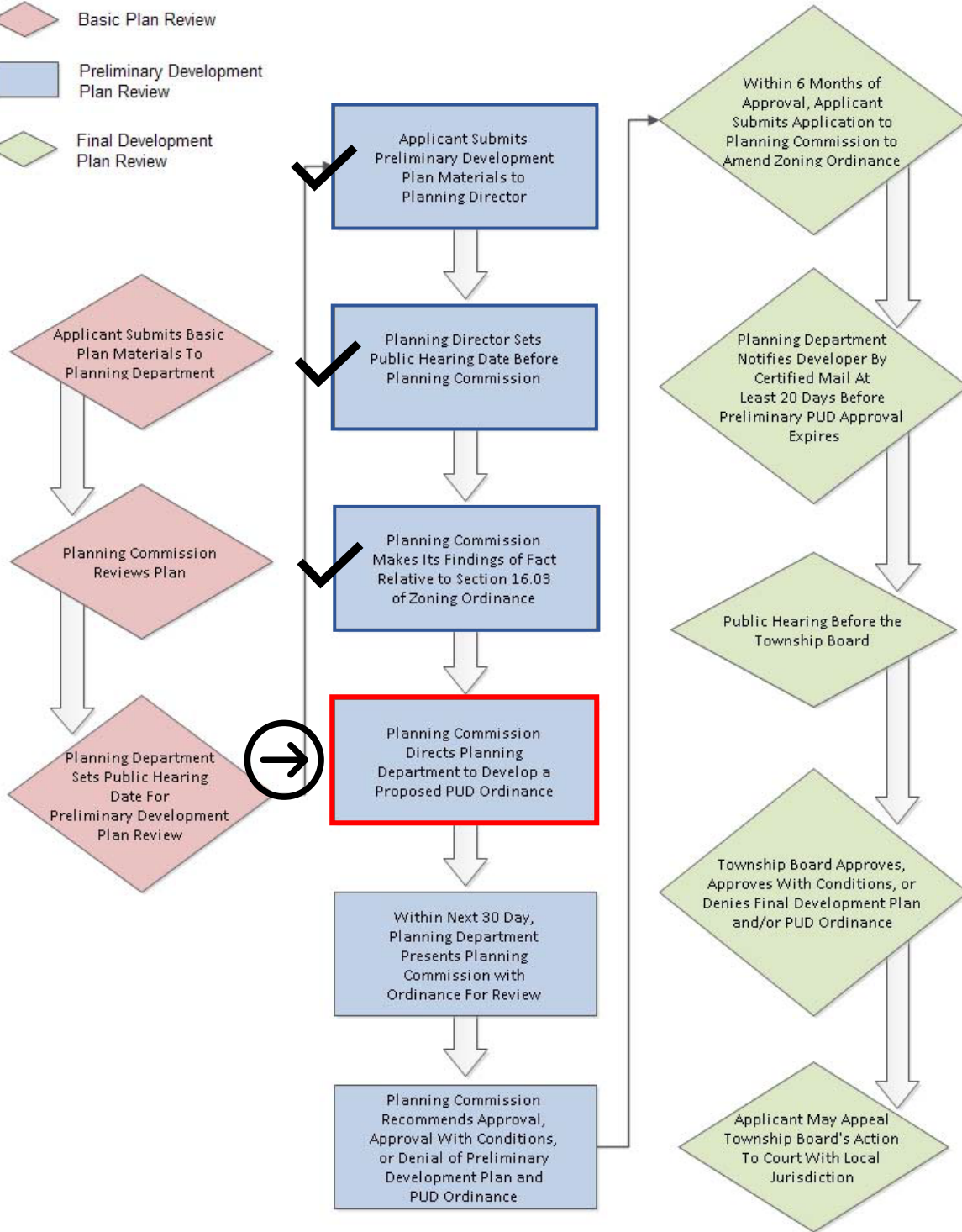
#### *November 20, 2024, Board of Trustees Meeting*

- Introduction of the proposed Ordinance Amendment

#### *December 11, 2024, Board of Trustees Meeting*

- Determination on Adoption of the Ordinance Amendment
- Type II Special Use Request Determination

Simply put, this is a long way from approval. The Township can voice concerns at any point and the applicant is free to withdrawal if the applicant and Township's goals do not align.



## **Planning Commission Determinations**

The CCT Zoning Ordinance gives the Planning Commission authority to deliberate and determine the following:

- Is an Automobile Service Stations appropriate at this location?
- Are there scale limitations that should be set on the use within the PUD?
- Are the Special Use standards of 17.07.p. sufficient or appropriate standards for approval
- Should other limitations be considered given the testimonies of other similar uses in the surrounding area.

## **RECOMMENDATION**

If the Planning Commission finds that the use is appropriate for this location, the Planning Commission would direct staff to revise PUD-95 Ordinance accordingly.

Staff recommends that the Planning Commission APPROVE drafting of proposed amendments to PUD-95 to add Automobile Service Station as an allowed use by Special Use with the following conditions:

1. The Special Use requirements of Section 17.07.p. apply
2. Effective implementation efforts found in the Caledonia case be added as additional Special Use standard
3. The Automobile Service Station should be limited to the north [ \_\_ *acres* ] of the PUD.
4. The applicant provides a full site plan of the proposed development to the Planning Commission for review and approval.
5. The applicant submits a special use application

## **ATTACHMENTS**

1. [July 15, 2024](#) Planning Commission Link
2. Section 17.07.p. of the Zoning Ordinance
3. Revised Site Plans dated 08-01-2024
4. Market Feasibility Study – Community Benefit Statement has been added
5. QuikTrip Traffic Impact Study
6. Cascade Engineer Aric Thorne TIS Review
7. Public Comment – Tim Bradshaw
8. Caledonia Enforcement Documents
9. QuikTrip Presentation

- iv. The use is located in a building converted from a residential use or involves a new building designed with the appearance of a residential building.
- v. Signs are unlighted and erected subject to the regulations applicable to signs in the zoning district in which the property is located.
- vi. Access to the property is from an arterial or collector street as classified on the Major Street Plan.

**o. Group Day Care Homes - In order to receive a Special Use Permit for a group day care home the use shall be in a bona fide residence and shall meet the following conditions:**

- 1) The home is located not closer than 1,500 feet to any of the following facilities, as measured along a street, road, or other public throughfare, excluding an alley:
  - i. Another licensed group day care home.
  - ii. An adult foster care small group home or large group licensed by the State of Michigan.
  - iii. A facility offering substance abuse treatment and rehabilitation service to seven (7) or more people, licensed by the State of Michigan.
  - iv. A community correction center, residence home, half-way house, or other similar facility which houses an inmate population under the jurisdiction of the Michigan Department of Corrections.
- 2) All outdoor play areas shall be enclosed by a fence that is nonclimbable in design and at least 54 inches in height.
- 3) Maintains the property consistent with the visible characteristics of the neighborhood. The use shall not require the modification of the exterior of the dwelling or the location of any equipment in the front yard.
- 4) Based upon the established capacity of the facility, there shall be provided and maintained, on the premises, a minimum of 150 square feet of outdoor play area per child with not less than 5,000 square feet per facility.

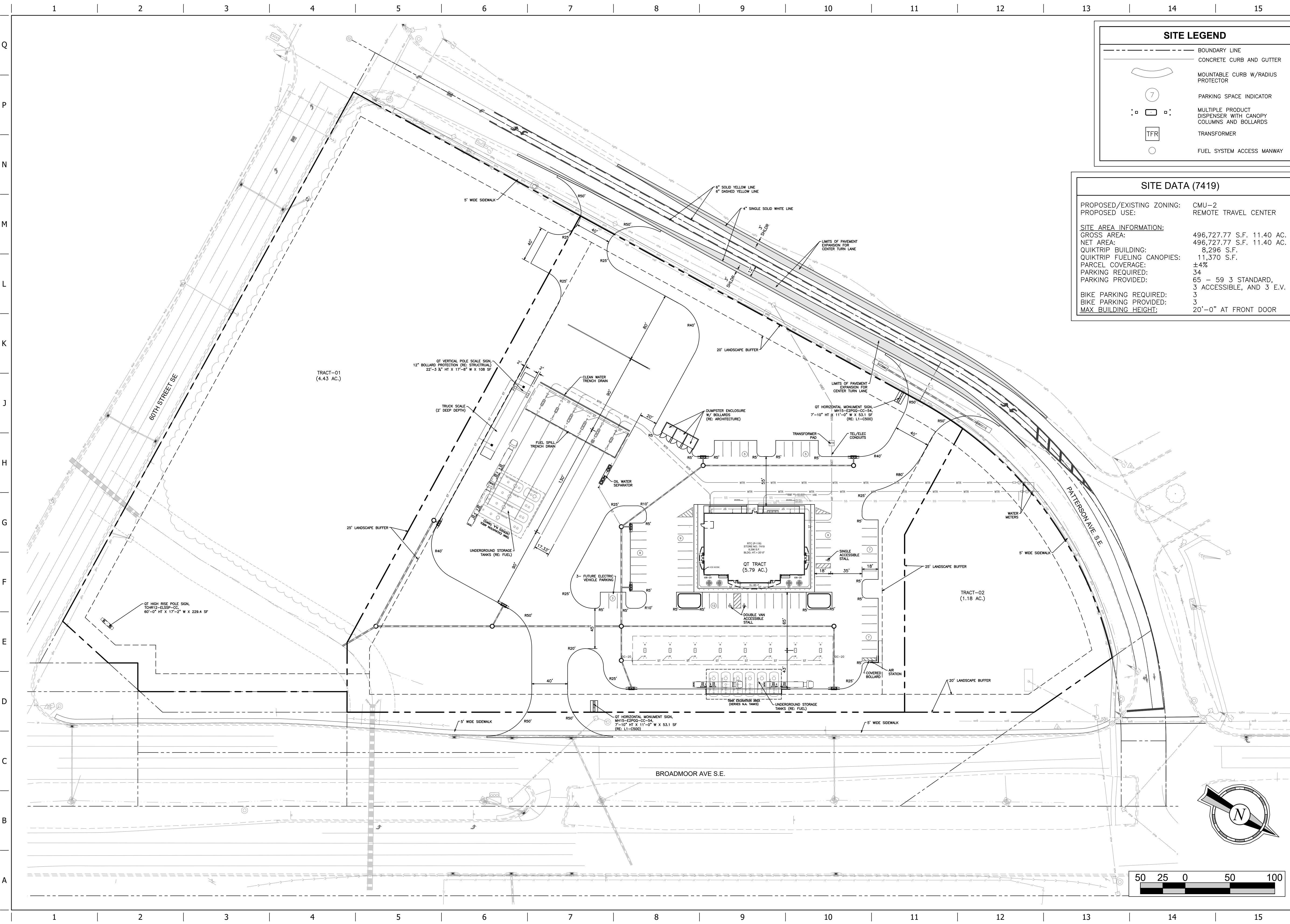
- 5) In addition to the on-site parking required for the residence itself, the facility shall provide on-site parking for all employees, in a paved driveway or similar facility common to the particular neighborhood.
- 6) Operating hours shall be limited from 6:00 a.m. to 10:00 p.m. daily.
- 7) The facility shall be inspected for compliance with the aforementioned standards prior to occupancy and at least once a year thereafter within ten (10) days of the anniversary of the Certificate of Occupancy. (New Section added by Ordinance #14 of 1989).

**p. Automobile Service Stations and Mini-Food-Mart Stations as defined in Chapter 3**

- 1) Lot Area, Width and Depth
  - i. Minimum lot area for a station shall be equal to the minimum lot size requirements of the zoning district in which it lies. In the case of a PUD the minimum lot size shall be determined by the previous or underlying zoning district (e.g. the B-2, zoning district requires a minimum lot size of 3 acres).
  - ii. Minimum lot width: A minimum lot width of 200 feet shall be required along an abutting street functionally classified as an arterial or collector road as shown in Appendix "A" of this Ordinance.
  - iii. Minimum Lot Depth: A minimum lot depth of 150 feet shall be required for all stations.
- 2) Front Setback(s)
  - i. Minimum Front Yard Setback for the Main Building: The minimum front setback shall be 100 feet, as measured from the property line or the road right-of-way line.
- 3) Other Required Setbacks for the Main Building:
  - i. Side- 25 feet from the property line.  
Rear- 40 feet from the property line.
  - ii. Minimum Setbacks for Pump Islands: Pump islands shall not be located closer

- than 35 feet from any property line or road right-of-way line.
- iii. Minimum Setbacks for Canopies over Pump Islands: The setbacks of roof edges or eaves for canopies over pump islands shall be no closer than 25 feet from any property or road right-of-way line.
  - iv. Car Washes and / or Mini-Food-Mart Buildings: The setbacks for these buildings of other similar ancillary buildings shall be the same as those of the main building. In no case shall these buildings extend out in front of the main building.
- 4) Bufferyard and Screening Requirements
- i. All station facilities shall be required to install a minimum 20 foot landscaped bufferyard around the perimeter of the gas station. This bufferyard shall be located within the first 20 feet of the property.
  - ii. The bufferyard shall be required to have an undulating landscaped berm along the perimeter of the site. The berm need not be continuous in its length. The berm shall not extend higher than three (3) feet and must not have a slope greater than a 1:3 ratio.
  - iii. The minimum required amount of landscaping for a station shall be the equivalent of a Bufferyard "C" as described in Section 20.04 of the Zoning Ordinance.
  - iv. All other landscaping requirements (e.g. sizes, maintenance, un-credited plant materials, etc.) set forth in Chapter 20 of this Ordinance shall also be required for station facilities.
- 5) Site Design Standards
- i. All building facades shall be so designed to blend in harmonious with the surrounding neighborhood. The use of horizontal siding, stone or brick veneer is required.
  - ii. All buildings must be oriented on the site so that service bay doors shall face away from the principle road or any residential use.
- iii. Canopies shall be so designed to relate to the facade design of the main building. In no case shall the canopy extend beyond a height of 14 feet.
- 6) Other Site Requirements
- i. The outdoor display of merchandise is prohibited.
  - ii. Vending machines shall not be allowed to be located outside any building on the site.
  - iii. All trash dumpsters or oil recycling collection systems shall be located behind the main building or between the main building and interior side yard behind the front facade. These facilities shall be enclosed with a solid masonry wall six (6) feet high with solid doors having sufficient truck access for dumpster service.
  - iv. Signs for gas station facilities located in the B-1, Village Business zoning district shall comply with the design guidelines set forth in the Cascade Village Design Plan.
- 7) Parking Requirements
- i. All automobile service station facilities shall provide at least five (5) parking spaces, plus one parking space for air - water service and one parking space for outdoor self-servicing vacuuming machines, if available.
  - ii. Service spaces are those spaces set aside for temporary parking of those vehicles receiving maintenance service. If automotive service is proposed at a station there shall be a minimum of two (2) parking spaces for each gas pump, plus one for each service bay.
  - iii. All parking spaces shall be marked and delineated in accordance with Section 19.13 of this Ordinance. (This subsection added by Ordinance #6 of 1993)
- q. **Recreational Lighting.** (This subsection added by Ordinance #7 of 2005; 9/28/05)

FILE LOCATION: C:\Users\veysesma\OneDrive - Jacobs\WJXN3420 - Jacobs\WJXN3420 - 7419 Grand Rapids, MI\70000000\702 Civi\702.5 Const\02 CDP - SITE PLAN.dwg USER:ReyesMA1 SAVED:7/26/2024 10:57 AM PLOTTED:7/26/2024 11:01 AM



### SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

### SITE DATA (7419)

PROPOSED/EXISTING ZONING: CMU-2  
 PROPOSED USE: REMOTE TRAVEL CENTER

**SITE AREA INFORMATION:**  
 GROSS AREA: 496,727.77 S.F. 11.40 AC.  
 NET AREA: 496,727.77 S.F. 11.40 AC.  
 QUIKTRIP BUILDING: 8,296 S.F.  
 QUIKTRIP FUELING CANOPIES: 11,370 S.F.  
 PARCEL COVERAGE: ±4%  
 PARKING REQUIRED: 34  
 PARKING PROVIDED: 65 - 59 3 STANDARD, 3 ACCESSIBLE, AND 3 E.V.  
 BIKE PARKING REQUIRED: 3  
 BIKE PARKING PROVIDED: 3  
 MAX. BUILDING HEIGHT: 20'-0" AT FRONT DOOR

BID SET  
NOT FOR CONSTRUCTION

PROJECT NO.: WJXN3420

**Jacobs**

MICHIGAN # 911 CENTRAL PARKWAY NORTH, SUITE 425  
 SAN ANTONIO, TEXAS 78232  
 TEL (210) 494-0088  
 FAX (210) 494-4525  
 COPYRIGHT © 2024  
 JACOBS ENGINEERING GROUP INC.

**QuikTrip No. 7419**  
 5905 BROADMOOR AVE. S.E.  
 GRAND RAPIDS, MICHIGAN

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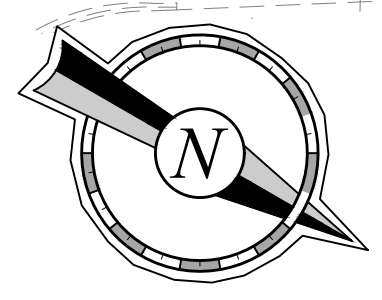
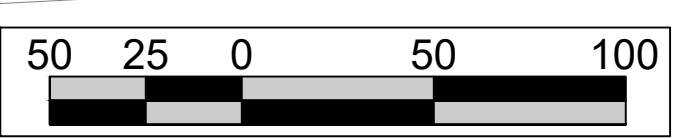
PROTOTYPE: P-118 (05/14/2024)  
 DIVISION: TULSA  
 VERSION: 001  
 DESIGNED BY: M.A.R.  
 DRAWN BY: J.E.G.  
 REVIEWED BY: SG

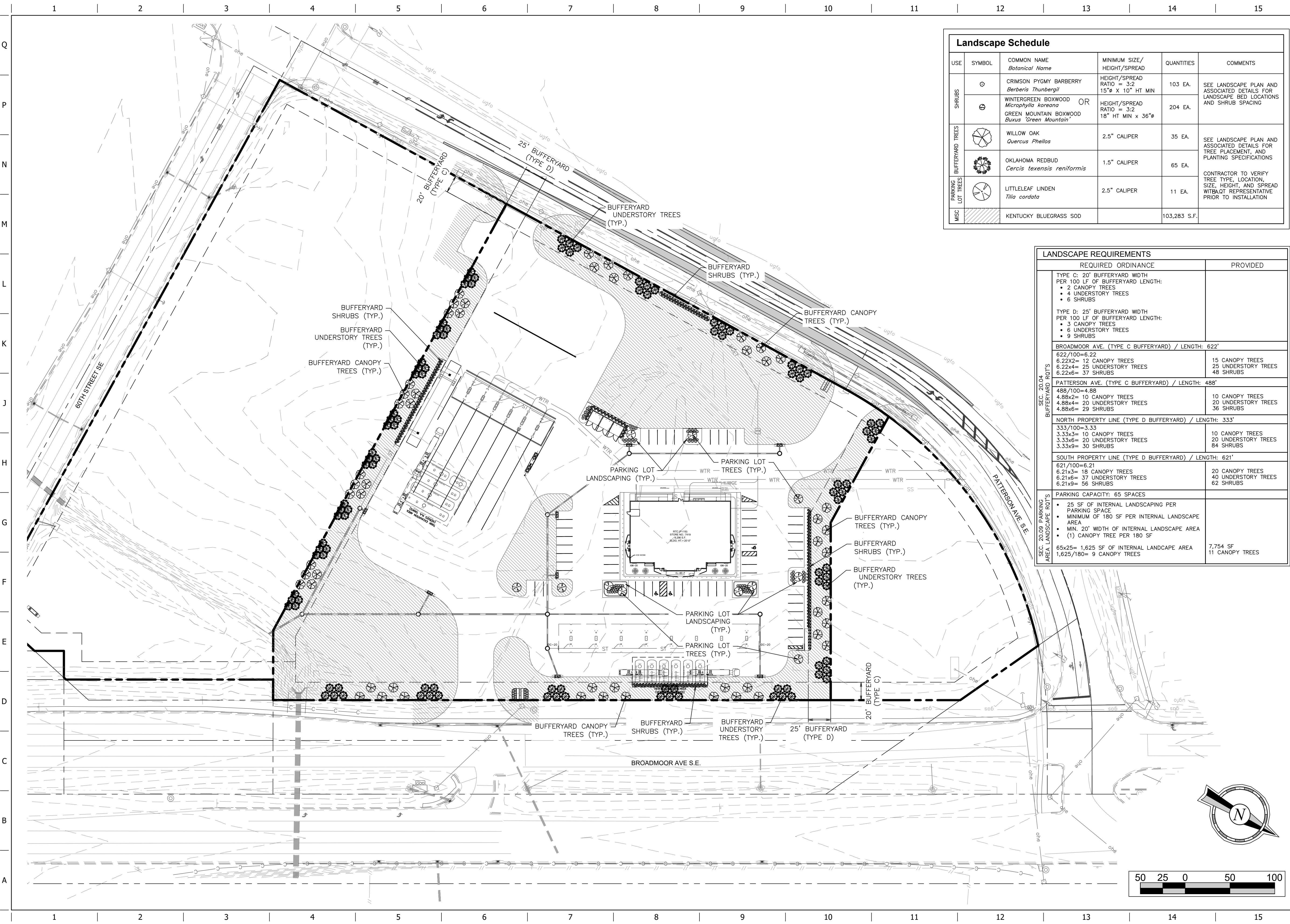
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 07/26/2024

SHEET TITLE:  
 CDP - SITE PLAN  
 OPTION 3

SHEET NUMBER:  
 1





Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	⊙	CRIMSON PYGMY BARBERRY <i>Berberis thunbergii</i>	HEIGHT/SPREAD RATIO = 3:2 15" x 10" HT MIN	103 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊙	WINTERGREEN BOXWOOD <i>Microphylla koreana</i>	HEIGHT/SPREAD RATIO = 3:2 18" HT MIN x 36" S	204 EA.	
	⊙	GREEN MOUNTAIN BOXWOOD <i>Buxus 'Green Mountain'</i>			
BUFFERYARD TREES	⊙	WILLOW OAK <i>Quercus Phellos</i>	2.5" CALIPER	35 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊙	OKLAHOMA REDBUD <i>Cercis texensis reniformis</i>	1.5" CALIPER	65 EA.	
PARKING LOT TREES	⊙	LITTLELEAF LINDEN <i>Tilia cordata</i>	2.5" CALIPER	11 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH/BAIT REPRESENTATIVE PRIOR TO INSTALLATION
MISC	▨	KENTUCKY BLUEGRASS SOD		103,283 S.F.	

LANDSCAPE REQUIREMENTS	
REQUIRED ORDINANCE	PROVIDED
<b>TYPE C: 20' BUFFERYARD WIDTH PER 100 LF OF BUFFERYARD LENGTH:</b> <ul style="list-style-type: none"> <li>2 CANOPY TREES</li> <li>4 UNDERSTORY TREES</li> <li>6 SHRUBS</li> </ul>	
<b>TYPE D: 25' BUFFERYARD WIDTH PER 100 LF OF BUFFERYARD LENGTH:</b> <ul style="list-style-type: none"> <li>3 CANOPY TREES</li> <li>6 UNDERSTORY TREES</li> <li>9 SHRUBS</li> </ul>	
<b>BROADMOOR AVE. (TYPE C BUFFERYARD) / LENGTH: 622'</b>	
6.22x2= 12 CANOPY TREES	15 CANOPY TREES
6.22x4= 25 UNDERSTORY TREES	25 UNDERSTORY TREES
6.22x6= 37 SHRUBS	48 SHRUBS
<b>PATTERSON AVE. (TYPE C BUFFERYARD) / LENGTH: 488'</b>	
4.88x2= 10 CANOPY TREES	10 CANOPY TREES
4.88x4= 20 UNDERSTORY TREES	20 UNDERSTORY TREES
4.88x6= 29 SHRUBS	36 SHRUBS
<b>NORTH PROPERTY LINE (TYPE D BUFFERYARD) / LENGTH: 333'</b>	
3.33x3= 10 CANOPY TREES	10 CANOPY TREES
3.33x6= 20 UNDERSTORY TREES	20 UNDERSTORY TREES
3.33x9= 30 SHRUBS	84 SHRUBS
<b>SOUTH PROPERTY LINE (TYPE D BUFFERYARD) / LENGTH: 621'</b>	
6.21x3= 18 CANOPY TREES	20 CANOPY TREES
6.21x6= 37 UNDERSTORY TREES	40 UNDERSTORY TREES
6.21x9= 56 SHRUBS	62 SHRUBS
<b>PARKING CAPACITY: 65 SPACES</b>	
<ul style="list-style-type: none"> <li>25 SF OF INTERNAL LANDSCAPING PER PARKING SPACE</li> <li>MINIMUM OF 180 SF PER INTERNAL LANDSCAPE AREA</li> <li>MIN. 20' WIDTH OF INTERNAL LANDSCAPE AREA</li> <li>(1) CANOPY TREE PER 180 SF</li> </ul>	
65x25= 1,625 SF OF INTERNAL LANDSCAPE AREA	7,754 SF
1,625/180= 9 CANOPY TREES	11 CANOPY TREES

**BID SET**  
NOT FOR CONSTRUCTION

PROJECT NO.: WJXN3420

**Jacobs**

MICHIGAN # 911 CENTRAL PARKWAY NORTH, SUITE 425  
SAN ANTONIO, TEXAS 78232  
TEL (210) 494-0088  
FAX (210) 494-4525

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**QuikTrip No. 7419**  
5905 BROADMOOR AVE. S.E.  
GRAND RAPIDS, MICHIGAN

**QT**

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PROTOTYPE: P-118 (05/14/2024)  
DIVISION: TULSA  
VERSION: 001  
DESIGNED BY: C.M.  
DRAWN BY: J.E.G.  
REVIEWED BY: SG

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/07/2024

SHEET TITLE:  
CDP LANDSCAPE PLAN

SHEET NUMBER:  
**4**

Market Feasibility and Impact Study  
QuikTrip - 5905 Broadmoor Ave SE, Grand Rapids, MI 49512

GW has been engaged to conduct an independent market study on the proposed redevelopment of the land at 5905 Broadmoor Ave SE, Grand Rapids, MI 49512.

GW Properties is a national real estate development /investment firm based in Chicago that has completed 200+ projects totaling over 5 million square feet across 20 states.

The firm has created opportunities across varying uses, economic cycles, and market types, working with leading retailers in every major category.

GW is the preferred development company for several national brands and a prolific investor in value-add opportunities.

Our services are rooted in a consistent, innovative, and flexible approach that has been built upon through years of experience.

We work hand in hand with municipalities and stakeholders to ensure that proper entitlements, and approvals are obtained to ensure all development projects are successful and accretive to the community.

GW practices respectful development through its collaborative approach of uncovering opportunities, optimizing value, and enhancing communities. This process has yielded a track record of proven results.

Jeremy Forman  
Partner  
GW Property Group, LLC.  
Cell: 312-523-4569  
Email: [jeremy@gwproperties.com](mailto:jeremy@gwproperties.com)

QuikTrip, often considered America's best-in-class convenience store, is planning the redevelopment of 5905 Broadmoor Ave SE, Grand Rapids, MI 49512 as part of their rapidly growing expansion plans for the region.

The location was selected after several rounds of careful analysis and internal proprietary modeling to ensure the success of the business and its positive impact on the local community.

QuikTrip does not take the site selection process lightly. In over 65 years in the convenience store industry, QuikTrip has refined its ability to find and acquire locations with a high degree of care to ensure the company is able to continually provide new opportunities for employees to grow and succeed.

Each new store requires significant capital investment to ensure the QT brand standards remain consistently exceptional across the network. QuikTrip takes several factors into consideration prior to selecting their site including traffic counts, traffic patterns, presence of similar businesses, impact on the community, and demand for QuikTrip's specific products and services. In addition, QuikTrip strongly considers the opinions of local market experts in order to further validate the feasibility of the locations it considers.

QuikTrip stores stand out from competitors through a combination of distinctive offerings.

**Community Benefits:**

The new QuikTrip location will bring significant advantages to the community by transforming a neglected and unsightly property, currently used as an illegal dumping site, into a thriving business that enhances local convenience and accessibility. Situated on the most southern parcel of the municipality, adjacent to a state highway and interstate, this development will not only provide quick and easy access to food, gas, and diesel for travelers and residents but also create between 25-30 new jobs for store employees, maintenance workers, and division staff. Additionally, the development will utilize only 5 acres of the 12-acre site, leaving room for future businesses to establish themselves, further stimulating local economic growth. QuikTrip is also a nationally recognized Safe Place, providing immediate help and safety for youth in crisis. Through this program, young people in need can access a secure environment, connect with local support services, and receive assistance in situations of abuse, neglect, or homelessness, further emphasizing QuikTrip's commitment to the community's well-being.

**Full-Service Kitchen with Fresh Food Options:**

QuikTrip's full-service kitchen introduces a diverse menu of fresh food options, satisfying the demand for high-quality, convenient dining choices in the area. This innovative approach draws in commuters, daytime population, shoppers and others across all three dayparts in a manner more similar to a quick service restaurant than that of a traditional convenience store. QuikTrip also offers a quick food selection tailored to meet the needs of customers looking for convenient, grab-and-go options. Their roller grill section boasts a variety of items, including hot dogs and egg rolls, providing quick and satisfying snacks for busy commuters. For those seeking meal-specific options, the grab-and-go selection features breakfast sandwiches, burritos, and QT's signature breakfast pizza, ensuring a hearty start to the day. For lunch and dinner, customers can enjoy mouthwatering BBQ sandwiches, featuring chicken, pulled pork, and pulled brisket, as well as freshly made pizza slices, providing a delicious and convenient dining experience for customers on the move.

**Beverage Program:**

In addition to comprehensive food offerings, QuikTrip prides itself on providing a diverse range of beverage options to cater to varying tastes and preferences. QuikTrip's new "bean to cup" coffee offer revolutionizes the coffee experience by grinding the perfect amount of whole coffee beans to deliver a freshly brewed cup every time. This innovative approach not only ensures exceptional quality but also saves time and money for our customers. Furthermore, QT boasts over 20 slushie flavors and an extensive selection of fountain drinks, allowing customers to indulge in their favorite beverages while on the go.

**Enhanced Retail Experience:**

QuikTrip enhances the "retail" feel of each location to further distinguish itself from traditional convenience stores. QuikTrip's are designed to have wider aisles, broader range of SKUs, enhanced customer service and lot designs to provide for ample space of inter-lot movements that all go to create a seamless and enjoyable experience for patrons.

**Diesel Fuel Availability:**

QuikTrip addresses a significant market gap by providing diesel fuel, catering to the needs of diesel vehicle owners within Grand Rapids. This strategic offering not only expands QuikTrip's customer base but also positions it as a go-to destination for diesel fuel purchasers, filling a void in the local market.

**Strategic Site Selection:**

QuikTrip's rigorous site selection process ensures that each location meets or exceeds the brand's standards and expectations. Factors such as existing traffic patterns, presence of similar businesses, community demographics, and service

needs are carefully considered to maximize the potential success of each QuikTrip location. By addressing consumer demand for convenience, quality, and variety, QuikTrip fills a crucial gap in the local market while fostering positive growth and development within the community.

**Feasibility Assessment:**

The intersection of 60<sup>th</sup> SE and Broadmoor is estimated to host nearly 50,000 vehicles per day, making it one of the highest trafficked intersections in the Grand Rapids Metro. Strategically capturing that intersection will allow QT to service a meaningful customer base that is already driving past the site on a daily basis.

While new convenience stores have clustered north of Highway 6 in Cascade Charter Township at 60<sup>th</sup> SE and Broadmoor, QT's large footprint with easier access and unique offerings will attract its own customer base of both commuters and commercial vehicles that may not currently be utilizing the gas or convenience store offerings in Grand Rapids.

In addition to servicing the existing traffic in the area, QT expects to attract new customers too. Sitting on the Cascade Charter Township side of the Broadmoor feed off the Freeway with a new, easily accessed, well lit, well merchandised store will attract customers from further into Kent County who may not have otherwise traveled to Grand Rapids for food, fuel or shopping.

Some of these customers will likely be seeking diesel fuel, as the market is severely underserved and has effectively no reasonable offer in the immediate area. QuikTrip will address that market gap with a relatively small diesel offering to not only expand QuikTrip's customer base but also position QT as a go-to destination for diesel fuel purchasers, that fills a void in the local market.

QuikTrip's unique food and beverage programs will also fill a void in the otherwise severely underserved quick service restaurant category. With a lack of dining options in the area, QT sees a significant opportunity to be a go-to provider of quick service meals, drinks and snacks across all three dayparts.

While some specialty QSRs exist in the area such as Burger King, Jimmy Johns's, China 1, Subway, Arby's QT offers an approachable yet diverse fresh food offering that includes hot dogs with steamed buns and fresh condiment bar, made to order pizza, breakfast brisket tacos, bakery goods, coffees, frozen drinks, and other such items lacking in the area.

Given the high volume of traffic passing by the proposed location, coupled with the unmet needs of consumers for fresh food options and diesel fuel, the feasibility of the QuikTrip gas station in Grand Rapids is evident.

- Exhibit A: Demographic Information
- Exhibit B: Traffic Volumes Daily
- Exhibit C: Customer attraction / Drive-time Map
- Exhibit D: QuikTrip Specialized Offers Food & Beverage; “Bean to Cup”

**Exhibit A:**  
Demographic Information  
from GW Properties

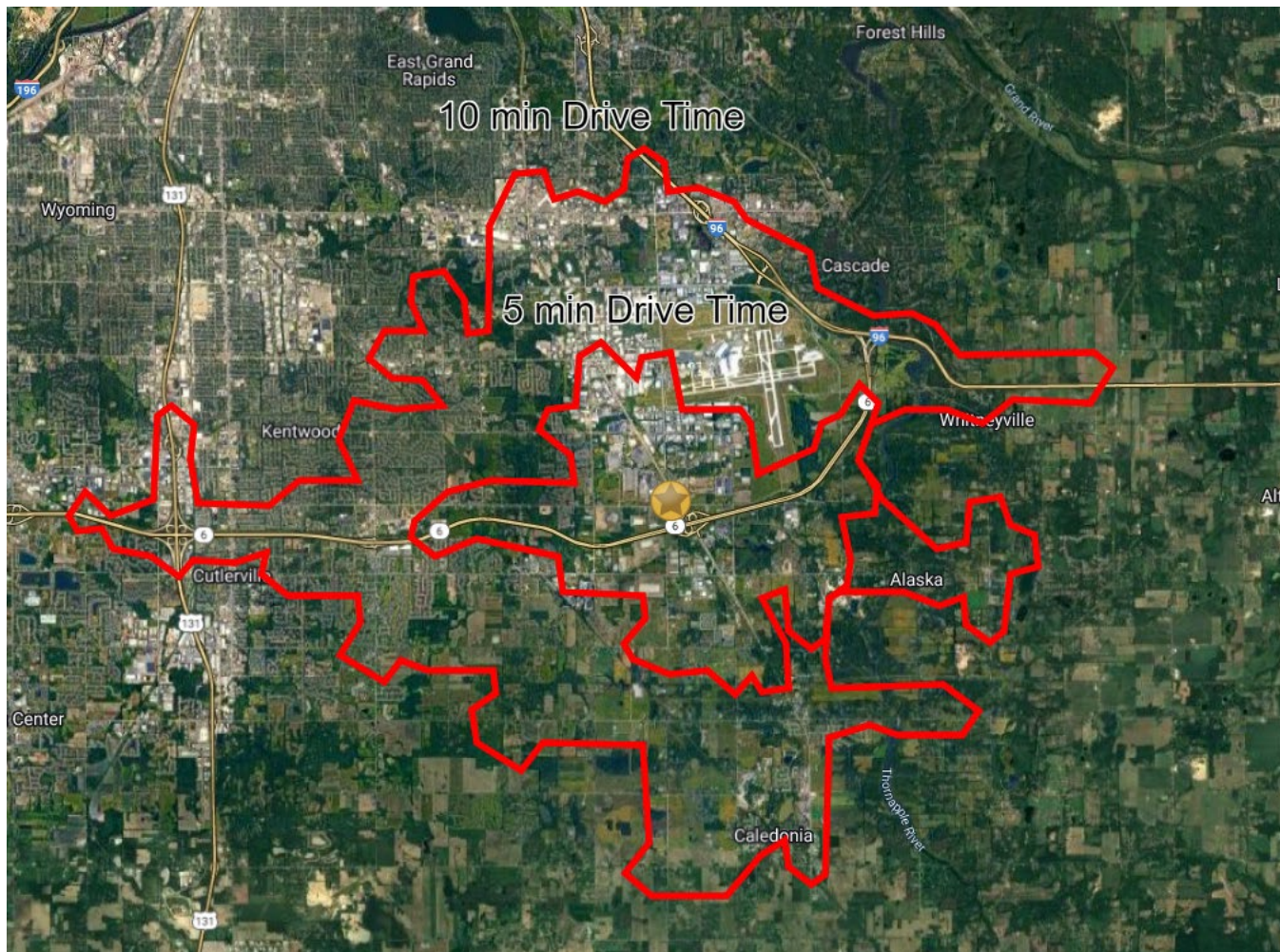
5905 Broadmoor Ave SE, Grand Rapids, MI			
	3 mi	5 mi	10 mi
<b>Population</b>	15,786	86,217	381,381
<b>Average HH Income</b>	\$135,686	\$118,431	\$121,244
<b>Total Employees</b>	32,992	74,300	193,848



**Exhibit B:**  
Traffic Volumes Daily



**Exhibit C:**  
Customer attraction  
5min drive-time  
10min drive-time



**SUBS**

**HAM • TURKEY • THE GARDENER**

Half ... \$4.49 Whole ... \$5.69 Wrap ... \$5.69

**THE BIG ITALIAN • ROAST BEEF • 3 MEAT STACK**

Half ... \$4.99 Whole ... \$6.69 Wrap ... \$6.69



**DOUBLE BLT**

Half ... \$6.09 Whole ... \$8.69 Wrap ... \$6.69

**CHICKEN, BACON & RANCH**

Half ... \$4.99 Whole ... \$7.69 Wrap ... \$6.69

**PIZZAS**

**X-LARGE PIZZA**

Cheese Only ... \$10.99  
 1 Topping ... \$11.99  
 3 Meats ... \$13.99  
 Supreme or Breakfast ... \$15.99



**PERSONAL PIZZA**

Pepperoni • Supreme • Breakfast  
 3 Meats • Build Your Own ... \$6.39  
 Cheese ... \$5.39

**FLATBREAD**

Chicken, Bacon & Ranch ... \$4.49

**TACOS**

AVAILABILITY TIMES MAY VARY

Park • Chicken ... \$3.99 DL. OR 2/ \$6.50  
 Brisket ... \$4.99 DL. OR 2/ \$8

**BBQ SANDWICHES**

BBQ Pork ... \$4.99  
 Beef Brisket ... \$5.99

**GRILLED CHEESE**

Classic Grilled Cheese ... \$2.89  
 BLT Grilled Cheese ... \$4.39

**PREMIUM GRILLED CHEESE**

Ham & Cheese ... \$4.39  
 Buffalo Chicken ... \$4.69  
 BBQ Pork ... \$5.39  
 Cuban ... \$5.89  
 Italian ... \$5.89  
 Chicken, Bacon & Ranch ... \$5.89  
 BBQ Brisket ... \$6.39

**SOFT PRETZELS**

Classic • Parmesan • Cinnamon Sugar ... \$3.29

**BISCUITS**

Sausage ... \$2.69  
 Bacon, Egg & Cheese • Sausage, Egg & Cheese  
 Ham, Egg & Cheese • Egg & Cheese ... \$4.29

**BISCUIT & GRAVY** ... \$2.49

**TOASTED CROISSANT**

Bacon, Egg & Cheese ... \$4.29  
 Sausage, Egg & Cheese ... \$4.29  
 BLT & Cheese ... \$3.99  
 Turkey, Lettuce, Tomato & Cheese ... \$3.99  
 Ham, Egg & Cheese ... \$4.29  
 Egg & Cheese ... \$4.29

**MAC & CHEESE**

Classic Mac & Cheese ... \$2.99  
 Chicken, Bacon & Ranch • Bacon • Chorizo  
 Buffalo Chicken ... \$3.99  
 BBQ Pork ... \$4.49  
 BBQ Brisket ... \$4.99

**FROZEN**



**QUIKSHAKE®**

Chocolate • Vanilla • Strawberry  
 Medium ... \$3.99  
 Mini ... \$1.49

**VANILLA CONE**

Cone ... \$1.39  
 Cup ... \$1.39  
 Cone in a Cup ... \$1.59

Some items may vary in content with milk, egg, fat, etc. when seasonal or promotional offers. Exchanges here not included in promotional offers.

**COLD BREW**

**COLD BREW COFFEE**

Medium ... \$2.59

**COLD BREW FRAPPÉ**

French Vanilla • Mocha • Caramel  
 Sugar Free French Vanilla  
 Small ... \$2.79  
 Medium ... \$3.29

**QT. INFUSIONS** ... \$4.79

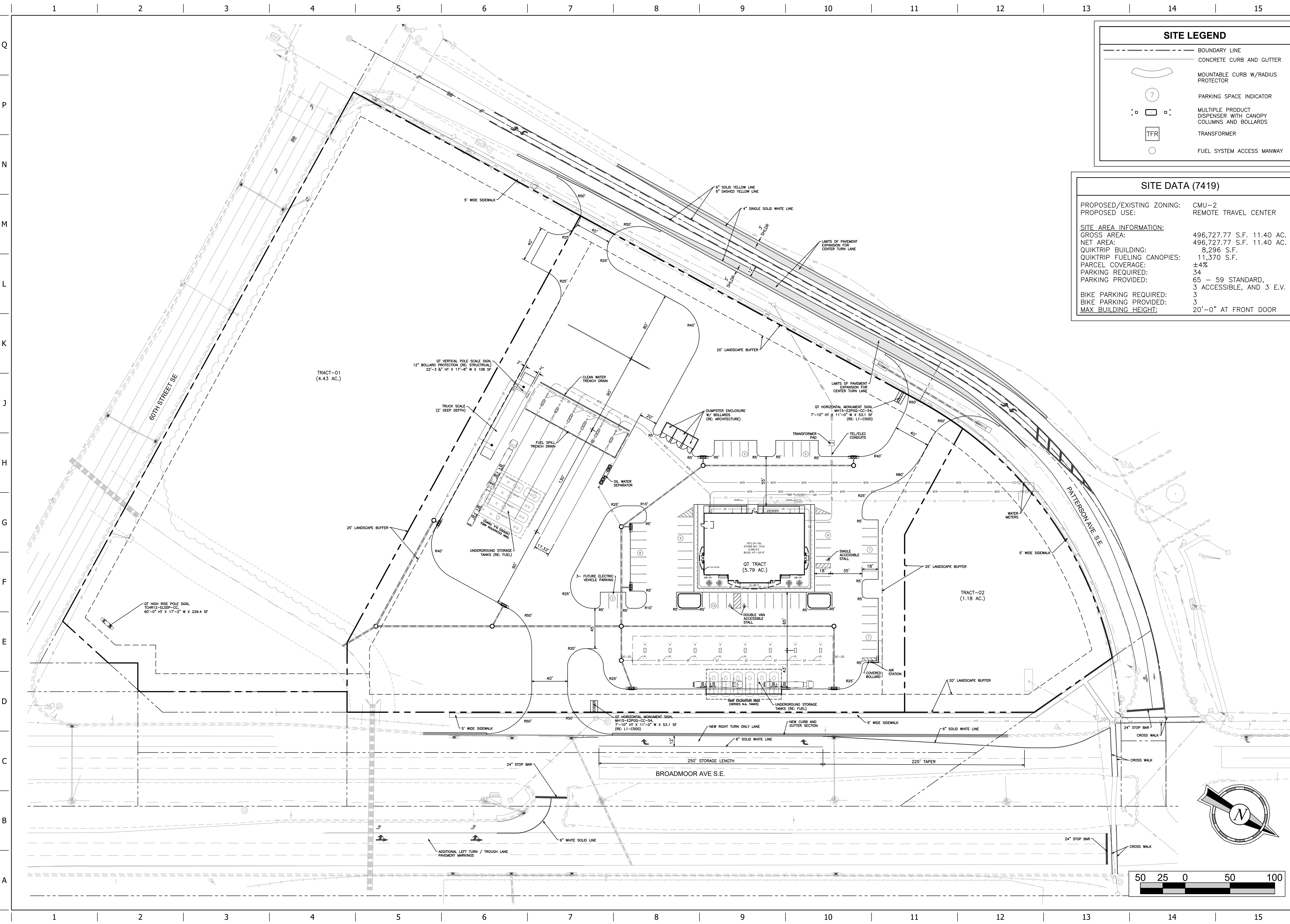
**LEMONADE INFUSIONS POWERED BY RED BULL®**  
 Sea Blue Lemonade Unflavored • Strawberry Lemonade Unflavored  
 Watermelon Lemonade Unflavored



**Exhibit D:**  
"Bean to Cup"



FILE LOCATION: C:\Users\veysesma\OneDrive - Jacobs\WJN\3420 - 7419 Grand Rapids - 7419 Grand Rapids, MI\70000000\702 Civi\202.5 Const\01 - SITE PLAN - OPT3.dwg TAB NAME: OPT3 USER: veysesma11 SAVER: 8/2/2024 6:54 AM PLOTTED: 8/2/2024 7:54 AM



### SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

### SITE DATA (7419)

PROPOSED/EXISTING ZONING: CMU-2  
 PROPOSED USE: REMOTE TRAVEL CENTER

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 NET AREA: 496,727.77 S.F. 11.40 AC.  
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 BIKE PARKING REQUIRED: 3  
 BIKE PARKING PROVIDED: 3  
 MAX. BUILDING HEIGHT: 20'-0" AT FRONT DOOR

**BID SET**  
 NOT FOR CONSTRUCTION

PROJECT NO.: WJN3420

**Jacobs**

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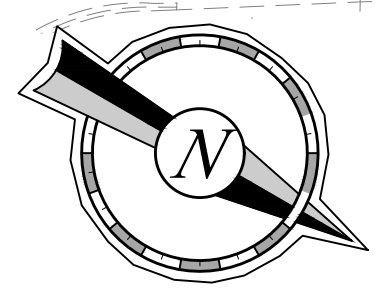
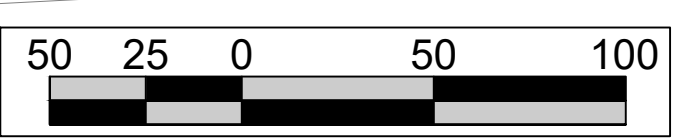
PROTOTYPE: P-118 (05/14/2024)  
 DIVISION: TULSA  
 VERSION: 001  
 DESIGNED BY: M.A.R.  
 DRAWN BY: J.E.G.  
 REVIEWED BY: SG

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08/01/2024

SHEET TITLE:  
**CDP - SITE PLAN OPTION 3**

SHEET NUMBER:  
**1**



**See Additional Documents**

**Attachment 7:**

**QuikTrip Traffic Impact Study**



# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

**Date** September 5, 2024  
**To** Andrea Hendrick  
**From** Aric Thorne, PE  
**Subject** Traffic Study Review: QuikTrip #7419, 5905 Broadmoor Ave SE

---

I have reviewed the Traffic Impact Study submitted by KLOA for the proposed travel center to be located at 5905 Broadmoor Ave SE. Below are sections of the study most relevant to understanding the proposed development and its impact on surrounding road operations.

## Site Access

Access to the travel center will be provided via the following three access drives:

- A proposed three-quarters access drive on Broadmoor Avenue located approximately 700 feet north of 60th Street that will form the west leg of the existing signalized northbound to southbound U-Turn intersection at this location. This access drive will serve passenger vehicles and inbound trucks and will be designed as follows:
  - One inbound lane and one outbound lane with outbound left-turn movements restricted via striping, signage, and the median on Broadmoor Avenue. Increased turning radii will be provided to accommodate inbound truck turning movements.
  - The existing median break, which is currently striped for one U-Turn lane, will be restriped for a shared left-turn/U-Turn lane and an exclusive U-Turn lane.
  - An additional northbound turn lane will be provided within the median on Broadmoor Avenue adjacent to the existing turn lane. This turn lane should mirror the storage and taper of the existing turn lane.
  - A southbound right-turn lane will be provided on Broadmoor Avenue. This turn lane should provide 250 feet of storage and a 225-foot taper.
  - The traffic signal equipment will be modified to accommodate the west leg (proposed access drive). The access drive will share green time with the U-Turn/Northbound left-turn phase.
- A proposed full movement access drive on Patterson Avenue located approximately 800 feet north of 60th Street. This access drive will serve passenger vehicles only and will be designed as follows:
  - One inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane.
  - Outbound movements will be under stop sign control.

## FW: Cascade Quick Trip

Bradshaw, Tim <tim.bradshaw@kentcountymi.gov>

Tue 7/23/2024 8:06 AM

To: Andrea Hendrick <AHendrick@cascadetwp.com>

Cc: Lynee Wells (lwells@caledoniatownship.org) <lwells@caledoniatownship.org>

Ms. Hendrick,

Thanks for passing this information along to Lynee. I have skimmed through the packet and am troubled at the scale of the proposed development. As noted in the packet, other regional gas stations are much smaller than what is being proposed here. The new Circle K in Caledonia is roughly 2.6 acres of paved surface and seems to easily meet the demands of truck drivers. As a Township Trustee in Caledonia, it is not desirable to have a massive truck stop at our northern border as you enter into the community from the north. Even with the smaller scale of the Circle K that exists in Caledonia and to a lesser extent the Meijer gas station just northeast of it, we have had significant problems with trucks parking overnight, idling for hours and just generally being an eyesore to our community to the point we had to take one of the properties to court to get meaningful change in behavior.

Overall, I am against a truck stop at this PUD location. If it does have to move forward, the scale should be in line with other regional venues. The Township should have strong and clear language in place to address truck idling and “camping out” at the site. Lynee can share strategies on how to best curtail that.

Thanks for considering my comments.

Tim Bradshaw, PE

Caledonia Township Trustee and Planning Commissioner

---

**From:** Lynee Wells <lwells@caledoniatownship.org>

**Sent:** Monday, July 22, 2024 11:40 AM

**To:** Bradshaw, Tim <tim.bradshaw@kentcountymi.gov>

**Subject:** Cascade Quick Trip

**CAUTION:** This email was sent from an external source. Please do not open suspicious links or attachments.

I received the below from Cascade Township. My email went to a previous employee and I was not rerouted until last week, following their meeting.

I did speak with the planner by phone last week, and have the link below of the packet. The request was tabled, and I shared our experiences with Circle K. I believe we can still comment, if you would like.

The gas station use is not permitted in the PUD, staff initially recommended approval.

Lynee

---

**From:** Andrea Hendrick <[AHendrick@cascadetwp.com](mailto:AHendrick@cascadetwp.com)>  
**Sent:** Monday, July 22, 2024 11:19 AM  
**To:** Lynee Wells <[lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)>; Madison Smith-Jacoby <[MSmith-Jacoby@cascadetwp.com](mailto:MSmith-Jacoby@cascadetwp.com)>  
**Subject:** Re: Contact

Hi Lynee,

The packet is here and the minutes should be up later.

<https://www.cascadetwp.com/reference-desk/meetings/planning-commission/2024>

**Andrea Hendrick**

Community Planning & Development Director

Cascade Charter Township

5920 Tahoe Dr. SE

Grand Rapids MI 49546

Cell: 616-980-5867

[ahendrick@cascadetwp.com](mailto:ahendrick@cascadetwp.com)

---

**From:** Lynee Wells <[lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)>  
**Sent:** Monday, July 22, 2024 11:15 AM  
**To:** Madison Smith-Jacoby <[MSmith-Jacoby@cascadetwp.com](mailto:MSmith-Jacoby@cascadetwp.com)>  
**Cc:** Andrea Hendrick <[AHendrick@cascadetwp.com](mailto:AHendrick@cascadetwp.com)>  
**Subject:** RE: Contact

Madison,

Can you please email me a copy of the application, plans, and draft PC minutes? Thank you!

Lynee

---

**From:** Madison Smith-Jacoby <[MSmith-Jacoby@cascadetwp.com](mailto:MSmith-Jacoby@cascadetwp.com)>

**Sent:** Wednesday, July 17, 2024 7:32 AM

**To:** Lynee Wells <[lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)>

**Cc:** Andrea Hendrick <[AHendrick@cascadetwp.com](mailto:AHendrick@cascadetwp.com)>

**Subject:** Contact

Good Morning Lynee,

I just got a quarantine report that you've been trying to message Brian Hilbrands. Brian is no longer with the Township so myself or Andrea Hendrick, the new Planning Director, can help you.

It looks like you had a question about the proposed Quik Trip at 5905 Broadmoor.

I'm sorry you're messages haven't gotten to us until now.

Let us know how we can help.

Thank you,



**Madison Smith-Jacoby**

**Zoning Administrator**

**Cascade Charter Township**

5920 Tahoe Dr. SE | Grand Rapids, MI 49546

**Phone** 616.285-2327

**RE: Cascade Quick Trip**

Bradshaw, Tim &lt;tim.bradshaw@kentcountymi.gov&gt;

Wed 9/11/2024 8:21 AM

To: Andrea Hendrick &lt;AHendrick@cascadetwp.com&gt;

Andrea,

Thanks for sharing these plans. I would say all my previous comments apply as to how this scale does not meet any other gas station in the region and seems out of place.

How is the applicant dealing with storm water detention? I'm not seeing any details on the plans for it. I would recommend if the Township approves this, you have a no truck parking stipulation that is enforceable and clearly state that in the expectations.

How will wash water from the trucks be collected and treated? It appears there is water to each of the diesel truck bays for washing.

What benefit is the Township getting from allowing this PUD amendment. A future medical office building might serve the Township better on this same site for instance.

How will the steep drop off be addressed at the proposed Broadmoor driveway? Currently there is guardrail in that area.

Should the Township allow the developer to provide almost double the parking required by ordinance 65 vs 34 spaces? Perhaps deferred parking makes sense?

What pedestrian improvements is the developer offering? I don't see any sidewalk or bike paths proposed?

Overall, I continue not to be in favor of this project because its scale is excessive and concerns about trucks loitering based on past nearby experiences.

Thanks,

Tim Bradshaw, PE

Caledonia Township Trustee and Planning Commissioner

---

**From:** Andrea Hendrick <AHendrick@cascadetwp.com>**Sent:** Tuesday, September 10, 2024 10:32 AM**To:** Bradshaw, Tim <tim.bradshaw@kentcountymi.gov>**Subject:** Re: Cascade Quick Trip

**CAUTION:** This email was sent from an external source. Please do not open suspicious links or attachments.

Thank you so much for meeting with me.

Here are the most recently submitted plans from Quik Trip. Here are the most recently submitted plans. That was very helpful content.

**Andrea Hendrick**

Community Planning &amp; Development Director

Cascade Charter Township

5920 Tahoe Dr. SE

Grand Rapids MI 49546

Cell: 616-980-5867

[ahendrick@cascadetwp.com](mailto:ahendrick@cascadetwp.com)

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**From:** Bradshaw,Tim <[tim.bradshaw@kentcountymi.gov](mailto:tim.bradshaw@kentcountymi.gov)>  
**Sent:** Thursday, August 15, 2024 12:18 PM  
**To:** Andrea Hendrick <[AHendrick@cascadetwp.com](mailto:AHendrick@cascadetwp.com)>  
**Subject:** RE: Cascade Quick Trip

Andrea,

No worries, I didn't feel ignored, just assumed you were busy like you are. I have a meeting 3-4, so that's not great for me today. I have pretty good availability tomorrow.

Best,

Tim

---

**From:** Andrea Hendrick <[AHendrick@cascadetwp.com](mailto:AHendrick@cascadetwp.com)>  
**Sent:** Thursday, August 15, 2024 11:28 AM  
**To:** Bradshaw,Tim <[tim.bradshaw@kentcountymi.gov](mailto:tim.bradshaw@kentcountymi.gov)>  
**Cc:** Lynee Wells ([lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)) <[lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)>  
**Subject:** Re: Cascade Quick Trip

**CAUTION:** This email was sent from an external source. Please do not open suspicious links or attachments.

Hi Tim,

Thank you for calling back. I have back to back meetings today, but I'd love to call you after 3:00 pm. Would that work for you?

I've actually pushed this item to the September meeting, so it's not as much of a rush.

Sorry for blowing you off. It's been a crazy week.

**Andrea Hendrick**

Community Planning & Development Director

Cascade Charter Township

5920 Tahoe Dr. SE

Grand Rapids MI 49546

Cell: 616-980-5867

[ahendrick@cascadetwp.com](mailto:ahendrick@cascadetwp.com)

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**From:** Bradshaw,Tim <[tim.bradshaw@kentcountymi.gov](mailto:tim.bradshaw@kentcountymi.gov)>  
**Sent:** Thursday, August 15, 2024 9:57 AM  
**To:** Andrea Hendrick <[AHendrick@cascadetwp.com](mailto:AHendrick@cascadetwp.com)>  
**Cc:** Lynee Wells ([lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)) <[lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)>  
**Subject:** RE: Cascade Quick Trip

Hi Andrea,

I've tried calling you a couple times with no success. Please give me a ring at the number below when convenient for you if you still want to chat.

Best,



**Tim Bradshaw, PE**

Facilities Management Director  
Kent County – Facilities Management  
[Tim.Bradshaw@kentcountymi.gov](mailto:Tim.Bradshaw@kentcountymi.gov)  
**Office:** 616-632-7603

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**From:** Andrea Hendrick <[AHendrick@cascadetwp.com](mailto:AHendrick@cascadetwp.com)>  
**Sent:** Wednesday, August 14, 2024 9:43 AM  
**To:** Bradshaw,Tim <[tim.bradshaw@kentcountymi.gov](mailto:tim.bradshaw@kentcountymi.gov)>  
**Cc:** Lynee Wells ([lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)) <[lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)>  
**Subject:** Re: Cascade Quick Trip

**CAUTION:** This email was sent from an external source. Please do not open suspicious links or attachments.

Hi Tim,

Thanks for reaching out. Do you have time for a quick phone call today to discuss the proposed Quik Trip and the issues you've had with Circle K?

**Andrea Hendrick**

Community Planning & Development Director

Cascade Charter Township

5920 Tahoe Dr. SE

Grand Rapids MI 49546

Cell: 616-980-5867

[ahendrick@cascadetwp.com](mailto:ahendrick@cascadetwp.com)

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**From:** Bradshaw,Tim <[tim.bradshaw@kentcountymi.gov](mailto:tim.bradshaw@kentcountymi.gov)>  
**Sent:** Tuesday, July 23, 2024 8:05 AM  
**To:** Andrea Hendrick <[AHendrick@cascadetwp.com](mailto:AHendrick@cascadetwp.com)>  
**Cc:** Lynee Wells ([lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)) <[lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)>  
**Subject:** FW: Cascade Quick Trip

Ms. Hendrick,

Thanks for passing this information along to Lynee. I have skimmed through the packet and am troubled at the scale of the proposed development. As noted in the packet, other regional gas stations are much smaller than what is being proposed here. The new Circle K in Caledonia is roughly 2.6 acres of paved surface and seems to easily meet the demands of truck drivers. As a Township Trustee in Caledonia, it is not desirable to have a massive truck stop at our northern border as you enter into the community from the north. Even with the smaller scale of the Circle K that exists in Caledonia and to a lesser extent the Meijer gas station just northeast of it, we have had significant problems with trucks parking overnight, idling for hours and just generally being an eyesore to our community to the point we had to take one of the properties to court to get meaningful change in behavior.

Overall, I am against a truck stop at this PUD location. If it does have to move forward, the scale should be in line with other regional venues. The Township should have strong and clear language in place to address truck idling and "camping out" at the site. Lynee can share strategies on how to best curtail that.

Thanks for considering my comments.

Tim Bradshaw, PE  
Caledonia Township Trustee and Planning Commissioner

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**From:** Lynee Wells <[lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)>  
**Sent:** Monday, July 22, 2024 11:40 AM  
**To:** Bradshaw,Tim <[tim.bradshaw@kentcountymi.gov](mailto:tim.bradshaw@kentcountymi.gov)>  
**Subject:** Cascade Quick Trip

**CAUTION:** This email was sent from an external source. Please do not open suspicious links or attachments.

I received the below from Cascade Township. My email went to a previous employee and I was not rerouted until last week, following their meeting.

I did speak with the planner by phone last week, and have the link below of the packet. The request was tabled, and I shared our experiences with Circle K. I believe we can still comment, if you would like.

The gas station use is not permitted in the PUD, staff initially recommended approval.

Lynee

---

**From:** Andrea Hendrick <[AHendrick@cascadetwp.com](mailto:AHendrick@cascadetwp.com)>  
**Sent:** Monday, July 22, 2024 11:19 AM  
**To:** Lynee Wells <[lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)>; Madison Smith-Jacoby <[MSmith-Jacoby@cascadetwp.com](mailto:MSmith-Jacoby@cascadetwp.com)>  
**Subject:** Re: Contact

Hi Lynee,

The packet is here and the minutes should be up later.

<https://www.cascadetwp.com/reference-desk/meetings/planning-commission/2024>

**Andrea Hendrick**

Community Planning & Development Director

Cascade Charter Township

5920 Tahoe Dr. SE

Grand Rapids MI 49546

Cell: 616-980-5867

[ahendrick@cascadetwp.com](mailto:ahendrick@cascadetwp.com)

---

**From:** Lynee Wells <[lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)>  
**Sent:** Monday, July 22, 2024 11:15 AM  
**To:** Madison Smith-Jacoby <[MSmith-Jacoby@cascadetwp.com](mailto:MSmith-Jacoby@cascadetwp.com)>  
**Cc:** Andrea Hendrick <[AHendrick@cascadetwp.com](mailto:AHendrick@cascadetwp.com)>  
**Subject:** RE: Contact

Madison,

Can you please email me a copy of the application, plans, and draft PC minutes? Thank you!

Lynee

---

**From:** Madison Smith-Jacoby <[MSmith-Jacoby@cascadetwp.com](mailto:MSmith-Jacoby@cascadetwp.com)>  
**Sent:** Wednesday, July 17, 2024 7:32 AM  
**To:** Lynee Wells <[lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)>  
**Cc:** Andrea Hendrick <[AHendrick@cascadetwp.com](mailto:AHendrick@cascadetwp.com)>  
**Subject:** Contact

Good Morning Lynee,

I just got a quarantine report that you've been trying to message Brian Hilbrands. Brian is no longer with the Township so myself or Andrea Hendrick, the new Planning Director, can help you. It looks like you had a question about the proposed Quik Trip at 5905 Broadmoor.

I'm sorry your messages haven't gotten to us until now.

Let us know how we can help.

Thank you,



**Madison Smith-Jacoby**

**Zoning Administrator**

**Cascade Charter Township**

5920 Tahoe Dr. SE | Grand Rapids, MI 49546

**Phone** 616.285-2327

**STATE OF MICHIGAN**  
**IN THE DISTRICT COURT FOR COUNTY OF KENT**

---

CALEDONIA CHARTER TOWNSHIP,  
  
Plaintiff,

Case Nos.23A00126-SN, 23A00127-SN,  
23A00128-SN, 23A00129-SN, 23A00130-SN

Honorable Sara J. Smolenski

v

AARON HENDRICKS/ CIRCLE K  
  
Defendant.

**CONSENT JUDGMENT AND ORDER OF  
REMEDATION**

---

Ross A. Leisman (P41923)  
Attorney for Plaintiff  
Mika Meyers PLC  
Grand Rapids, MI 49503  
(616) 632-8000  
rleisman@mikameyers.com

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At a session of said court held on the \_\_\_\_ day  
of \_\_\_\_\_, 2023, in the 78th District  
Court, Newaygo County, Michigan.  
Present: Honorable Sara J. Smolenski

This matter having been set for a formal hearing on five consolidated civil infraction cases for Monday June 12 at 2:00 pm, and the parties having agreed to this Consent Judgment and Order of Remediation, and the Court being otherwise advised in the premises; now therefore,

**IT IS ORDERED AND ADJUDGED AS FOLLOWS:**

1. Defendants operate a food convenience store with fuel pumps and accompanying parking for Circle K service stations at 6851 Broadmoor Ave located in Caledonia Charter Township (“Property”).

2. The facilities are operated pursuant to a special land use approved by the Township. That Township approval prohibits truck idling, more than seven trucks parked on site, and truck parking in areas not designated for truck parking.

3. Since receiving notice of violations of the above prohibitions Circle K has made efforts to address the special land use violations, and accordingly the parties have agreed to the terms of this Consent Judgment and Order of Remediation.

4. Defendant Circle K admits responsibility for one violation of Section 16.7 of the Zoning Ordinance in Case No. 23A00126-SN. Case Nos. 23A00127-SN, 23A00128-SN, 23A00129-SN, 23A00130-SN are hereby dismissed. In addition, all claims against Aaron Hendricks personally in all cases are dismissed.

5. As part of this consent judgment the Township agrees to waive fines and costs. However, Circle K will pay \$1,000.00 directly to the Township within thirty days as a reimbursement of the Township's costs incurred in this enforcement action.

6. The Court also hereby issues an Order of Remediation directing Defendant Circle K to bring and keep the property in compliance by maintaining the following recently completed improvements:

a. Maintaining signage prohibiting parking except as permitted by the special land use approval.

b. Adding striping and cross hatching indicating that there is no parking in the parking zone where the illegal parking has been occurring.

c. Retaining a third-party security company to regularly monitor the parking outside of the permitted areas and having the third-party security company follow up with illegally parked trucks. The parties agree that the security company will be maintained for at least six

months, and that, if the problem reoccurs after six months, upon request from the Township will again be retained to address parking issues.

7. The formal hearing scheduled on the consolidated citations for Monday June 12, 2023, at 2:00 pm is hereby cancelled.

8. This is a final order which resolves all claims and closes the case.

\_\_\_\_\_  
Honorable Sara J. Smolenski

**APPROVED AS TO FORM AND CONTENT**

Respectfully submitted,

MIKA MEYERS PLC  
Attorneys for Plaintiff

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Ross A. Leisman (P41923)  
900 Monroe Avenue, NW  
Grand Rapids, MI 49503  
(616) 632-8000

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Aaron Hendricks  
Individually and as facilities manager for  
Defendant Circle K  
935 East Tallmadge Ave  
Akron, OH 44310

Dated: \_\_\_\_\_


By: \_\_\_\_\_  
James W. Hollis Jr.  
Authorized representative of Circle K Stores  
Inc.  
19500 Bulverde Road, Suite 100  
San Antonio, TX 78259

**RE: Illegal Semi Parking - Needs your energy to improve**

Lois Dekens &lt;LDekens@caledoniatownship.org&gt;

Wed 9/13/2023 11:09 AM

To:Byran Harrison Yahoo Account <brotherbryanmail@yahoo.com>;Gary Campbell <g.campbell@alpinetwp.org>  
Cc:Bradshaw,Tim <tim.bradshaw@kentcountymi.gov>;Alison Nugent <anugent@caledoniatownship.org>;Bryan Harrison <bharrison@caledoniatownship.org>;Lynee Wells <lwells@caledoniatownship.org>

 2 attachments (228 KB)

Meijer Parking Approved PC Minutes 12-21-20.pdf; Consent Judgment and Order of Remediation Circle K.pdf;

**CAUTION:** This email was sent from an external source. Please do not open suspicious links or attachments.

Good morning,

One of the conditions of approval for the Meijer Gas Station states that “semi parking” is prohibited. See item #4 on page 4 of the attached minutes. Semi parking would only be permitted through an amendment to the Special land Use. ‘Trucks’ can park there, as ‘no truck idling’ is also mentioned, but not ‘semi-trucks’.

The question of whether the cab by itself is considered a ‘semi’ truck, and therefore prohibited, would be a Ross question.

For Circle K, semi-truck parking was not prohibited, but according to the consent judgment, no more than seven trucks may be parked on site, no truck idling, and no parking of trucks in areas not designated as ‘truck parking’. See item #2 of attached consent judgment.

Lo

---

**From:** Bryan Harrison <brotherbryanmail@yahoo.com>**Sent:** Wednesday, September 13, 2023 10:39 AM**To:** Gary Campbell <g.campbell@alpinetwp.org>**Cc:** Lois Dekens <LDekens@caledoniatownship.org>; Bradshaw,Tim <tim.bradshaw@kentcountymi.gov>; Alison Nugent <anugent@caledoniatownship.org>; Bryan Harrison <bharrison@caledoniatownship.org>; Lynee Wells <lwells@caledoniatownship.org>**Subject:** Re: Illegal Semi Parking - Needs your energy to improve

To clarify. Is there areas where semis are allowed to “park” for a period of time on both locations? Or is it a straight prohibition? I know we have approved site plans with spaces that clearly accommodate truck parking.

B.

On Sep 13, 2023, at 9:00 AM, Gary Campbell <[g.campbell@alpinetwp.org](mailto:g.campbell@alpinetwp.org)> wrote:

Good morning,

Inspections at approx. 11:00am, 9-12-2023

I stopped in the Meijers Convenience Store and advised them the semi’s aren’t allowed to be parked per agreement with the Township Planning Commission. The assistant manager informed me he would “let his boss know”.

Circle K had one truck slightly outside of the allowable area and it left when I started taking pictures. I did not stop into Circle K at that time due to a lack of semi's outside of the allowed area.

Thank you

Gary Campbell  
Building Official  
State License #3577

---

**From:** Lois Dekens <[LDekens@caledoniatownship.org](mailto:LDekens@caledoniatownship.org)>  
**Sent:** Wednesday, September 13, 2023 8:30 AM  
**To:** Bradshaw,Tim <[tim.bradshaw@kentcountymi.gov](mailto:tim.bradshaw@kentcountymi.gov)>; Alison Nugent <[anugent@caledoniatownship.org](mailto:anugent@caledoniatownship.org)>; Gary Campbell <[g.campbell@alpinetwp.org](mailto:g.campbell@alpinetwp.org)>  
**Cc:** [bharrison@caledoniatownship.org](mailto:bharrison@caledoniatownship.org); Lynee Wells <[lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)>  
**Subject:** RE: Illegal Semi Parking - Needs your energy to improve

Good morning,

I have attached the photos from Gary's inspections yesterday at both the Circle K and Meijer Gas Stations.

Thanks,  
Lois

---

**From:** Bradshaw,Tim <[tim.bradshaw@kentcountymi.gov](mailto:tim.bradshaw@kentcountymi.gov)>  
**Sent:** Tuesday, September 12, 2023 10:31 AM  
**To:** Alison Nugent <[anugent@caledoniatownship.org](mailto:anugent@caledoniatownship.org)>; Gary Campbell <[g.campbell@alpinetwp.org](mailto:g.campbell@alpinetwp.org)>  
**Cc:** Lois Dekens <[LDekens@caledoniatownship.org](mailto:LDekens@caledoniatownship.org)>; Bryan Harrison <[bharrison@caledoniatownship.org](mailto:bharrison@caledoniatownship.org)>; Lynee Wells <[lwells@caledoniatownship.org](mailto:lwells@caledoniatownship.org)>  
**Subject:** RE: Illegal Semi Parking - Needs your energy to improve

I just want to clarify Lynee's response below which I highlighted yellow. The minutes and applicant were clear that semi parking is not permitted and they would add signs. From what I recall of the conversation, the larger spots were for like a pickup truck with a trailer and mower or Bobcat on it (like landscaping contractor).

<image001.png>

Thanks,

Tim

---

**From:** Alison Nugent <[anugent@caledoniatownship.org](mailto:anugent@caledoniatownship.org)>  
**Sent:** Tuesday, September 12, 2023 9:57 AM  
**To:** Gary Campbell <[g.campbell@alpinetwp.org](mailto:g.campbell@alpinetwp.org)>  
**Cc:** Lois Dekens <[LDekens@caledoniatownship.org](mailto:LDekens@caledoniatownship.org)>; Bryan Harrison <[bharrison@caledoniatownship.org](mailto:bharrison@caledoniatownship.org)>; Bradshaw,Tim <[tim.bradshaw@kentcountymi.gov](mailto:tim.bradshaw@kentcountymi.gov)>  
**Subject:** FW: Illegal Semi Parking - Needs your energy to improve

**CAUTION:** This email was sent from an external source. Please do not open suspicious links or attachments.

Hey Gary,

Could you reach out to Circle K and Meijer about the issue with semi parking (see below). It appears that Circle K is violating the June 9<sup>th</sup> judgement. Meijer also agreed to the same terms with trucks.

Best Regards,

**Alison Nugent**

*Caledonia Township Manager*

**Caledonia Charter Township**

8196 Broadmoor Ave SE

Caledonia MI 49316

[www.caledoniatownship.org](http://www.caledoniatownship.org)

(616) 891-0070 Ext. 213

<image002.png>

---

**From:** Lynee Wells <[wells@alignedplanning.org](mailto:wells@alignedplanning.org)>

**Sent:** Tuesday, September 12, 2023 9:44 AM

**To:** Byran Harrison Yahoo Account <[brotherbryanmail@yahoo.com](mailto:brotherbryanmail@yahoo.com)>

**Cc:** Alison Nugent <[anugent@caledoniatownship.org](mailto:anugent@caledoniatownship.org)>; Bryan Harrison <[bharrison@caledoniatownship.org](mailto:bharrison@caledoniatownship.org)>; Ellie Koetsier <[ekoetsier@caledoniatownship.org](mailto:ekoetsier@caledoniatownship.org)>

**Subject:** Re: Illegal Semi Parking - Needs your energy to improve

Allison-

Ellie is pulling the files and making an enforcement folder that will have the background materials. This is on-going and has been very hard to enforce.

I'm happy to meet and discuss with you.

Monday, I won't be in until before the PC meeting, 4:45.

Both Circle K and Meijer had have SLU and Site Plan approvals with limited truck parking.

Lynee

On Sep 11, 2023, at 3:30 PM, Bryan Harrison <[brotherbryanmail@yahoo.com](mailto:brotherbryanmail@yahoo.com)> wrote:

Yep. Ongoing and difficult.

I will send you some email threads on Circle K history. I've ccd Lynee/Ellie to inquire if Meijer plan has same prohibition on Semi parking.

B.

On Sep 11, 2023, at 3:22 PM, Alison Nugent <[anugent@caledoniatownship.org](mailto:anugent@caledoniatownship.org)> wrote:

Hey Bryan,

Tim sent me this to me earlier and I wanted to bring it back to you to see how you want me to handle this issue. I spoke with Lois, she said that Circle K is supposed to be “self-regulating” but that any issue with this should be addressed to you. I know that Lynee’s insight will also be necessary with Meijer because she said she wasn’t sure if the same semi regulations were given to the Meijer Corporation or not. Would you like me to reach out to Ross on this issue?

Best Regards,

**Alison Nugent**

*Caledonia Township Manager*

**Caledonia Charter Township**

8196 Broadmoor Ave SE

Caledonia MI 49316

[www.caledoniatownship.org](http://www.caledoniatownship.org)

(616) 891-0070 Ext. 213

---

**From:** Bradshaw,Tim <[tim.bradshaw@kentcountymi.gov](mailto:tim.bradshaw@kentcountymi.gov)>  
**Sent:** Monday, September 11, 2023 12:20 PM  
**To:** Alison Nugent <[anugent@caledoniatownship.org](mailto:anugent@caledoniatownship.org)>  
**Subject:** FW: Illegal Semi Parking - Needs your energy to improve

I realized the subject could be read in many different ways after I sent it. I’m not saying your energy is low, but rather without you investing time into this thing you didn’t know about, it won’t get fixed. Sorry, email words and intent can be tricky. I’m very happy with your energy as manager!

Tim

---

**From:** Bradshaw,Tim  
**Sent:** Monday, September 11, 2023 12:18 PM  
**To:** Alison Nugent ([anugent@caledoniatownship.org](mailto:anugent@caledoniatownship.org))  
<[anugent@caledoniatownship.org](mailto:anugent@caledoniatownship.org)>  
**Subject:** Illegal Semi Parking - Needs your energy to improve

Alison,

I wanted to give you a few weeks to settle in before I bugged you on this topic, so here we are. The Circle K at 68<sup>th</sup> and to a growing extent the Meijer gas station at 68<sup>th</sup> are allowing illegal semi parking. This has been bothersome to me as this is the main entrance to the community along our main corridor and we do not want Caledonia branded as a truck stop. These trucks are staging for Amazon for the most part. Amazon has built adequate space for these trucks to wait on Amazon property.

Dick Robertson has fielded/coordinated my complaints on this in the past and can probably provide copies of old correspondence. I don’t have much history due to my recent job change and a new email account/pc. I have attached the consent Judgment for Circle K which is being completely ignored. Please use all power you have to ensure its enforcement. Lynee also knows lots of the history and likely has correspondence she could share with you.

I also think it is time to ticket Meijer for the same issues, and potentially take them to court and get a judgment if they don't intervene on their own (which I doubt they will) as well.

Glad to chat if you would like more history.

**Tim Bradshaw, PE**

Facilities Management Director

Kent County – Facilities Management

[Tim.Bradshaw@kentcountymi.gov](mailto:Tim.Bradshaw@kentcountymi.gov)

**Office:** 616-632-7603

APPROVED

CHARTER TOWNSHIP OF CALEDONIA  
**PLANNING COMMISSION**

*Adam Paarlberg, Chairman*

**Minutes of a meeting held on**

A regular meeting of the Charter Township of Caledonia Planning  
 Commission held at 7:00 p.m., on December 21, 2020, Via Zoom

**1. CALL TO ORDER / ROLL CALL**

Adam Paarlberg called the meeting to order at 7:00 pm.

**Members Present:** Diane Cutler, Carol VanLaan, Doug Curtis, Adam Paarlberg, Stan Bosscher, Tim Bradshaw Jodie Masefield

**Members Absent:** None

**Staff Present:** Lynee Wells, Planning Consultant, Todd Boerman, Engineer

**Others Present:** Several

**2. CONSIDERATON OF THE MEETING AGENDA**

**Motion by Curtis, Second by Masefield to approve agenda**

**A Roll Call Vote was recorded as follows: Cutler – Yes, VanLaan – Yes, Bradshaw – Yes, Bosscher – Yes, Masefield – Yes, Curtis – Yes, Paarlberg - Yes**

**3. PUBLIC COMMENTS (BRIEF-UP TO 2 MINUTES)**

None

**4. CONSIDERATION OF MEETING MINUTES**

**Motion by Curtis, Second by Cutler to approve the December 7, 2020 minutes**

**A Roll Call Vote was recorded as follows: Cutler – Yes, VanLaan – Yes, Bradshaw – Yes, Bosscher – Yes, Masefield – Yes, Curtis – Yes, Paarlberg - Yes**

Caledonia Township  
 Planning Commission Minutes  
 December 21, 2020

**5. INQUIRY OF CONFLICT OF INTEREST**

None

**6. NEW BUSINESS**

- a. Public hearing for special land use and site plan for lands commonly known as 5511 68<sup>th</sup> Street, 6670 Broadmoor, 6630 Broadmoor, 6564 Broadmoor and 6504 Broadmoor, Caledonia, Michigan 49316 with permanent parcel nos. 41-23-06-426-006, 41-23-06-401-018, 41-23-06-401-016, 41-23-06-401-014, and 41-23-06-401-012 regarding the application of Goodwill Company, Inc/Meijer, Inc., for the special land use to allow a vehicle service station (which includes gas station/convenience store) with drive through tenant. Agent is Fishbeck.

**Wells provided a review of the November 4, 2020 Planner's memorandum in detail, citing ordinance standards and conformance with the intent and purpose of the Township's Master Plan as the basis of her review.**

**Applicant stated that they would conform to the lighting standards in ASHRE 90.1.**

**Bosscher commented about evergreen tree preservation, stating that needle cast is a common disease, and if the trees are infected, it makes little sense to keep them. Commissioners opted to allow applicant to remove the trees for site preparation after much deliberation, including Masefield commenting that tree preservation must be desired by the applicant, and while costly, the trees can be treated. Paarlberg was 50-50, Bradshaw agreed they should be removed. Curtis commented they could remain until outlots developed.**

**VanderKodde commented that Consumers easements make canopy trees challenging along M-37. The proposed landscape plan includes canopy trees. Meijer is asking to replace canopy trees with decorative deciduous trees because of the potential for Consumer's to trim/top the trees within the easement. Any tree taller than 35' can be trimmed. Masefield asked if burying the utilities has been addressed. Applicant stated they have not heard back from Consumer's. Paarlberg would like to see the applicant meet the intent of the Master Plan, but understands the challenges. Wells asked about planting the landscape buffer along the outlots now, the applicant stated they are not in favor of that.**

**VanderKodde believes that the access shall be as shown. Wells commented that MDOT has serious reservations about a right out at the driveway closest to 68<sup>th</sup>. Some Planning Commissioners shared concerns about a right out, and traffic crossing multiple lanes to take advantage of the cross over. Bradshaw commented that the Planning Commission should be advised that MDOT and the Road Commission will review these access points.**

**Curtis commented that in some cases, Meijer is asking for things because of the eventual Supercenter, and then other times, they are not willing to provide items required by the ordinance because they are uncertain about when the outlots or Supercenter might be developed. Curtis hopes that the lights are timed to ensure there is no conflict with turning movements.**

Caledonia Township  
Planning Commission Minutes  
December 21, 2020

Boerman commented that the Traffic Impact Study assumes that in 2021 a light would be warranted at Kraft and 68<sup>th</sup>. Due to COVID, some of the area traffic generators are not as demanding as they were prior. It is uncertain if the warrants will be met in 2021.

Cutler commented that per the GVMC traffic studies and crash data from 2019, there have been numerous accidents at Kraft and 68<sup>th</sup>. This area is concerning, and the left movements from the driveway on 68<sup>th</sup> to Kraft, and another left at Kraft to return to Davenport and Foremost is concerning.

Masefield asked about the internal site turning movements. Meijer agrees that adding a stop control is necessary but not until the outlot develops. VanLaan expressed concern about the truck and trailer movements. The applicant (Mike Flickenger) confirmed that semi parking is not permitted. They will add signs. Motor homes are also a concern; Flickenger commented that these tend to use the gas station at non-peak hours.

VanderKodde requested a special land use approval to add more signage than allowable in the Highway Commercial District. Wells reviewed the standards for Special Land Uses for signs, stating that the request does not meet the standards. The Planning Commission is reviewing a gas station with drive through. Circle K was given the same signage as the HC district allows. Wells stated they could consider a second monument sign at 68<sup>th</sup>. Bradshaw said he'd be in favor of this monument sign. Commissioners stated that signage for the Supercenter could be considered at the time they apply for site plan and special land use review.

Masefield asked about outdoor sales. Wells commented that Circle K has four areas approved, which is a deviation from the ordinance. Also, Dollar General was not allowed outdoor sales. Curtis and VanLaan expressed concern about appearance, tidiness of the site. Curtis stated that outdoor sales should be 4 areas along the building, similar to what was approved with Circle K.

Bradshaw confirmed that sidewalks will extend the length of the property line for Meijer along Kraft, proceed along 68<sup>th</sup> to Broadmoor, connect to a new crosswalk at Broadmoor, and then proceed north to the entry of the gas station and be built at the time of development of the gas station.

Wells commented that the sidewalks along Kraft will connect Davenport and Foremost to this area of the Township. Paarlberg clarified that this arrangement is not an implication that future sidewalks will not be required, or that sidewalks cannot be placed internal to the site.

Motion by Curtis, support by Bosscher to approve special land use and site plan for lands commonly known as 551, 6670, 6630, 6564, 6504 Broadmoor with the following conditions to allow for a vehicle service station for gas and convenience store only, and one drive-through. The use shall conform to the conditions of the Planner's memorandum, dated November 4, 2020 including:

1. Lighting shall be modified per the comments above, and fixture details shall be provided, lighting shall meet ASHRE standards and fixtures shall be dimmable.
2. Landscaping and buffering areas shall meet the requirements of the zoning ordinance chapters 12, 28 and 20, and the HC district. Notes shall be added that the areas shall be

irrigated and that any materials that fail to establish shall be replaced. Berming shall be provided along Broadmoor/M-37 per the Ordinance standards and along the south side of the southern drive. The slope of the berm shall be increased, making the berm more significant. Trees along M-37 within the easement shall be of the type to achieve a canopy yet not exceed 35' in height. Additional landscaping will be added to the east, north and south of the building and within the planting areas to accommodate quantity requirements. Additional landscaping (shrubs, trees, evergreens) will be required to make up for the substitution of canopy trees along M-37. Landscaping plans shall be reviewed and approved by the Township planner.

3. Safe access through the provision of crosswalks shall be provided across M-37.
4. Vehicle or truck repair, overnight lodging, truck idling, semi parking, or vehicle wash activities shall not be permitted unless approved as an amendment to the special land use.
5. Access drives shall be modified as required by MDOT and the KCRC.
6. Stop control and signage shall be placed near the trailer parking once outlots C or D develop to provide safe vehicular movement. Signs shall be added to the site plan for this gas station depicting "no semi parking", and no semi parking shall be provided at the site.
7. Pathways and sidewalks shall be modified to connect along Kraft and 68<sup>th</sup> recognizing the strong University user groups and adjacent uses at 68<sup>th</sup> and M-37; sidewalks shall be built prior to Certificate of Occupancy for the gas station/convenience store.
8. Signage shall be submitted to the Building Department for review and approval and shall be as per the HC district; however a second monument sign may be placed at the entry along 68<sup>th</sup>, but shall not be larger than 30 square feet or 6' in height.
9. All above ground mechanical equipment shall be screened from view.
10. All conditions of the Township Engineer and Fire Chief shall be met, except for the following: MDOT and the KCRC shall decide on access points along roadways within their jurisdiction, and no interior drive shall be required at this time to Kraft.
11. The curbing around the parking lot island near the trailer parking shall be extended to the north.
12. The light pole opposite the trailer parking shall be relocated to avoid conflict with vehicle and trailer parking.
13. The storefront of the gas station and tenant, and extending along the north and south facades, shall be clear, non-reflective transparent glass.
14. No outdoor sales shall be permitted at the pump. There shall be four areas with outdoor sales along the storefront with two being along the frontage (facing the pumps) and two at the sides.
15. The detention basin outlet shall be adjusted as future development is approved.
16. The site plan shall comply with all applicable local, state and federal requirements.

**FW: Zoning Violation Meijer mExpress**

Alison Nugent &lt;anugent@caledoniatownship.org&gt;

Mon 11/6/2023 1:41 PM

To: Bradshaw, Tim &lt;tim.bradshaw@kentcountymi.gov&gt;; Bryan Harrison &lt;bharrison@caledoniatownship.org&gt;

📎 1 attachments (1 MB)

Caledonia mexpress.pdf;

**CAUTION:** This email was sent from an external source. Please do not open suspicious links or attachments.

FYI!

**Alison Nugent***Caledonia Township Manager***Caledonia Charter Township**

8196 Broadmoor Ave SE

Caledonia MI 49316

[www.caledoniatownship.org](http://www.caledoniatownship.org)

(616) 891-0070 Ext. 213



**Elected Officials:** Please remember to reply individually to group emails, using "Reply All" could result in a violation of the Open Meetings Act.

**From:** Lois Dekens <LDekens@caledoniatownship.org>**Sent:** Monday, November 6, 2023 1:37 PM**To:** Alison Nugent <anugent@caledoniatownship.org>**Cc:** Gary Campbell <g.campbell@alpinetwp.org>; Lynee Wells <lwells@caledoniatownship.org>**Subject:** FW: Zoning Violation Meijer mExpress

Good morning,

Here's your Meijer update. After two enforcement letters, I received a reply. See below.

I believe Meijer is addressing the issue and doing what they can to discourage semis from parking in their lot. I think there's a misunderstanding that the SLU just doesn't allow 'overnight' semi parking, when in fact semi parking in general is not permitted. I can clear this up.

My thought is to continue to monitor the situation, but allow them time to get the planters installed, the signs moved, and the barricade up. Alison, please let me know if this is how you'd like to proceed.

After that, we could follow through with tickets if need be.

Another note with Meijer...they also received two enforcement letters regarding the upkeep of the sidewalks on their property. Plants and weeds were overgrowing onto the sidewalks along 68<sup>th</sup> St. and Kraft. Ave. Meijer came through and mowed/cleared the pathways!

They seem to be attempting to follow our regulations, and I appreciate that!

Thanks,  
Lois

---

**From:** Adams, Kurt <[Kurt.Adams@meijer.com](mailto:Kurt.Adams@meijer.com)>  
**Sent:** Friday, November 3, 2023 4:19 PM  
**To:** Lois Dekens <[L.Dekens@caledoniatownship.org](mailto:L.Dekens@caledoniatownship.org)>  
**Cc:** building <[building@caledoniatownship.org](mailto:building@caledoniatownship.org)>; Jaeckle, Paul <[Paul.Jaeckle@meijer.com](mailto:Paul.Jaeckle@meijer.com)>  
**Subject:** Zoning Violation Meijer mExpress

Lois,

Based on recent feedback as it relates to semis parking over night on our site, it currently appears that our efforts to remedy have been ineffective. We have had some internal discussions and have produced three solutions that we will be implementing soon:

1. Install large planters centered in the pull through parking area to prevent semis from parking there. If this is effective, we will take action in the spring to re-stripe the area and install curb blocks.
2. Relocate the signage that indicates that overnight parking is prohibited closer to the entrances, so the drivers are aware before pulling into the gas station.
3. Install a safety barricade at the end of the road that was designed to be extended. This will eliminate the ability for the trucks to park there without being in the primary drive.

I have attached an aerial with the areas impacted noted and please do not hesitate to call if you have any questions.

Thank you,



Kurt Adams | Director of Property Management | Real Estate  
2350 3 Mile Rd. NW | Grand Rapids, MI 49544  
P: 616-791-3621  
[[daniel.wert@meijer.com](mailto:daniel.wert@meijer.com)][kurt.adams@meijer.com](mailto:kurt.adams@meijer.com)

**RE: 6851 Broadmoor Ave**

Gary Campbell &lt;g.campbell@alpinetwp.org&gt;


Wed 11/15/2023 10:59 AM

To: AHendricks@circlek.com &lt;AHendricks@circlek.com&gt;

Cc: Ross A. Leisman &lt;rleisman@mikameyers.com&gt;; bharrison@caledoniatownship.org &lt;bharrison@caledoniatownship.org&gt;;

Alison Nugent &lt;anugent@caledoniatownship.org&gt;; Bradshaw, Tim &lt;tim.bradshaw@kentcountymi.gov&gt;; Lois Dekens

(LDekens@caledoniatownship.org) &lt;LDekens@caledoniatownship.org&gt;; Ellie Koetsier &lt;ekoetsier@caledoniatownship.org&gt;

 2 attachments (1 MB)

6851 Broadmoor NE violation letter (003).docx; circle k tickets.pdf;

**CAUTION:** This email was sent from an external source. Please do not open suspicious links or attachments.

Good morning Mr. Hendricks,

Attached is the latest enforcement letter and the citation tickets for repeated violations at the above listed address.

The citations will be filed with the 63rd District Court, Kent County Michigan.

The Charter Township of Caledonia needs a permanent solution to the daily violations of semi-trucks parking and idling.

Ross Leisman is the attorney for the Township and is attached to this email. Please reach out to him regarding this matter.

You will receive original copy via first class mail

Thank you

Gary Campbell  
Building Official  
State License #3577

---

**From:** Gary Campbell**Sent:** Friday, March 17, 2023 1:03 PM**To:** AHendricks@circlek.com**Cc:** Ross A. Leisman <rleisman@mikameyers.com>; Richard Robertson <rrobertson@caledoniatownship.org>;

Bryan Harrison &lt;brotherbryanmail@yahoo.com&gt;; Lois Dekens (LDekens@caledoniatownship.org)

&lt;LDekens@caledoniatownship.org&gt;; Ellie Koetsier &lt;ekoetsier@caledoniatownship.org&gt;

**Subject:** 6851 Broadmoor Ave

Good Afternoon Mr. Hendricks,

Attached is a copy of letter and citations being mailed to you today.

The citations will be filed with the 63<sup>rd</sup> District Court, Kent County Michigan and are in regards to the continued parking violations on your property located at 6851 Broadmoor Ave.

The Charter Township of Caledonia is seeking a permanent solution to the daily violations of semi-trucks parking in non-designated areas.

Ross Leisman is the attorney for the Township and will answer any questions regarding correction of these violations.

Thank you

Gary Campbell  
Building Official  
State License #3577

November 15, 2023

Aaron Hendricks  
Director of Facilities  
Circle K Great Lakes Division  
935 East Tallmadge Avenue  
Akron, OH 44310

**Re: Violation of Special Land Use Approval**

Mr. Hendricks:

The property located 6851 Broadmoor NE. was inspected on November 7, 2023; November 9, 2023; and November 13, 2023 and was found to be in repeated violations of the Special Land Use approval granted to this property and to the Consent Judgement issued to this property.

The following conditions of the Special Land Use are in violation of the Charter Township of Caledonia's Zoning Ordinance, Chapter XVI, Special Land Uses; Section 16.7 (attached):

1. Truck idling
2. More than 7 trucks parked on site
3. Truck parking in areas not designated for truck parking

Compliance includes: no idling at any time, maximum 7 trucks parked at any time, truck parking within designated spaces only.

On these days, the designated temporary parking was full and trucks were parked around the perimeter of the site.

Attached are the nine citations for the violations of the Special Land Use. You will be notified by the 63rd District Court as to the date and time of the formal hearing regarding these violations.

You may contact the Charter Township of Caledonia to discuss the terms of the judgement prior to the court appointed hearing date.

Permanent correction is required,



Gary Campbell  
Building Official/Enforcement Officer



November 7, 2023



November 9, 2023



November 13, 2023



**LEGEND**

- EXISTING SIGN #1 (MAGENTA COLOR - PLAN VIEW):  
"NO PARKING NO TRESPASSING. VIOLATORS WILL BE TICKETED OR TOWED BY GRAND RAPIDS TOWING SERVICE AT THEIR OWN EXPENSE"
- △ EXISTING SIGN #2 (RED COLOR - PLAN VIEW):  
"PARKING IS LIMITED TO 1 HOUR, 1 TRUCK PER PARKING SPACE, NO IDLING"
- ▭ TEMPORARY BARRIERS



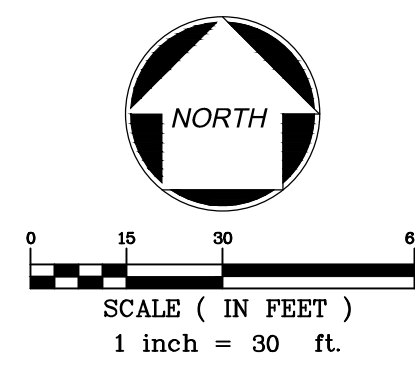
**EXISTING SIGN #1**  
(12 TOTAL)



**EXISTING SIGN #2**  
(22 TOTAL)



**TYPICAL TRAFFIC BARRIER**



**CIRCLE K**

CIRCLE K  
GREAT LAKE REGION  
935 E. TALLMADGE AVE.  
AKRON, OH 44130  
(330) 630-6300

**Wellert**  
ENGINEERS • SURVEYORS

5136 Beach Road • Medina, Ohio 44256  
t: 330.239.2699

NO.	DATE	REVISION DESCRIPTION
A	02/20/24	ISSUED FOR OWNER'S REVIEW

PROJECT TITLE  
**CIRCLE K STORE**

SITE ADDRESS  
**6851 BROADMOOR AVE.  
SE CALEDONIA, MI 49316**

SCALE: 1" = 30'  
DATE: 02/15/2024  
DESIGNED BY: ---  
DRAWN BY: CR/ID  
CHECKED BY: RWW  
FILE NAME: 190103-C1.0.dwg  
JOB NUMBER: 190103  
DRAWING TITLE:

**TRUCK PARKING  
DELINEATION PLAN**

SHEET NO:  
**TP1.0**

File: s:\190103\construction\190103-11.dwg Sheet: 2/22/2024 10:25 AM (System Administrator) Plot Date: 02/15/2024 10:25 AM (System Administrator) Plot Date: 02/15/2024 10:25 AM (System Administrator) Scale: 1:1 Plot Size: 11.00 x 17.00

8196 BROADMOOR AVE  
CALEDONIA, MI 49316



PHONE: 616.891.0070  
FAX: 616.891.0430

March 11, 2024

Circle K  
Mr. Aaron Hendricks  
Director of Facilities  
935 E. Tailmadge Ave.  
Akron, OH  
44310

Re: Administrative Amendment Circle K Parking Enforcement, Truck Parking

Dear Mr. Hendricks,

On March 4, 2024 you submitted a request for Administrative Amendment for parcel number 41-23-07226-004, Circle K Convenience and Gas Station at 6851 Broadmoor Ave. SE. The proposed administrative amendment is to clarify truck parking limitations in accordance with previously approved Special Land Use. The following changes are included in the Truck Parking Delineation Plan dated February 15, 2024:

- The applicant has included "no parking" striping along the south access drive.
- "No parking" striping along the perimeter parking lot
- "No parking" signage posted to the trash enclosure, traffic barriers, and along the south perimeter of the maneuvering areas. The applicant has proposed a total of 34 no parking signs
- The installation of 9 water filled traffic barriers, with 7 installed at the truck parking areas, and two installed south of the underground tank refilling island.

Section 18.10 of the Township Zoning Ordinance includes provisions for minor changes to an approved Site Plan, and a Site Plan is part of commercial planned development projects. The following provisions apply:

- Section 18.10 allows for other similar changes of a minor nature which are deemed to not be material or significant in relation to the entire site and would not have a significant adverse effect upon subject lands, or upon adjacent or nearby lands or the public interest.

It is the position of the Township Planner that the aforementioned request would constitute a minor amendment to the Site Plan because such request as proposed would not have any significant adverse effect on adjacent property or public health, safety or welfare.

Based on the aforementioned findings, we deem the request for the infill addition only as a minor site plan amendment administratively **approved with conditions**.

1. Should the water-filled orange barricades be moved, relocated, or modified in their placement to allow for tractor-trailer parking, the applicant shall replace the barriers with concrete jersey barricades, or other permanent solution to block parking.

Thank you for providing us the opportunity to assist you. If we can be of any further assistance, please do not hesitate to contact us.

Sincerely,

Via email

---

Lynée Wells, AICP  
Planner  
Caledonia Township Planning Department

## Consent Judgement - Circle K

Alison Nugent <anugent@caledoniatownship.org>

Fri 4/26/2024 11:30 AM

To:Byran Harrison Yahoo Account <brotherbryanmail@yahoo.com>;jhenry@caledoniatownship.org <jhenry@caledoniatownship.org>;Bradshaw,Tim <tim.bradshaw@kentcountymi.gov>;Richard Robertson <rrobertson@caledoniatownship.org>;Rick Snoeyink <ricksnoeyink57@gmail.com>;Dale Hermenet <dhermenet@dfamilk.com>;Greg Zoller <gzoller@caledoniatownship.org>

**CAUTION:** This email was sent from an external source. Please do not open suspicious links or attachments.

Good Morning,

As most of you are aware, the Township has been going back and forth with Circle K to enforce the parking issue. This is the new consent judgement with Circle K

In a nutshell: They have submitted a revised site plan that was approved by our Planner, Lynee Wells. Circle K is not permitted to have more than 7 trucks parked on-site, and no idling at any time in those spaces. They are required to have orange barricades to prohibit illegal parking that can't be relocated. If the orange barricades do not work they will have to replace the orange barricades with concrete structures and the changes must be made within 120 days of notice. Circle K can be fined up to 500.00 per day if there are future violations if the Township files an Order to Show Cause or a Motion to Enforce Consent Judgement.

Please let me know if you have any questions or concerns.

Best Regards,

**Alison Nugent**

*Township Manager*

### **Caledonia Charter Township**

8196 Broadmoor Ave SE

Caledonia, MI 49316

[www.caledoniatownship.org](http://www.caledoniatownship.org)

(616) 891-0070 Ext. 213



**Elected Officials: Please remember to reply individually to group emails, using "Reply All" could result in a violation of the Open Meetings Act.**

**See Additional Documents**  
**Attachment 9:**  
**QuikTrip Presentation**