

AGENDA
Cascade Charter Township Planning Commission
Monday, June 17, 2019
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the June 3, 2019 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 19-3529 Jack Hulst
Public Hearing
Property Address: 3717 Cherry Lane
Requested Action: The Applicant is requesting a Special Use Permit to construct
an accessory building over 832 sq. ft.**
- ARTICLE 7. Case # 19-3530 Chad Howard
Public Hearing
Property Address: 8125 45th St
Requested Action: The Applicant is requesting a Special Use Permit to construct
an accessory building over 832 sq. ft.**
- ARTICLE 8. Case # 19-3533 Jennifer Santelli, Chick-Fil-A
Property Address: 5528 28th St
Requested Action: The applicant is requesting a Basic Plan Review for an
amendment to the PUD to accommodate Chick-Fil-A**
- ARTICLE 9. Any other business**
- ARTICLE 10. Adjournment**

Meeting format

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

MINUTES
Cascade Charter Township
Planning Commission
Monday, June 3, 2019
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Krieter, Lewis, Noordyke, Pennington, Rissi, and Sperla
Members Absent: Moxley; excused.
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

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

ARTICLE 4. Approve the Minutes of the May 20, 2019 meeting.

Motion was made by Member Johnson to approve the minutes of May 20, 2019. Supported by Member Noordyke. Motion carried 8 to 0.

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

No visitors came forward.

ARTICLE 6. Cascade Township
Public Hearing

Requested Action: Consider Recommendation to Township Board for Approval of the Master Plan.

Director Peterson introduced Lynee Wells, the Township Planning Consultant, to walk through the Master Plan presentation.

Ms. Wells started by stating that the Master Plan is entirely web based, and is the first of its kind in the region. The website has several different chapters that are divided into main sections which are Themes, Future Land Use Plan, Public Input, Implementation, and Appendices. Each section is filled with additional information and opportunities for residents. Ms. Wells then briefly went over some of the additional topics under the main section tabs.

Ms. Wells started with the Public Information section, and stated that the Intent to Plan notice was sent out in May of 2018. Ms. Wells stated that there was a robust social media campaign with the Master Plan, and a booth at the Summer Concert Series asking residents their impression of the Township, what the assets are, what the challenges

are, and how services can be better delivered to help all residents improve their quality of life. There was a Design Day in October, and information about the Master Plan delivered in a newsletter via the Facebook page. It was through public engagement that the themes for the Master Plan were created. Themes are Neighborhoods and Partnerships, Sustainability and Environment, Economy and Innovation, and Transportation and Mobility. Under each theme there is a dropdown menu with links to data, maps, and projects to support each themes goal.

Ms. Wells stated that each category under the Implementation Theme has actions listed with a link to their Strategy, Responsibility & Partners, and Success Indicator. Ms. Wells then stated that Staff has worked to develop time frames of completion for each individual action. Ms. Wells then briefly discussed projects in the Neighborhoods & Partnerships category such as providing permeable edges to parks and natural areas by increasing the number of access points; encouraging relationships between Forest Hills Public Schools, Kent District Library, and the Cascade Township Parks and Recreation Committee regarding the interconnectivity and collaboration between neighborhoods and neighborhood assets and services; identifying local philanthropists or benefactors who are interested in partnering, sponsoring, or investing in the Township's vision; increasing transparency of Commission and Board meetings in the Township; and actively engaging property owners in Cascade Village to familiarize them with the Village Plan, promote shared parking, and discuss implementation ideas.

Ms. Wells then moved on to discussing the Plans for Cascade Village, stating there were many comments related to walkability and pedestrian and bicycle safety centered around Cascade Road that were gathered from the community survey (with 510 respondents), and the public meeting and engagement sessions that were held. Ms. Wells states that the Township has limited control over the street space on Cascade Road, but there have been very beneficial conversations with Road Commission members on how to slow traffic in that area in such a way so that pedestrians and bicyclists feel safer. Ms. Wells states that this will, in turn, create more of a business environment where people will likely want to frequent and spend time, hopefully encouraging businesses to expand or open in the Cascade Corridor.

Ms. Wells states that concepts for Cascade Village include the addition of roundabouts, narrowing or reducing width of travel lanes slightly, adding a pedestrian connection on Old 28th St, an adjacent pedestrian bridge crossing over the Thornapple River, or a connection under Cascade Road to get to the east and west sides of Cascade Road. Ms. Wells states that she has walked through Cascade Village, and found it to be an uncomfortable experience as a pedestrian.

Ms. Wells states that concepts for Cascade Road changes include narrowing the (5) lanes and increasing the buffer along the edges, adding a center median in paces where there does not need to be a right or left turn, or adding bike infrastructure. Old 28th St concepts include adding on street parking, or a vegetated median. An option to reduce traffic speed on Thornapple River Drive includes keeping the 13 ft wide driving lane (standard is 10-11 ft wide in a suburban area) and removing the center turn lane, and adding an 8-foot sidewalk. The bridge on Cascade Road across the Thornapple River can have the drive lanes reduced with a buffer of paint to help slow traffic, and keep cars

further away from the edge of the sidewalk. Ms. Wells states that the lack of possible change at the intersection of Thornapple River Drive and Cascade is mostly due to the constraints of the narrow right of ways on Thornapple River Drive, and the Road Commission having control of the roads. She then states a more detailed plan for the provision of sidewalks will need to be done taking a closer look at the right of way.

Ms. Wells stated that concepts for The Village are illustrious and meant to spark conversation and encourage owners and developers to build in a new way. Ms. Wells believes that having the river corridor in The Village is a unique amenity.

Ms. Wells briefly discussed the Future Land Use section, and explained what those areas can be used for.

Motion was made by Member Rissi to open Public Hearing. Supported by Member Katsma. Motion carried 8 to 0.

Chairman Sperla invited member of the public to come forward with comment. Ms. Ginny Dusseau (2975 Thornapple River Drive) came forward to ask about the appearance of tassel Park being extended into private property along the river, Member Rissi stated that it is mapped incorrectly by Regis, and will not be extended beyond its current property line. Ms. Dusseau then asked about the potential of a walkway from Cascade Road towards Thornhills, and expressed her concern of homes being so close to the roadway, not allowing adequate space for a safe walkway. Ms. Wells stated that this is not an engineered drawing, and its intention is simply to state the opportunity for a sidewalk in that area. Director Peterson stated that this particular walkway is favored by residents and frequently requested in the community, but has not yet been identified as a project in the coming years.

Ms. Nancy Eardley (1441 Sandy Point Ave) came forward to state her concern with the possible narrowing of roads, addition of medians and roundabouts and the ongoing construction to do so, the possibility of on-street parking on Cascade Road, and public transit in the Township. Ms. Eardley then stated that she did not believe the Township was being transparent in notifying the public of meetings as she did not see a Facebook post for the current meeting. She continues to state her concern and opinion about how the Township is spending tax money.

Mr. Jeff Dionne (2984 Thornapple River Drive) stated that he believes the community needs more housing, and has seen density increases in some places. He then states his concern about the walkability of Cascade Road across the bridge, or on Thornapple River Drive. Mr. Dionne believes there needs to be a barrier/guardrail in both places along the walkway to protect pedestrians, and that there needs to be a way to slow traffic through the residential areas and direct it back towards the business district.

Mr. Jim Lareau (2834 Thornapple River Drive) stated that he has a deed restriction on his property that was filed with Kent County in 2016, and that he has no intention of selling his property. He then reads part of the deed restriction on file that states what the property shall and shall not be used for in the event of an eminent domain takeover of the property.

Mr. Mark Rohde (3087 Thornapple River Drive) states his concern regarding getting pedestrians safely across streets with roundabouts, and the lack of businesses on the Master Plan Map to identify the area. He believes that people will want to live and walk to businesses in the area if they can do so safely. Mr. Rohde believes that Master Plan is too clinical, and lacks the human element of why people want to be somewhere.

Mr. Krik Rottschafer (2641 Cascade Springs Drive) states that he does not believe the Master Plan adequately portrays current businesses in the district (by not being shown on the map), and questioned who designed the Plan.

Mr. Jeff Johnson (2168 Thornapple River Drive) stated that he believes intentions are good with this Plan, but that communities form better organically. He states that tax money used to think of ways to entertain the community are not always supported by the community, and there needs to be an established threshold of approval by the community/tax payers.

Ms. Julie Wallace (2633 Thornapple River Drive) stated that she never believed Cascade was intended to be a walking village that some neighboring communities are, and that the transparency of how these plans are going to be funded is not clear. Ms. Wallace states that she believes she represents other residents that are not clear what the intentions are with the Master Plan.

Motion was made by Member Johnson to close the Public Hearing. Supported by Member Rissi. Motion Carried 8-0.

Member Pennington stated a response to a member of the public that a Master Plan is completed every ten years, as required by state law. He then stated that a lot of these designs are concepts asked to be considered by the Township, not engineered plans. Director Peterson stated that many of the designs are also on private property, and simply show future concept possibility. Member Noordyke stated that this plan is aspirational, and used as guidelines to show the direction that the community wants. Member Rissi comments that most of what is shown on the Master Plan comes from public comment gained by multiple surveys taken in the community. Chairman Sperla added that the community is not the same as it has been in the past, and that long-term growth is desired by both the Board and members of the community. Comments are appreciated, and help to determine what is desired by the public. Ms. Wells stated that it is recognized that there are different housing types wanting to be provided in the Township, and there is a desire to be open to and attract new businesses into the area as well.

Member Krieter offered that the Township does offer a robust website that has data available to the Public regarding Agendas and Minutes of Meetings held by the Township. She encourages the community to continue to attend Public Hearings as it is a great way to have their input heard.

Ms. Wells stated that the Township Board asserted their right to adopt the Master Plan as allowed by the State Statute. A recommendation would be made by the Planning Commission to the Township Board. Director Peterson stated that there will be a Public Hearing held at the Township Board Meeting, and that the Planning Commission will make recommendation of a resolution for the Board to adopt.

Chairman Sperla states that he is in favor of moving forward with a favorable recommendation to the Board.

Member Krieter asked if each individual project included in the Master Plan will be coming in front of the Planning Commission for review, Director Peterson stated that the Master Plan is used as a guidance, so it will depend on which item moves forward. Member Johnson stated that the Master Plan is used as a vision document, with input based solely from the township residents to guide development in the future. He then stated that the Township Board will have final decision on the Master Plan as they have been elected as the Officials to do so.

Motion was made by Member Johnson to recommend the resolution for adopting the Master Plan. Supported by Member Lewis. Motion carried 8 to 0.

ARTICE 7. Any other business

ARTICLE 8. Adjournment

Motion was made by Member Pennington to adjourn. Supported by Member Rissi. Motion carried 8 to 0. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,
Phil Johnson, Secretary

STAFF REPORT

STAFF REPORT: Case #19-3529
REPORT DATE: May 20, 2019
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: June 17, 2019
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Jack Hulst
3717 Cherry Lane
Cascade MI 49302

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to
construct an accessory building over 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): ARC

GENERAL LOCATION: West side of Cherry Lane just south of 36th St.

PARCEL SIZE: Approximately 8 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: ARC
FP to the East

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 32' x 50' accessory building (1,600 sq ft). The building will be about 17 feet tall as measured to the midpoint. This requires a minimum of a 40-foot setback from the side and 40 feet to the rear property lines. The applicant shows the nearest setback of to be about 44 feet to the west property line.
2. They have indicated that they want the building for storage.
3. With more than 6 acres they are allowed to have three accessory buildings. This is the first.
4. The size of the building is "normal" for the area,
5. The building is planned to have metal siding and a metal roof.
6. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
7. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I Special Use Permit for an accessory building, Section 17.03(1)(a) of the Zoning Ordinance requires the Planning Commission to consider several factors. I have listed those items for your consideration followed by my comments for each.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	storage
The proposed location, type and kind of construction and general architectural character of the building.	The building will be of similar materials to others in the area.
The size of the building in relation to the house, lot and zoning district.	The property is about 8 acres. The home has approximately 3,300 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the immediate area. The buildings in the more rural/agricultural areas of the township have a mix between metal and siding that matches the house.

The topography and vegetation in the area.	Open
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoining property views.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

I recommend that you approve the special use permit as requested with the following conditions.

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

Attachments: Application package



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Jack Hulst
 Address: 3717 Cherry Lane
 City & Zip Code: Ada 49301
 Telephone: 616-292-5701
 Email Address: jackhulst220@gmail.com

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Construction of a pole build for storage of
tools - small equipment

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY:**

Legal Description:	
S 1/2 NE 1/4 NW 1/4 EX COM 996.32 FT S OD 00M 00S ALONG N&S 1/4 LINE FROM N 1/4 COR TH S OD 00M 00S ALONG N&S 1/4 LINE 392.40 FT TO N 1/8 LINE TH N 89D 37M 00S W ALONG N 1/8 LINE 1334.0 FT TO W 1/8 LINE TH N OD 03M 00S W ALONG W 1/8 LINE 453.42 FT TH S 89D 39M 00S E PAR WITH N LINE OF S 1/2 NE 1/4 NW 1/4 509.39 FT TH S OD 00M 00S 122.0 FT TH S 89D 39M 00S E 825.0 FT TO BEG * SEC 23 T6N R10W 8.41 A.	

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 23-100-027

ADDRESS OF PROPERTY: 3717 Cherry Lane Ada, MI 49301

PRESENT USE OF THE PROPERTY: Residence open Field

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

Name(s)	Address(es)

SIGNATURES

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

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

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

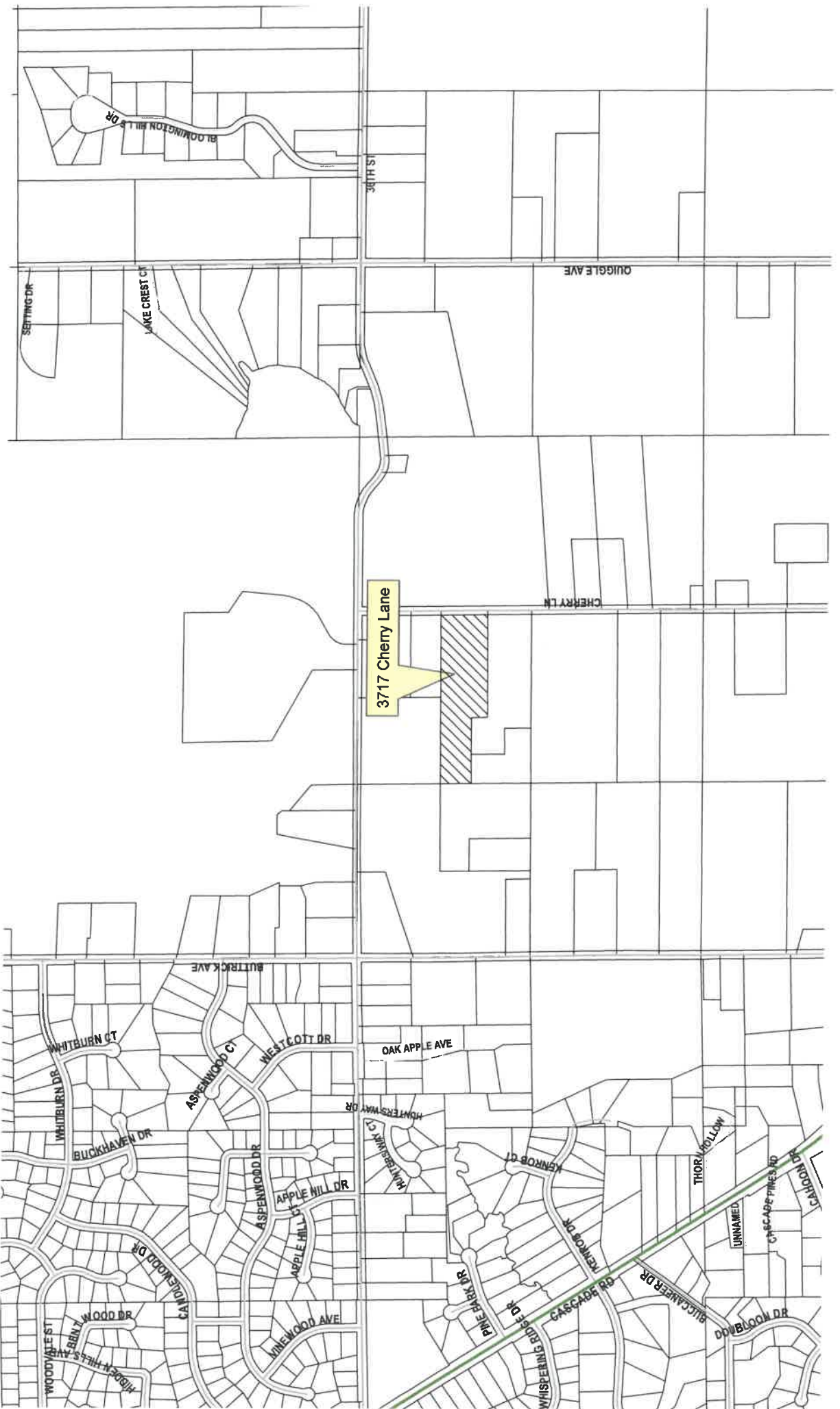
Jack Hulst
Applicant – Print or Type Name

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

Jack Hulst 5/17/19
Applicant’s Signature & Date

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

Rev. 7/24/14



3717 Cherry Lane

TITLE



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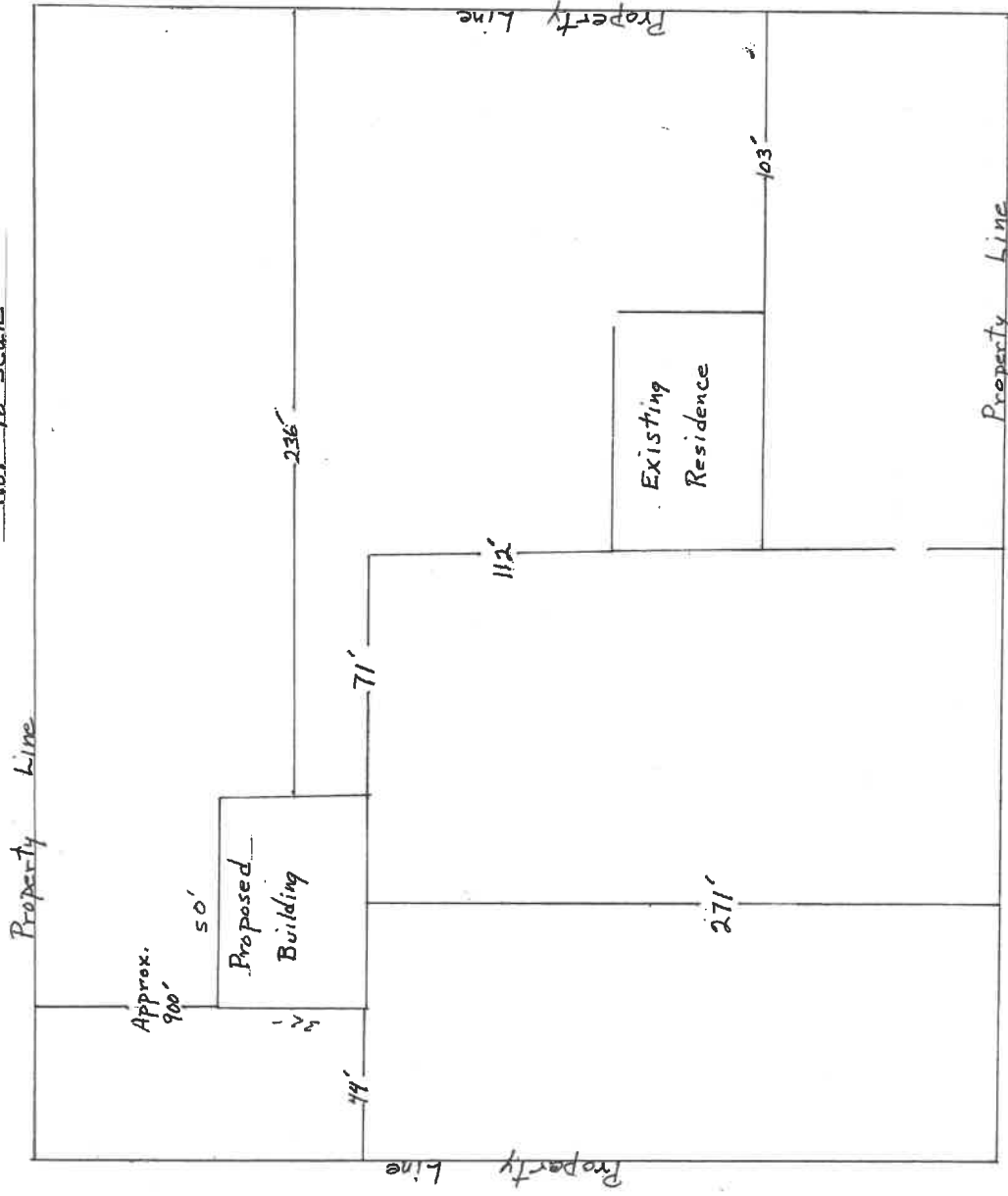
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Printed 6/7/2019 1:03:52 PM

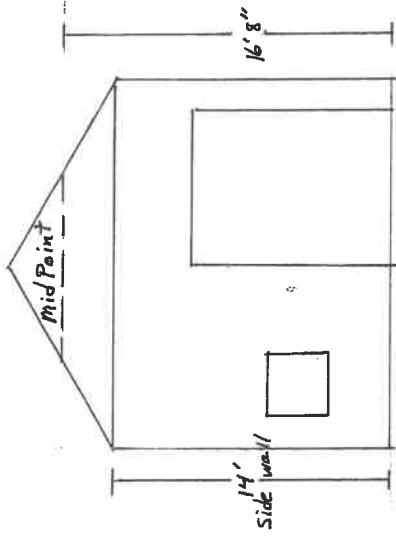
Accessory Building Inventory 2010-2018 (9/11/18)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10 2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10 3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10 3017	Halfmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
13-3161	Epique Homes	1415 Ballyunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Stekete Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hackett	1547 Briarcliff Dr	R1	1,400	2.2	7,500

Site Plan for Proposed Pole Building
 Not to Scale



Metal Siding & Roof



- 14' Side Wall
- 2'8" Midpoint
- 16'8" Building

--- C/L of Cherry Lane Ave. ---

STAFF REPORT

STAFF REPORT: Case #19-3530
REPORT DATE: May 30, 2019
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: June 17, 2019
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Chad Howard
8125 45th St
Cascade MI 49301

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

EXISTING ZONING OF SUBJECT PARCEL(S): ARC

GENERAL LOCATION: North side of 45th St just east of Cascade R d.

PARCEL SIZE: Approximately 2.9 acres.

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES: Residential

ZONING ON ADJOINING PARCELS: R1

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 30' x 40' accessory building (1,200 sq ft). The building will be about 12.5 feet tall as measured to the midpoint. This requires a minimum of a 10-foot setback from the side and 25 feet to the rear property lines. The

applicant shows the nearest setback to be 10 feet to the west property line.

2. They have indicated that they want the building for storage and a workshop.
3. With less than 3 acres they are only allowed one accessory building.
4. The size of the building is “normal” for the area.
5. The building is planned to have siding and roofing to match the home.
6. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
7. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I Special Use Permit for an accessory building, Section 17.03(1)(a) of the Zoning Ordinance requires the Planning Commission to consider several factors. I have listed those items for your consideration followed by my comments for each.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	storage
The proposed location, type and kind of construction and general architectural character of the building.	The building will be of similar materials to match the home.
The size of the building in relation to the house, lot and zoning district.	The property is a little less than 3 acres The home has approximately 2,900 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the immediate area.
The topography and vegetation in the area.	Slight slope to the north. Open with wooded area to the north
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoining property views.

Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.

No new access to the street will be created.

STAFF RECOMMENDATION

I recommend that you approve the special use permit as requested with the following conditions.

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

Attachments: Application package



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Chad Howard
Address: 8125 45th st se
City & Zip Code Ada, 49301
Telephone: (989) 798-2533
Email Address: Dahchoward@yahoo.com

OWNER: * (If different from Applicant)

Name: _____
Address: _____
City & Zip Code: _____
Telephone: _____
Email Address: _____

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

I would like to build a 30x40 pole barn for personal use. I intend to use siding and shingle that closely matches the house as well as the surrounding homes. This size requires a type 1 special use permit.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

411926101014 PART OF NW 1/4 COM 702.85 FT N 89D 35M 17S E ALONG N SEC LINE FROM NW COR OF SEC TH N 89D 35M 17S E ALONG N SEC LINE 235.0 FT TH S 8D 05M 04S W 407.75 FT TH S 0D 23M 18S E 50.0 FT TH S 46D 23M 37S E 12.88 FT TH S 37D 13M 21S W 15.19 FT TH S 0D 23M 18S E 177.0 FT TO CL OF 45TH ST TH S 87D 54M 30S W ALONG SD CL 175.0 FT TH N 0D 23M 18S W 656.40 FT TO BEG * SEC 26 T6N R10W 2.91 A. SPLIT/COMBINED ON 03/27/2018 FROM 41-19-26-101-012, 41-19-26-101-013;

PERMANENT PARCEL (TAX) NUMBER: 41-19 -26-101-012

ADDRESS OF PROPERTY: 8125 45th st se

PRESENT USE OF THE PROPERTY: Residential

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

Name(s)	Address(es)
Melia Howard	8125 45th st se
Lake Michigan Credit Union (mortgage)	

SIGNATURES

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

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

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

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

Chad Howard
Applicant – Print or Type Name

 5/23/19
Applicant’s Signature & Date

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

BOUNDARY SURVEY FOR: LONNIE NEMMERS
 CASCADE PROPERTIES
 4935 CASCADE ROAD SE
 GRAND RAPIDS, MI 49546

RE: 8125 - 45TH STREET
 ADA, MI 49301

Jonker Land Surveys P.C.

P.O. Box 385
 8373 Merton Ave. SW
 Suite A
 Byron Center, MI 49315

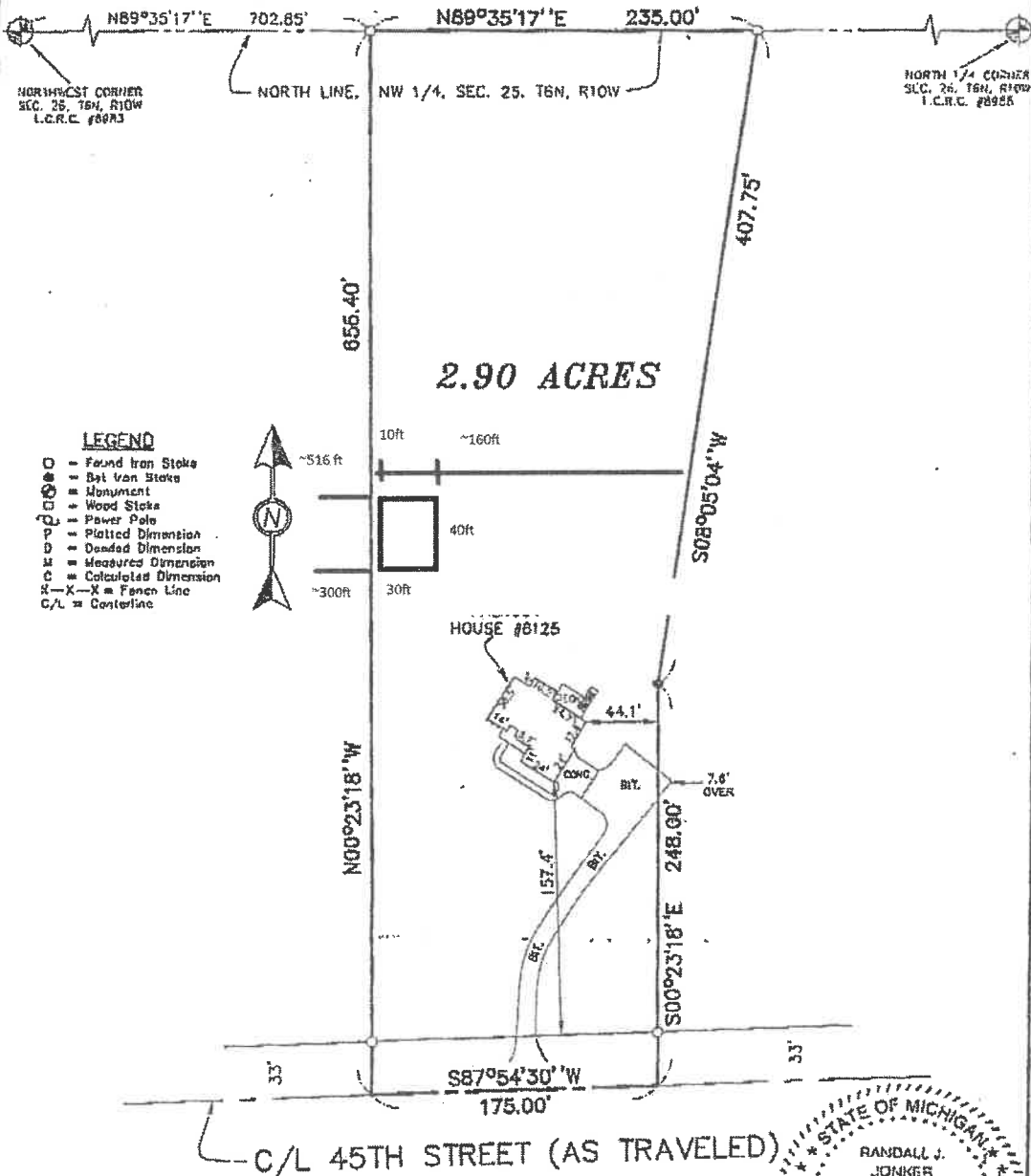
PH: (616) 878-1607
 FAX: (616) 878-9465



Drawn by: RJJ jonkerlandsurveys@bcbglobal.net
 Scale 1" = 80' File No.: 10125 Date: 5/04/10

FURNISHED DESCRIPTION:

That part of the Northwest 1/4 of Section 26, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Northwest Corner of said Section; thence N89°35'17"E 702.85 feet along the North line of said Northwest 1/4 to the place of beginning; thence N89°35'17"E 235.00 feet along said North line; thence S08°05'04"W 407.75 feet; thence S00°23'18"E 248.00 feet to the centerline of 45th Street; thence S87°54'30"W 175.00 feet along said centerline; thence N00°23'18"W 656.40 feet to the place of beginning. Parcel is subject to easements, restrictions and rights of way of record.

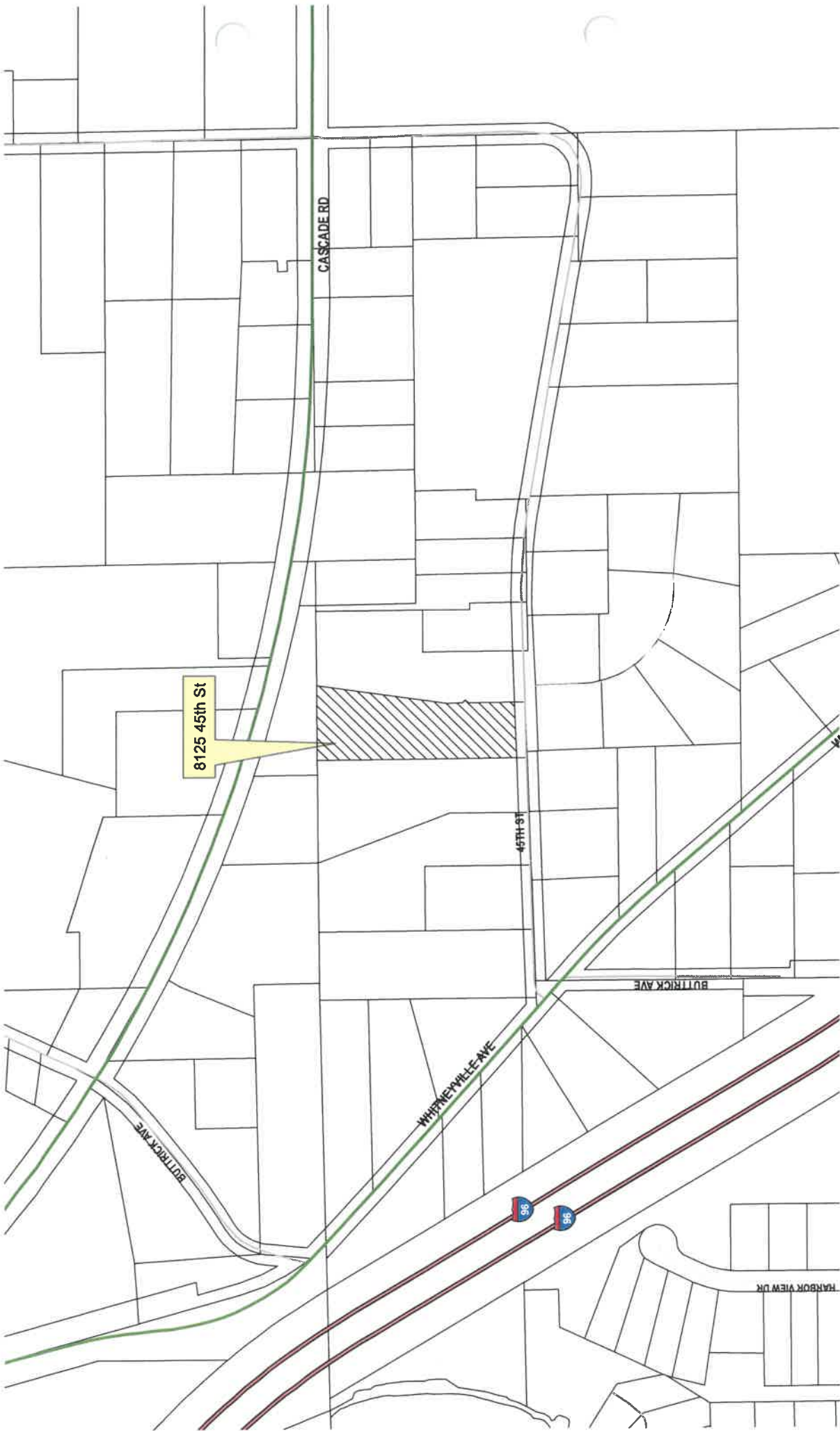


CERTIFICATION: To:

We hereby certify that we have surveyed the premises herein described, that the improvements are located (hereon as shown), and that there are no apparent encroachments, except as shown hereon. This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for easements, encumbrances and exceptions.

Randall J. Jonker





8125 45th St

CASCADE RD

45TH ST

BUTTRICK AVE

WHITEVILLE AVE

BUTTRICK AVE

HARBOR VIEW DR



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

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10 2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10 3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10 3017	Halfmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
13-3161	Epique Homes	1415 Ballybunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Stekete Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hackett	1547 Briarcliff Dr	R1	1,400	2.2	7,500

STAFF REPORT: Case # 19-3533
REPORT DATE: June 7, 2019
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: June 17, 2019
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Jennifer Santelli
Chick Fil A Inc
5200 Buffington Road
Atlanta GA 30349

STATUS
OF APPLICANT: Owner

REQUESTED ACTION: Basic Plan Review for an amendment to the PUD to accommodate Chick Fil A

EXISTING ZONING OF
SUBJECT PARCEL: P.U.D. 69

GENERAL LOCATION: North side of 28th St in front of Meijer

PARCEL SIZE: Approximately 1.9 acres.

EXISTING LAND USE
ON THE PARCEL: Vacant restaurant (Formerly Macaroni Grill)

ADJACENT AREA
LAND USES: N – Meijer
S – Hotel
E- Gas station
W – I-96

ZONING ON ADJOINING
PARCELS: N – PUD 69
S – PUD 53
E- PUD 69
W – NA

STAFF COMMENTS:

1. The applicant is requesting Basic Plan Review in order to amend the existing Planned Unit Development to accommodate a new fast food restaurant (Chick Fil A) with drive thru. The new restaurant is being developed in place of the vacant Macaroni Grill.
2. This site was rezoned to PUD in 2002 to accommodate the redevelopment of the outlots in front of Meijer.
3. The new restaurant is seeking a couple of changes to the PUD to accommodate the project. They are asking for changes to the following:
 - Lighting plan – the plan that they have submitted includes lighting levels that are much higher than we permit. I have asked that they resubmit the lighting plan so they don't need any amendments for this provision.
 - Use of drive thru service – currently the PUD only allows for the sit down restaurant at this location. Drive thru service is permitted as part of a special use permit in the underlying (B2) zoning district.
 - Signage. They would like to amend the wall signage allowance to mirror what the current sign ordinance allows for wall signage. This would allow them to have multiple wall signs provided that they don't exceed the 100 sq ft max.
4. The applicant has submitted this package as required by Section 16.05 (2) of the Zoning Ordinance for Basic Plan Review.
5. If you find that all of the procedural information has been provided, this application should proceed to a public hearing and consideration of a Preliminary Development Plan. It will be at that stage of the review process that the *merits* of the request will be considered and the detailed site plans will be required and reviewed.

Before proceeding to the Preliminary Development plan review (Public Hearing), I would recommend that the applicant submit the following information:

1. Revise the photometric site plan

ATTACHMENTS:

APPLICATION
Site Plan
Current PUD Ordinance #11 of 2002



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Jennifer Santelli, Chick-fil-A, Inc
Address: 5200 Buffington Road
City & Zip Code Atlanta, GA 30349
Telephone: 770-324-5282
Email Address: jenn.santelli@cfacorp.com

OWNER: * (If different from Applicant)
Name: Joel Marogil, Green Cane Properties, LLC
Address: PO Box 6673
City & Zip Code: Grand Rapids, MI 49516
Telephone: 616-828-9266
Email Address: greencaneproperty@gmail.com

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Amendment of PUD #69 to include a drive thru Chick-fil-A restaurant. This will
replace the existing closed Macaroni Grill Restaurant

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

LEGAL DESCRIPTION OF PROPERTY:**

See attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -07-476-006

ADDRESS OF PROPERTY: 5528 28th Street, SE Grand Rapids, MI 49512

PRESENT USE OF THE PROPERTY: Closed Macaroni Grill Restaurant

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

Name(s)

Address(es)

Green Cane Properties, LLC
Joel Marogil

PO Box 6673
Grand Rapids, MI 49516

SIGNATURES

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

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

Joel Marogil

Jennifer Santelli
Applicant – Print or Type Name

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


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

 6/3/2019
Applicant's Signature & Date

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

TOTAL PUD AREA - 37.512 ACRES

Legal Description of Planned Unit Development Parcel

A parcel of land located in the Southeast quarter of Section 7, Town 6 North, Range 10 West, Township of Cascade, Kent County, Michigan further described as:

Commencing at the Southeast corner of Section 7, Town 6 North, Range 10 West; thence along the south line of said Section 7, South 88° 05' 02" West, 187.47 feet; thence North 01° 39' 55" West, 56.53 feet to the northerly right of way line of 28th Street (Highway M-11) and the point of beginning; thence along said northerly right of way line, South 88° 20' 05" West, 252.32 feet to the northeasterly right of way line of Highway I-96; thence along said northeasterly right of way line, North 01° 39' 55" West, 25.00 feet; thence along said northeasterly right of way line, South 88° 20' 05" West, 300.00 feet; thence along said northeasterly right of way line, North 01° 39' 55" West, 20.00 feet; thence along said northeasterly right of way line, South 88° 20' 05" West, 155.40 feet; thence along said northeasterly right of way line, North 47° 05' 25" West, 606.66 feet; thence along the west line of the East 1/2 of the Southeast 1/4 of said Section 7, North 01° 25' 52" West 888.91 feet; thence North 88° 20' 05" East 1124.52 feet; thence South 01° 37' 57" East, 89.55 feet; thence North 88° 00' 48" East, 200.00 feet to the east line of said Section 7; thence along said east line, South 01° 37' 57" East, 801.37 feet; Thence South 88° 22' 03" West 40.00 feet to the westerly right of way line of Kraft Avenue; thence along said right of way line South 01° 37' 57" East 371.71 feet to said northerly right of way line; thence along said northerly right of way line, South 54° 39' 17" West, 177.31 feet, to the point of beginning.
Containing 37.512 acres, more or less.

PROPOSED CHICK-FIL-A SITE LEGAL DESCRIPTION - 1.917 ACRES

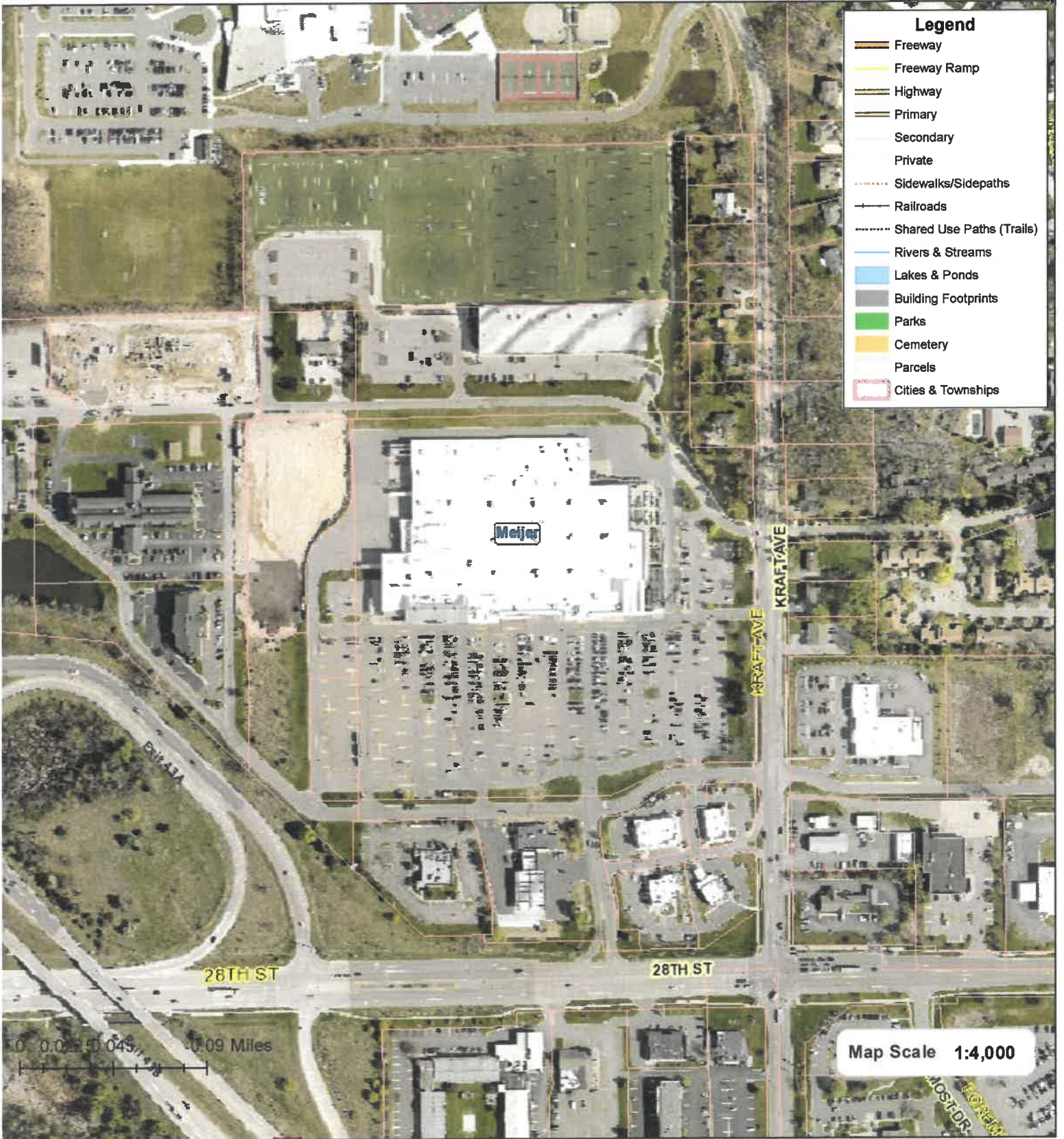
Land Situated in the State of Michigan, County of Kent, Township of Cascade.

A parcel of land located in the Southeast quarter of Section 7, Town 6 North, Range 10 West, Township of Cascade, Kent County, Michigan, further described as:

Commencing at the Southeast corner of Section 7, Town 6 North, Range 10 West; thence along the South line of said Section 7, South 88 degrees 05 minutes 02 seconds West, 277.97 feet; thence North 01 degrees 39 minutes 55 seconds West, 56.93 feet to the Northerly right of way line of 28th Street (Highway M-11); thence along said Northerly right of way line, South 88 degrees 20 minutes 05 seconds West, 161.82 feet to the Northeasterly right of way line of Highway I-96; thence along said Northeasterly right of way line, North 01 degrees 39 minutes 55 seconds West, 25.00 feet; thence along said Northeasterly right of way line, South 88 degrees 20 minutes 05 seconds West, 300.00 feet; thence along said Northeasterly right of way line, North 01 degrees 39 minutes 55 seconds West, 20.00 feet to the point of beginning; thence along said Northeasterly right of way line, South 88 degrees 20 minutes 05 seconds West, 155.40 feet; thence along said Northeasterly right of way line North 47 degrees 05 minutes 25 seconds West, 246.98 feet; thence North 01 degrees 39 minutes 55 seconds West, 121.08 feet; thence North 88 degrees 20 minutes 05 seconds East, 300.93 feet; thence South 32 degrees 50 minutes 09 seconds East, 23.80 feet; thence South 12 degrees 41 minutes 15 seconds East, 195.00 feet; thence South 01 degrees 39 minutes 55 seconds East, 82.66 feet; thence South 88 degrees 20 minutes 05 seconds West, 19.20 feet to the point of beginning.

Together with a non-exclusive easement as created, limited and defined by that instrument recorded in [Liber 6205, page 427](#), Kent County Records.

TITLE



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Printed 6/7/2019

3:38:43 PM



Chick-File
 Chick-File
 5200 Buffington Road
 Atlanta, Georgia
 30348-2998

progressive | ae
 1811 4 Mile NE, Grand Rapids, MI 49525
 616 351 2564 OFFICE 616 351 1493 FAX
 www.progressiveae.com



CHICK-FILE-A
 CASCADE FSR
 5528 28TH STREET SE
 GRAND RAPIDS, MI 49512

FSR# 04428
 P116180
 PROJECT NO. 04428
 SHEET NO. 04428-01

DATE: 11/11/10
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN
 EXISTING CONDITIONS AND
 SITE DEMOLITION PLAN

C100

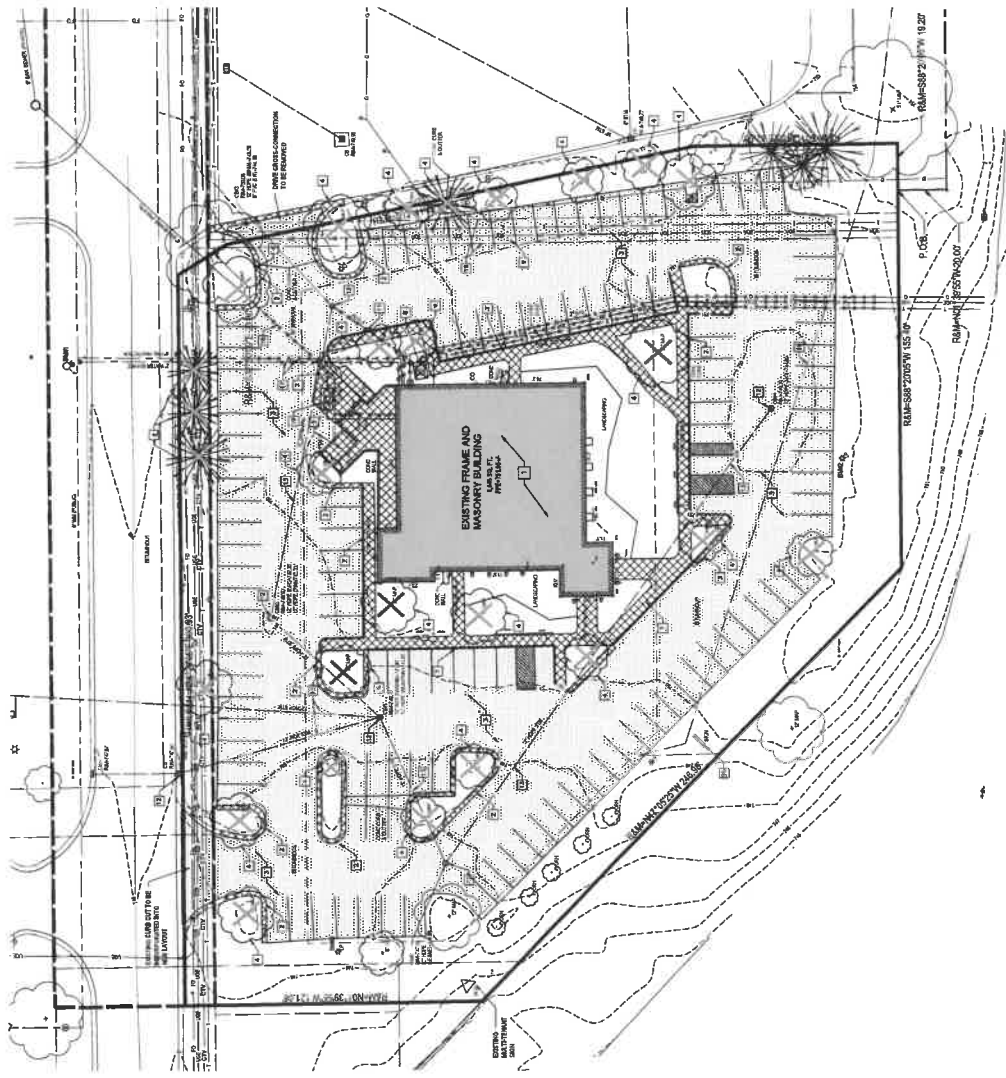
DEMOLITION NOTES:

- 1. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN.
- 2. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN.
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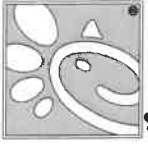
SITE CLEARING AND DEMOLITION NOTES

1. THE CONTRACTOR SHALL REMOVE ALL EXISTING STRUCTURES, UTILITIES AND OBSTRUCTIONS WITHIN THE DEMOLITION AND CLEARING FOOTPRINT.
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20. THE CONTRACTOR SHALL REMOVE ALL EXISTING STRUCTURES, UTILITIES AND OBSTRUCTIONS WITHIN THE DEMOLITION AND CLEARING FOOTPRINT.



**EXISTING CONDITIONS AND
 SITE DEMOLITION PLAN**





Chick-Fil-A
 6200 Buffington Road
 Atlanta, Georgia
 30346-2998

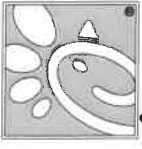
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 www.progressiveae.com

CHICK-FIL-A
CASCADE FSR
 5528 28TH STREET SE
 GRAND RAPIDS, MI 49512

FSR# 04428
 PROJECT NO. 1751002
 PROJECT NAME: CHICK-FIL-A
 PROJECT LOCATION: CASCADE FSR
 PROJECT DATE: 10/2017

NO.	DATE	DESCRIPTION
1	10/2017	ISSUED FOR PERMIT
2	11/2017	ISSUED FOR PERMIT
3	12/2017	ISSUED FOR PERMIT
4	01/2018	ISSUED FOR PERMIT
5	02/2018	ISSUED FOR PERMIT
6	03/2018	ISSUED FOR PERMIT
7	04/2018	ISSUED FOR PERMIT
8	05/2018	ISSUED FOR PERMIT
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296	05/2042	ISSUED FOR PERMIT
297	06/2042	ISSUED FOR PERMIT
298		



Chick-fil-A
 Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998

progressive | ae
 18114 Mile Rd N.E. Grand Rapids, MI 49525
 616 361 2664 OFFICE 616 361 1493 FAX
 www.progressiveae.com

PLEASE REFER TO THE GENERAL NOTES ON SHEET C-400 FOR A COMPLETE LIST OF NOTES AND SPECIFICATIONS. THIS SHEET IS TO BE USED IN CONJUNCTION WITH SHEET C-400.



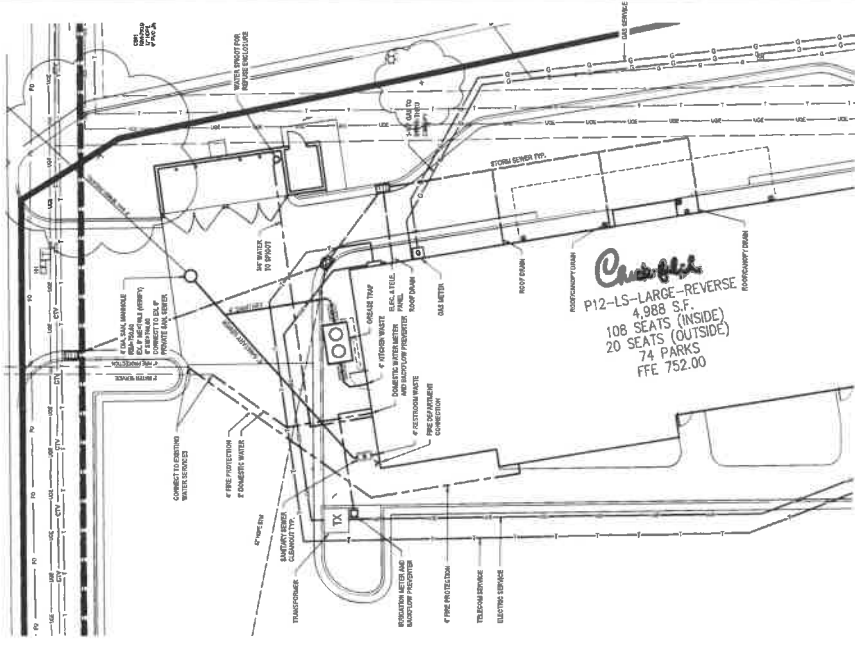
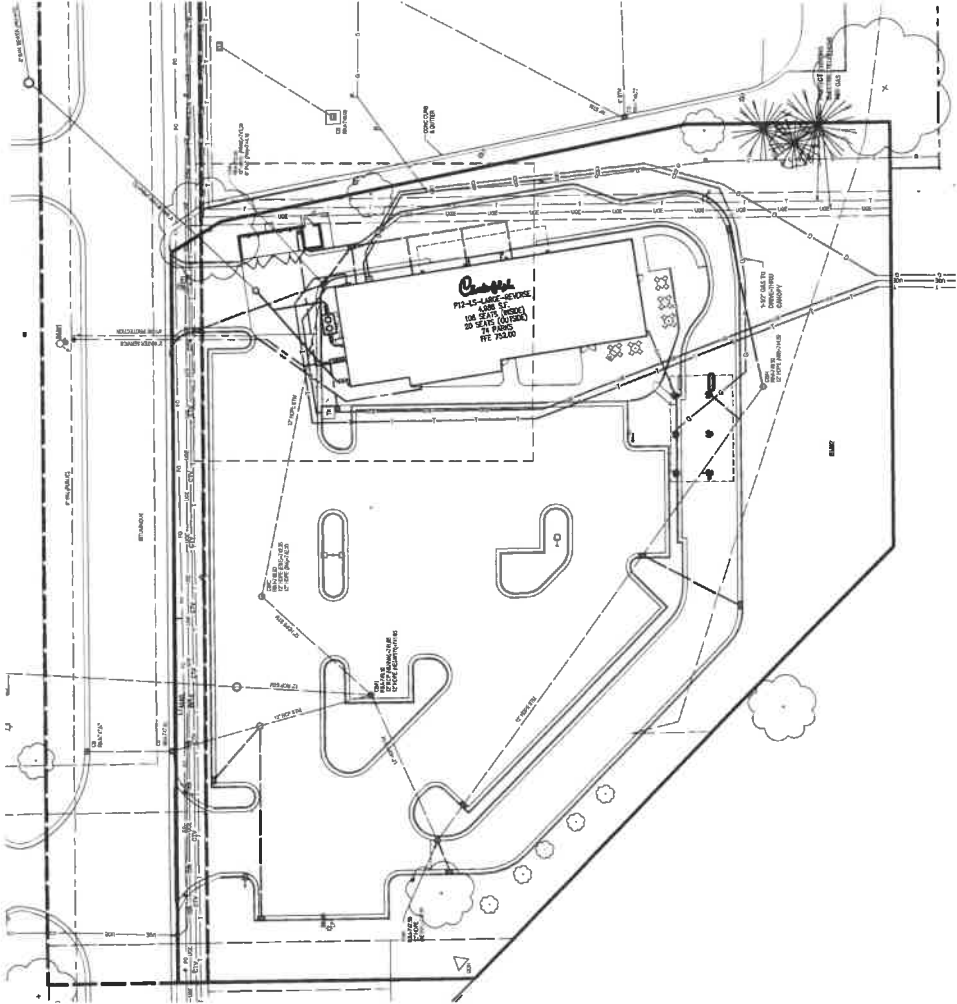
CHICK-FIL-A
 CASCADE FSR
 5528 28TH STREET SE
 GRAND RAPIDS, MI 49512

FSR# 04428

PROJECT NO. 111111
 SHEET NO. 111111
 DATE 11/11/11
 DRAWN BY 111111
 CHECKED BY 111111
 APPROVED BY 111111

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT

C-400





Chick-fil-A
 Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-2998

PROFESSIONAL ENGINEER
 STATE OF GEORGIA
 LICENSE NO. 10000
 PROJECT NO. 2016-0001
 DATE: 06/27/2016

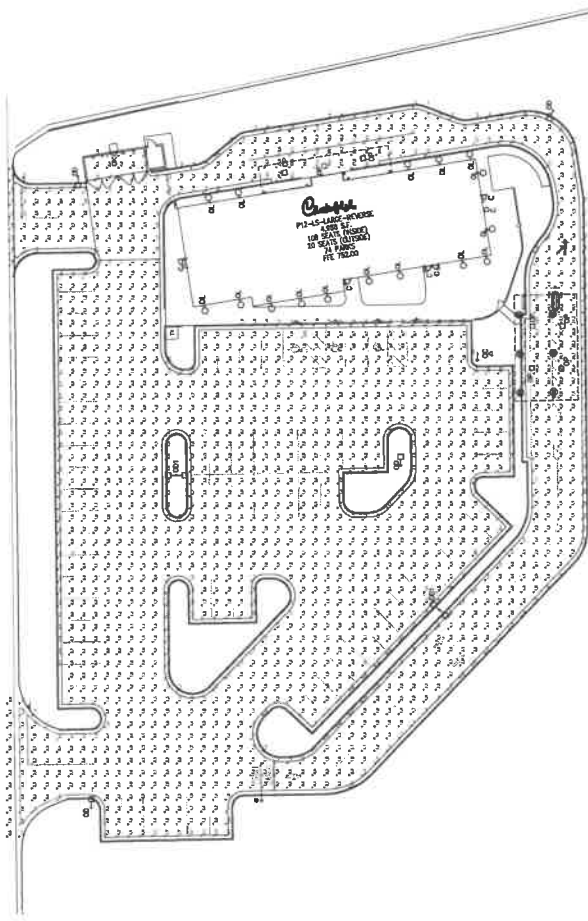
PROGRESS PRINT
 06/27/2016

CHICK-FIL-A
 Cascade FSR
 5328 28th Street SE
 Grand Rapids, MI 49512

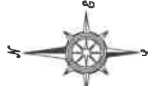
FSR# 04428

PHOTOMETRIC
 PLAN

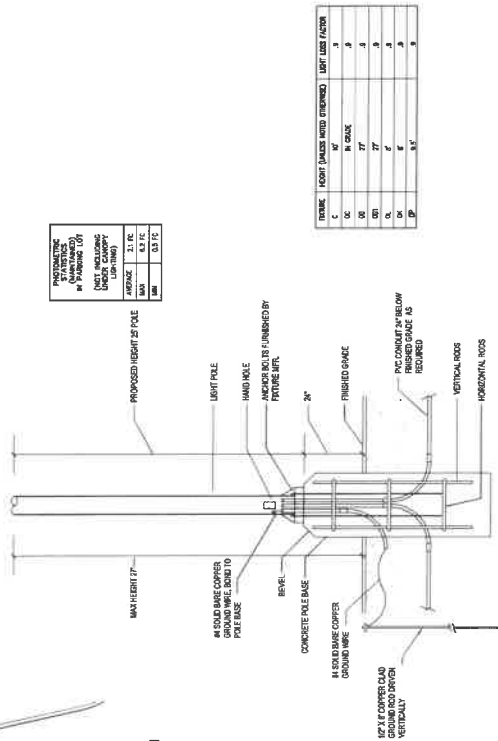
E-603



PROP. PYLON SIGN



1 PHOTOMETRIC PLAN
 SCALE: 1"=30'-0"



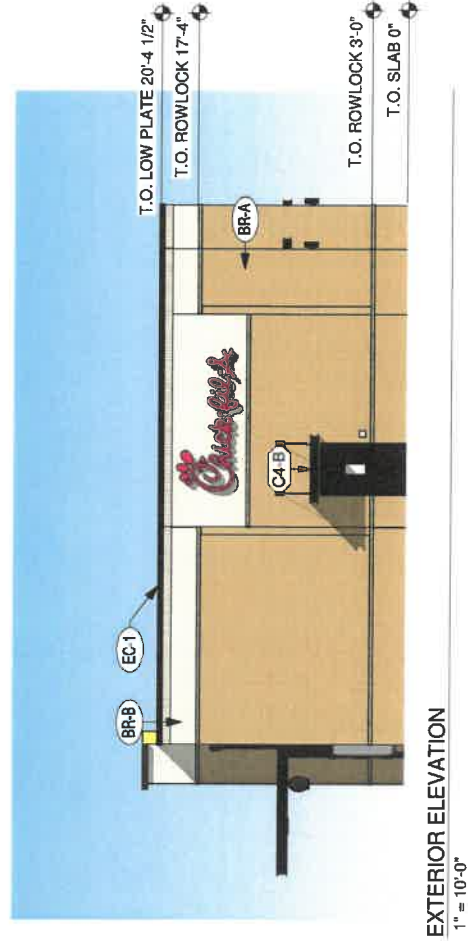
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2	8'-0"	FINISHED GRADE
3	9'-0"	FINISHED GRADE
4	10'-0"	FINISHED GRADE
5	11'-0"	FINISHED GRADE
6	12'-0"	FINISHED GRADE
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8	14'-0"	FINISHED GRADE
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ITEM	HEIGHT	FINISH
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91	97'-0"	FINISHED GRADE
92	98'-0"	FINISHED GRADE
93	99'-0"	FINISHED GRADE
94	100'-0"	FINISHED GRADE

2 TYPICAL POLE BASE DETAIL
 NOT TO SCALE



EXTERIOR ELEVATION
1" = 10'-0"




EXTERIOR ELEVATION
1" = 10'-0"

EXTERIOR ELEVATIONS


A301_ATTACHED CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-A	Exterior Canopy	1	3'-9"	1'-0"	0"	Yes
C1-C	Exterior Canopy	5	7'-1"	1'-0"	0"	No
C1-D	Exterior Canopy	3	9'-9"	1'-0"	0"	No
C4-B	Exterior Canopy	1	5'-9"	4'-0"	2'-6"	Yes
C4-G	Exterior Canopy	1	10'-0"	4'-0"	2'-6"	Yes
C4-H	Exterior Canopy	1	13'-9"	4'-0"	2'-6"	Yes
Grand total						12


EXTERIOR FINISHES



EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE




BR-4
BRICK VENEER
COLOR: V100
SIZE: MODULAR
MORTAR: ARGOS SAN TAN



PT-9
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



BR-3
BRICK VENEER
COLOR: CITADEL
SIZE: MODULAR
MORTAR: ARGOS SAN TAN

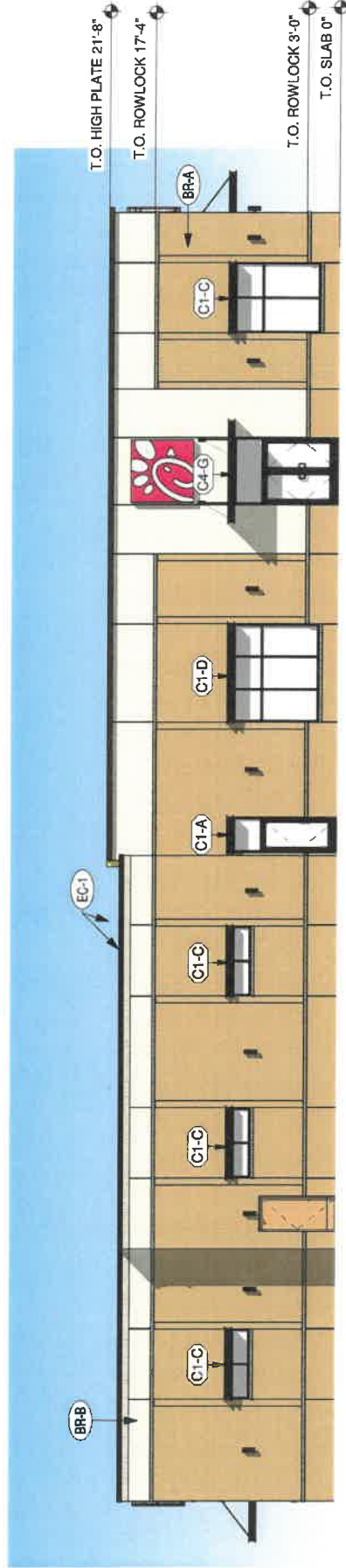


ST-1
STOREFRONT
COLOR: DARK BRONZE





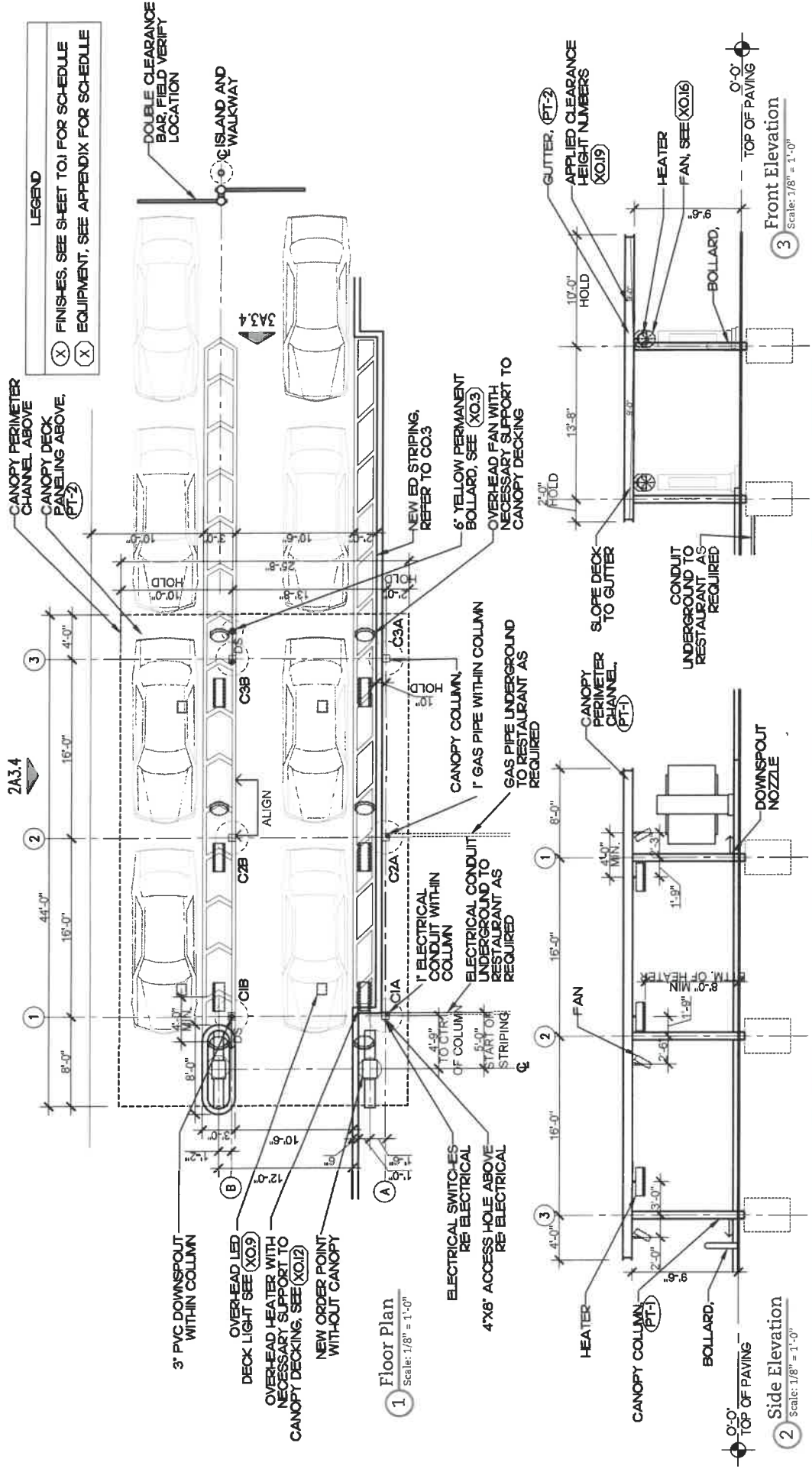
EXTERIOR ELEVATION
1" = 10'-0"



EXTERIOR ELEVATION
1" = 10'-0"

EXTERIOR ELEVATIONS





Tier 3 Double Lane Order Canopy with New MLOP

Date: 09/26/17

Sheet: A3.4



ORDER CANOPY

