



**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, October 7, 2024  
7:00 PM**

**ARTICLE 5.**

**Approve the Minutes of the September 16, 2024 Meeting.**

**MINUTES**  
**CASCADE CHARTER TOWNSHIP PLANNING COMMISSION**  
**MONDAY, September 16, 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, Richardson  
Members Absent: Bruneau (excused)  
Others Present: Community Planning and Development Director (CP&D Director) Andrea Hendrick, Township Engineer Aric Thorne, Township Manager Jade Smith, Planning Administrative Assistant Nick Govan 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 6 to 0.**

**ARTICLE 4. Disclose any Conflict of Interest**

There were no conflicts of interest disclosed.

**ARTICLE 5. Approve the Minutes of the July 15, 2024 Meeting and August 7, 2024 Work Session.**

**Motion was made by Secretary Noordyke to approve the minutes of the July 15, 2024 meeting as written. Supported by Vice Chair Rissi. Motion carried 6 to 0.**

**Motion was made by Vice Chair Rissi to approve the minutes of the August 7, 2024 work session as written. Supported by Trustee Noordhoek. Motion carried 6 to 0.**

**ARTICLE 6. Acknowledge visitors and those wishing to speak.**

Chair Moxley opened the floor for public comments.

John McGovern, owner of the neighboring property at 5505 36th Street for 38 years, expressed concerns about case 24-3827 5441 36<sup>th</sup> St. He worried that the plans would impact his current usage and rights related to shared drives, potentially reducing access for equipment servicing and maintenance on his property. Mr. McGovern also questioned the buffer yard requirements between his property and the proposed construction. Community Planning and Development Director (CP&D Director) Andrea Hendrick remarked she would address the concerns during her presentation on case 24-3827.

**ARTICLE 7. Case #24-3827 - Tabled**

**Applicant:** Josh Baker

**Property Address:** 5441 36<sup>th</sup> St SE

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

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

**Motion made by Vice Chair Rissi to remove Case 24-3827 from the table. Supported by Member Noordyke. Motion carried 6 to 0.**

CP&D Director Andrea Hendrick presented updates on the case involving a new site plan for a property at 5441 36th Street. She explained that the applicant had increased the width of the driveway to 36<sup>th</sup> so no shared access with 5505 36th Street was required. She addressed the buffer requirement and the applicant's request for a deviation from the location of the plant material.

Township Engineer, Aric Thorne, provided his feedback and review of the Site Plan related to stormwater runoff and placement of the retention wall between the properties stating that it complied with the Township's requirements.

The applicant, Josh Baker, introduced himself and expressed willingness to work with the Township and neighbor to address concerns. He committed to making any necessary changes to accommodate their needs.

Jim Vandenberg, the architect, provided technical details about the retaining wall and site layout. He explained the cantilevered foundation design and its distance from the property line would be 12ft.

Member Noordyke inquired about the termination of the previous contractor and the selection of a new one. Mr. Baker confirmed that he had terminated the previous contractor and was in discussions with new, reputable contractors to oversee the project.

Member Rowland asked about the grading between the retaining wall and the property line. Mr. Vandenberg explained that the plan was to keep it the same as the existing grade but assured that they were willing to adjust the grading to accommodate the neighbor's preferences.

Vice Chair Rissi inquired about the surface of the seven-foot area between the wall and property line. Vandenberg confirmed that it would be grass and mentioned that some bushes were included in the landscaping plan.

**Motion was made by Secretary Noordyke to APPROVE Case Number 24-3827, for a Site Plan for 5441 36th street 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 36th 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.**
- 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.**
- 5. \$100,000 Soil Erosion & Sediment Control Bond**
- 6. The applicant work with neighboring property owner at 5505 36<sup>th</sup> Street with relation to retaining wall and grading between the properties to the neighbors liking withing reason.**
- 7. All fees associated with this approval are paid in full and in advanced of construction.**
- 8. Per Section 24.02.4.a. staff will issue a written notice to dissolve the Cease and Desist order.**

**Supported by Member Rowland. Motion carried 6 to 0.**

**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.

**Motion made by Vice Chair Rissi to remove Case 24-3843 from the table. Supported by Member Rowland. Motion carried 6 to 0.**

CP&D Director Hendrick presented updates on the QuikTrip application for 5905 Broadmoor. She noted that the applicant had made changes to the site plan, including removing exterior truck parking from the east side of the property. Hendrick also shared concerns about potential issues based on similar developments in neighboring townships, particularly related to truck idling and parking enforcement.

Trustee Noordyke asked staff for the history of the PUD. Both staff and Vice Chair Rissi responded that the PUD was established around 2015 as a collaborative effort involving multiple townships, including Caledonia and Kentwood, as part of a regional development strategy for the "Four Corners area." Initially focused on office space development, the PUD allowed for schools and other uses but excluded gas stations, though current needs have shifted since its inception.

Todd Schieber, counsel for QuikTrip, emphasized the differences between their proposal and problematic sites in other areas. He highlighted that their plan did not include designated truck parking, which had been a source of issues at other locations.

Skyler Evans, representative for QuikTrip, discussed potential community benefits. When asked by Secretary Noordyke to clarify the extent of these benefits, Skyler explained that beyond the 25-30 direct jobs, the development would unlock potential value in the 11-acre parcel, attract additional businesses, and generate significant tax revenue for the township. He also mentioned that QuikTrip employees often become long-term career employees, with opportunities for advancement within the company. Skyler added that QuikTrip offers various employee benefits, including scholarships, tuition assistance, and daycare assistance, which would benefit local community members.

Vice Chair Rissi shared positive observations from visiting QuikTrip locations in other states. He noted that he had observed community benefits such as sports fields sponsored by QuikTrip along interstate highways. Rissi suggested that he would like to see more creative community benefits of this nature, rather than just focusing on jobs and tax revenue.

In response, Mr. Schieber mentioned that they had been in discussions with the township's attorneys about potential additional community benefits. However, they were still working out the details of how such benefits could be implemented within the existing ordinance and PUD framework.

William Asfour, trustee of the trust that owns the property, provided historical context about the PUD zoning. He explained that in 2015, the planning director at the time, approached him about changing the zoning of the property to promote interest and marketability. He stated at the time the

township asked for Asfour's acquiescence to give them time to implement the changes. Asfour agreed, as the former zoning would not have allowed for this type of development. He noted that the goal was to promote interest and marketability, but in the nine years since the zoning change, there had been little interest in the property.

**Motion was made by member Rowland to recommend that the township board not consent to an amendment to the conditions contained in Ordinance #3 of 2015.**

**Supported by Member Richardson. Motion carried 4 to 2.**

**Yeas: Noordhoek, Richardson, Rowland, Moxley.**

**Nays: Rissi, Noordyke.**

**ARTICLE 9. Acknowledge visitors and those wishing to speak.**

There was no one wishing to speak.

**ARTICLE 10. Other Business**

Vice Chair Rissi shared observations about township-initiated zoning changes, noting that they often do not end favorably for either party.

Secretary Noordyke addressed Township Manager Jade Smith being in attendance and asked if he would share any updates related to the township.

Manager Smith concurred with Vice Chair Rissi's comments regarding PUDs. He suggested that the CP&D Director could examine certain aspects of PUDs, particularly the possibility of reverting PUD zoning back to its original zoning. He also provided updates on recent developments and ongoing initiatives in the township. He began by highlighting the success of the recent Heritage Festival, which drew an estimated 2,000 attendees to the new stone house on the church and museum grounds along Orange Avenue. The event not only celebrated the preservation and history of Cascade but also generated business for local establishments.

Manager Smith then discussed the township's efforts to reimagine the village area in Cascade. This project involves working with consultants through the Downtown Development Authority and the Board of Trustees to envision the future of public spaces in the village area. The initiative encompasses the Tuffy site, the doctor's office, Tassel Park, and potential upgrades to the museum.

On the staffing front, Manager Smith reported that the township had hired a new parks and facilities director and a parks and facilities coordinator. These new positions will help with programming for parks and public sites throughout the township. He also mentioned that they were actively recruiting for a new zoning administrator and working with the sheriff's office for interim code enforcement.

Vice Chair Rissi commended the manager on quickly filling vacancies, noting that this had been a challenge for the township in the past.

Manager Smith elaborated on the township's recruitment efforts, explaining that they were taking creative approaches to attract top talent. This includes conducting a township-wide compensation study to ensure competitiveness in the job market. He emphasized the importance of making Cascade an attractive place to work to secure the best employees for the community.

In addition, Manager Smith informed the commission that in the absence of a zoning administrator, staff is working with Danielle Bouchard with McKenna to fill any voids and ensure that operations continue smoothly.

**ARTICLE 11. Adjourn**  
**Motion was made by Secretary Noordyke to adjourn. Supported by Vice Chair Rissi, Motion carried 6 to 0. The meeting adjourned at 9:06 pm.**

Respectfully submitted,  
Chris Noordyke, Secretary

DRAFT

**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, October 7, 2024  
7:00 PM**

**ARTICLE 7.**

**Case #24-3859 – Public Hearing**

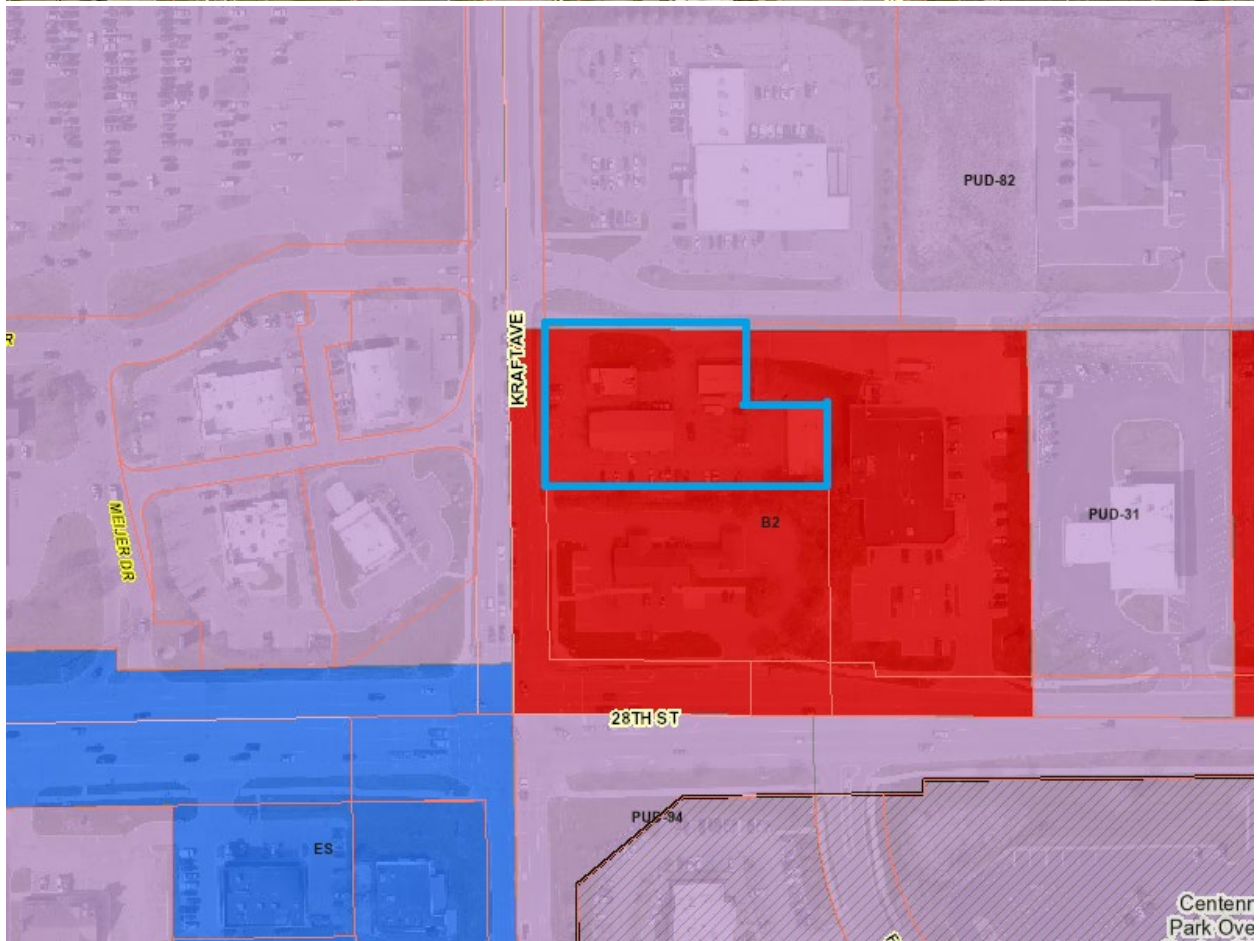
**Applicant:** Cascade Carts LLC

**Property Address:** 2756 Kraft Ave

**Parcel Number:** 41-19-08-351-031

**Requested Action:** Special Use Permit to store and sell golf carts at a site with an existing principal use, O'Neill's Body Shop.

# Parcel & Zoning Map





# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

## SPECIAL LAND USE REVIEW

STAFF REPORT: Case #24-3859  
REPORT DATE: September 24, 2024  
PREPARED FOR: Cascade Carts LLC  
MEETING DATE: October 7, 2024  
PREPARED BY: Danielle Bouchard, AICP

APPLICANT:  
Cascade Carts LLC  
2756 Kraft Avenue  
Grand Rapids, MI 49546

STATUS OF APPLICANT: Applicant – Cascade Carts LLC on behalf of Scott Schrader Properties (owner)

REQUESTED ACTION: The applicant is requesting special land use review and approval to store and sell golf carts at a site with an existing principal use, Oneill’s Body Shop, located at 2756 Kraft Avenue. The applicant intends to store 4 golf carts on site (outdoors) adjacent to Kraft Avenue. When the Shop is closed, the golf carts will be stored indoors (6 on-site in total).

*NOTE: The Zoning Ordinance does not specifically regulate golf carts. Nor does the Ordinance define vehicle or automobile. The closest definition for a golf cart is a “recreational vehicle.” Recreational vehicle sales and service is permitted by special land use in the B-2 District. Staff has interpreted this proposal as accessory to the principal use on-site, subject to special land use approval.*

REQUIREMENTS: Chapter 17, Special Land Uses

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

PROPERTY ADDRESS: 2756 Kraft Avenue Grand Rapids, MI 49546

PARCEL NUMBER: 41-19-08-351-031

GENERAL LOCATION: The subject site is located on the east side of Kraft Avenue, north of 28<sup>th</sup> Street, south of the Goodwill store and west of the Gordon Food Service store.

PARCEL SIZE: Approximately 1.1 acres (total)

EXISTING LAND USE: Commercial business – Autobody Repair

ADJACENT PROPERTIES: N: PUD 82  
W: PUD 69  
E: B-2  
S: B-2

**CASE BACKGROUND**

The site includes an existing automobile body shop, Oneill’s Body Shop. The applicant is requesting for special land use approval to sell and store golf carts on-site. Application narrative states, “*Cascade Carts LLC would like to display up to 4 golf carts in our front parking lot. We may have 6 carts on site at times, but only 4 would be displayed in front parking area.*” Golf carts are not intended to be displayed indoors at this time.

Site plan drawings indicate a total of 14 parking spaces intended for golf cart display. It appears the intent is to store up to 4 golf carts outdoors at a single time in any one of those designated spaces, but not utilize all spaces at the same time. The applicant shall confirm this assumption.

The autobody shop intends to continue operating under current conditions and is open from 8am-5pm Monday through Friday. The shop is not intended to be open on the weekend, but in the event the shop is, it will be open by appointment only. The applicant shall confirm that the sale of golf carts is intended to also operate under the same hours of operation as Oneill’s Body Shop.

**CASCADE CHARTER TOWNSHIP ZONING ORDINANCE**

**SECTION 17.06 – SPECIAL USE APPROVAL STANDARDS**

*In formulating recommendations or approving any special use, the Planning Commission and Township Board shall require that the following general standards be satisfied. Upon review of each application there shall be a determination as to whether each use on the proposed site will:*

<b>PLANNING COMMISSION CONSIDERATIONS</b>	<b>FINDINGS</b>
1) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed.	There are no new buildings or structures intended to be constructed as a result of the proposed use. All activities will occur either outdoors or within the fully enclosed existing building. Further, the current conditions of the site and surrounding area are auto oriented in nature. Therefore, it is not likely that the proposed use will affect to the overall appearance and character of the area.
2) Be adequately served by essential facilities and services such as highways, streets,	The proposed use will not require additional emergency services or utilities on the existing site, affect current drainage patterns, or

police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.	require additional refuse disposal. There are no concerns with the proposed use not being adequately served by existing facilities.
3) Not create excessive additional requirements at public cost for public facilities and services.	Given that no new structures or buildings are being proposed, there will be no additional costs for public facilities or services.
4) Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use. in the particular zoning district.	The site will be accessed from Kraft Avenue, which includes 4 travel lanes and a middle turn lane. It is not anticipated that the proposed use will affect any existing traffic patterns. The maximum proposed number of golf cart to be stored on-site is 6. As such, it is not likely that the sale or display of these golf carts would have any effect on current vehicular traffic patterns as the proposed use is relatively minor in nature.
5) Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.	The proposed use will store golf carts already manufactured and assembled. It is not anticipated that the use will involve activities, materials, or other conditions that would be detrimental to public health, safety, or welfare. <u>However, the applicant has not provided details as to the intended frequency for which the golf carts will be transported to the site. The applicant shall provide more details to confirm that the transport, loading, and unloading activities pertaining to the golf carts will not cause adverse effects to the existing site and business, or adjacent businesses.</u>
6) All applicable federal, state and local licensing regulations shall be complied with. Initial and annual proof of such compliance shall be a condition of special use approval and the continuance thereof.	The sale of golf carts requires a license from the State of Michigan. <u>The applicant shall provide proof of such license, license application, or other applicable documentation.</u> If documentation has not yet been obtained due to the dependence on local approval prior to the issuance of such license, staff recommends proof of State license approval be submitted to the Planning Department once obtained.
7) The dimensional standards and landscape, buffering and parking regulations otherwise applicable to the use and/or zoning district shall be maintained as outlined within the other various applicable chapters of this Ordinance.	Given the proposed use does not include new construction, existing conditions as they relate to setbacks, buffers, and parking will continue to remain. <u>However, it is observed the current state of disrepair of the parking lot area. Planning Department staff recommends the parking lot be restriped as to properly demonstrate and delineate the intended location for vehicle and golf cart parking.</u>

**OTHER CONSIDERATIONS**

In addition to the Special Land Use decision requirements outlined above, the following items should be considered:

- No interior building changes are intended at this time.
- The golf carts will be delivered by truck and trailer.
- No additional employees are planned at this time.
- The applicant is in process with the State to obtain licensing.

## **SUMMARY OF FINDINGS FOR PLANNING COMMISSION DISCUSSION**

1. The applicant shall demonstrate, to the Planning Commission's satisfaction, that the proposed use will not result in excess activities regarding loading, unloading, hours of operation (and other factors as discussed by the Planning Commission) that would result in conditions uncharacteristic for the area.

## **RECOMMENDATION**

Cascade Township Planning Department recommends *approval* of the proposed Special Land Use for Recreational Vehicle Sales and Service located at 2756 Kraft Avenue with the following conditions:

1. The parking lot to be restriped to clearly delineate parking areas.
2. The applicant shall provide proof of license obtained by the State of Michigan for the sale of golf cart vehicles.

Respectfully submitted,

Danielle Bouchard, AICP  
Contract Planner  
McKenna

AUG 20 2024



# CASCADE CHARTER TOWNSHIP

Cascade Charter Township  
Planning Department

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

### PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Cascade Carts, LLC  
 Address: 2756 Kraft Ave SE  
 City & Zip Code: Grand Rapids, MI 49546  
 Telephone: 616-949-6840  
 Email Address: oneillsbody@sbcglobal.net

**OWNER: \* (If different from Applicant)**  
 Name: Scott J Schrader Properties  
 Address: 2756 Kraft Ave SE  
 City & Zip Code: Grand Rapids, 49546  
 Telephone: 616-949-6840  
 Email Address: Oneillsbody@sbcglobal.net

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 Subdivision
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Plat Review *
<input checked="" type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

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

### BRIEFLY DESCRIBE YOUR REQUEST:\*\*

Add additional use of properties to sell  
golf carts new LLC, At Night Store in  
Carwash building  
 (\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY\*\*:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Corinna  
616-550-3164  
received 8/20/2024  
-please follow up  
and tell them what  
the fee is and if  
you need more information  
from her.  
-attached is correspondence i've had.

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-08-351-031

ADDRESS OF PROPERTY: 2756 Kraft Ave SE Grand Rapids MI 49546

PRESENT USE OF THE PROPERTY: Auto Repair

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

Name(s)	Address(es)
<u>Scott Schrader properties</u>	<u>2756 Kraft Ave SE</u>
<u>O'Neill's Body Shop Inc</u>	<u>Grand Rapids MI 49546</u>

**SIGNATURES**

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

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

Scott Schrader

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

\* [Signature]

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

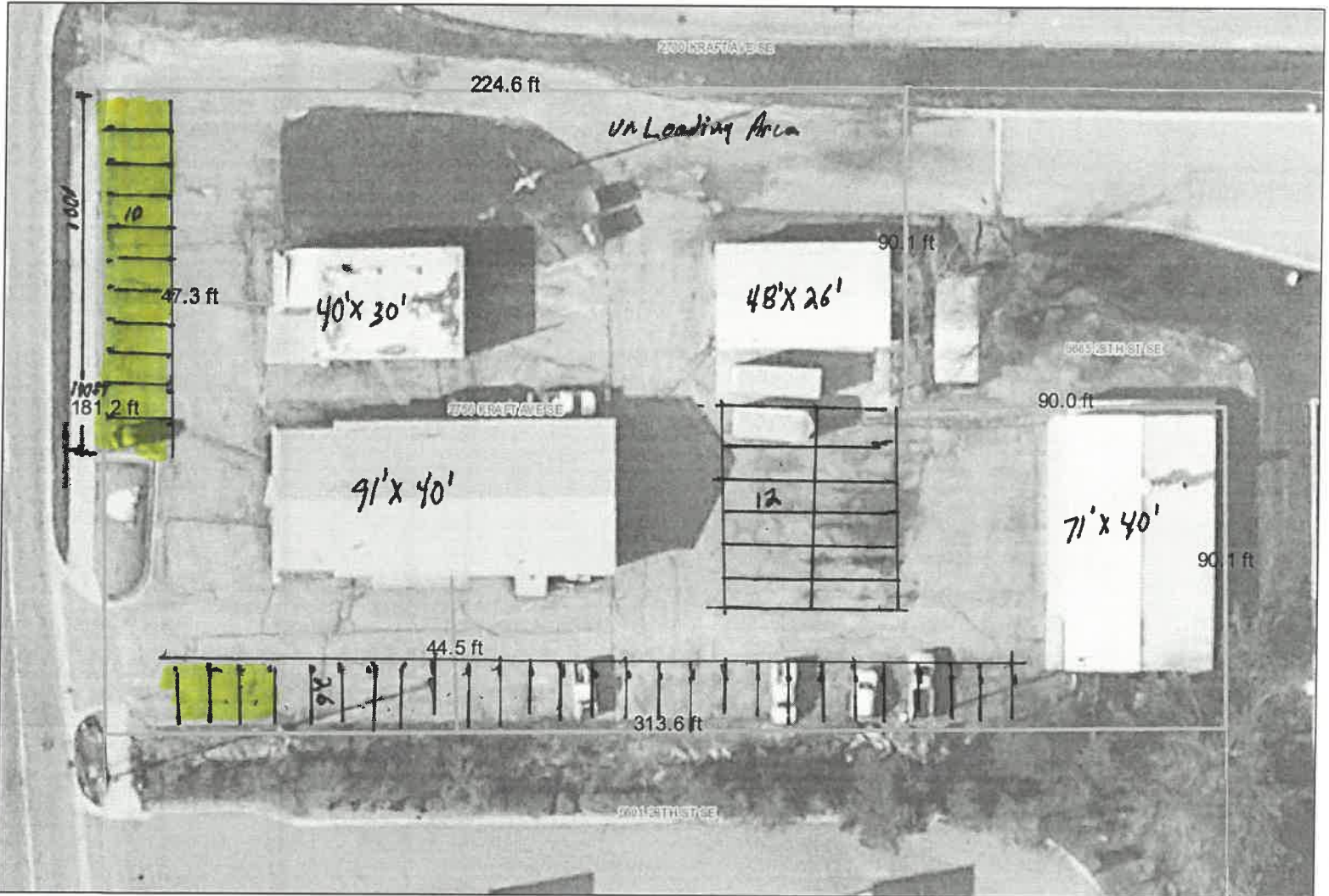
Scott Schrader

Applicant – Print or Type Name

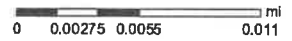
[Signature]

Applicant's Signature & Date

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



*Yellow areas are desired areas to display the Carts*



Cascade Carts, LLC  
2756 Kraft Ave SE  
Grand Rapids, MI 49546

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

September 19, 2024

To Whom It May Concern: Cascade Carts LLC would like to display up to four golf carts in our front parking lot. We may have six carts on site at times, but only four would be displayed in front parking area. There will not be any indoor display at this time. No changes are planned to the buildings currently, the carts are delivered by truck and trailer, and we have sufficient space to do such. No additional employees are planned currently. We have started the license process with the State and were working on getting the parking spaces marked. There are forty-eight parking spaces available. After hours storage will be in available spaces in any of the four buildings

Sincerely,

Scott Schrader

**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, October 7, 2024  
7:00 PM**

**ARTICLE 8.**

**Case #24-3863**

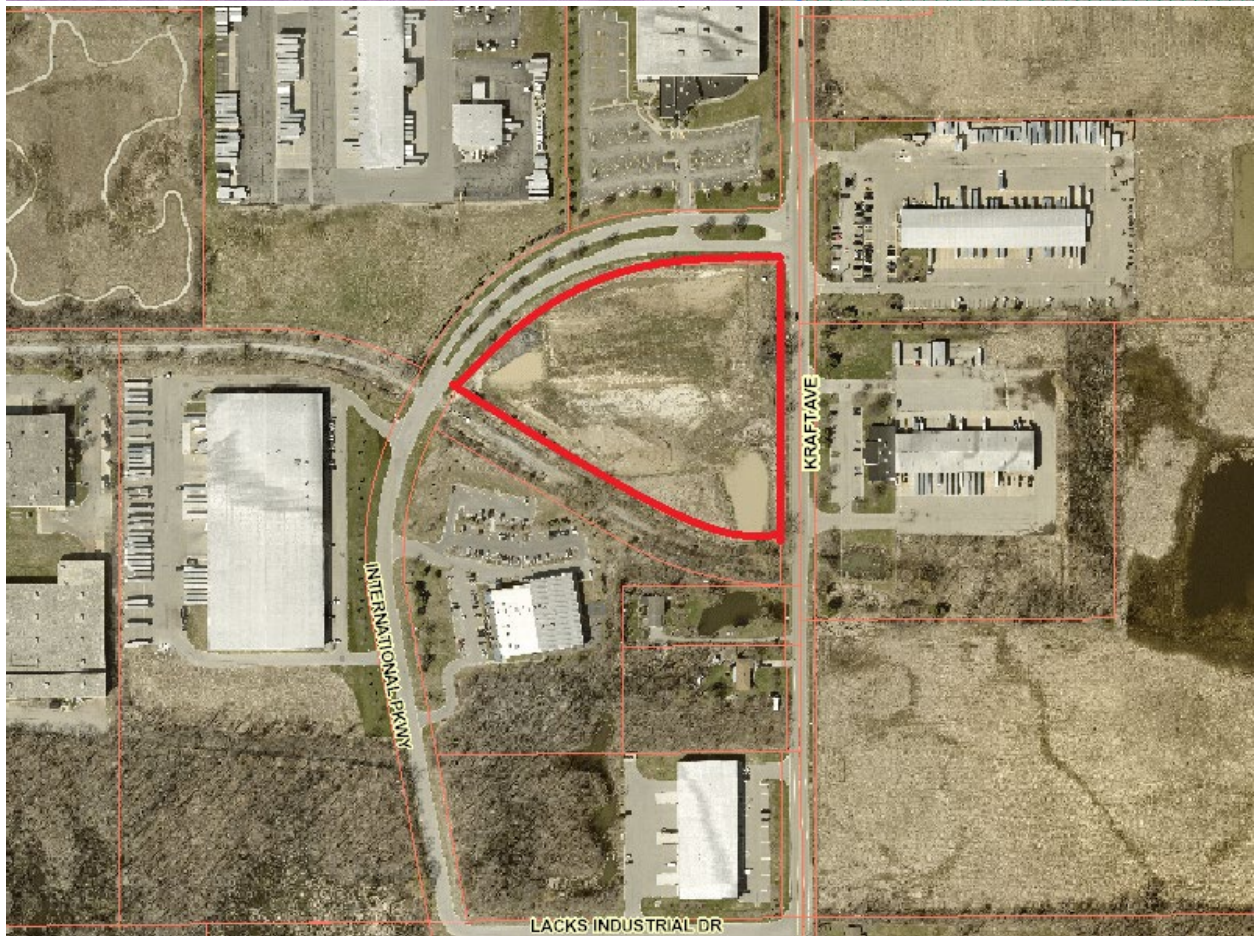
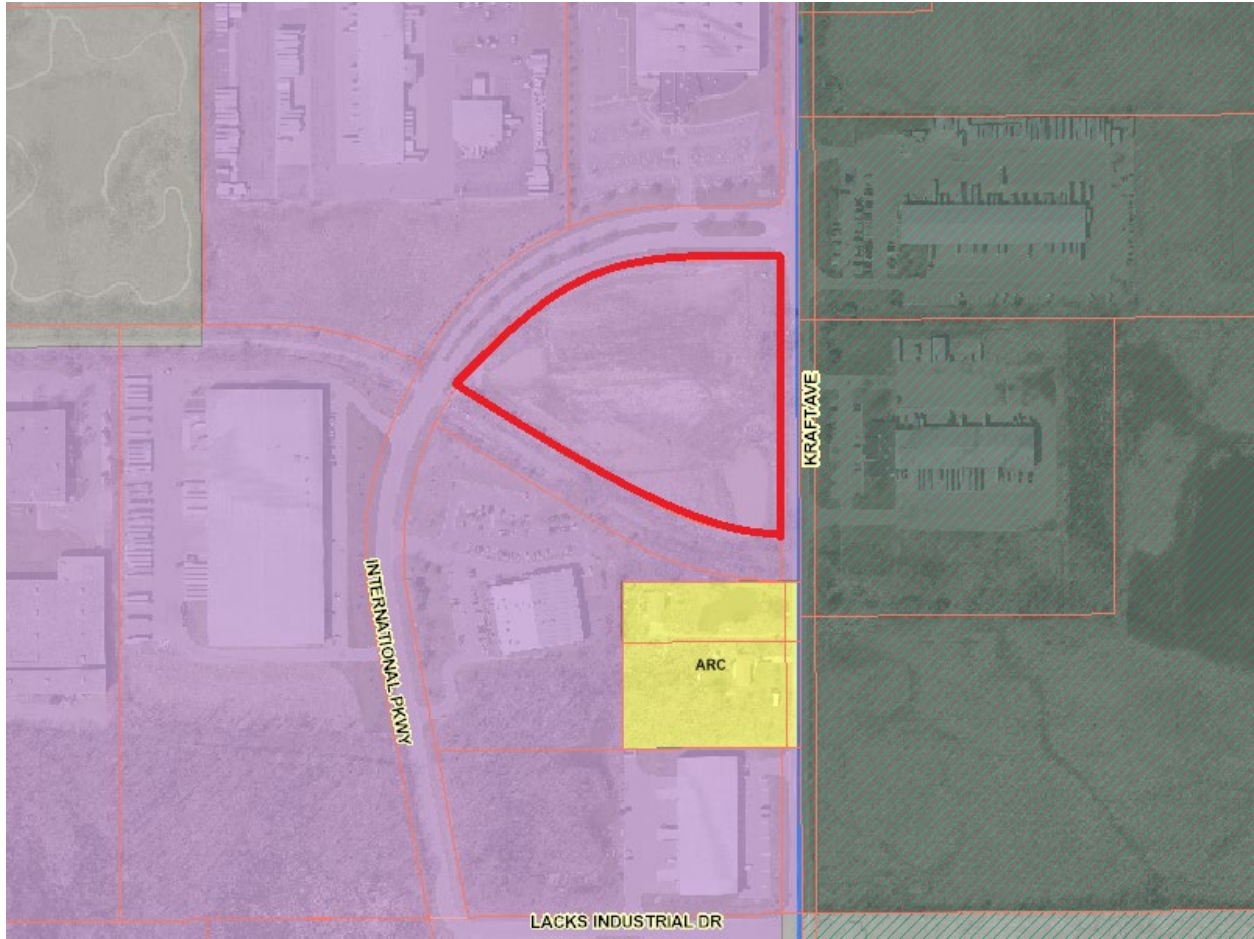
**Applicant:** Grooters Land Development LC

**Property Address:** 5400 International Parkway

**Parcel Number:** 41-19-31-200-044

**Requested Action:** Preliminary Development Plan review for a  
112,204 sft warehouse distribution facility.

# Parcel & Zoning Map





# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

## SITE PLAN REVIEW

STAFF REPORT: Case #24-3863  
REPORT DATE: October 1, 2024  
PREPARED FOR: Cascade Township Planning Commission  
MEETING DATE: October 7, 2024  
PREPARED BY: Danielle Bouchard, AICP, Contract Planner

### APPLICANT:

*Grooters Land Development LLC  
4460 44<sup>th</sup> street  
Ste. C200  
Grand Rapids, MI 49512*

STATUS  
OF APPLICANT: Applicant – Grooters Land Development LLC

REQUESTED ACTION: The applicant is requesting for site plan approval to construct a 112,204 square foot facility on the currently undeveloped site located at 5400 International Parkway. The structure is intended for warehousing and distribution, which is compliant with permitted uses per the Meadowbrooke PUD. Site improvements include parking, loading, truck docks, utility hookups, and landscaping.

*NOTE: The proposed site plan was previously approved by the Planning Commission on September 14, 2020. Due to the applicant's inaction to improve the site within 12 months of that approval, the approval has expired. Thus, the Planning Commission is required to conduct a new site plan review.*

REQUIREMENTS: Meadowbrooke PUD  
Chapter 21, Site Plan Review

EXISTING ZONING OF  
SUBJECT PARCEL(S): Planned Unit Development (PUD 50)

PROPERTY ADDRESS: 5400 International Parkway, Grand Rapids, MI 49512

PARCEL NUMBER: 41-19-31-200-044

GENERAL LOCATION: The subject site is located within a planned industrial park, part of the Meadowbrooke PUD. The surrounding land uses include industrial businesses. The subject site is not affected by any Airport Overlays. The general area surrounding the site is industrial with office uses.

PARCEL SIZE: Approximately 7 acres  
EXISTING LAND USE: Undeveloped land

ADJACENT PROPERTIES: N, W: PUD 50  
S: ARC  
E: I, Airport Overlay B

**CASE BACKGROUND:**

The site plan, as presented, dated September 25, 2024, was previously approved by the Planning Commission at the September 14, 2020 meeting. The Planning Department issued a letter of approval to the applicant dated September 15, 2020. The conditions of approval include the following:

1. Provide a photometric site plan in compliance. *A photometric plan has been submitted for review (2024).*
2. Record the storm water maintenance agreement. *The stormwater management maintenance agreement shall be submitted to the Township for review and file. See Engineer’s comments on page 6.*

The Zoning Ordinance requires that site improvements shall take place within 12 months of approval, or a new review and approval by the Planning Commission is required. Given the site has not been improved since the previous approval, a new review is required.

The applicant has stated that there are no changes proposed to the site plans as they have previously been approved. However, understanding that previous Township staff conducted the 2020 review, and the site plan is subject to review regardless, this staff review includes all relevant information for the Planning Commission to determine compliance with 2024 requirements and standards. The applicant shall also demonstrate compliance with the conditions of approval from 2020 as listed above.

**CASCADE CHARTER TOWNSHIP ZONING ORDINANCE**

**SECTION 21.05.1 – BASIC INFORMATION**

The proposed site plan includes required basic information such as date, scale, orientation, engineer’s seal, legend, and other applicable basic information. This is compliant with Ordinance requirements. The revision date, September 25, 2024 has been appropriately noted on site plans.

**SECTION X.A (PUD Ordinance) – SCHEDULE OF REGULATIONS**

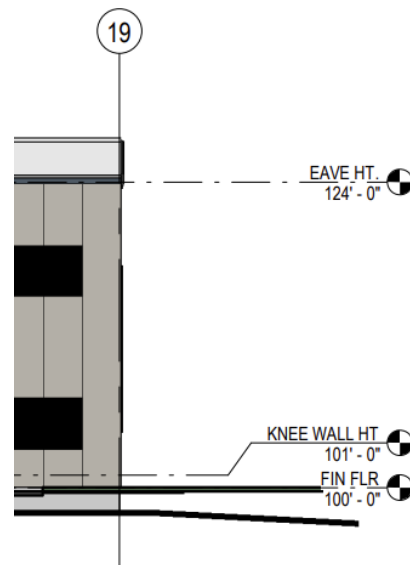
The proposed conditions with the reduction in size of the previously approved building addition are compliant with Ordinance requirements and outlined in the table below.

<b>PUD #50 Ordinance</b>	<b>Min. Lot Area</b>	<b>Maximum Height</b>	<b>Setback from ROW (front) - north</b>	<b>Setback from ROW (front) - east</b>	<b>Setbacks Side</b>	<b>Setbacks Rear</b>
Requirement	2 acres	45'	40'	40'	25'	25'
Proposed	~ 7 acres	45'	40'	40'	50+'	50'
Compliance Status	Yes	Yes	Yes	Yes	Yes	Yes

Per the applicant, "...the finish floor elevation on the building elevation plans is at 100'. The 124' elevation at the eave means that the building has a height of 24 feet which is well below the 45' maximum."

**SECTION VI (PUD Ordinance)- DEVELOPMENT APPROVAL PROCEDURE**

The Meadowbrooke PUD requires a review board approval. A review was conducted on August 31, 2020. The site plan was approved. Since then, the Meadowbrooke Review Board has been dissolved. Given that the proposed site plan has not been altered since the previous approval, it is likely that the approval is still applicable.



**SECTION 19.D – OFF-STREET PARKING AND LOADING**

The site plans include one area intended for vehicle parking, located on the south side of the site. Sit plan indicate 23 parking spaces (3 ADA) and 56 reserve parking spaces. Previously approved site plans indicated a total of 101 parking spaces. This is a proposed reduction of 22 parking spaces from the previous approval. The table below includes required parking calculations per Table 19-B of the Cascade Township Zoning Ordinance.

<b>Requirement</b>	<b>Required # of Spaces</b>	<b>Proposed # of Spaces</b>
Warehousing: 0.67/1,000 sq. ft.	112,204 sq.ft./1,000 = 112 x 0.67 = 75 spaces	23 provided 56 reserved = 79 total

The plans also note 14 future trailer parking spaces. The total area of the proposed 14 trailer parking spaces is 55'x 175', or (14) 55'x 12.5' spaces (9,625 square feet).

## **SECTION X.D.5 DESIGN STANDARDS – PARKING REQUIREMENTS (PUD ORDINANCE)**

PUD Ordinance States: *Upon the determination of the Planning Commission, up to twenty-five (25) percent of the required parking area may be held in reserve. The reserve parking area shall be landscaped and maintained in a neat and orderly fashion. The reserve parking area shall remain as undeveloped space until:*

- a. Such time as the parking is needed as a result of an expansion in business activity as determined by the Planning Commission; or*
- b. The use changes to a more intensive use as determined by the Planning Commission*

Site plans depict two parking areas, one on the west side of the building (23 spaces) and a parking area on the south side of the building (23 spaces). This is a total of 46 parking spaces, are required per the PUD Ordinance noted above. This is compliant with parking requirements. 33 parking spaces are planned to be reserved on the west side of the building.

The Planning Commission shall determine if the proposed parking plan is appropriate for the proposed use (79 total spaces total with 33 reserved spaces). Per a statement from the applicant: *“The intended user(s) for the building are primarily warehouse users which have a very small number of employees. It is not uncommon for a warehouse use to have less than 5 employees per 100,000 sft of space and for this reason we are very comfortable with the number of proposed parking spaces shown on the site plan. If a tenant comes into the building with a larger need for parking, the reserve parking lot will be constructed at that time.”*

## **SECTION 4.34 & 19.19 – LIGHTING (ZONING ORDINANCE)**

A photometric plan has been submitted for review. The plan includes the following:

- 4 overhead pole lights
- 16 wall lights

Photometric plans note a maximum footcandle output:

- 4.9 on the south side of the site, but 0.0 at property line.
- 1.7 on the east side of the site (Kraft Avenue), but 0.0 at property line.
- 1.8 on the north side of the site (International Parkway), but 0.0 at property line.
- 1.7 p the west side of the site, but 0.0 at property line.

All light fixtures are downward facing without light spill onto neighboring properties or roads and the average footcandle output is 0.6. Note that there is a residential home located to the south of the subject site, approximately 200 feet south of the southern property line. Lighting conditions appear to be consistent with Ordinance requirements. The Planning Commission shall determine the adequacy of the proposed lighting plan.

## **SIGNAGE**

Sign details are not provided. Future signage shall be subject to Township approval.

**CHAPTER 20 (Zoning Ordinance & SECTION X.G.4 & SECTION X.C.3 (PUD Ordinance) – LANDSCAPING**

Proposed site plans include the following landscaping elements:

NORTH FRONTAGE 818'	Required	Provided
Trees	16	16
Understory Trees	33	33
Shrubs	53	56
EAST FRONTAGE 618'	Required	Provided
Trees	12	13
Understory Trees	25	25
Shrubs	37	37

The existing undeveloped site does not appear to have much existing vegetation or mature growth trees. As such, Staff finds that the intent of the Ordinance has been met.

The site also includes regulated wetlands, as noted on the eastern side of the building, adjacent to Kraft Avenue. EGLE has been contacted and does not have concern for the proposed site improvements. A letter of approval was received from EGLE (then DEQ) in 2019. EGLE has stated the 2019 approval is still relevant in 2024.

The applicant has provided the following statement regarding the existing mature growth trees along Kraft Avenue, especially considering the residential homes located directly south of the site (south of the former railroad corridor). *“We have added a note to the landscaping plan (sheet 8 of 8) which states that all vegetation within the regulated wetlands shall be preserved. If there are additional mature trees along Kraft that would like to be preserved, then we should have a conversation with planning commission about eliminating some of the proposed trees so that we have enough space to make this all fit.”*

The Planning Commission shall determine if the proposed landscaping plan is adequate for the proposed use and surrounding character, given the findings of fact noted above.

**SECTION X (PUD Ordinance) & SECTION 19.22 (Zoning Ordinance)  
LOADING/UNLOADING**

Site plans show 8 truck docks on the south side of the site and 2 overhead doors. The PUD Ordinance states: *In particular, loading docks and areas where commercial trucks and vehicles are stored shall be screened.* Given the location of the proposed docks, it is likely that the existing trees provide adequate screening. The Planning Commission shall determine compliance with this standard.

**SITE CIRCULATION**

Proposed site plans include a driveway from International Parkway. The proposed width of the driveway is 30'. The driveway ranges from 30' in width to 46.2' in width. The applicant shall obtain a driveway permit. This is compliant with Ordinance requirements.

The driveway is planned to travel alongside the western portion of the site, to terminate at the rear (south) of the building, serving as an internal access drive. Sheet 9 shows the intended truck route. The south side parking area appears to be wide enough for truck turnaround from the

loading/unloading bay area. However, turning movements encroach onto the area intended for trailer storage. The applicant shall provide additional details as to the approach for truck circulation when trailers are parked in that area.

The applicant shall further provide, to the Planning Commission's satisfaction, that the 30' internal access drive is wide enough for the ingress/egress of trucks. Semi-trucks are generally 8.5' in width. Thus, likely not enough width is proposed for 2 trucks traveling opposite directions at the same time.

Site plans note a 5' sidewalk along the perimeter of the building, with exception of the northeast corner.

### **OTHER AGENCY APPROVALS**

The Fire Department has provided the following comment: *"We are good with the site plan and access from a fire dept perspective."*

Pavement, utility, and stormwater materials have been provided. The Township Engineer has stated the following: *"The site and our conditions are served by the regional detention basin. I would approve contingent on KCDC approval to connect."* The applicant shall receive approval from the Kent County Drain Commission.

### **OUTDOOR STORAGE AND TRASH REMOVAL**

Proposed site plans do not include dumpster enclosures or trash removal facilities. The applicant proposed a dumpster in the truck well. *"No dumpster enclosure is planned for the project. The tenants will have a dumpster located within the truck wells up along the building."* This is compliant with Ordinance requirements. Should refuse outgrow the intended interior storage and an exterior enclosure is proposed, site plans noting the dumpster enclosure shall be issued to the Township Planning Department for administrative review.

### **SUMMARY OF FINDINGS FOR PLANNING COMMISSION DISCUSSION**

Cascade Township Planning Department has conducted a review of site plans dated 09-25-2024, for a 112,204 square foot warehouse and distribution facility, located at 5400 International Parkway. The Planning Commission should determine positive findings pertaining to the following:

1. The Planning Commission shall determine if the proposed parking plan is appropriate for the proposed use (79 spaces).
2. The Planning Commission shall determine that the exterior lighting conditions are adequate.
3. The Planning Commission shall determine if the proposed landscaping plan is adequate for the proposed use and surrounding character.
4. The Planning Commission shall determine that the proposed loading/unloading area is adequately screened from Kraft Avenue.
5. Turning movements encroach onto the area intended for trailer storage. It is recommended that the applicant provide additional details as to the approach for truck circulation when trailers are parked in that area.
6. It is recommended that the applicant provide, to the Planning Commission's satisfaction, that the 30' internal access drive is wide enough for the ingress/egress of trucks. Semi-

trucks are generally 8.5' in width. Thus, not enough width is proposed for 2 trucks traveling opposite directions at the same time

**RECOMMENDATION**

Should the Planning Commission determine positive findings per the list above, Township Staff recommends approval of the proposed 112,204 square foot warehouse facility located at 5400 International Parkway, revised date of 09-25-2024, with the following conditions:

1. The applicant shall obtain all required permits and approvals from the following entities prior to any improvements taking place:
  - a. Kent County Drain Commission
  - b. Kent County Road Commission
  - c. Cascade Township Building Department

Reach out to [DBouchard@CascadeTwp.com](mailto:DBouchard@CascadeTwp.com) should you have questions regarding this review.

Respectfully Submitted,

Danielle Bouchard, AICP  
Contract Planner  
McKenna



# CASCADE CHARTER TOWNSHIP

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

## PLANNING & ZONING APPLICATION

APPLICANT: Name: GROOTERS LAND DEVELOPMENT LC  
 Address: 4460 44TH ST., SUITE C200  
 City & Zip Code: GRAND RAPIDS, MI 49512  
 Telephone: (616) 893-1402  
 Email Address: reba@rgdc.com

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

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

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

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

### BRIEFLY DESCRIBE YOUR REQUEST:\*\*

PROPOSED 112,204 SQ FT WAREHOUSE / DISTRIBUTION FACILITY w/  
PARKING, TRUCK DOCKS, UTILITY SERVICES & LANDSCAPING

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY\*\*

LOT 9, MEADOWBROOKE BUSINESS PARK

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-15-31-200-044

ADDRESS OF PROPERTY: 2400 INTERNATIONAL PARKWAY

PRESENT USE OF THE PROPERTY: VACANT

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

Name(s)

Address(es)

**SIGNATURES**

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

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

Robert D. Grooters

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

Applicant - Print or Type Name

*Robert D. Grooters*  
Owner's Signature & Date  
(\*If different from Applicant)

Applicant's Signature & Date

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

Rev. 7/27/21

# CASCADE TOWNSHIP

## KENT COUNTY, MICHIGAN

# 5400 INTERNATIONAL PARKWAY

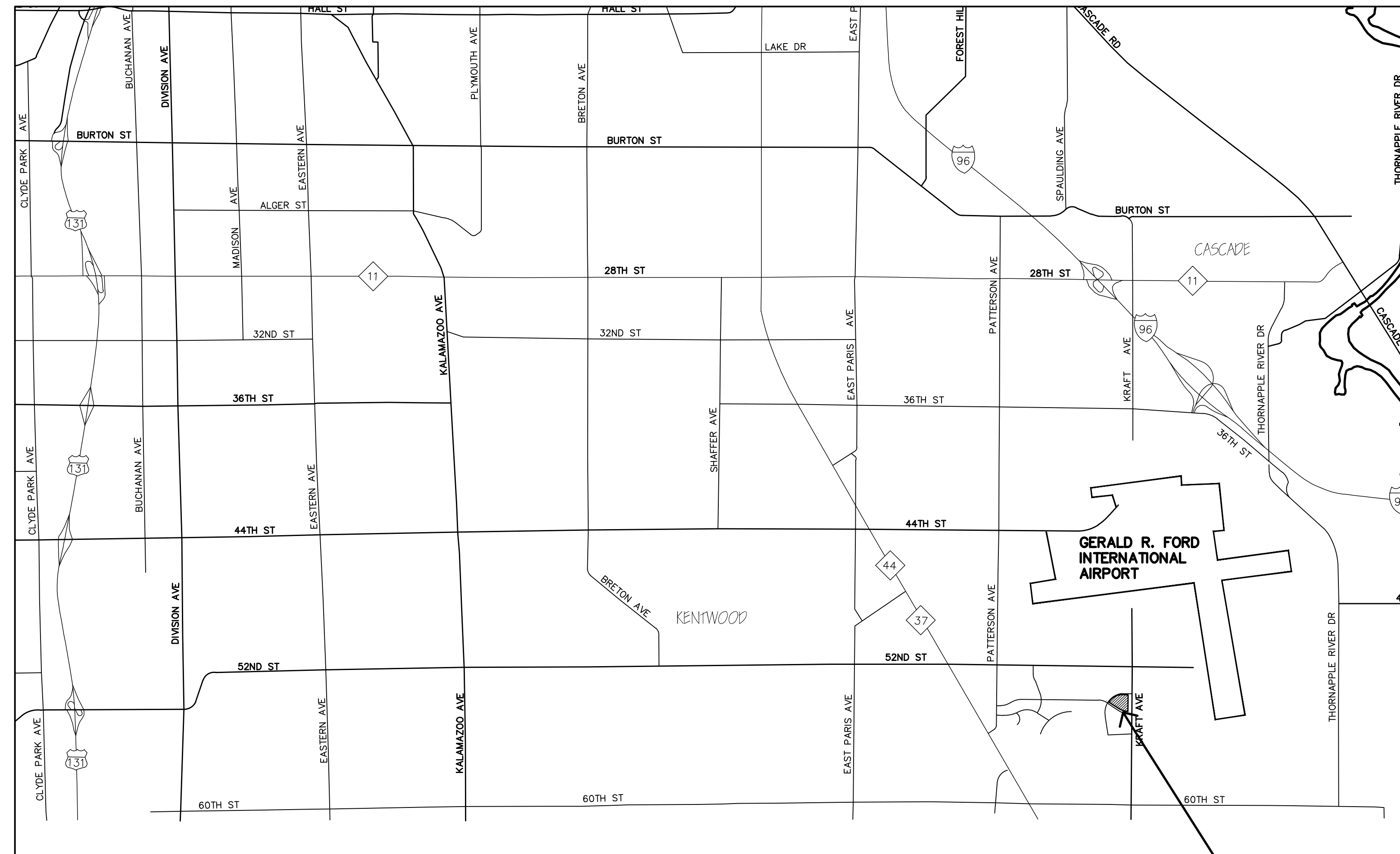
## SITE PLAN SET

-2024-

PLAN INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SURVEY PLAN
3	SITE PLAN
4	UTILITY PLAN
5	GRADING & S.E.S.C. PLAN
6	WEST GRADING PLAN
7	NORTH GRADING PLAN
8	SE GRADING PLAN
9	LANDSCAPE PLAN

### UTILITIES - CONTACT INFORMATION

PUBLIC	PRIVATE
CITY OF GRAND RAPIDS WATER SYSTEM 1900 OAK INDUSTRIAL DR. NE GRAND RAPIDS, MI 49505 (616) 456-3141	CONSUMERS ENERGY (ELECTRIC) PO BOX 201 GRAND RAPIDS, MI 49501-0201 (616) 530-4244
CITY OF GRAND RAPIDS SANITARY AND STORM SEWER MAINTENANCE 1900 OAK INDUSTRIAL DR. NE GRAND RAPIDS, MI 49505 (616) 456-3141	AT&T (TELEPHONE) ROOM 5 (PROJECTS N. OF M.L. KING JR. ST.) 2ND FLOOR (PROJECTS S. OF M.L. KING JR. ST.) 955 36TH ST. SE GRAND RAPIDS, MI 49508 (616) 246-7203 (PROJECTS N. OF M.L. KING JR. ST.) (616) 246-7210 (PROJECTS S. OF M.L. KING JR. ST.)
KENT COUNTY ROAD COMMISSION 1500 SCRIBNER AVE. NW GRAND RAPIDS, MI 49504 (616) 242-6910	DTE ENERGY (NATURAL GAS) 444 WEALTHY ST. SW GRAND RAPIDS, MI 49503 (800) 947-5000
M.D.O.T. 1420 FRONT AVE. NW GRAND RAPIDS, MI 49504 (616) 451-3091	XFINITY/COMCAST (CABLE TV) 955 CENTURY AVE. SW GRAND RAPIDS, MI 49503 (616) 245-5039
CASCADE TOWNSHIP 2865 THORNHILLS DR. SE GRAND RAPIDS, MI 49546 (616) 949-1500	VERIZON BUSINESS (FIBER OPTICS) 2855 OAK INDUSTRIAL DR. NE GRAND RAPIDS, MI 49505 (616) 224-4944
	CENTURY TEL (FIBER OPTICS) 320 N. WASHINGTON SQUARE LANSING, MI 48933 (989) 239-8110
	EARTHLINK (FIBER OPTICS) 2851 CHARLEVOIX DR. SE, STE. 209 GRAND RAPIDS, MI 49503 (616) 988-7100
	US SIGNAL COMPANY, LLC (FIBER OPTICS) 201 IONIA AVE. SW GRAND RAPIDS, MI 49503 (616) 988-7031
	WINDSTREAM 40 MONROE CENTER ST. NW, STE. 201 GRAND RAPIDS, MI 49503 (616) 389-1007
	TDS METROCOM, LLC 1575 GEZON PARKWAY SUITE B WYOMING, MI 49509 (616) 301-3033



PROJECT LOCATION MAP

PROJECT LOCATION

PROJECT DESCRIPTION:  
SITE PLAN FOR AND IMPROVEMENTS FOR:  
LOT 9, MEADOWBROOKE BUSINESS PARK  
PPNO 41-19-31-200-044

### 5400 INTERNATIONAL PKY

SURVEYED & DESIGNED BY:

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801 mailbox@mboe.com

### CASCADE TOWNSHIP APPROVAL

JADE SMITH, MANAGER

DATE  
PREPARED UNDER SUPERVISION OF  
JUSTIN FRAZL LONGSTRETH P.E.

ENGINEER, P.E.

620105281

REGISTRATION NO.

**Moore+Bruggink**

ORGANIZATION

2020 MONROE NW GRAND RAPIDS, MI 49505

ADDRESS



Know what's below.  
Call before you dig.

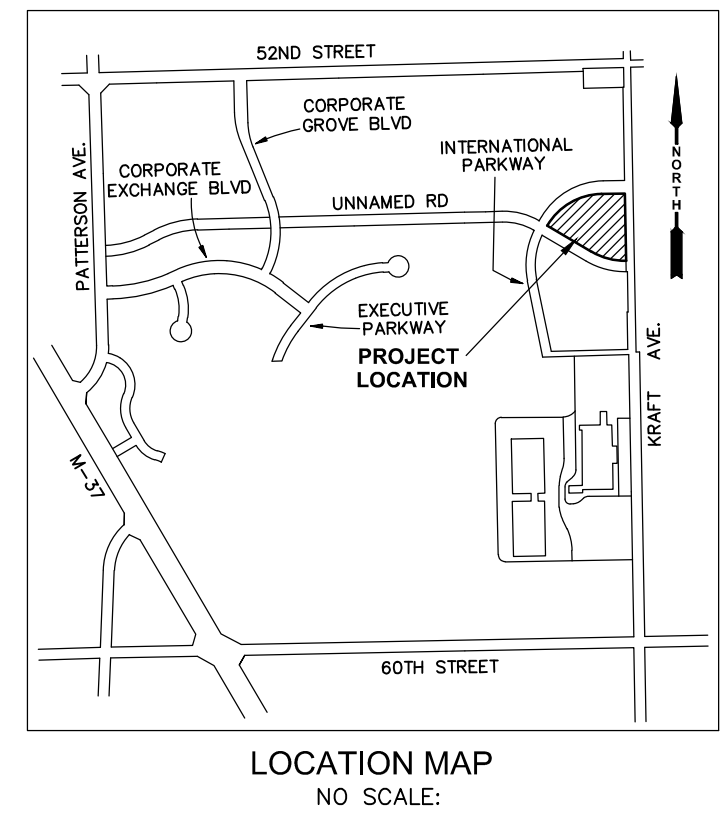
DATE: 10-01-24

JOB NUMBER: 190134.02

SHEET NUMBER

1

# INTERNATIONAL PARKWAY



PLAN SCALE: 1" = 40'

PPNO. 41-19-31-200-044

PROPERTY DESCRIPTION:  
LOT 9, MEADOWBROOKE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 91 OF PLATS, PAGES 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 AND 31 OF KENT COUNTY RECORDS.

7.0818 ACRES

ADDRESS: 5400 INTERNATIONAL PARKWAY, SE GRAND RAPIDS, MI 49512

SETBACKS:  
FRONT: 30 FEET  
SIDE: 25 FEET  
REAR: 50 FEET

**BENCHMARKS**

ELEVATION - 795.91  
SET SQUARE CUT IN WEST SIDE OF 24" CONCRETE LIGHTPOLE BASE, LOCATED 55'± EAST OF C/L KRAFT AVENUE AND 90'± NORTH OF C/L DRIVE TO #5350 KRAFT AVENUE.

ELEVATION - 790.36  
SET SQUARE CUT IN EAST SIDE OF 24" CONCRETE LIGHTPOLE BASE, LOCATED 55'± EAST & 65'± SOUTH OF THE NE CORNER OF BUILDING #5445 INDUSTRIAL PARKWAY.

ELEVATION - 792.45  
NORTH SIDE TOP FLANGE TO BOLT UNDER THE "E" IN "EAM", LOCATED 7'± NORTH OF NORTH BACK OF CURB OF INDUSTRIAL DRIVE & 600'± WEST OF C/L KRAFT AVENUE.

ELEVATION - 790.42  
SOUTHWEST BOLT TO 24" CONCRETE LIGHT POLE BASE, LOCATED 80'± EAST C/L KRAFT AVENUE & 25'± NORTH OF C/L OF SOUTH DRIVE TO BUILDING #5450 KRAFT AVENUE.

**CONTROL POINTS**

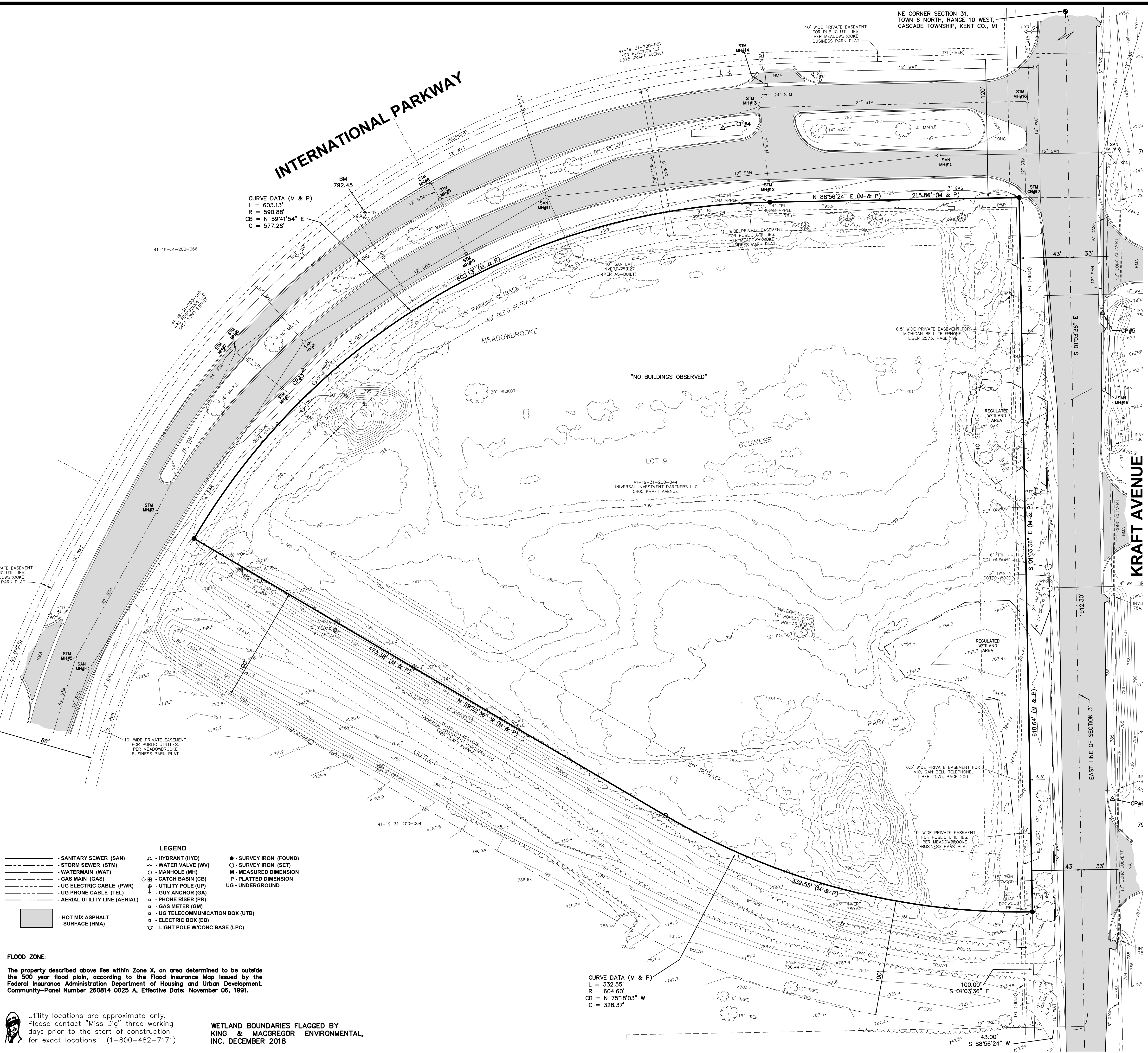
CP#3	CP#4	CP#5	CP#6
M&B RED CAP N 21309.6201 E 19310.4669 ELEV 789.60	M&B RED CAP N 21519.1554 E 19873.4617 ELEV 795.53	M&B RED CAP N 21555.0025 E 20010.4090 ELEV 792.45	M&B RED CAP N 20538.1611 E 20010.7232 ELEV 786.47

**EXISTING UNDERGROUND UTILITY DATA** REVISED 07-19-2019 MDJ

UTILITY	DEPTH	REMARKS
SANITARY MH#1	12" DIA CONCRETE BLOCK STRUCTURE	
12" CLAY INV NE 772.67		
12" CLAY INV NW 772.82		
12" CLAY INV SW 772.82		
2" DIA RM		
4" DIA PRECAST STRUCTURE		
STORM CB#2	4" DIA CONCRETE BLOCK STRUCTURE	
RM 788.88		
WATER LEVEL 779.58		
36" INV NW 779.21		
36" INV SE 779.21		
BOTTOM STRUCTURE 778.68		
1.5x2" DIA RM		
4" DIA CONCRETE BLOCK STRUCTURE		
STORM MH#3	4" DIA CONCRETE BLOCK STRUCTURE	
RM 780.84		
BOTTOM STRUCTURE 778.54		
2" DIA RM		
NECK TOO LONG (8')		
CANT SEE PIPES OR DETERMINE STRUCTURE SIZE		
24" CONCRETE INV N 784.22		
24" CONCRETE INV W 784.17		
2" DIA RM		
6" DIA PRECAST STRUCTURE		
SANITARY MH#4	4" DIA CONCRETE BLOCK STRUCTURE	
RM 789.59		
12" CLAY INV NE 770.84		
12" CLAY INV SW 770.79		
2" DIA RM		
4" DIA PRECAST STRUCTURE		
STORM MH#5	4" DIA CONCRETE BLOCK STRUCTURE	
RM 789.59		
6" CONCRETE INV NW 777.15		
42" CONCRETE INV NE 777.00		
42" CONCRETE INV S 778.95		
2" DIA RM		
6" DIA PRECAST STRUCTURE		
STORM MH#6	4" DIA CONCRETE BLOCK STRUCTURE	
RM 789.40		
6" CONCRETE INV NE 780.20		
24" CONCRETE INV NE 780.10		
24" CONCRETE INV NW 778.25		
34" CONCRETE INV SE 778.70		
36" CONCRETE INV SW 778.50		
2" DIA RM		
6" DIA CONCRETE BLOCK STRUCTURE		
STORM CB#7	4" DIA CONCRETE BLOCK STRUCTURE	
RM 789.06		
24" CONCRETE INV SE 779.16		
BOTTOM STRUCTURE 778.41		
2x2" SQ RM		
4" DIA CONCRETE BLOCK STRUCTURE		
STORM MH#8	4" DIA CONCRETE BLOCK STRUCTURE	
RM 789.35		
8" PVC INV E 788.94		
12" CONCRETE INV SE 783.94		
2x2" SQ RM		
4" DIA CONCRETE BLOCK STRUCTURE		
STORM MH#9	4" DIA CONCRETE BLOCK STRUCTURE	
RM 781.23		
12" CONCRETE INV SE 782.88		
12" CONCRETE INV NW 782.28		
24" CONCRETE INV N 781.63		
34" CONCRETE INV SW 781.58		
2" DIA RM		
6" DIA PRECAST STRUCTURE		
STORM CB#10	4" DIA CONCRETE BLOCK STRUCTURE	
RM 780.74		
12" CONCRETE INV NW 784.49		
BOTTOM STRUCTURE 781.94		
2" DIA RM		
SANITARY MH#11	4" DIA CONCRETE BLOCK STRUCTURE	
RM 793.87		
12" CONCRETE INV E 784.22		
12" CONCRETE INV S 784.22		
24" CONCRETE INV NE 784.32		
24" CONCRETE INV W 784.17		
2" DIA RM		
4" DIA PRECAST STRUCTURE		
STORM MH#12	4" DIA CONCRETE BLOCK STRUCTURE	
RM 793.33		
24" CONCRETE INV N 784.43		
24" CONCRETE INV SW 784.38		
BOTTOM STRUCTURE 782.73		
2x2" SQ RM		
4" DIA CONCRETE BLOCK STRUCTURE		
SANITARY MH#13	4" DIA CONCRETE BLOCK STRUCTURE	
RM 793.87		
12" CONCRETE INV E 784.22		
12" CONCRETE INV S 784.22		
24" CONCRETE INV NE 784.32		
24" CONCRETE INV W 784.17		
2" DIA RM		
4" DIA PRECAST STRUCTURE		
STORM MH#14	4" DIA CONCRETE BLOCK STRUCTURE	
RM 793.33		
24" CONCRETE INV N 784.43		
24" CONCRETE INV SW 784.38		
BOTTOM STRUCTURE 782.73		
2x2" SQ RM		
4" DIA CONCRETE BLOCK STRUCTURE		
SANITARY MH#15	4" DIA CONCRETE BLOCK STRUCTURE	
RM 793.87		
12" CONCRETE INV E 784.22		
12" CONCRETE INV S 784.22		
24" CONCRETE INV NE 784.32		
24" CONCRETE INV W 784.17		
2" DIA RM		
4" DIA PRECAST STRUCTURE		
STORM MH#16	4" DIA CONCRETE BLOCK STRUCTURE	
RM 789.35		
8" PVC INV E 788.94		
12" CONCRETE INV SE 783.94		
2x2" SQ RM		
4" DIA CONCRETE BLOCK STRUCTURE		
SANITARY MH#17	4" DIA CONCRETE BLOCK STRUCTURE	
RM 793.87		
12" CONCRETE INV E 784.22		
12" CONCRETE INV S 784.22		
24" CONCRETE INV NE 784.32		
24" CONCRETE INV W 784.17		
2" DIA RM		
4" DIA PRECAST STRUCTURE		
STORM MH#18	4" DIA CONCRETE BLOCK STRUCTURE	
RM 793.33		
24" CONCRETE INV N 784.43		
24" CONCRETE INV SW 784.38		
BOTTOM STRUCTURE 782.73		
2x2" SQ RM		
4" DIA CONCRETE BLOCK STRUCTURE		
SANITARY MH#19	4" DIA CONCRETE BLOCK STRUCTURE	
RM 793.87		
12" CONCRETE INV E 784.22		
12" CONCRETE INV S 784.22		
24" CONCRETE INV NE 784.32		
24" CONCRETE INV W 784.17		
2" DIA RM		
4" DIA PRECAST STRUCTURE		



PREPARED FOR:  
ROBERT GROTTERS DEVELOPMENT COMPANY  
4460 44TH STREET, SE #C200  
GRAND RAPIDS, MI 49512  
(616) 776-0033  
WWW.RGDC.COM



CURVE DATA (M & P)  
L = 603.13'  
R = 590.88'  
CB = N 59°41'54" E  
C = 577.28'

41-19-31-200-066

41-19-31-200-044  
UNIVERSAL INVESTMENT PARTNERS LLC  
5400 KRAFT AVENUE

"NO BUILDINGS OBSERVED"

LOT 9  
41-19-31-200-044  
UNIVERSAL INVESTMENT PARTNERS LLC  
5400 KRAFT AVENUE

- LEGEND**
- SANITARY SEWER (SAN)
  - STORM SEWER (STM)
  - WATERMAIN (WAT)
  - GAS MAIN (GAS)
  - UG ELECTRIC CABLE (PWR)
  - UG PHONE CABLE (TEL)
  - AERIAL UTILITY LINE (AERIAL)
  - HOT MIX ASPHALT SURFACE (HMA)
  - HYDRANT (HYD)
  - WATER VALVE (WV)
  - MANHOLE (MH)
  - CATCH BASIN (CB)
  - UTILITY POLE (UP)
  - GUY ANCHOR (GA)
  - PHONE RISER (PR)
  - GAS METER (GM)
  - UG TELECOMMUNICATION BOX (UTB)
  - ELECTRIC BOX (EB)
  - LIGHT POLE W/CONC BASE (LPC)
  - SURVEY IRON (FOUND)
  - SURVEY IRON (SET)
  - MEASURED DIMENSION
  - PLATTED DIMENSION
  - UNDERGROUND

**FLOOD ZONE:**  
The property described above lies within Zone X, an area determined to be outside the 500 year flood plain, according to the Flood Insurance Map issued by the Federal Insurance Administration Department of Housing and Urban Development. Community-Panel Number 260814 0025 A, Effective Date: November 06, 1991.

Utility locations are approximate only. Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (1-800-482-7171)

WETLAND BOUNDARIES FLAGGED BY  
KING & MACGREGOR ENVIRONMENTAL, INC. DECEMBER 2018

CURVE DATA (M & P)  
L = 332.55'  
R = 604.60'  
CB = N 75°18'03" W  
C = 328.37'

PLAN REVISIONS

07-29-19	CONSTRUCTION PLAN SET
09-05-24	ADD WALKS ON N, W & E SIDE OF BLDG
09-18-24	REV PER TWP REVIEW COMMENTS
09-25-24	REV PER TWP REVIEW COMMENTS

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
mailto:info@mbce.com



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

FIELD SURVEY / DATE  
M&B  
190134.01

PROJECT NO.:

DESIGN DRAWN BY:  
JFL/FEF

DESIGNED BY:  
JFL

CHECKED BY:  
JFL

PLAN DATE:  
04-12-19

SHEET NUMBER  
1 OF 8

**EXISTING UNDERGROUND UTILITY DATA** REVISED 07-19-2019 MDJ

SANITARY MH#1 RM 789.77 12" CLAY INV NE 772.67 12" CLAY INV NW 772.82 12" CLAY INV SW 772.52 2" DIA RIM 4" DIA CONCRETE BLOCK STRUCTURE	4" DIA CONCRETE BLOCK STRUCTURE RM 789.77 SANITARY MH#11 RM 782.08 12" INV SW 774.18 12" INV E 774.18 12" INV SE 774.18 12" INV SW 774.08 2" DIA RIM 4" DIA PRECAST STRUCTURE
STORM CB#2 RM 788.88 WATER LEVEL 779.58 36" INV NW 779.21 36" INV SE 779.21 BOTTOM STRUCTURE 778.68 1.5x3' DIA RIM 4" DIA CONCRETE BLOCK STRUCTURE	STORM MH#12 RM 782.33 12" CONC INV N 784.58 12" CONC INV SW 784.38 BOTTOM STRUCTURE 782.43 2" DIA RIM 4" DIA CONCRETE BLOCK STRUCTURE
STORM MH#3 RM 788.84 BOTTOM STRUCTURE 778.54 2" DIA RIM NECK TOO LONG (8") CAN'T SEE PIPES OR DETERMINE STRUCTURE SIZE	STORM MH#13 RM 783.87 12" CONC INV E 784.22 24" CONC INV SW 784.22 24" CONC INV NE 784.32 24" CONC INV W 784.17 2" DIA RIM 4" DIA PRECAST STRUCTURE
SANITARY MH#4 RM 789.69 12" CLAY INV NE 770.84 12" CLAY INV SW 770.79 2" DIA RIM 4" DIA PRECAST STRUCTURE	STORM CB#14 RM 783.33 24" CONC INV N 784.43 24" CONC INV SW 784.38 BOTTOM STRUCTURE 782.73 2'x2' SQ RIM 4" DIA CONCRETE BLOCK STRUCTURE
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STORM CB#10 RM 790.74 12" CONC INV NW 784.49 BOTTOM STRUCTURE 781.94	

**BENCHMARKS**

ELEVATION - 795.91  
SET SQUARE CUT IN WEST SIDE OF 24" CONCRETE LIGHTPOLE BASE, LOCATED 75± EAST OF C/L KRAFT AVENUE AND 90± NORTH OF C/L DRIVE TO #5350 KRAFT AVENUE.

ELEVATION - 792.45  
NORTH SIDE TOP FLANGE TO BOLT UNDER THE "E" IN "EJW", LOCATED 7± NORTH OF NORTH BACK OF CURB OF INDUSTRIAL DRIVE & 600± WEST OF C/L KRAFT AVENUE.

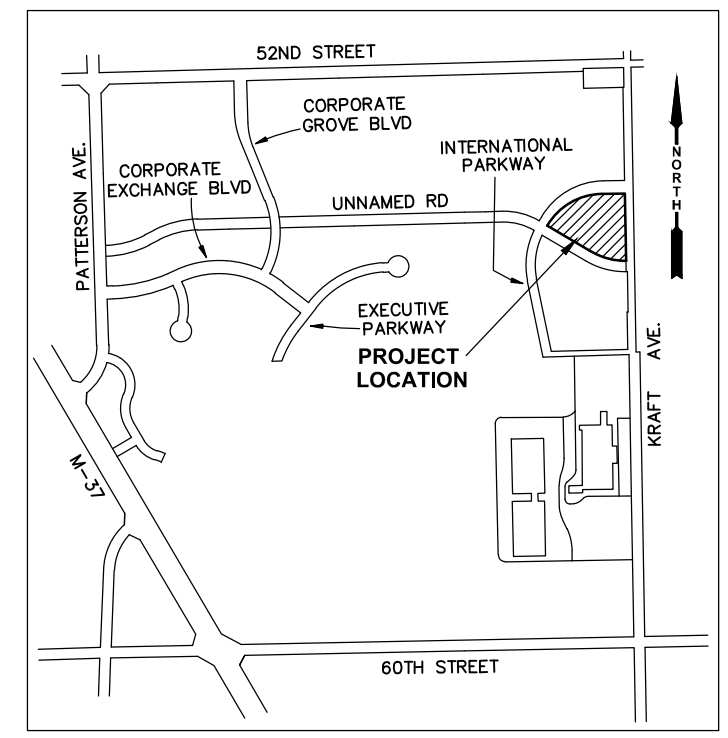
**CONTROL POINTS**

ELEVATION - 790.36  
SET SQUARE CUT IN EAST SIDE OF 24" CONCRETE LIGHT POLE BASE, LOCATED 85± EAST & 65± SOUTH OF THE NE CORNER OF BUILDING #5445 INDUSTRIAL PARKWAY.

ELEVATION - 790.42  
SOUTHWEST BOLT TO 24" CONCRETE LIGHT POLE BASE, LOCATED 80± EAST C/L KRAFT AVENUE & 25± NORTH OF C/L OF SOUTH DRIVE TO BUILDING #5450 KRAFT AVENUE.

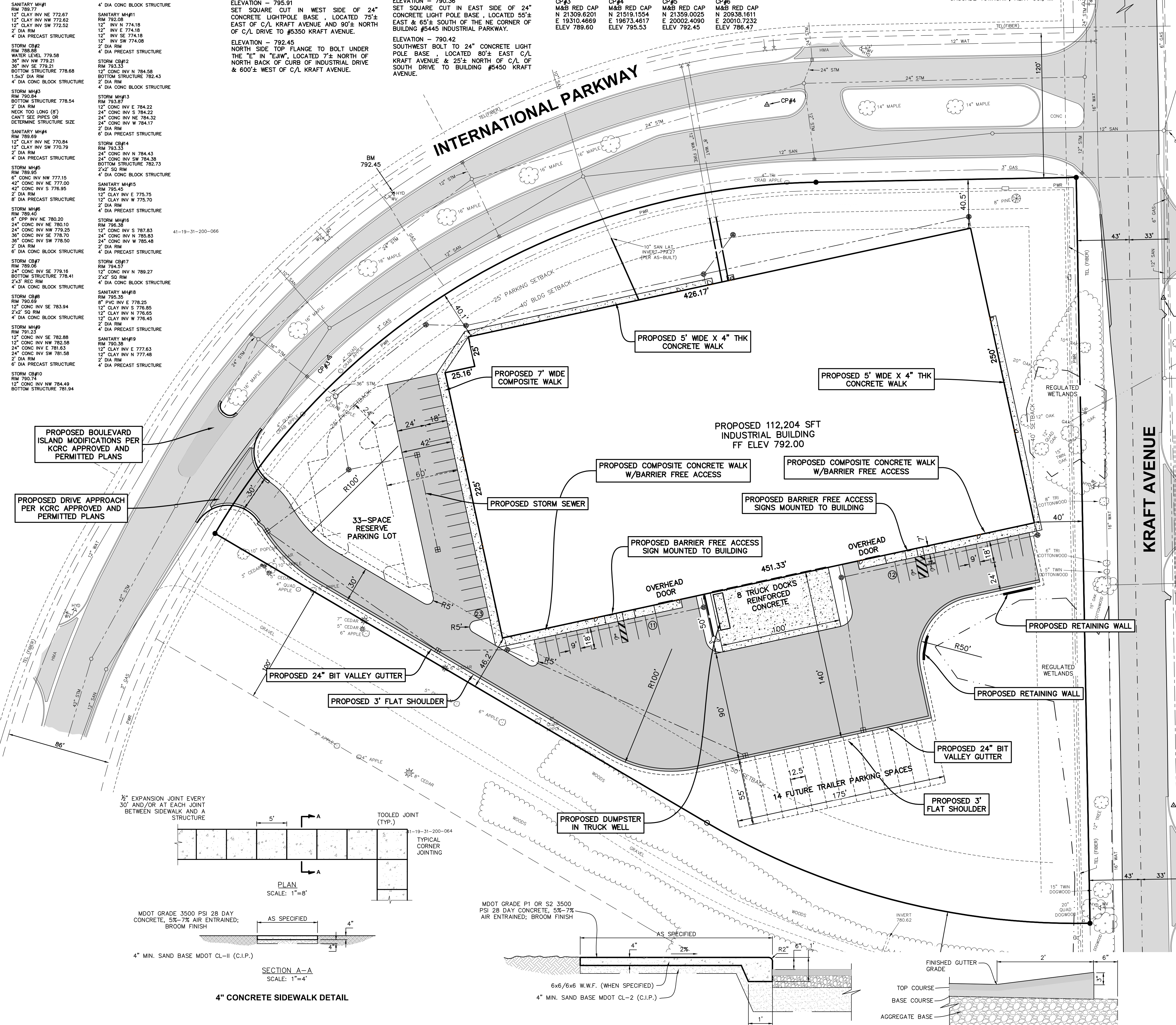
CP#3 M&B RED CAP N 21309.8201 E 19310.4669 ELEV 789.60	CP#4 M&B RED CAP N 21518.1554 E 19673.4617 ELEV 795.53	CP#5 M&B RED CAP N 21359.0025 E 20002.4090 ELEV 792.45	CP#6 M&B RED CAP N 20938.1611 E 20010.7232 ELEV 786.47
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NE CORNER SECTION 31,  
TOWN 6 NORTH, RANGE 10 WEST,  
CASCADE TOWNSHIP, KENT CO., MI



PLAN SCALE: 1" = 40'

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



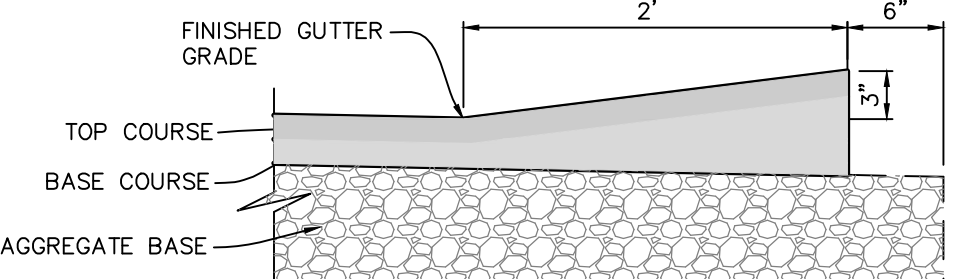
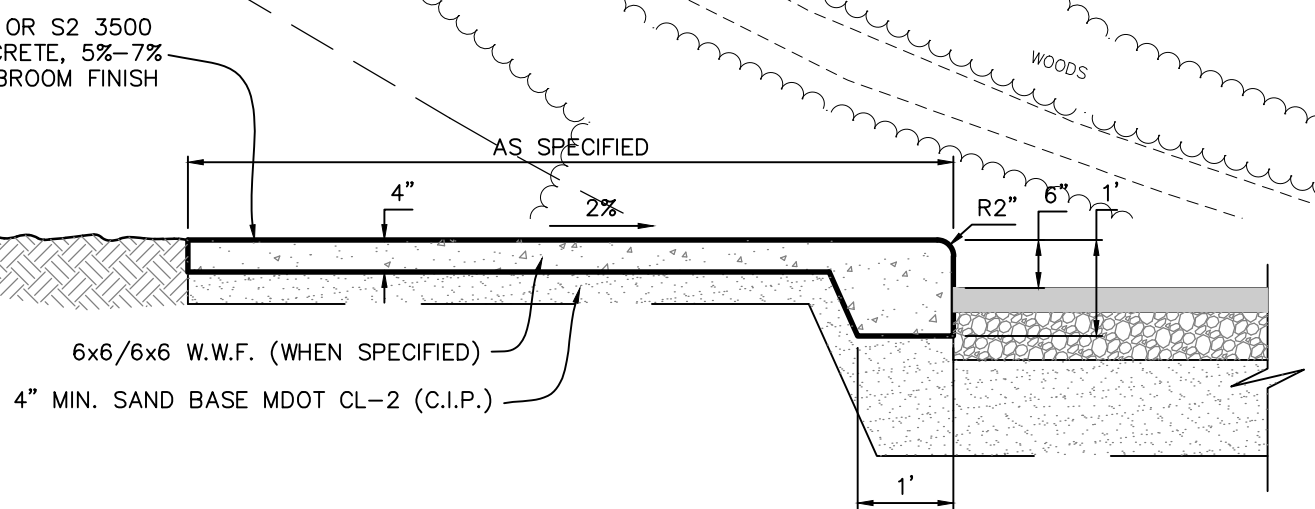
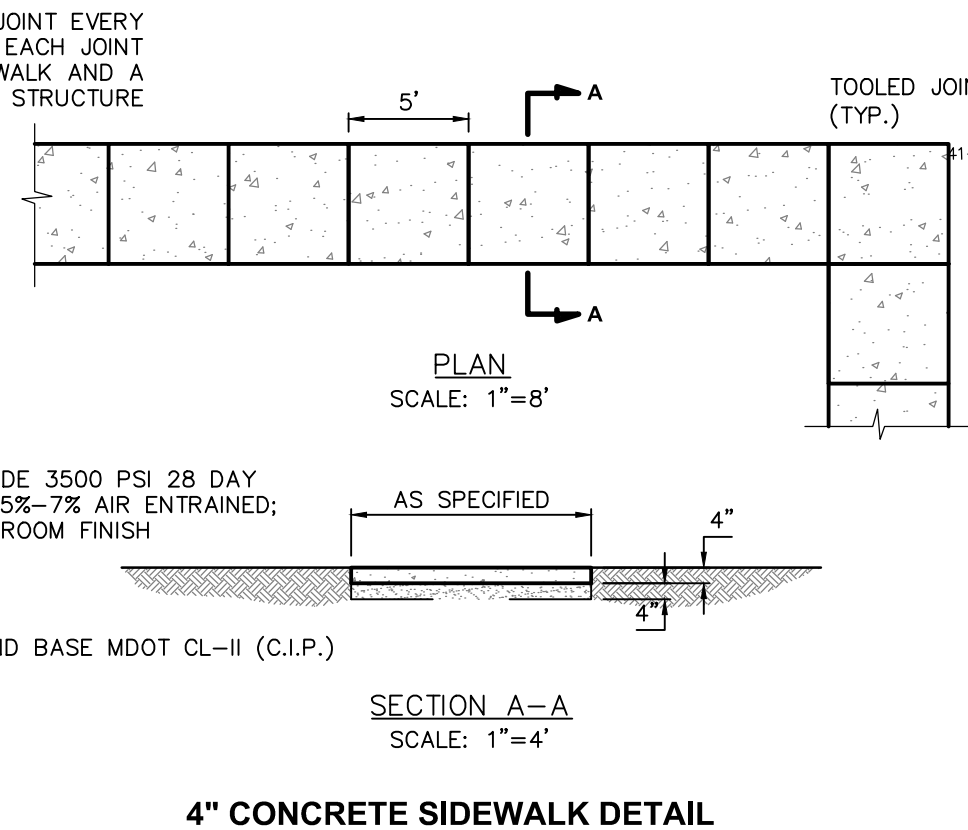
**SITE PLAN GENERAL NOTES:**

- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
- THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH AND PLACE THE DRIVE APPROACH WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH STANDARD CONSTRUCTION SPECIFICATIONS.
- ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
- ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
- UNLESS OTHERWISE SPECIFIED, REINFORCED CONCRETE AREAS SHALL BE CONSTRUCTED WITH:  
8" MDOOT CL-2 SAND SUBBASE (C.I.P.)  
8" MDOOT GRADE P1 OR S2, 3,500 PSI, 28-DAY, 5-7% AIR ENTRAINED, BROOM FINISH 2 LAYERS, 6X6/6X6 WOVEN WIRE FABRIC.
- THE PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE CONSTRUCTED WITH:  
12" MDOOT CL-2 SAND SUBBASE (C.I.P.)  
8" 22-A GRAVEL BASE (C.I.P.)  
2"-3C HMA LEVELING COURSE  
2"-4C HMA WEARING COURSE
- ALL OTHER PAVED AREAS SHALL BE CONSTRUCTED WITH:  
12" MDOOT CL-2 SAND SUBBASE (C.I.P.)  
6" 22-A GRAVEL BASE (C.I.P.)  
1 1/2" 3C HMA LEVELING COURSE  
1 1/2" 4C HMA WEARING COURSE
- THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
- THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
- THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
- THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
- THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

**SETBACKS:**  
FRONT: 30 FEET  
SIDE: 25 FEET  
REAR: 50 FEET

**PARKING REQUIRED:**  
0.67 SPACE/1,000 SFT (WAREHOUSE)  
0.67/1,000 SFT = 112,200 SFT = 76 SPACES

**PARKING SPACES PROVIDED:**  
PROPOSED = 46 (INCL 3 B/F)  
RESERVE = 33  
TOTAL = 79



CONSTRUCTION SCHEDULE

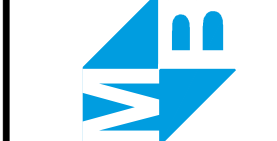
ITEM	O	N	D	J	F	M	A	M	J	J	A	S
TEMP. EROSION CONTROL												
TOPSOIL STRIPPING												
SITE GRADING												
SITE UTILITIES												
DETENTION POND												
BUILDING CONSTRUCTION												
PERM. EROSION CONTROL												
LANDSCAPING												
PAVING												
REMOVE TEMP. EROSION CONTROL												

PREPARED FOR:  
ROBERT GROTTERS DEVELOPMENT COMPANY  
4460 44TH STREET, SE #C200  
GRAND RAPIDS, MI 49512  
(616) 776-0033  
WWW.RGDC.COM

PLAN REVISIONS

07-29-19	CONSTRUCTION PLAN SET
09-05-24	ADD WALKS ON N, W & E SIDE OF BLDG, TOWNE TRAILER, PRG ON S. SIDE
09-18-24	REV PER TWP REVIEW COMMENTS
09-25-24	REV PER TWP REVIEW COMMENTS

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
mailto:mbce@mbce.com



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

FIELD SURVEY / DATE  
M&B  
190134.01

PROJECT NO.:  
190134.01

DESIGN DRAWN BY:  
JFL/FEF

DESIGNED BY:  
JFL

CHECKED BY:  
JFL

PLAN DATE:  
04-12-19

SHEET NUMBER  
**2 OF 8**

SANITARY MH#1 RM 789.77 12" CLAY INV NE 772.67 12" CLAY INV NW 772.62 12" CLAY INV SW 772.52 2" DIA RIM 4" DIA PRECAST STRUCTURE	4" DIA CONC BLOCK STRUCTURE SANITARY MH#11 RM 792.08 12" INV N 774.18 12" INV E 774.18 12" INV SW 774.08 2" DIA RIM 4" DIA PRECAST STRUCTURE
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**BENCHMARKS**

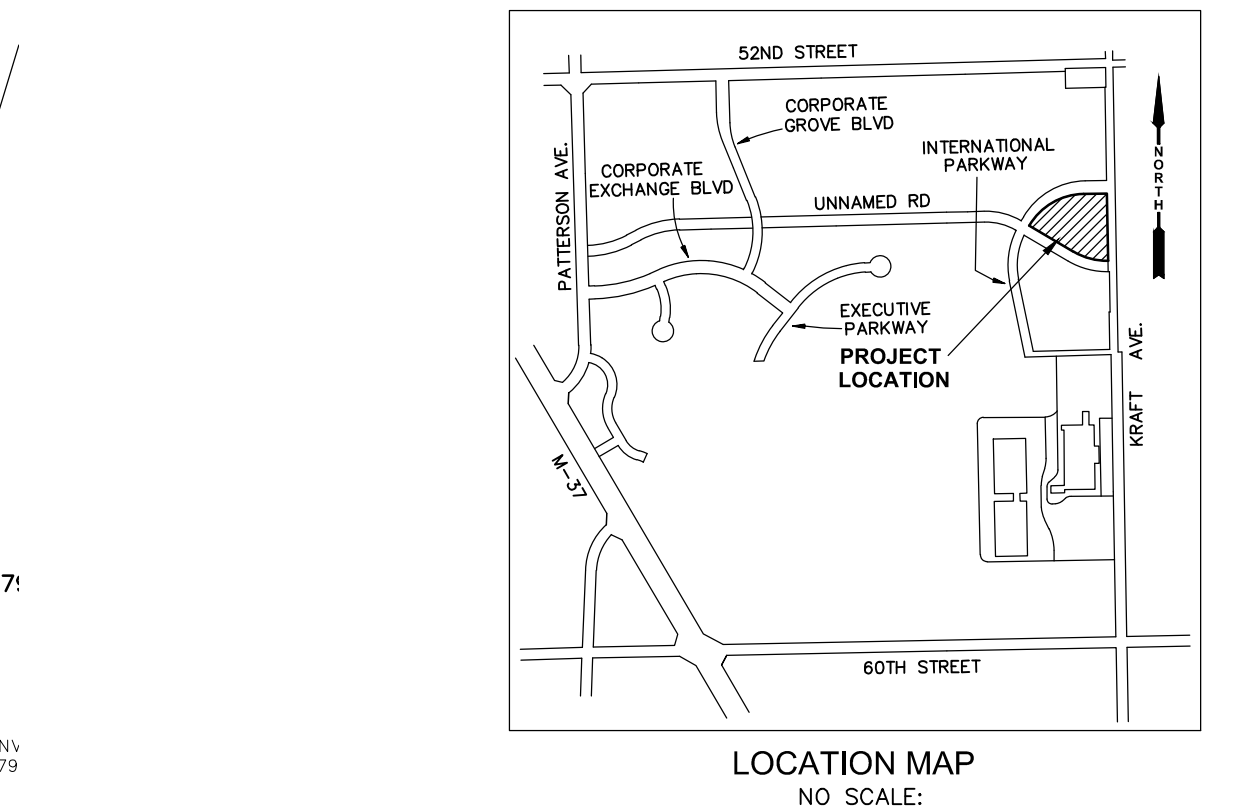
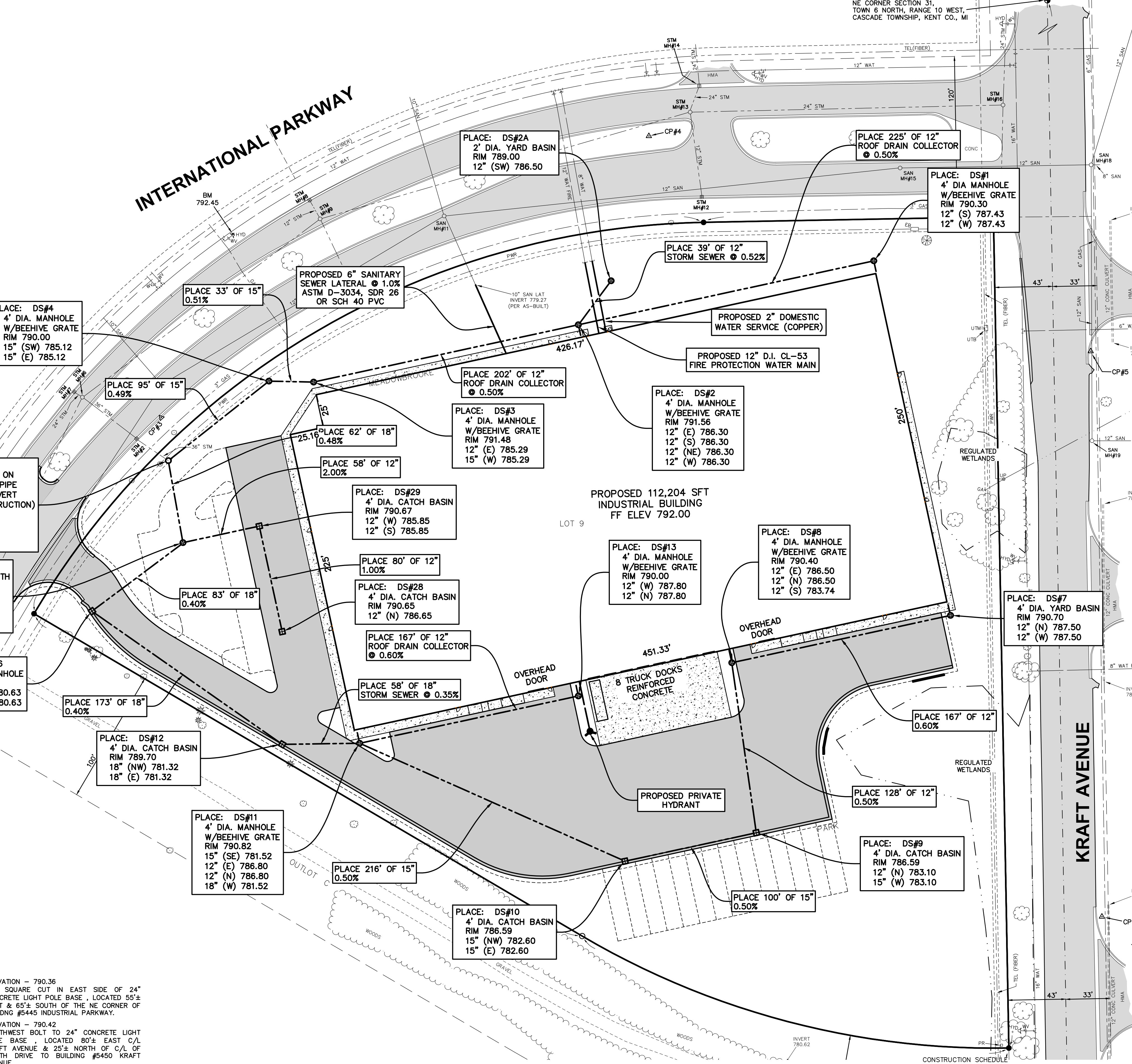
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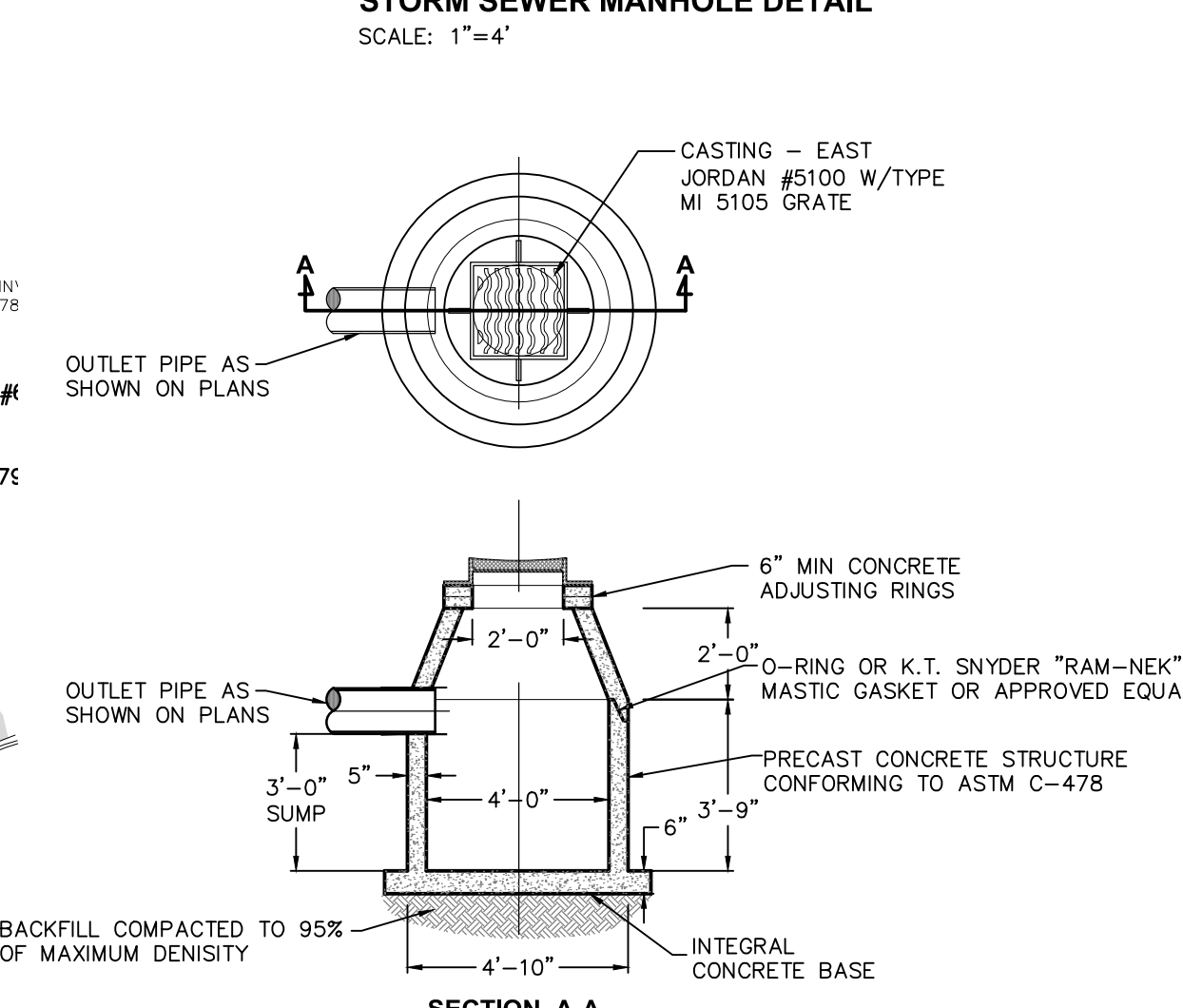
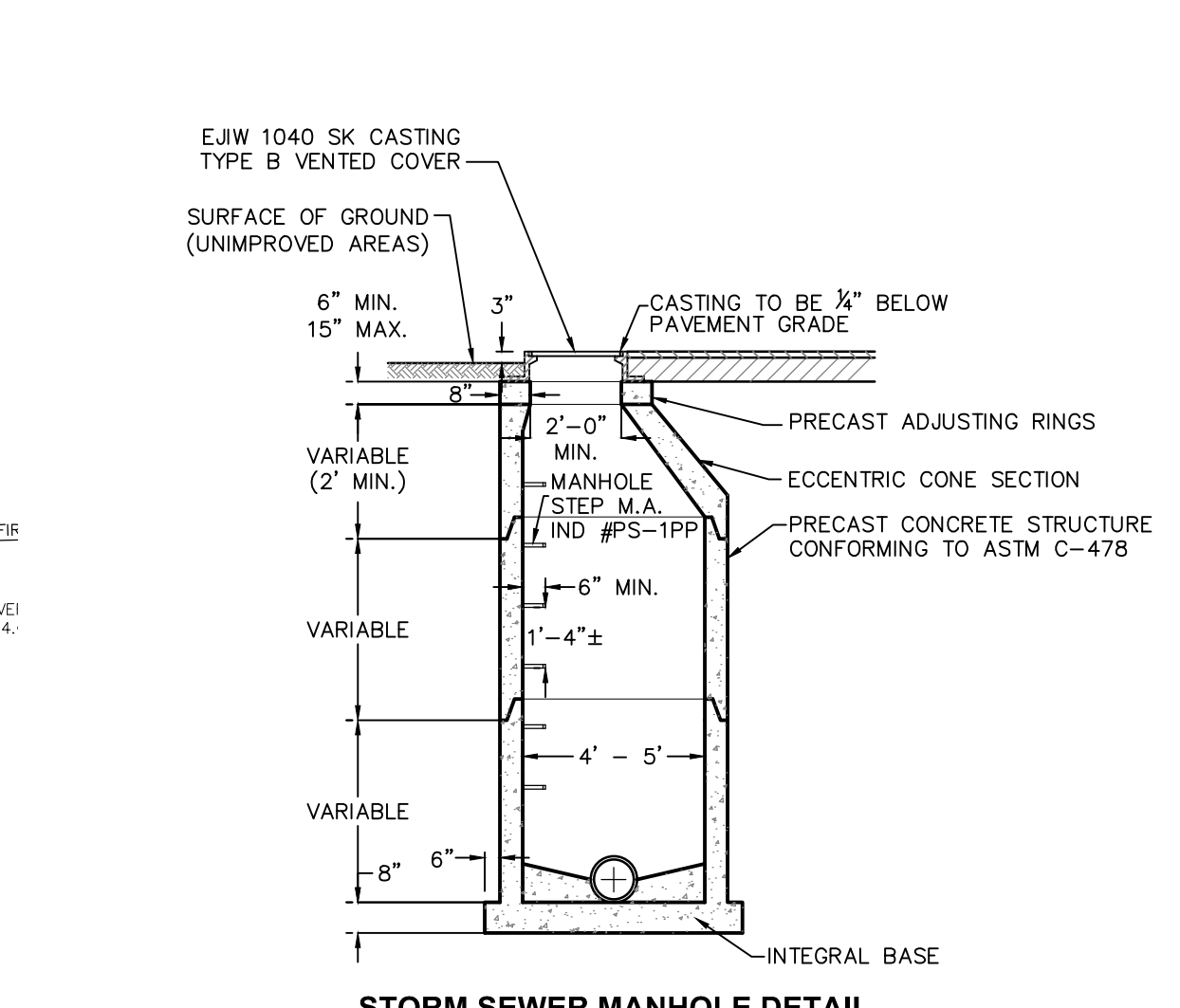
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Utility locations are approximate only. Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (1-800-482-7171)



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CONSTRUCTION SCHEDULE

ITEM	O	N	D	J	F	M	A	M	J	J	A	S
TEMP. EROSION CONTROL												
TOPSOIL STRIPPING												
SITE GRADING												
SITE UTILITIES												
DETENTION POND												
BUILDING CONSTRUCTION												
PERM. EROSION CONTROL												
LANDSCAPING												
PAVING												
REMOVE TEMP. EROSION CONTROL												

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
mailto:info@mbce.com

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

FIELD SURVEY / DATE: M&B  
PROJECT NO.: 190134.01  
DESIGN DRAWN BY: JFL/FEF  
DESIGNED BY: JFL  
CHECKED BY: JFL  
PLAN DATE: 04-12-19  
SHEET NUMBER: 3 OF 8

**BENCHMARKS**

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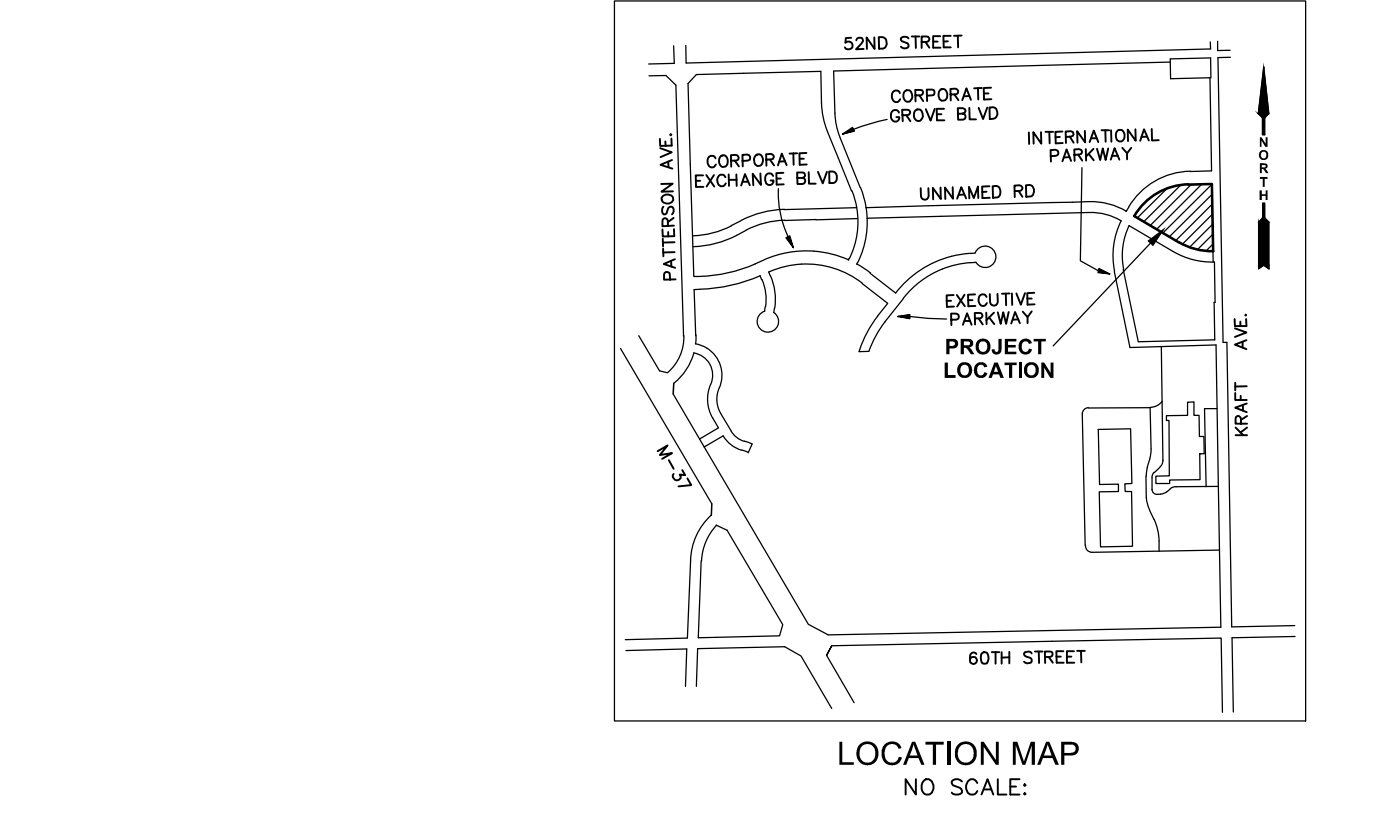
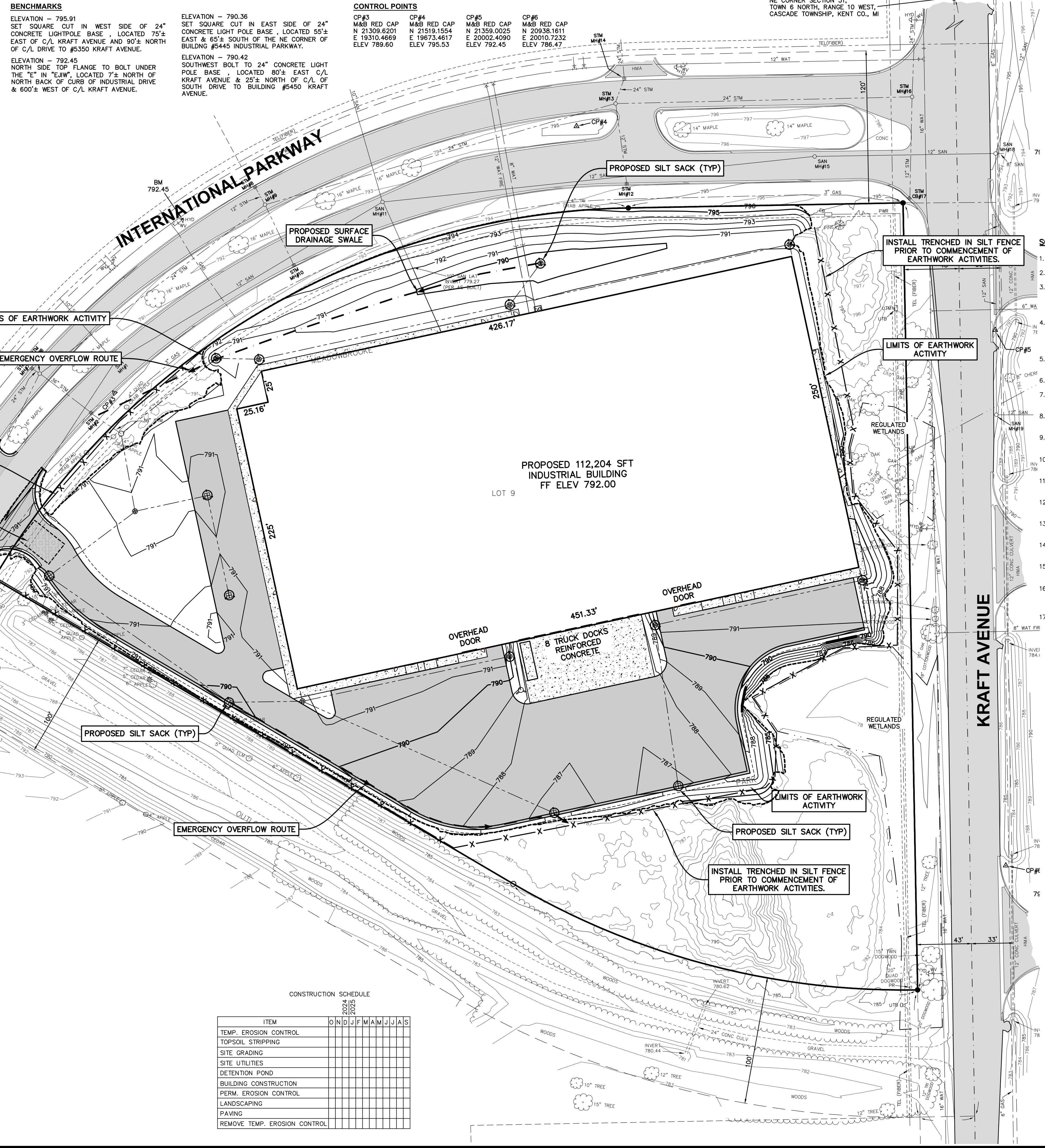
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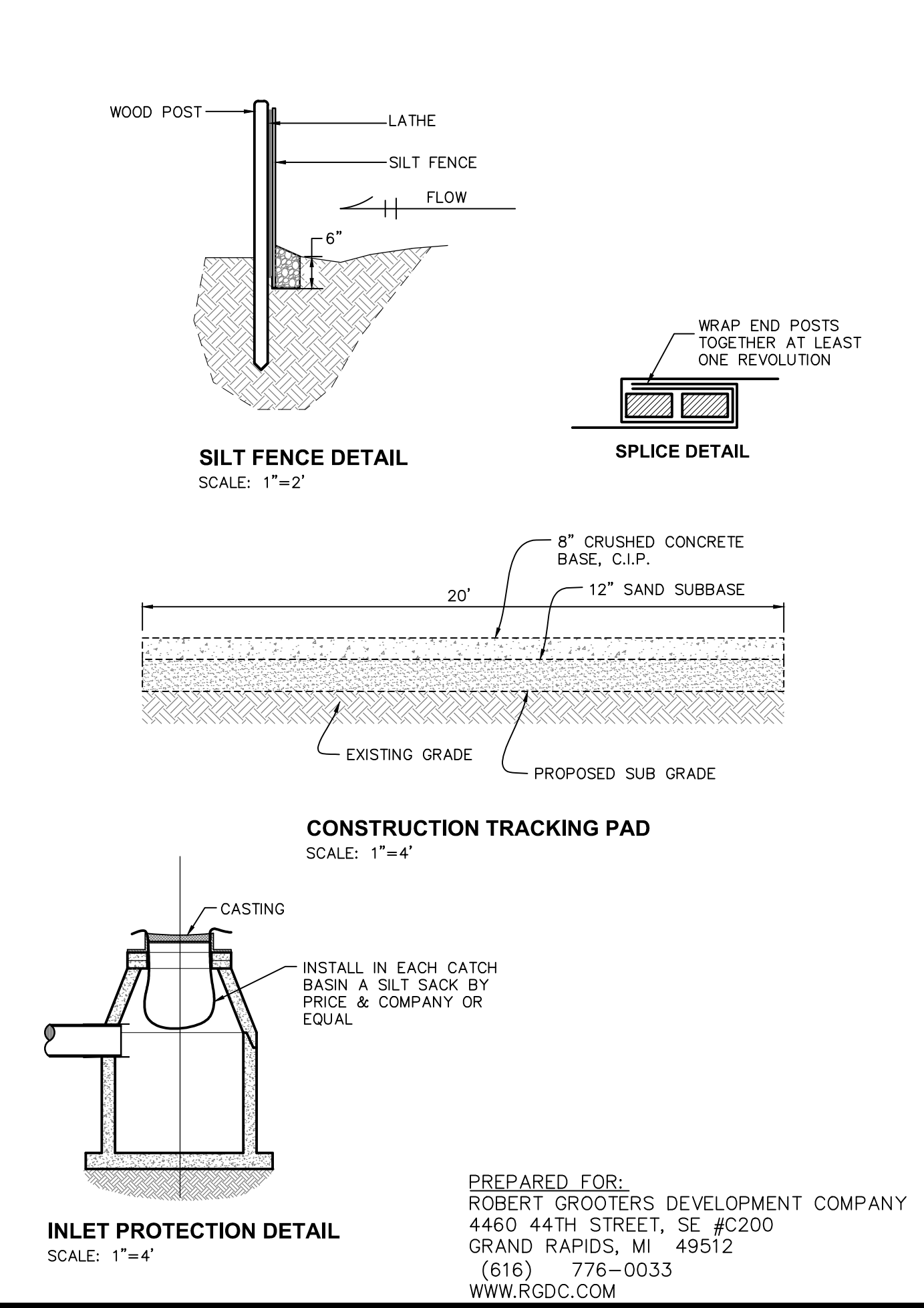
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  3. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY FAX USING THE MOORE & BRUGGINK, INC. CONTRACTORS' CONSTRUCTION STAKING FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
  4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
  5. NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
  6. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
  7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
  8. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
  9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK)
  10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
  11. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
  12. IF EXCESS DIRT IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
  13. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
  14. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
  15. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
  16. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
  17. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM INTERNATIONAL PARKWAY.



**CONSTRUCTION SCHEDULE**

ITEM	O	N	D	J	F	M	A	M	J	J	A	S
TEMP. EROSION CONTROL												
TOPSOIL STRIPPING												
SITE GRADING												
SITE UTILITIES												
DETENTION POND												
BUILDING CONSTRUCTION												
PERM. EROSION CONTROL												
LANDSCAPING												
PAVING												
REMOVE TEMP. EROSION CONTROL												

Utility locations are approximate only. Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (1-800-482-7171)

PLAN SCALE: 1" = 40'

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

**PLAN REVISIONS**

07-25-19	CONSTRUCTION PLAN SET
09-05-24	ADD WALKS ON N.W. & E. SIDE OF BLDG. FUTURE TRAILER PAD ON S. SIDE
09-18-24	REV PER TWP REVIEW COMMENTS
09-25-24	REV PER TWP REVIEW COMMENTS

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
mailto:info@mbce.com

**GRADING & S.E.S.C. PLAN**  
FOR  
**5400 INTERNATIONAL PKY**  
CASCADE TWP., KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE: M&B  
PROJECT NO.: 190134.01  
DESIGN DRAWN BY: JFL/JEF  
DESIGNED BY: JFL  
CHECKED BY: JFL  
PLAN DATE: 04-12-19  
SHEET NUMBER: 4 OF 8

PREPARED FOR:  
ROBERT GROTTERS DEVELOPMENT COMPANY  
4460 44TH STREET, SE #C200  
GRAND RAPIDS, MI 49512  
(616) 776-0033  
WWW.RGDC.COM

**BENCHMARKS**

ELEVATION - 795.91  
 SET SQUARE CUT IN WEST SIDE OF 24" CONCRETE LIGHTPOLE BASE, LOCATED 75± EAST OF C/L KRAFT AVENUE AND 90± NORTH OF C/L DRIVE TO #5350 KRAFT AVENUE.

ELEVATION - 792.45  
 NORTH SIDE TOP FLANGE TO BOLT UNDER THE "E" IN "EJW", LOCATED 7± NORTH OF NORTH BACK OF CURB OF INDUSTRIAL DRIVE & 600± WEST OF C/L KRAFT AVENUE.

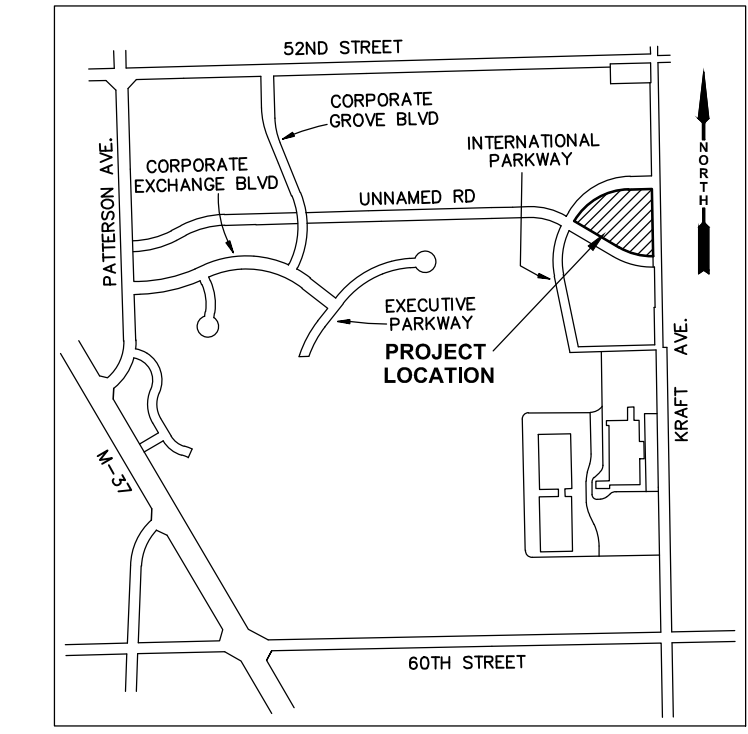
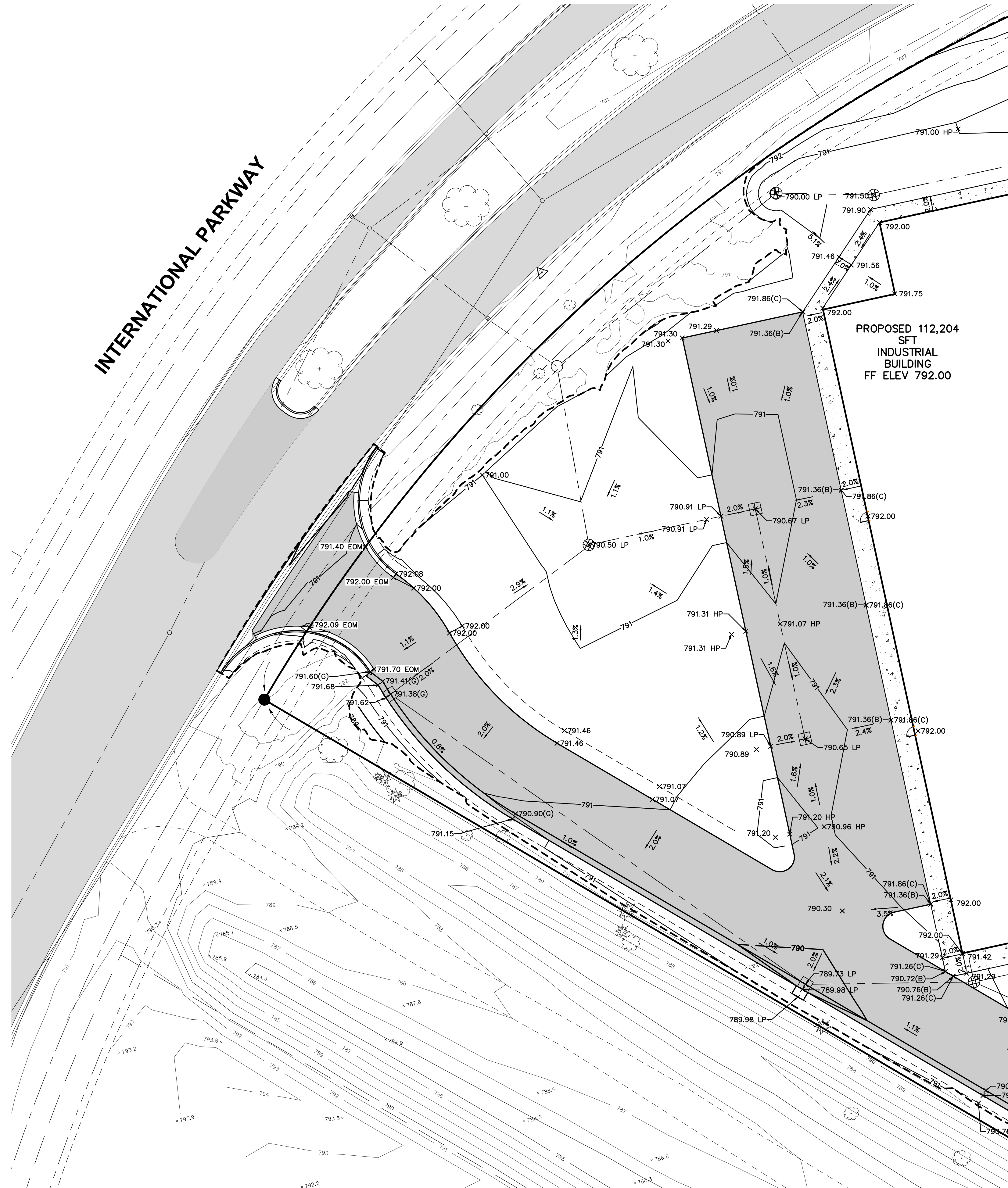
ELEVATION - 790.38  
 SET SQUARE CUT IN EAST SIDE OF 24" CONCRETE LIGHT POLE BASE, LOCATED 55± EAST & 65± SOUTH OF THE NE CORNER OF BUILDING #5445 INDUSTRIAL PARKWAY.

ELEVATION - 790.42  
 SOUTHWEST BOLT TO 24" CONCRETE LIGHT POLE BASE, LOCATED 80± EAST C/L KRAFT AVENUE & 25± NORTH OF SOUTH DRIVE TO BUILDING #5450 KRAFT AVENUE.

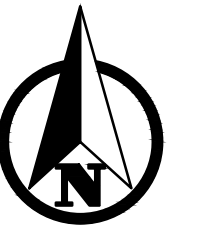
**CONTROL POINTS**

CP#3	CP#4	CP#5	CP#6
M&B RED CAP N 21309.6201 E 19310.4669 ELEV 789.60	M&B RED CAP N 21519.1554 E 19673.4617 ELEV 795.53	M&B RED CAP N 21359.0025 E 20002.4090 ELEV 792.45	M&B RED CAP N 20938.1611 E 20010.7232 ELEV 786.47

INTERNATIONAL PARKWAY



LOCATION MAP  
 NO SCALE:



PLAN SCALE: 1" = 20'

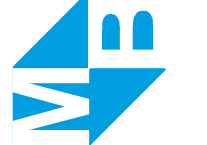


Know what's below.  
 Call before you dig.

**PLAN REVISIONS**

NO.	DATE	DESCRIPTION
07-29-19		CONSTRUCTION PLAN SET
09-05-24		ADD WALKS ON N.W. & E SIDE OF BLDG. FUTURE TRAILER Pkg ON S SIDE
09-18-24		REV PER TWP REVIEW COMMENTS
09-25-24		REV PKG PER TWP REVIEW COMMENTS

**Moore+Bruggink**  
 Consulting Engineers  
 2020 Monroe Ave.  
 Grand Rapids, MI 49505  
 (616) 363-9601  
 mailbox@mbcae.com



**WEST GRADING PLAN**

FOR  
**5400 INTERNATIONAL PKY**  
 CASCADE TWP., KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE  
 M&B

PROJECT NO.: 190134.01

DESIGN DRAWN BY: JFL/FEF

DESIGNED BY: JFL

CHECKED BY: JFL

PLAN DATE: 04-12-19

SHEET NUMBER

**5** OF **8**

PREPARED FOR:  
 ROBERT GROOTERS DEVELOPMENT COMPANY  
 4460 44TH STREET, SE #C200  
 GRAND RAPIDS, MI 49512  
 (616) 776-0033  
 WWW.RGDC.COM

Utility locations are approximate only.  
 Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (1-800-482-7171)

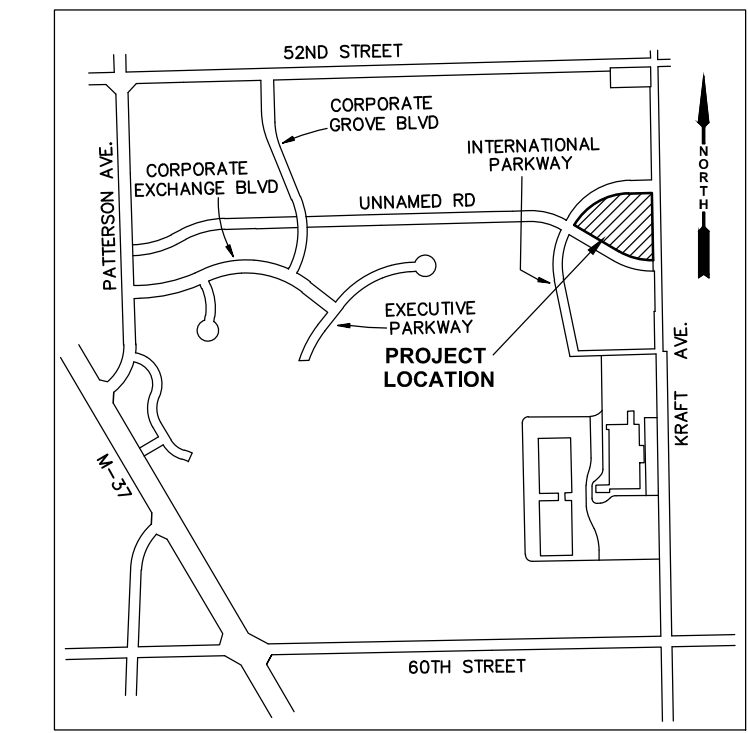
**BENCHMARKS**

ELEVATION - 795.91  
 SET SQUARE CUT IN WEST SIDE OF 24" CONCRETE LIGHTPOLE BASE, LOCATED 75'± EAST OF C/L KRAFT AVENUE AND 90'± NORTH OF C/L DRIVE TO #5350 KRAFT AVENUE.  
 ELEVATION - 792.45  
 NORTH SIDE TOP FLANGE TO BOLT UNDER THE "E" IN "EJW", LOCATED 7'± NORTH OF NORTH BACK OF CURB OF INDUSTRIAL DRIVE & 600'± WEST OF C/L KRAFT AVENUE.

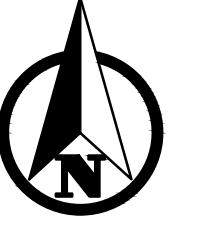
ELEVATION - 790.36  
 SET SQUARE CUT IN EAST SIDE OF 24" CONCRETE LIGHT POLE BASE, LOCATED 55'± EAST & 65'± SOUTH OF THE NE CORNER OF BUILDING #5445 INDUSTRIAL PARKWAY.  
 ELEVATION - 790.42  
 SOUTHWEST BOLT TO 24" CONCRETE LIGHT POLE BASE, LOCATED 80'± EAST C/L KRAFT AVENUE & 25'± NORTH OF C/L OF SOUTH DRIVE TO BUILDING #5450 KRAFT AVENUE.

**CONTROL POINTS**

CP#3	CP#4	CP#5	CP#6
M&B RED CAP	M&B RED CAP	M&B RED CAP	M&B RED CAP
N 21309.6201	N 21519.1554	N 21359.0025	N 20938.1611
E 19310.4669	E 19673.4617	E 20002.4090	E 20010.7232
ELEV 789.60	ELEV 795.53	ELEV 792.45	ELEV 786.47



LOCATION MAP  
NO SCALE:



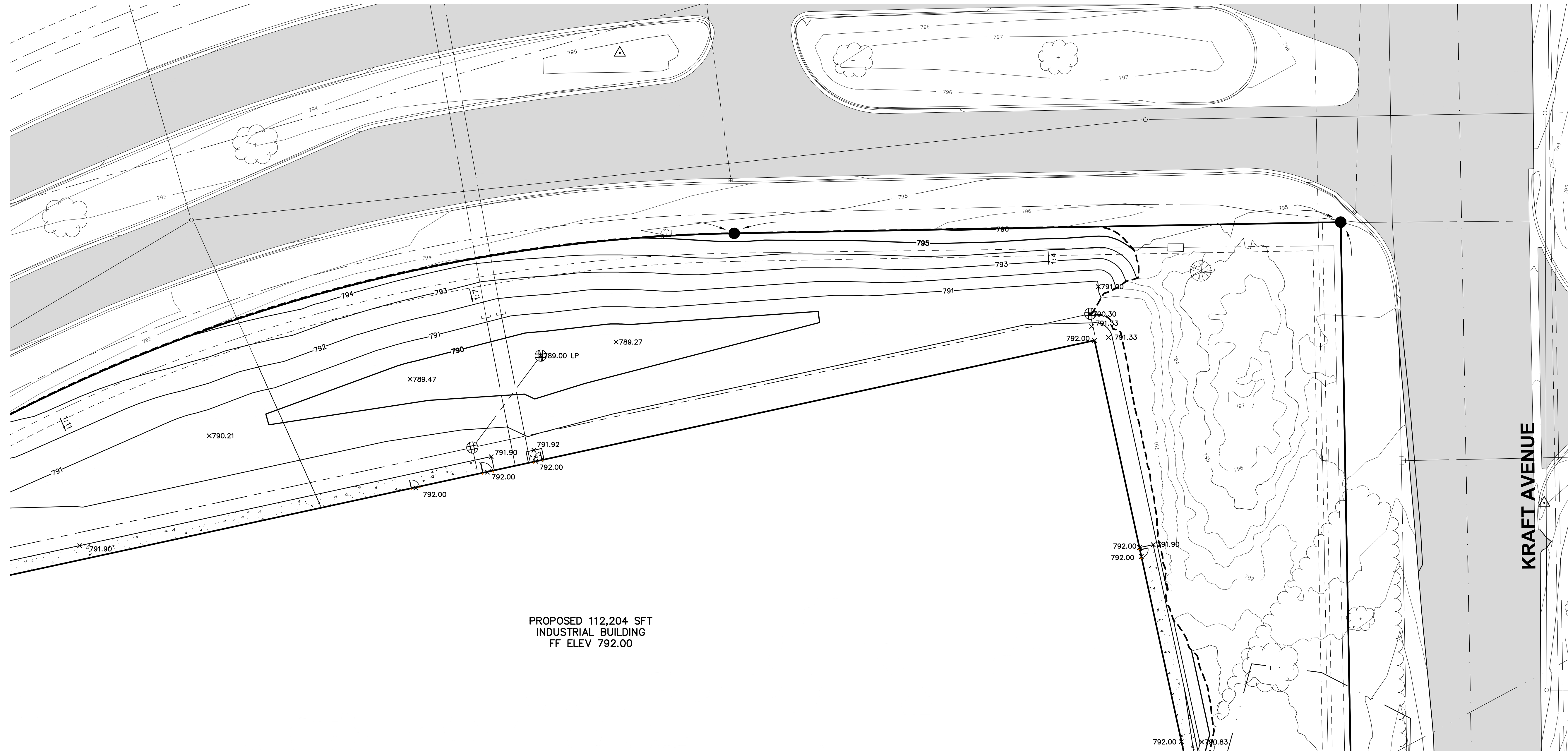
PLAN SCALE: 1" = 20'



Know what's below.  
Call before you dig.

**PLAN REVISIONS**

07-29-19	CONSTRUCTION PLAN SET
09-05-24	ADD WALKS ON N.W. & E SIDE OF BLDG; FUTURE TRAILER PAD ON S SIDE
09-18-24	REV PER TWP REVIEW COMMENTS
09-25-24	REV PER TWP REVIEW COMMENTS



PROPOSED 112,204 SFT  
 INDUSTRIAL BUILDING  
 FF ELEV 792.00

KRAFT AVENUE

P:\190134.01 Croceters - International\CADD\DWG\190134.01 Croceters International DESIGN (2019).dwg, 9/26/2024 10:48:53 AM, LISA FRIZZELL

Utility locations are approximate only. Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (1-800-482-7171)

PREPARED FOR:  
 ROBERT GROOTERS DEVELOPMENT COMPANY  
 4460 44TH STREET, SE #C200  
 GRAND RAPIDS, MI 49512  
 (616) 776-0033  
 WWW.RGDC.COM

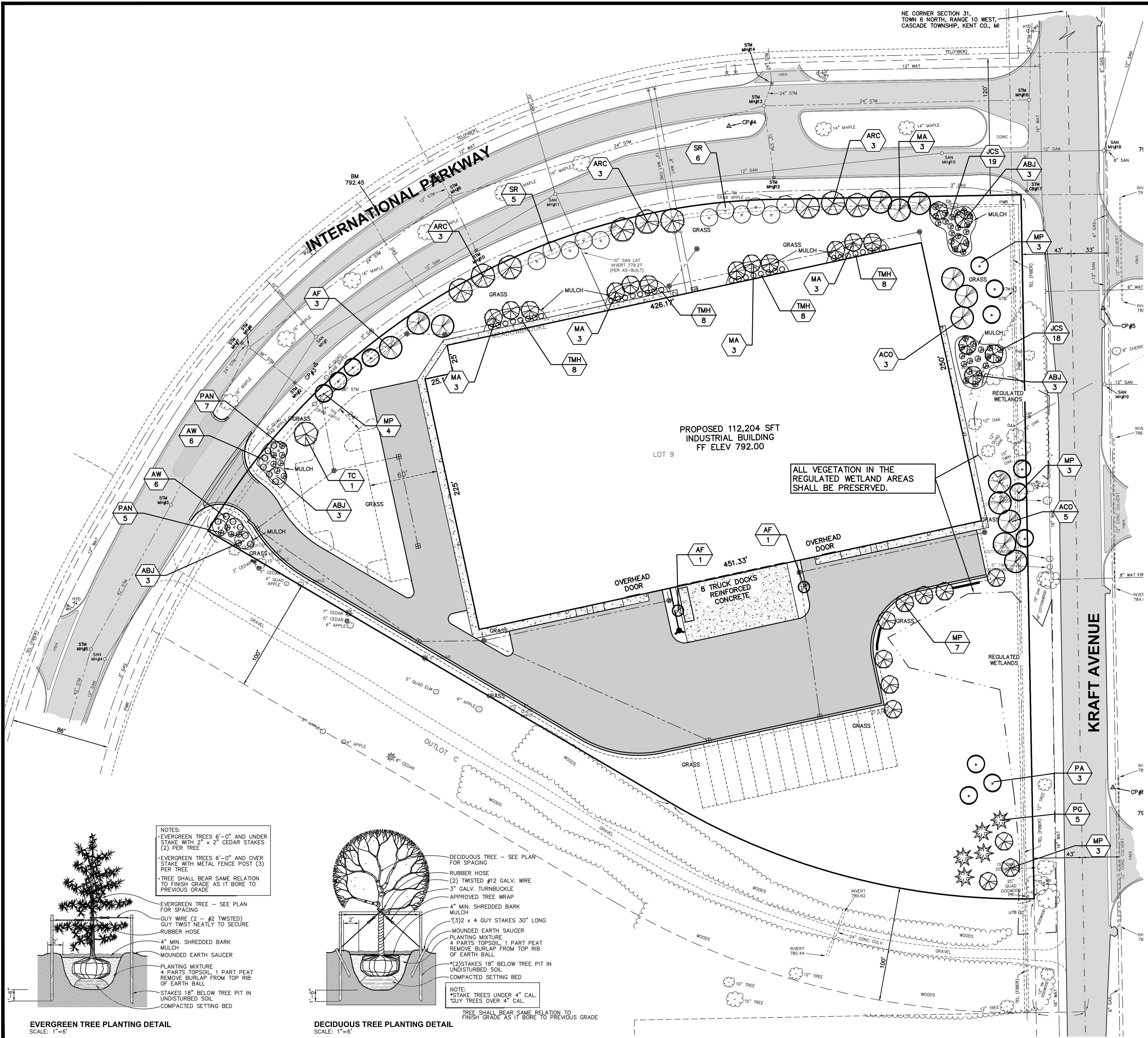
**NORTH GRADING PLAN**  
 FOR  
**5400 INTERNATIONAL PKY**  
 CASCADE TWP., KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE	M&B
PROJECT NO.:	190134.01
DESIGN DRAWN BY:	JFL/FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	04-12-19

SHEET NUMBER  
**6 OF 8**



P:\190134.01 Crookers - International CAD\DWG\190134.01 Crookers International DESIGN (2019).dwg, 9/26/2024 10:49:00 AM, LISA FRIZZELL



**PLANT LIST**

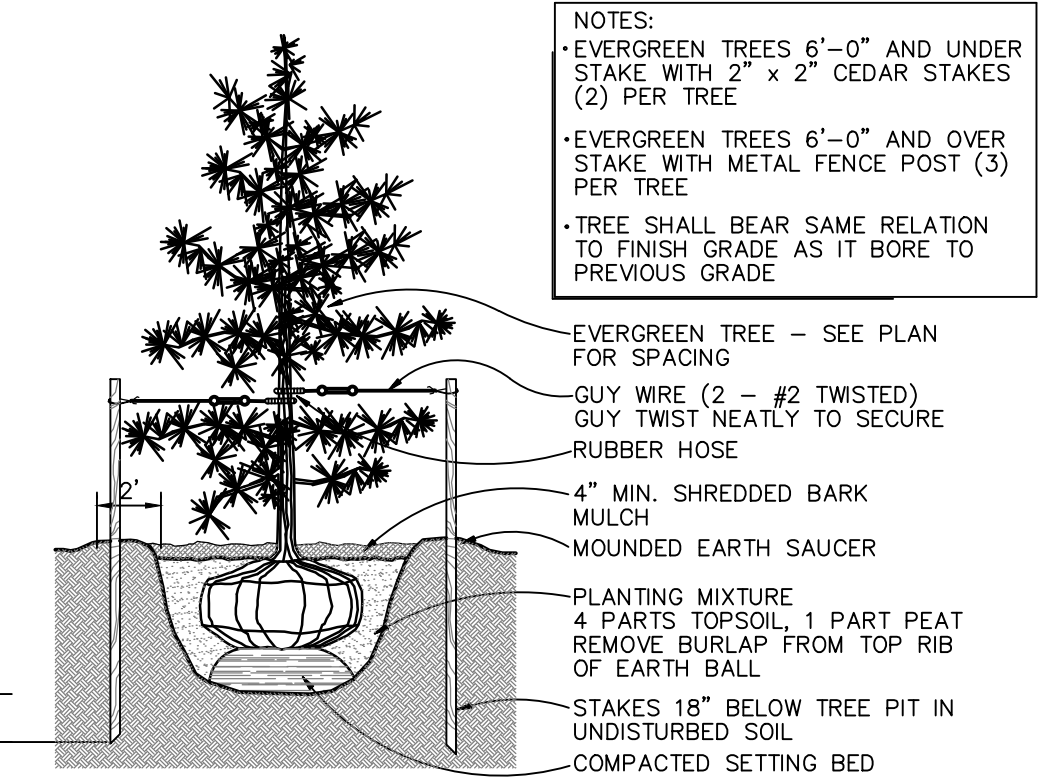
CODE	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE DESCR.	
<b>DECIDUOUS CANOPY TREES</b>					
ARC	9	<i>Acer rubrum</i> "October Glory"	October Glory Maple	2-2 1/2"	B&B
TC	1	<i>Tilia cordata</i> "Greenspire"	Little Leaf Linden	2-2 1/2"	B&B
<b>EVERGREEN TREES</b>					
ACD	8	<i>Abies concolor</i>	Concolor Fir	6'	B&B
AF	8	<i>Abies fraseri</i>	Fraser Fir	6'	B&B
PG	5	<i>Picea glauca</i>	White Spruce	6'	B&B
<b>UNDERSTORY TREES</b>					
ABJ	12	<i>Amelanchier canadensis</i> "Autumn Brilliance"	Autumn Brilliance Juneberry	7-8' Clump	B&B
MP	20	<i>Malus "Profusion"</i>	Profusion Crabapple	2-2 1/2"	B&B
MA	12	<i>Malus "Adriana"</i>	Adriana Crabapple	2-2 1/2"	B&B
PA	3	<i>Pyrus calleryana</i> "Aristocrat"	Aristocrat Flowering Pear	2"	B&B
SR	11	<i>Syringa reticulata</i> "Ivory Silk"	Ivory Silk Tree Lilac	2"	B&B
<b>DECIDUOUS SHRUBS</b>					
AW	12	<i>Spiraea "Anthony Waterer"</i>	Anthony Waterer Spiraea	24"	B&B
<b>EVERGREEN SHRUBS</b>					
JCS	56	<i>Juniperus chinensis</i> "Sea Green"	Sea Green Juniper	24"	B&B
PAN	16	<i>Picea abies nordiformis</i>	Bird's Nest Spruce	24"	B&B
TMH	24	<i>Taxus x media hickii</i>	Hicks Yew	36"	B&B

	Required	Provided
<b>NORTH FRONTAGE 818'</b>		
Trees	16	16
Understory Trees	33	33
Shrubs	53	56
<b>EAST FRONTAGE 618'</b>		
Trees	12	13
Understory Trees	25	25
Shrubs	37	37

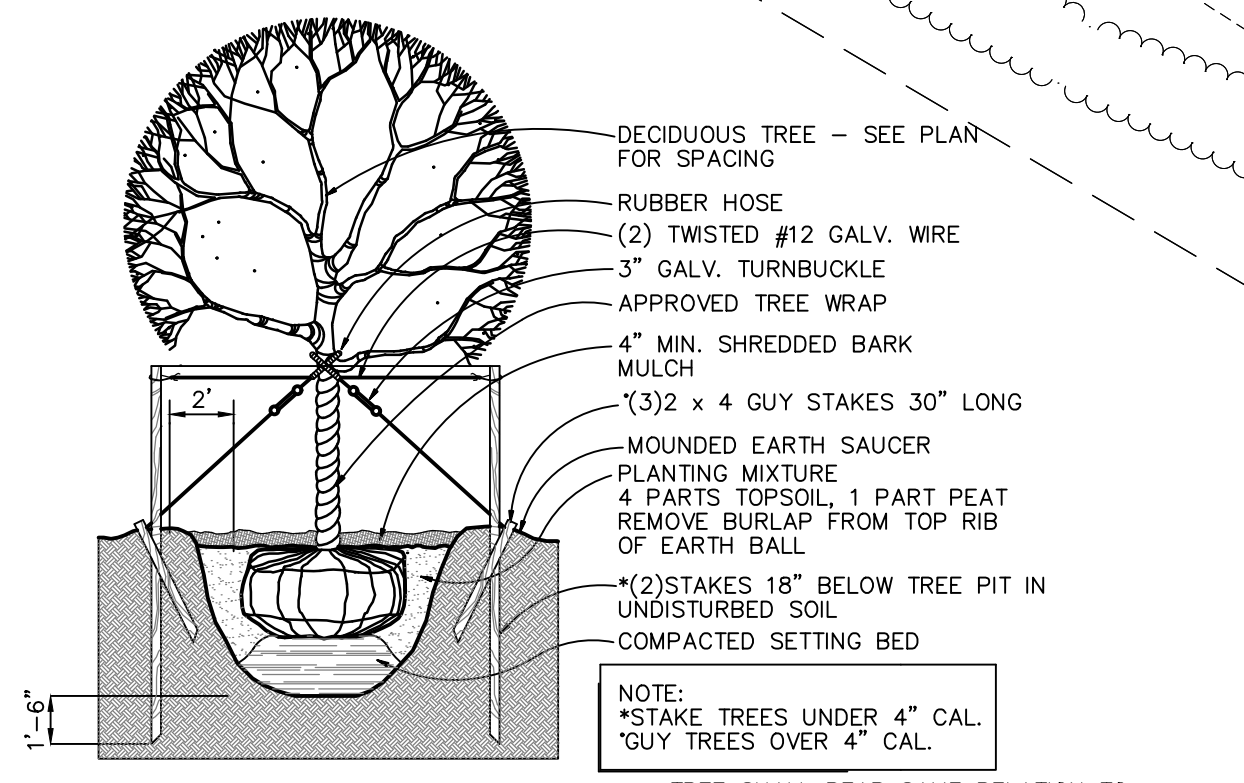
**LANDSCAPING GENERAL NOTES:**

- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS; ONE SIDE TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE NORTHERN NURSERY GROWN, NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
- SHRUBS AND PERENNIALS SHALL BE FULL AND WELL ROOTED. INSTALLATION SHALL BE MARCH 1 - NOVEMBER 30, ANNUALLY.
- ALL PLANT MATERIALS SHALL BE NORTHERN NURSERY GROWN, NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
- ALL PROPOSED MULCH TO BE NATURAL COLOR, DOUBLE PROCESSED, SHREDDED HARDWOOD BARK, 4" THICK BARK MULCH FOR TREES IN A 4-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM THE TRUNK, 3" THICK BARK FOR SHRUBS AND 2" THICK BARK FOR PERENNIALS, TYP.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR A TIME PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF ALL WORK ITEMS. DURING THIS GUARANTEE PERIOD, THE CONTRACTOR SHALL IMMEDIATELY REPLACE ALL PLANT MATERIALS THAT DIE OR ARE DISEASED.
- YARD AREAS ARE TO BE RESTORED WITH 4" OF TOPSOIL, CLASS A SEED AT 200#/ACRE, FERTILIZER & MULCH (MULCH BLANKET ON SLOPES 1:3 OR STEEPER).
- IRRIGATION TO BE DESIGN/BUILD WITH LANDSCAPE CONTRACTOR.

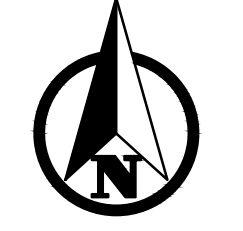
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**EVERGREEN TREE PLANTING DETAIL**  
SCALE: 1"=6'



**DECIDUOUS TREE PLANTING DETAIL**  
SCALE: 1"=6'



PLAN SCALE: 1" = 40'



Know what's below. Call before you dig.

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**PLAN REVISIONS**

07-25-19	CONSTRUCTION PLAN SET
09-05-24	ADD WALKS ON N, W & E SIDE OF BLDG, OUTLINE WALKER, PLS ON S SIDE
09-18-24	REV PER TWP REVIEW COMMENTS
09-25-24	REV PER TWP REVIEW COMMENTS

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

---

FIELD SURVEY / DATE: M&B

PROJECT NO.: 190134.01

DESIGN DRAWN BY: JFL/FEF

DESIGNED BY: JFL

CHECKED BY: JFL

PLAN DATE: 04-12-19

SHEET NUMBER: 8 OF 8

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
mailto:info@mbce.com



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

**EXISTING UNDERGROUND UTILITY DATA** REVISED 07-19-2019 MDJ

- SANITARY MH#1  
RM 789.77  
12" CLAY INV NE 772.67  
12" CLAY INV NW 772.82  
12" CLAY INV SW 772.52  
2" DIA RIM  
4" DIA PRECAST STRUCTURE
- STORM CB#2  
RM 788.88  
WATER LEVEL 779.58  
36" INV NW 779.21  
36" INV SE 779.21  
BOTTOM STRUCTURE 778.68  
1.5x3' DIA RIM  
4" DIA CONC BLOCK STRUCTURE
- STORM MH#3  
RM 789.84  
BOTTOM STRUCTURE 778.54  
2" DIA RIM  
NECK TOO LONG (8')  
CAN'T SEE PIPES OR  
DETERMINE STRUCTURE SIZE
- SANITARY MH#4  
RM 789.69  
12" CLAY INV NE 770.84  
12" CLAY INV SW 770.79  
2" DIA RIM  
4" DIA PRECAST STRUCTURE
- STORM MH#5  
RM 789.95  
6" CONC INV NW 777.15  
42" CONC INV NE 777.00  
42" CONC INV S 776.95  
2" DIA RIM  
8" DIA PRECAST STRUCTURE
- STORM MH#6  
RM 788.40  
6" CPP INV NE 780.20  
24" CONC INV NE 780.10  
24" CONC INV NW 778.25  
36" CONC INV SE 778.70  
36" CONC INV SW 778.50  
2" DIA RIM  
6" DIA CONC BLOCK STRUCTURE
- STORM CB#7  
RM 789.06  
24" CONC INV SE 779.16  
BOTTOM STRUCTURE 778.41  
2'x3' REC RIM  
4" DIA CONC BLOCK STRUCTURE
- STORM CB#8  
RM 789.69  
2'x2' SQ RIM  
4" DIA CONC BLOCK STRUCTURE
- STORM MH#9  
RM 791.23  
12" CONC INV SE 782.88  
12" CONC INV NW 782.58  
24" CONC INV E 781.63  
24" CONC INV SW 781.58  
2" DIA RIM  
4" DIA PRECAST STRUCTURE
- STORM CB#10  
RM 790.74  
12" CONC INV NW 784.49  
BOTTOM STRUCTURE 781.94

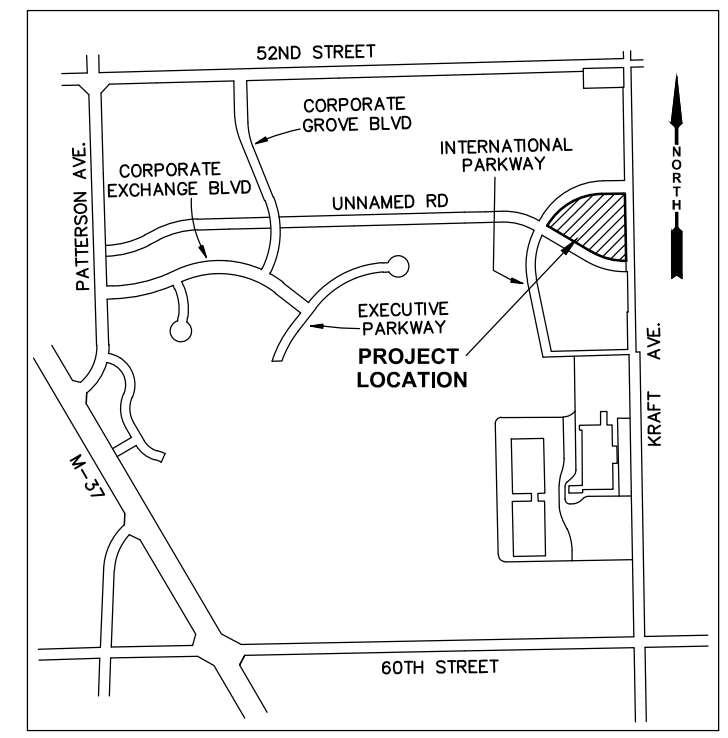
**BENCHMARKS**

- 4" DIA CONC BLOCK STRUCTURE  
RM 782.08  
12" INV N 774.18  
12" INV E 774.18  
12" INV SE 774.18  
12" INV SW 774.08  
2" DIA RIM  
4" DIA PRECAST STRUCTURE
- STORM CB#12  
RM 782.33  
12" CONC INV N 784.58  
BOTTOM STRUCTURE 782.43  
2" DIA RIM  
4" DIA CONC BLOCK STRUCTURE
- STORM MH#13  
RM 783.87  
12" CONC INV E 784.22  
24" CONC INV S 784.22  
24" CONC INV NE 784.32  
24" CONC INV W 784.17  
2" DIA RIM  
4" DIA PRECAST STRUCTURE
- STORM CB#14  
RM 783.33  
24" CONC INV N 784.43  
24" CONC INV SW 784.38  
BOTTOM STRUCTURE 782.73  
2'x2' SQ RIM  
4" DIA CONC BLOCK STRUCTURE
- SANITARY MH#15  
RM 785.45  
12" CLAY INV E 775.75  
12" CLAY INV W 775.70  
2" DIA RIM  
4" DIA PRECAST STRUCTURE
- STORM MH#16  
RM 786.38  
12" CONC INV S 787.83  
24" CONC INV N 785.83  
24" CONC INV W 785.48  
2" DIA RIM  
4" DIA PRECAST STRUCTURE
- STORM CB#17  
RM 784.57  
12" CONC INV N 789.27  
2'x2' SQ RIM  
4" DIA CONC BLOCK STRUCTURE
- SANITARY MH#18  
RM 785.35  
6" PVC INV E 778.25  
12" CLAY INV S 776.85  
12" CLAY INV N 776.55  
12" CLAY INV W 776.45  
2" DIA RIM  
4" DIA PRECAST STRUCTURE
- SANITARY MH#19  
RM 780.38  
12" CLAY INV E 777.63  
12" CLAY INV W 777.48  
2" DIA RIM  
4" DIA PRECAST STRUCTURE

**CONTROL POINTS**

- ELEVATION - 795.91  
SET SQUARE CUT IN WEST SIDE OF 24" CONCRETE LIGHTPOLE BASE, LOCATED 75± EAST OF C/L KRAFT AVENUE AND 90± NORTH OF C/L DRIVE TO #5350 KRAFT AVENUE.
- ELEVATION - 792.45  
NORTH SIDE TOP FLANGE TO BOLT UNDER THE "E" IN "EJW", LOCATED 7± NORTH OF NORTH BACK OF CURB OF INDUSTRIAL DRIVE & 600± WEST OF C/L KRAFT AVENUE.
- ELEVATION - 790.36  
SET SQUARE CUT IN EAST SIDE OF 24" CONCRETE LIGHT POLE BASE, LOCATED 85± EAST & 65± SOUTH OF THE NE CORNER OF BUILDING #5445 INDUSTRIAL PARKWAY.
- ELEVATION - 790.42  
SOUTHWEST BOLT TO 24" CONCRETE LIGHT POLE BASE, LOCATED 80± EAST C/L KRAFT AVENUE & 25± NORTH OF C/L OF SOUTH DRIVE TO BUILDING #5450 KRAFT AVENUE.
- CP#3  
M&B RED CAP  
N 21309.8201  
E 19310.4669  
ELEV 789.60
- CP#4  
M&B RED CAP  
N 21518.1554  
E 19673.4617  
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E 20002.4090  
ELEV 792.45
- CP#6  
M&B RED CAP  
N 20938.1611  
E 20010.7232  
ELEV 786.47

NE CORNER SECTION 31,  
TOWN 6 NORTH, RANGE 10 WEST,  
CASCADE TOWNSHIP, KENT CO., MI



PLAN SCALE: 1" = 40'

Know what's below.  
Call before you dig.

PLAN REVISIONS

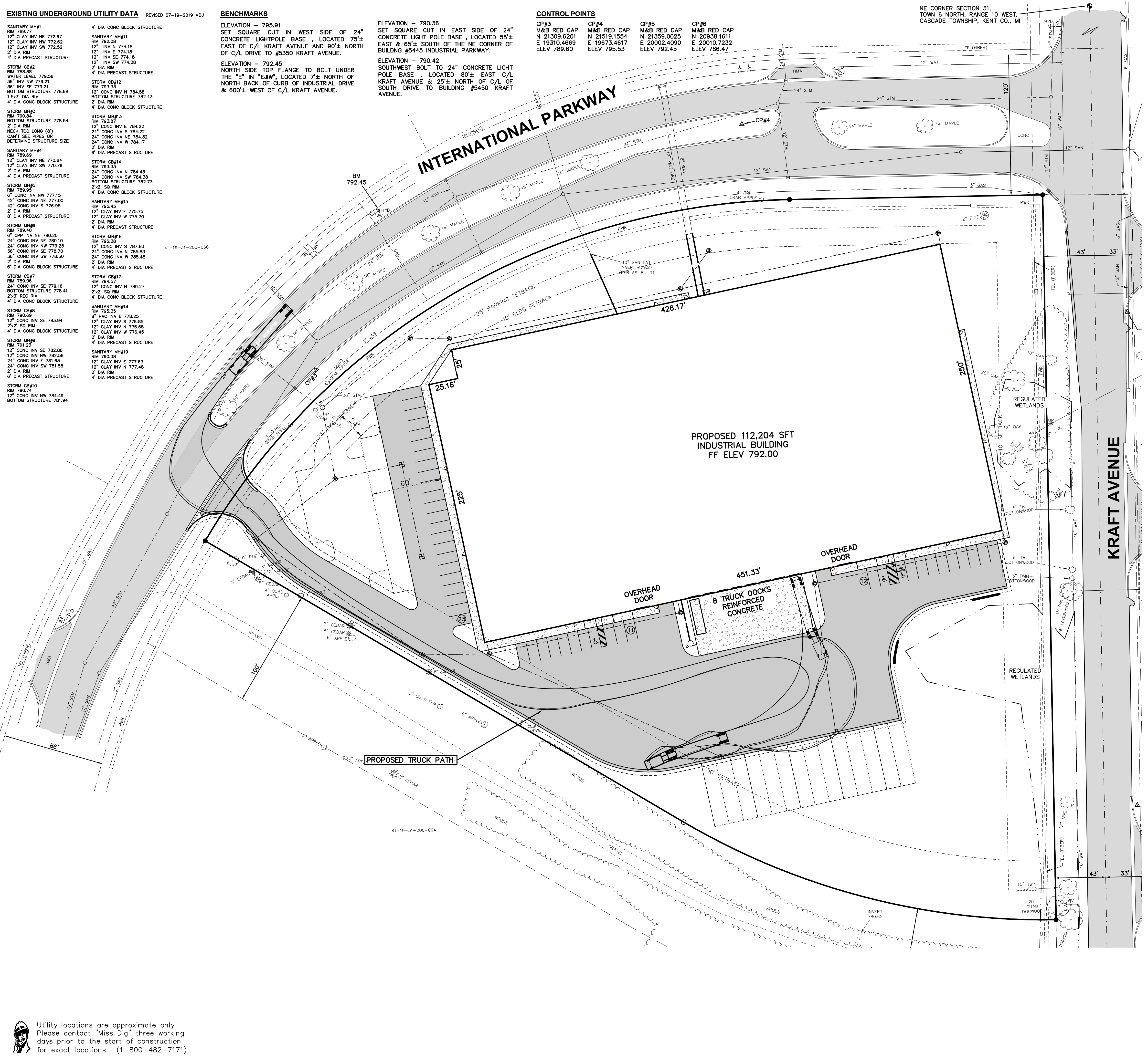
07-29-19	CONSTRUCTION PLAN SET
09-05-24	ADD WALKS ON N, W & E SIDE OF BLDG, TUTURE TRAILER, PRG ON S SIDE
09-18-24	REV PER TWP REVIEW COMMENTS

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
mailto:mbce@mbce.com

TRUCK PATH EXHIBIT  
FOR  
**5400 INTERNATIONAL PKY**  
CASCADE TWP., KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE	M&B
PROJECT NO.:	190134.01
DESIGN DRAWN BY:	JFL/FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	9/26/24
SHEET NUMBER	1 OF 1

PREPARED FOR:  
ROBERT GROTTERS DEVELOPMENT COMPANY  
4460 44TH STREET, SE #C200  
GRAND RAPIDS, MI 49512  
(616) 776-0033  
WWW.RGDC.COM



Utility locations are approximate only.  
Please contact "Miss Dig" three working  
days prior to the start of construction  
for exact locations. (1-800-482-7171)

**International Parkway**

5400 International Parkway  
Grand Rapids, Michigan 49512,  
Kent County

DATE: 08/23/2024 ISSUED FOR: Preliminary Design Review

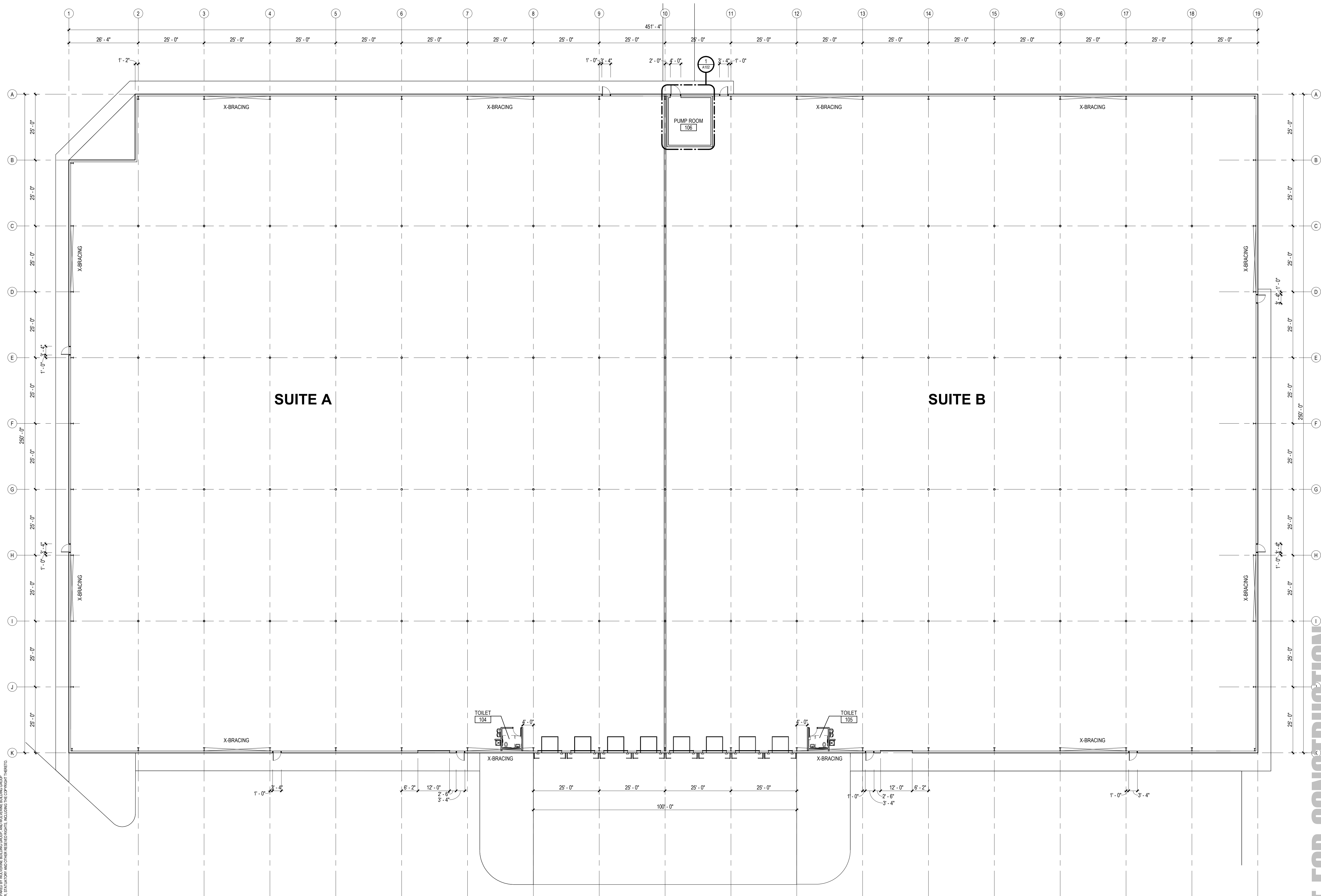
REVISIONS: DATE: ISSUED FOR:

PROJECT NO. A2051  
DRAWN BY John Hultsing  
PROJECT MGR Michael Beuschel

SCALE:

FLOOR PLAN

**A101**

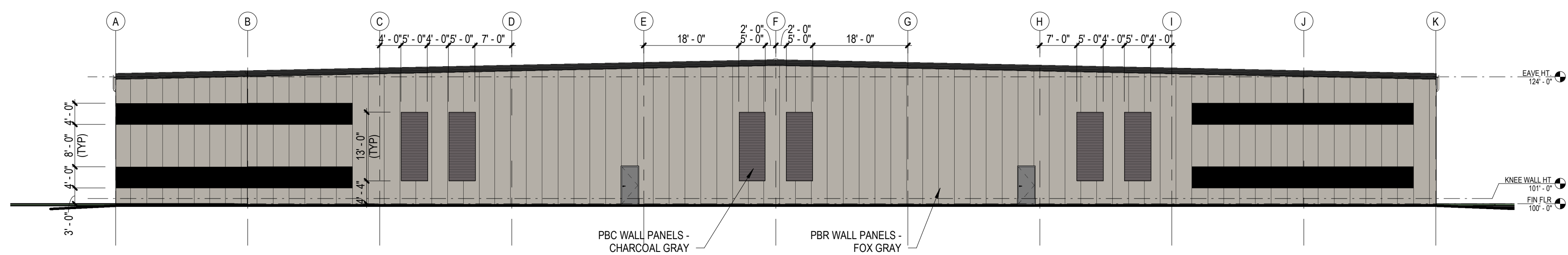
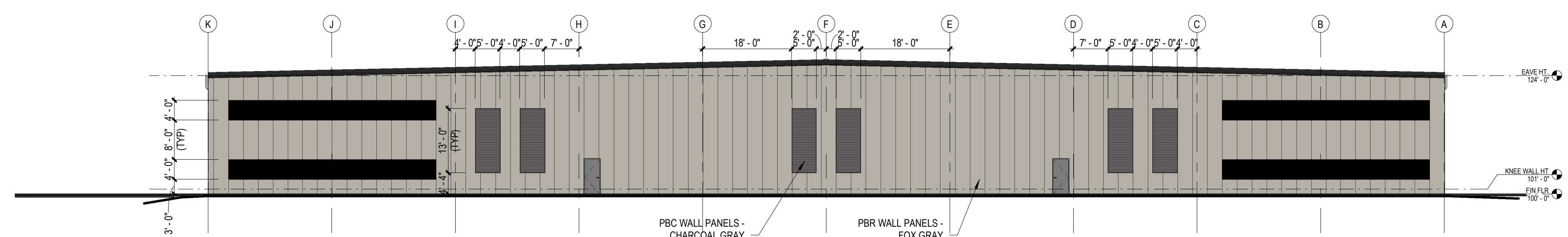
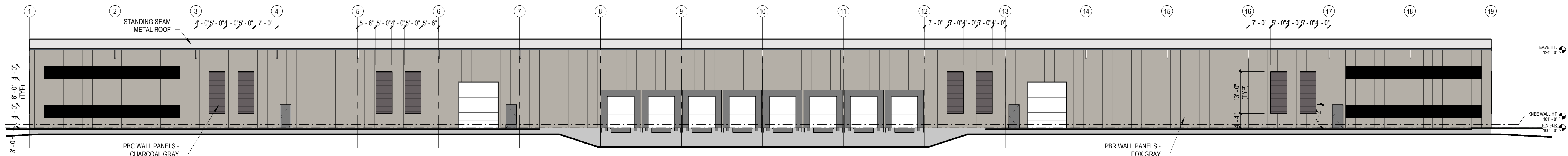
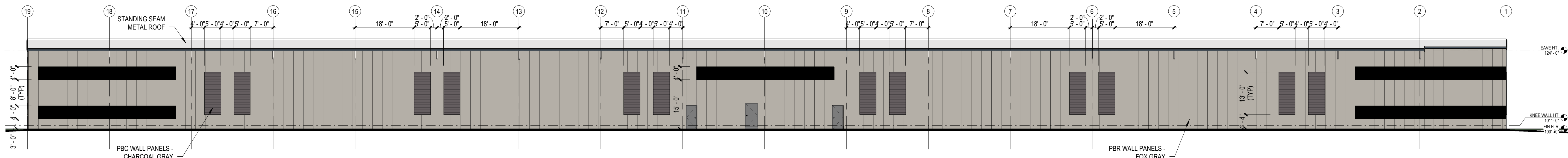


**FLOOR PLAN**  
1/16" = 1'-0"

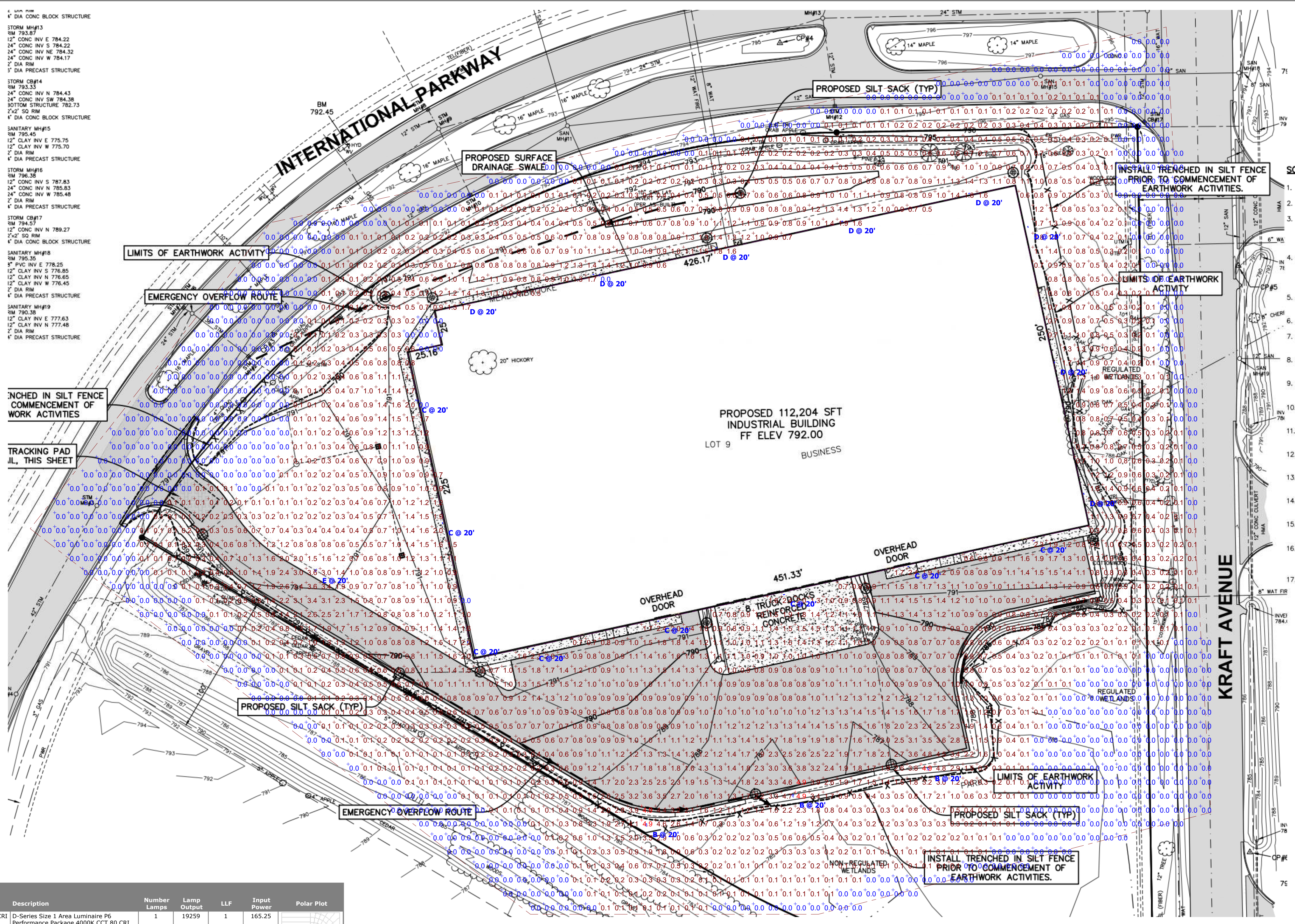
**NOT FOR CONSTRUCTION**

9/20/24 1:17:25 PM  
THIS DOCUMENT HAS BEEN PREPARED BY WOLVERINE BUILDING GROUP AND WOLVERINE BUILDING GROUP SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THEREIN.

**NOT FOR CONSTRUCTION**



9/20/24 13:24 PM  
THIS DOCUMENT HAS BEEN PREPARED BY WOLVERINE BUILDING GROUP AND WOLVERINE BUILDING GROUP SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.



- 4" DIA CONC BLOCK STRUCTURE
- STORM MH#13
- RM 793.67
- 12" CONC INV E 784.22
- 24" CONC INV S 784.22
- 24" CONC INV NE 784.32
- 24" CONC INV W 784.17
- 2" DIA RIM
- 5" DIA PRECAST STRUCTURE
- STORM CB#14
- RM 793.33
- 24" CONC INV N 784.43
- 24" CONC INV SW 784.38
- BOTTOM STRUCTURE 782.73
- 2'x2" SQ RIM
- 4" DIA CONC BLOCK STRUCTURE
- SANITARY MH#5
- RM 795.45
- 12" CLAY INV E 775.75
- 12" CLAY INV W 775.70
- 2" DIA RIM
- 4" DIA PRECAST STRUCTURE
- STORM MH#16
- RM 796.35
- 12" CONC INV S 787.83
- 24" CONC INV N 785.83
- 24" CONC INV W 785.48
- 2" DIA RIM
- 4" DIA PRECAST STRUCTURE
- STORM CB#17
- RM 794.17
- 12" CONC INV N 789.27
- 2'x2" SQ RIM
- 4" DIA CONC BLOCK STRUCTURE
- SANITARY MH#8
- RM 795.35
- 8" PVC INV E 778.25
- 12" CLAY INV S 776.85
- 12" CLAY INV N 776.85
- 12" CLAY INV W 776.45
- 2" DIA RIM
- 4" DIA PRECAST STRUCTURE
- SANITARY MH#9
- RM 790.35
- 12" CLAY INV E 777.63
- 12" CLAY INV N 777.48
- 2" DIA RIM
- 4" DIA PRECAST STRUCTURE

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
B			3	Lithonia Lighting	DSX1 LED P6 40K 80CRI TFTM MVOLT SPA	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Forward Throw	1	19259	1	165.25	
C			8	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFTM MVOLT DMG	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA.	1	7711	1	73.2	
D			8	Lithonia Lighting	DSXW1 LED 20C 700 40K T3M MVOLT DMG	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA.	1	5454	1	45.7	
E			1	Lithonia Lighting	DSX1 LED P4 40K 80CRI T3M MVOLT SPA	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	14710	1	123.94	

**Plan View**  
Scale - 1" = 40ft

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.6 fc	4.9 fc	0.0 fc	N/A	N/A

**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, October 7, 2024  
7:00 PM**

**ARTICLE 9.**

**Case #24-3864 – Public Hearing**

**Zoning Ordinance Amendments for  
Compatible Renewable Energy Ordinance (CREO)**

**Applicant:** Cascade Charter Township

**Requested Action:** To consider text amendments to the  
Zoning Ordinance for Chapter 3 - Definitions,  
Chapter 14 – AC (Airport Commerce) District,  
Overlay Districts and Chapter 17 – Special Uses.

## PLANNING STAFF MEMORANDUM

**TO:** Cascade Charter Township Planning Commission  
**FROM:** Andrea Hendrick, Planning Director  
**SUBJECT:** Compatible Renewable Energy Ordinance  
**MEETING DATE:** October 2, 2024

Planning Commissioners,

On November 2, 2023, the Michigan State Legislature enacted [Public Act 233 of 2023](#) into law. It amends the 2008 PA 295 regarding renewable energy and clean energy programs.

Key provisions include:

1. Requirements for electric and natural gas providers to implement renewable energy, clean energy, and energy waste reduction programs.
2. Certification of energy facilities, including wind, solar, and energy storage systems.
3. Public engagement processes for energy projects.
4. Regulations on local government authority concerning zoning for energy facilities.
5. Conditions for approval of energy projects, such as community impact, environmental considerations, and local agreements.

The act aims to promote clean energy development while balancing local governance and environmental protections.

The law is effective November 29, 2024.

### **Why does this effect Cascade?**

Public Act 233 of 2023 provides an approval process for utility scale wind energy facilities, solar energy facilities, and energy storage facilities developed by an electrical provider, such as Consumers Energy or DTE, or an independent power producer (IPP) through the Michigan Public Service Commission (MPSC). While local municipalities can regulate the development of the facilities defined in this act, the facilities cannot be fully prohibited.

Furthermore, the act provides a process for approval through the local unit of government, if the local government has adopted a compatible renewable energy ordinance (CREO). If a provider wishes to construct a renewable energy project in Cascade, they are required to hold a public meeting and provide notice to the Township Clerk. Within 30 days of the public meeting, the Township Supervisor must notify the electric provider or IPP that they have a CREO. The provider will then apply through the local unit of government. If the local unit of government has not adopted a CREO, local control is surrendered by default to the MPSC. Therefore, given the timeliness of the process, it is prudent Cascade preemptively adopt zoning ordinance

requirements for the facilities defined in PA 233 to maintain local control over approval. Staff has been working with Foster Swift since April to ensure this is thoughtfully drafted using best practices for this legislation in Cascade and other communities they serve.

### **Draft Overview**

You will notice that there is no mention of wind in the proposed Zoning Ordinance amendments. This is because Act 233 addresses utility scale facilities. The land area required to produce 100 kilowatts or more of wind energy is larger than the available undeveloped land in the Township. Therefore, it is infeasible for a developer to invest in utility scale wind projects in Cascade Township.

The proposed ordinance amendments do the following:

- Add the land uses defined in PA 233 to create a compatible renewable energy ordinance consistent with Section 233(3)
- Limit utility scale solar and battery storage to Overlay B through approval of a Special Use permit
- Provide Special Use standards for approval consistent with PA 233

### **Proposed Timeline:**

- October 7 Planning Commission - Public Hearing & Planning Commission recommendation
- October 23 - Board Introduction
- November 6 - Board Adoption
- November 29 – PPA 233 Effective Date

### **Attachments**

- 1) Draft Zoning Ordinance to regulate Utility Scale Battery Storage
- 2) Draft Zoning Ordinance to regulate Utility Scale Solar

Additionally, a representative from Foster Swift will be in attendance to answer any questions.

Thank you,



Andrea Hendrick, Cascade Charter Township Community Planning & Development Director

CASCADE TOWNSHIP

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND THE ZONING ORDINANCE  
TO REGULATE SOLAR ENERGY SYSTEMS

Cascade Township ordains:

**Section 1. Add Definitions to Chapter 3**

The following definitions are added to Chapter 3 of the Zoning Ordinance, and will be placed in the Zoning Ordinances so that all definitions are in alphabetical order:

- A. Abandonment: A Solar Energy System is abandoned if it has not been in operation for a period of one (1) year. This includes a Solar Energy System that was never operational if construction has been halted for a period of one (1) year.
- B. Building Integrated Photovoltaics (BIVPs): A small Solar Energy System that is integrated into the structure of a building, such as solar roof tiles and solar shingles.
- C. Commercial Solar Energy System: A Solar Energy System in which the principal design, purpose, or use is to provide energy to off-site uses or the wholesale or retail sale of generated electricity to any person or entity.
- D. Ground Mounted Solar Energy System: A Private or Commercial Solar Energy System that is not attached to or mounted to any roof or exterior wall of any principal or accessory building.
- E. Private Solar Energy System: A Solar Energy System used exclusively for private purposes and not used for any commercial resale of any energy, except for the sale of surplus electrical energy back to the electrical grid.
- F. Roof or Building Mounted Solar Energy System: A Private Solar Energy System attached to or mounted on any roof or exterior wall of any principal or accessory building, but excluding BIVPs.
- G. Solar Energy System: Any part of a system that collects or stores solar radiation or energy for the purpose of transforming it into any other form of usable energy, including the collection and transfer of heat created by solar energy to any other medium by any means.

**Section 2. Amendment of Section 14.12**

Section 14.12 of the Township’s Zoning Ordinance is hereby amended to add “Ground Mounted Private Solar Energy Systems” and “Commercial Solar Energy Systems” as special land uses in the AC Overlay B zoning district.

**Section 3. Add New Section 17.07(2)(u), entitled “Solar Energy Systems”**

Section 17.07(2)(u), entitled “Solar Energy Systems,” is added to the Township’s Zoning Ordinance. The section reads in its entirety as follows:

**Section 17.07(2)(u). Solar Energy Systems.**

**A. General Provisions.** All Solar Energy Systems are subject to the following requirements:

1. All Solar Energy Systems must conform to the provisions of this Ordinance and all county, state, and federal regulations and safety requirements, including applicable building codes and applicable industry standards, including those of the American National Standards Institute (ANSI).
2. The Township may revoke any approvals for, and require the removal of, any Solar Energy System that does not comply with this Ordinance.
3. Solar Energy Systems must be located or placed so that concentrated solar glare is not directed toward or onto nearby properties or roadways at any time of the day.
4. Solar Energy Systems are permitted in the Township as follows, subject to this Section and other applicable provisions of the Zoning Ordinance:

Type of System	Sub-Type of System	Zoning District	Special Use Permit
Private Solar Energy System	Private BIVPs	All zoning districts	Not required
	Roof or Building Mounted Private Solar Energy System	All zoning districts as accessory use	Not required
	Ground Mounted Private Solar Energy Systems	AC Overlay B	Required
Commercial Solar Energy System	All Commercial Solar Energy Systems (Ground Mounted only)	AC Overlay B	Required

\* Commercial Solar Energy Systems are not permitted on any properties enrolled in the PA 116 Farmland and Open Space Preservation Program.

**B. Private Solar Energy Systems.**

1. Private Solar Energy System BIVPs. Private Solar Energy System BIVPs are permitted in all zoning districts. A building permit is required for the installation of BIVPs.
2. Roof or Building Mounted Private Solar Energy Systems. Roof or Building Mounted Private Solar Energy Systems are permitted in all zoning districts as an accessory use, subject to the following requirements:

- a. No part of the Solar Energy System erected on a roof is permitted to extend beyond the peak of the roof. If the Solar Energy System is mounted on a building in an area other than the roof, no part of the Solar Energy System is permitted to extend beyond the wall on which it is mounted.
- b. No part of a Solar Energy System mounted on a roof is to be installed closer than three (3) feet from the edges of the roof, the peak, or eave or valley to maintain pathways of accessibility.
- c. No part of a Solar Energy System mounted on a roof is permitted to extend more than two (2) feet above the surface of the roof.
- d. If a Roof or Building Mounted Private Solar Energy System has been abandoned, the property owner must remove it within three (3) months after the date of abandonment.
- e. A building permit is required for the installation of Roof or Building Mounted Private Solar Energy Systems.

3. Ground Mounted Private Solar Energy Systems. Ground Mounted Private Solar Energy Systems are allowed only in the AC Overlay B zoning district and require a special land use permit and site plan review. In addition to all requirements for a special land use permit and site plan review and approval, Ground Mounted Private Solar Energy Systems are also subject to the following requirements:

- a. *Site Plan.* Before installation of a Ground Mounted Private Solar Energy System, the property owner must submit a site plan to the Zoning Administrator. The site plan must include setbacks, panel size, and the location of property lines, buildings, fences, greenbelts, and road right of ways. The site plan must be drawn to scale.
- b. *Maximum Height.* A Ground Mounted Private Solar Energy System must not exceed the maximum building height for adjacent accessory buildings and must not exceed fifteen (15) feet above the ground when oriented at maximum tilt.
- c. *Location.* A Ground Mounted Private Solar Energy System must be located in the rear yard and meet the rear yard setback requirements applicable in the underlying zoning district.
- d. *Underground Transmission.* All power transmission or other lines, wires, or conduits from a Ground Mounted Private Solar Energy System to any building or other structure must be located underground. If batteries are used as part of the Ground Mounted Private Solar Energy System, they must be placed in a secured container or enclosure.

- e. *Screening.* Greenbelt screening is required around any Ground Mounted Private Solar Energy System and around any equipment associated with the system to obscure, to the greatest extent possible, the Solar Energy System from any adjacent residences. The greenbelt must consist of shrubbery, trees, or other non-invasive plant species that provide a visual screen. In lieu of a planting greenbelt, a decorative fence that is at least 50% opaque (meeting the requirements of this Ordinance applicable to fences) may be used if approved by the Planning Commission.
- f. *Lot Area Coverage.* No more than 20% of the total lot area may be covered by a Ground Mounted Private Solar Energy System.
- g. *Appearance.* The exterior surfaces of a Ground Mounted Private Solar Energy System must be generally neutral in color and substantially non-reflective of light.
- h. *Abandonment.* If a Ground Mounted Private Solar Energy System has been abandoned, the property owner must notify the Township and remove the system within three (3) months after the date of abandonment.
- i. *Building Permit.* A building permit is required for installation of a Ground Mounted Private Solar Energy System.
- j. *Transferability.* A special use permit for a Ground Mounted Private Solar Energy System is transferable to a new owner. The new owner must register its name and business address with the Township and must comply with this Ordinance and all approvals and conditions issued by the Township.
- k. *Remedies.* If an applicant or operator of a Ground Mounted Solar Energy System fails to comply with this Ordinance, the Township, in addition to any other remedy under this Ordinance, may revoke the special land use permit and site plan approval after giving the applicant notice and an opportunity to be heard. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township's actual attorney fees and costs.

**C. Commercial Solar Energy Systems.** Commercial Solar Energy Systems are allowed only in the AC Overlay B zoning district (except they are not permitted on any properties enrolled in the PA 116 Farmland and Open Space Preservation Program) and require a special land use permit and site plan review. In addition to all requirements for a special land use permit and site plan review and approval, Commercial Solar Energy Systems are also subject to the following requirements:

1. *Application Requirements.* The applicant for a Commercial Solar Energy System must provide the Township with all of the following:

- a. Application fee in an amount set by resolution of the Township Board.
- b. A list of all parcel numbers that will be used by the Commercial Social Energy System; documentation establishing ownership of each parcel; and any lease agreements, easements, or purchase agreements for the subject parcels.
- c. An operations agreement setting forth the operations parameters, the name and contact information of the certified operator, the applicant's inspection protocol, emergency procedures, and general safety documentation.
- d. Current photographs of the subject property.
- e. A site plan that includes all proposed structures and the location of all equipment, transformers, and substations, as well as all setbacks, panel sizes, and the location of property lines, signage, fences, greenbelts and screening, drain tiles, easements, floodplains, bodies of water, proposed access routes, and road right of ways. The site plan must be drawn to scale and must indicate how the Commercial Solar Energy System will be connected to the power grid.
- f. A copy of the applicant's power purchase agreement or other written agreement with an electric utility showing approval of an interconnection with the proposed Commercial Solar Energy System.
- g. A written plan for maintaining the subject property, including a plan for maintaining and inspecting drain tiles and addressing stormwater management, which is subject to the Township's review and approval.
- h. A decommissioning and land reclamation plan describing the actions to be taken following the abandonment or discontinuation of the Commercial Solar Energy System, including evidence of proposed commitments with property owners to ensure proper final reclamation, repairs to roads, and other steps necessary to fully remove the Commercial Solar Energy System and restore the subject parcels, which is subject to the Township's review and approval.
- i. Financial security that meets the requirements of this Section, which is subject to the Township's review and approval.
- j. A plan for resolving complaints from the public or other property owners concerning the construction and operation of the Commercial Solar Energy System, which is subject to the Township's review and approval.

- k. A plan for managing any hazardous waste, which is subject to the Township's review and approval.
- l. A transportation plan for construction and operation phases, including any applicable agreements with the County Road Commission and Michigan Department of Transportation, which is subject to the Township's review and approval.
- m. An attestation that the applicant will indemnify and hold the Township harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the Solar Energy System, which is subject to the Township's review and approval.
- n. Proof of environmental compliance, including compliance with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act; (MCL 324.3101 et. seq.; Part 91, Soil Erosion and Sedimentation Control (MCL 324.9101 et. seq.) and any corresponding County ordinances; Part 301, Inland Lakes and Streams, (MCL 324.30101 et. seq.); Part 303, Wetlands (MCL 324.30301 et. seq.); Part 365, Endangered Species Protection (MCL324.36501 et. seq.); and any other applicable laws and rules in force at the time the application is considered by the Township
- o. Any additional information or documentation requested by the Planning Commission, Township Board, or other Township representative.

2. *System and Location Requirements.*

- a. Commercial Solar Energy Systems must be ground mounted.
- b. Commercial Solar Energy Systems must be located on parcels of land twenty (20) acres in size or larger.
- c. Commercial Solar Energy Systems are not permitted on any properties enrolled in the PA 116 Farmland and Open Space Preservation Program.
- d. Commercial Solar Energy Systems (including all solar panels, structures, and equipment) must be set back 500 feet from all lot lines and public road rights-of-way. If a single Commercial Solar Energy System is located on more than one lot, then the lot-line setbacks of this subsection do not apply to the lot lines shared by those lots.
- e. The height of the Commercial Solar Energy System and any mounts, buildings, accessory structures, and related equipment must not exceed fifteen (15) feet when oriented at maximum tilt. Lightning

rods may exceed 15 feet in height, but they must be limited to the height necessary to protect the Commercial Solar Energy System from lightning.

3. *Lot Area Coverage.* No more than 20% of the total lot area may be covered by a Commercial Solar Energy System.

4. *Permits.* All required county, state, and federal permits must be obtained before the Commercial Solar Energy System begins operating.

5. *Screening.* Greenbelt screening is required around any Commercial Solar Energy System and around any equipment associated with the system to obscure, to the greatest extent possible, the Solar Energy System from any adjacent residences. The greenbelt must consist of shrubbery, trees, or other non-invasive plant species that provide a visual screen. At least 50% of the plants must be evergreen trees that are at least six feet tall at the time of planting. In lieu of a planting greenbelt, a decorative fence that is at least 50% opaque and that meets the requirements of this Ordinance applicable to fences may be used if approved by the Planning Commission.

6. *Lighting.* Lighting of the Commercial Solar Energy System is limited to the minimum light necessary for safe operation. Illumination from any lighting must not extend beyond the perimeter of the lot(s) used for the Commercial Solar Energy System. The Commercial Solar Energy System must not produce any glare that is visible to neighboring lots or to persons traveling on public or private roads.

7. *Security Fencing.* Security fencing must be installed around all electrical equipment related to the Commercial Solar Energy System, including any transformers and transfer stations. Appropriate warning signs must be posted at safe intervals at the entrance and around the perimeter of the Commercial Solar Energy System.

8. *Noise.* The noise generated by a Commercial Solar Energy System must not exceed the following limits:

- a. Forty (40) Dba Lmax, as measured at the property line of any adjacent R-1 (Residential) or B-1 (Business) zoned land in existence at the time the Commercial Solar Energy System is granted special land use approval.
- b. Forty (40) Dba Lmax, as measured at any neighboring residence in existence at the time the Commercial Solar Energy System is granted special land use approval, between the hours of 9:00 p.m. and 7:00 a.m.
- c. Forty (40) Dba Lmax, as measured at the lot lines of the project boundary.
- d. In addition to the above limitations, a sound barrier of a solid decorative masonry wall or evergreen tree berm, with trees spaced not less than 10 feet apart, must be constructed to reduce noise levels

surrounding all inverters. The berm must be no more than ten (10) feet from all inverters, must be at least as tall as all inverters but not more than three (3) feet taller than the height of all inverters.

9. *Underground Transmission.* All power transmission or other lines, wires, or conduits from a Commercial Solar Energy System to any building or other structure must be located underground at a depth that complies with current National Electrical Code standards, except for power switchyards or the area within a substation. If batteries are used as part of the Ground Mounted Solar Energy System, they must be placed in a secured container or enclosure.

10. *Drain Tile Inspections.* The Commercial Solar Energy System must be maintained in working condition at all times while in operation. The applicant or operator must inspect all drain tile at least once every three years by means of robotic camera, with the first inspection occurring before the Commercial Solar Energy System is in operation. The applicant or operator must submit proof of the inspection to the Township. The owner or operator must repair any damage or failure of the drain tile within sixty (60) days after discovery and submit proof of the repair to the Township. The Township is entitled, but not required, to have a representative present at each inspection or to conduct an independent inspection.

11. *Insurance.* The applicant or operator will maintain property/casualty insurance and general commercial liability insurance in an amount of at least \$10 million per occurrence.

12. *Decommissioning.* If a Commercial Solar Energy System is abandoned or otherwise nonoperational for a period of one year, the property owner or the operator must notify the Township and must remove the system within six (6) months after the date of abandonment. Removal requires receipt of a demolition permit from the Building Official and full restoration of the site to the satisfaction of the Zoning Administrator. The site must be filled and covered with top soil and restored to a state compatible with the surrounding vegetation. The requirements of this subsection also apply to a Commercial Solar Energy System that is never fully completed or operational if construction has been halted for a period of one (1) year.

13. *Financial Security.* To ensure proper decommissioning of a Commercial Solar Energy System upon abandonment, the applicant must post financial security in the form of a security bond, escrow payment, or irrevocable letter of credit in an amount equal to 125% of the total estimated cost of decommissioning, code enforcement, and reclamation, which cost estimate must be approved by the Township. The operator and the Township will review the amount of the financial security every two (2) years to ensure that the amount remains adequate. This financial security must be posted within fifteen (15) business days after approval of the special land use application.

14. *Extraordinary Events.* If the Commercial Solar Energy System experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the applicant or operator must notify the Township within 24 hours.

15. *Annual Report.* The applicant or operator must submit a report on or before January 1 of each year that includes all of the following:

- a. Current proof of insurance;

- b. Verification of financial security; and
- c. A summary of all complaints, complaint resolutions, and extraordinary events.

16. *Inspections.* The Township may inspect a Commercial Solar Energy System at any time by providing 24 hours advance notice to the applicant or operator.

17. *Transferability.* A special use permit for a Commercial Solar Energy System is transferable to a new owner. The new owner must register its name and business address with the Township and must comply with this Ordinance and all approvals and conditions issued by the Township.

18. *Remedies.* If an applicant or operator fails to comply with this Ordinance, the Township, in addition to any other remedy under this Ordinance, may revoke the special land use permit and site plan approval after giving the applicant or operator notice and an opportunity to be heard. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township’s actual attorney fees and costs.

**D. Commercial Solar Energy Systems under PA 233.**

On or after November 29, 2024, once PA 233 of 2023 is in effect, the following provisions apply to Commercial Solar Energy Systems with a nameplate capacity of 50 megawatts or more. To the extent these provisions conflict with the provisions in subsection C above (“Commercial Solar Energy Systems”), the provisions below control as to such Commercial Solar Energy Systems. All provisions in subsection C above that do not conflict with this subsection remain in full force and effect. This subsection does not apply if PA 233 of 2023 is repealed, enjoined, or otherwise not in effect, and does not apply to Commercial Solar Energy Systems with a nameplate capacity of less than 50 megawatts.

a. *Setbacks.* Commercial Solar Energy Systems must comply with the following minimum setback requirements, with setback distances measured from the nearest edge of the perimeter fencing of the facility:

<b>Setback Description</b>	<b>Setback Distance</b>
Occupied community buildings and dwellings on nonparticipating properties	300 feet from the nearest point on the outer wall
Public road right-of-way	50 feet measured from the nearest edge of a public road right-of-way
Nonparticipating parties	50 feet measured from the nearest shared property line

b. *Fencing.* Fencing for the Commercial Solar Energy System must comply with the latest version of the National Electric Code as November 29, 2024, or as subsequently amended.

c. *Height.* Solar panel components must not exceed a maximum height of 25 feet above ground when the arrays are at full tilt.

d. *Noise.* The Commercial Solar Energy System must not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.

e. *Lighting.* The Commercial Solar Energy System must implement dark sky-friendly lighting solutions.

f. *Environmental Regulations.* The Commercial Solar Energy System must comply with applicable state or federal environmental regulations.

g. *Host community agreement.* The applicant shall enter into a host community agreement with the Township. The host community agreement shall require that, upon commencement of any operation, the Commercial Solar Energy System owner must pay the Township \$2,000.00 per megawatt of nameplate capacity. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the local unit and the applicant.

**Section 4. Validity and Severability.**

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

**Section 5. Repealer.**

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

**Section 6. Effective Date.**

This Ordinance takes effect seven (7) days after publication as provided by law.

CASCADE TOWNSHIP

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND THE ZONING ORDINANCE  
TO REGULATE UTILITY-SCALE BATTERY ENERGY STORAGE SYSTEMS

Cascade Township ordains:

**Section 1. Add Definitions to Chapter 3**

The following definitions are added to Chapter 3 of the Zoning Ordinance, and will be placed in the Zoning Ordinances so that all definitions are in alphabetical order:

- a. *Battery management system*: An electronic regulator that manages a Utility-Scale Battery Energy Storage System by monitoring individual battery module voltages and temperatures, container temperature and humidity, off-gassing of combustible gas, fire, ground fault and DC surge, and door access and capable of shutting down the system before operating outside safe parameters.
- b. *Utility-scale battery energy storage facilities*: One or more devices, assembled together, capable of storing energy in order to supply electrical energy, including battery cells used for absorbing, storing, and discharging electrical energy in a Utility-Scale Battery Energy Storage System ("BESS") with a battery management system ("BMS").
- c. *Utility-scale battery energy storage system*: A physical container providing secondary containment to battery cells that is equipped with cooling, ventilation, fire suppression, and a battery management system.

**Section 2. Amendment of Section 14.12**

Section 14.12 of the Township’s Zoning Ordinance is hereby amended to add “Utility-Scale Battery Energy Storage Facilities” as a special land use in the AC Overlay B zoning district.

**Section 3. Add New Section 17.07(2)(v) of the Zoning Ordinance**

The Township’s Zoning Ordinance is amended to add a new section 17.07(2)(v), which reads as follows in its entirety:

**Section 17.07(2)(v) Utility-Scale Battery Energy Storage Facilities**

**1. General Provisions.**

All Utility-Scale Battery Energy Storage Systems are subject to the following requirements:

- a. All Utility-Scale Battery Energy Storage Systems must conform to the provisions of this Ordinance and all county, state, and federal regulations and safety requirements, including

applicable building codes, applicable industry standards, and NFPA 855 “Standard for the Installation of Stationary Energy Storage Systems.”

b. The Township may enforce any remedy or enforcement, including but not limited to the removal of any Utility-Scale Battery Energy Storage System pursuant to the Zoning Ordinance or as otherwise authorized by law if the Utility-Scale Battery Energy Storage System does not comply with this Ordinance.

c. Utility-Scale Battery Energy Storage Systems are permitted in the Township as a special land use only in the AC Overlay B Zoning District.

## **2. Application Requirements.**

The applicant for a Utility-Scale Battery Energy Storage System must provide the Township with all of the following:

- a. Application fee in an amount set by resolution of the Township Board.
- b. A list of all parcel numbers that will be used by the Utility-Scale Battery Energy Storage System; documentation establishing ownership of each parcel; and any lease agreements, easements, or purchase agreements for the subject parcels.
- c. An operations agreement setting forth the operations parameters, the name and contact information of the operator, the applicant’s inspection protocol, emergency procedures, and general safety documentation.
- d. Current photographs of the subject property.
- e. A site plan that includes all proposed structures and the location of all equipment, as well as all setbacks, the location of property lines, signage, fences, greenbelts and screening, drain tiles, easements, floodplains, bodies of water, proposed access routes, and road right of ways. The site plan must be drawn to scale and must indicate how the Utility-Scale Battery Energy Storage System will be connected to the power grid.
- f. A copy of the applicant’s power purchase agreement or other written agreement with an electric utility showing approval of an interconnection with the proposed Utility-Scale Battery Energy Storage System.
- g. A written plan for maintaining the subject property, including a plan for maintaining and inspecting drain tiles and addressing stormwater management, which is subject to the Township’s review and approval.
- h. A decommissioning and land reclamation plan describing the actions to be taken following the abandonment or discontinuation of the Utility-Scale Battery Energy Storage System, including evidence of proposed commitments with property owners to ensure proper final reclamation, repairs to roads, and other steps necessary to fully remove the Utility-Scale Battery Energy Storage System and restore the subject parcels, which is subject to the Township’s review and approval.

i. Financial security that meets the requirements of this Section, which is subject to the Township's review and approval.

j. A plan for resolving complaints from the public or other property owners concerning the construction and operation of the Utility-Scale Battery Energy Storage System, which is subject to the Township's review and approval.

k. A plan for managing any hazardous waste, which is subject to the Township's review and approval.

l. A fire protection plan, which identifies the fire risks associated with the Utility-Scale Battery Energy Storage System; describes the fire suppression system that will be implemented; describes what measures will be used to reduce the risk of fires re-igniting (i.e., implementing a "fire watch"); identifies the water sources that will be available for the local fire department to protect adjacent properties; identifies a system for continuous monitoring, early detection sensors, and appropriate venting; and explains all other measures that will be implemented to prevent, detect, control, and suppress fires and explosions.

m. A transportation plan for construction and operation phases, including any applicable agreements with the Kent County Road Commission and Michigan Department of Transportation, which is subject to the Township's review and approval.

n. An attestation that the applicant will indemnify and hold the Township harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the Utility-Scale Battery Energy Storage System, which is subject to the Township's review and approval.

o. Proof of environmental compliance, including compliance with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act; (MCL 324.3101 et. seq.; Part 91, Soil Erosion and Sedimentation Control (MCL 324.9101 et. seq.) and any corresponding County ordinances; Part 301, Inland Lakes and Streams, (MCL 324.30101 et. seq.); Part 303, Wetlands (MCL 324.30301 et. seq.); Part 365, Endangered Species Protection (MCL324.36501 et. seq.); and any other applicable laws and rules in force at the time the application is considered by the Township.

p. Any additional information or documentation requested by the Planning Commission, Township Board, or other Township representative.

### **3. System and Location Requirements.**

The site development requirements shall meet or exceed all of the requirements in the underlying district and all of the following:

a. *Lighting.* Lighting of the Utility-Scale Battery Energy Storage System is limited to the minimum light necessary for safe operation. Illumination from any lighting must not extend beyond the perimeter of the lot(s) used for the Utility-Scale Battery Energy Storage System. The Utility-Scale Battery Energy Storage System must not produce any glare that is visible to neighboring lots or to persons traveling on public or private roads.

b. *Security Fencing.* Security fencing must be installed around all electrical equipment related to the Utility-Scale Battery Energy Storage System. Appropriate warning signs must be posted at safe intervals at the entrance and around the perimeter of the Utility-Scale Battery Energy Storage System.

c. *Noise.* The noise generated by a Commercial Utility-Scale Battery Energy Storage System must not exceed 45 dBA Lmax, as measured at the property line of any adjacent parcel.

d. *Underground Transmission.* All power transmission or other lines, wires, or conduits from a Utility-Scale Battery Energy Storage System to any building or other structure must be located underground at a depth that complies with current National Electrical Code standards, except for power switchyards or the area within a substation.

e. *Drain Tile Inspections.* The Utility-Scale Battery Energy Storage System must be maintained in working condition at all times while in operation. The applicant or operator must inspect all drain tile at least once every three years by means of robotic camera, with the first inspection occurring before the Utility-Scale Battery Energy Storage System is in operation. The applicant or operator must submit proof of the inspection to the Township. The owner or operator must repair any damage or failure of the drain tile within sixty (60) days after discovery and submit proof of the repair to the Township. The Township is entitled, but not required, to have a representative present at each inspection or to conduct an independent inspection.

f. *Fire Protection.*

i. Before any construction of the Utility-Scale Battery Energy Storage System begins, the Township's fire department (or fire department with which the Township contracts for fire service) will review the fire protection plan submitted with the application. The fire chief will determine whether the fire protection plan adequately protects the Township's residents and property and whether there is sufficient water supply to comply with the fire protection plan and to respond to fire or explosion incidents. If the fire chief determines that the plan is adequate, then the fire chief will notify the Township Supervisor or his or her designee of that determination. If the fire chief determines that the plan is inadequate, then the fire chief may propose modifications to the plan, which the applicant or operator of the Utility-Scale Battery Energy Storage System must implement. The fire chief's decision may be appealed to the Township Board, and the Township Board will hear the appeal at an open meeting. The Township Board may affirm, reverse, or modify the fire chief's determination. The Township Board's decision is final, subject to any appellate rights available under applicable law.

ii. The applicant or operator may amend the fire protection plan from time-to-time in light of changing technology or other factors. Any

proposed amendment must be submitted to the fire department for review and approval under subsection (a).

iii. The Utility-Scale Battery Energy Storage System must comply with the fire protection plan as approved by the fire chief (or as approved by the Township Board in the event of an appeal).

g. *Insurance.* The applicant or operator will maintain property/casualty insurance and general commercial liability insurance in an amount of at least \$5 million per occurrence. The Township shall be listed as an additional insured on the policy at all times.

h. *Permits.* All required county, state, and federal permits must be obtained before the Utility-Scale Battery Energy Storage System begins operating. A building permit from Kent County is required for construction of a Utility-Scale Battery Energy Storage System, regardless of whether the applicant or operator is otherwise exempt under state law.

i. *Decommissioning.* If a Utility-Scale Battery Energy Storage System is abandoned or otherwise nonoperational for a period of one year, the property owner or the operator must notify the Township and must remove the system within six (6) months after the date of abandonment. Removal requires receipt of a demolition permit from the Building Official and full restoration of the site to the satisfaction of the Zoning Administrator. The site must be filled and covered with top soil and restored to a state compatible with the surrounding vegetation. The requirements of this subsection also apply to a Utility-Scale Battery Energy Storage System that is never fully completed or operational if construction has been halted for a period of one (1) year.

j. *Financial Security.* To ensure proper decommissioning of a Commercial Utility-Scale Battery Energy Storage System upon abandonment, the applicant must post financial security in the form of a security bond or escrow payment in an amount equal to 125% of the total estimated cost of decommissioning, code enforcement, and reclamation, which cost estimate must be approved by the Township. The operator and the Township will review the amount of the financial security every two (2) years to ensure that the amount remains adequate. This financial security must be posted within fifteen (15) business days after approval of the special use application.

k. *Extraordinary Events.* If the Utility-Scale Battery Energy Storage System experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the applicant or operator must notify the Township within 24 hours.

l. *Annual Report.* The applicant or operator must submit a report on or before January 1 of each year that includes all of the following:

- i. Current proof of insurance;
- ii. Verification of financial security; and

iii. A summary of all complaints, complaint resolutions, and extraordinary events.

m. *Inspections.* The Township may inspect a Utility-Scale Battery Energy Storage System at any time by providing 24 hours advance notice to the applicant or operator.

n. *Transferability.* A special use permit for a Utility-Scale Battery Energy Storage System is transferable to a new owner. The new owner must register its name and business address with the Township and must comply with this Ordinance and all approvals and conditions issued by the Township.

o. *Remedies.* If an applicant or operator fails to comply with this Ordinance, the Township, may pursue any remedy or enforcement, including but not limited to the removal of any Utility-Scale Battery Energy Storage System pursuant to the Zoning Ordinance or as otherwise authorized by law. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township’s actual attorney fees and costs.

**4. Utility-Scale Battery Energy Storage Systems under PA 233**

On or after November 29, 2024, once PA 233 of 2023 is in effect, the following provisions apply to Utility-Scale Battery Energy Storage Systems with a nameplate capacity of 50 megawatts or more and an energy discharge capability of 200 megawatt hours of more. To the extent these provisions conflict with the provisions in subsections 1-3 above, these provisions control as to such Utility-Scale Battery Energy Storage Systems. This subsection does not apply if PA 233 of 2023 is repealed, enjoined, or otherwise not in effect, and does not apply to Battery Energy Storage Systems with a nameplate capacity of less than 50 megawatts. All provisions in subsections 1-3 above that do not conflict with this subsection remain in full force and effect.

a. *Setbacks.* Utility-Scale Battery Energy Storage Systems must comply with the following minimum setback requirements, with setback distances measured from the nearest edge of the perimeter fencing of the facility:

<b>Setback Description</b>	<b>Setback Distance</b>
Occupied community buildings and dwellings on nonparticipating properties	300 feet from the nearest point on the outer wall
Public road right-of-way	50 feet measured from the nearest edge of a public road right-of-way
Nonparticipating parties	50 feet measured from the nearest shared property line

b. *Installation.* The Utility-Scale Battery Energy Storage System must comply with the version of NFPA 855 “Standard for the Installation of Stationary Energy Storage Systems” in

effect on the effective date of the amendatory act that added this section or any applicable successor standard.

c. *Noise.* The Utility-Scale Battery Energy Storage System must not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.

d. *Lighting.* The Utility-Scale Battery Energy Storage System must implement dark sky-friendly lighting solutions.

e. *Environmental Regulations.* The Utility-Scale Battery Energy Storage System must comply with applicable state or federal environmental regulations.

f. *Host community agreement.* The applicant shall enter into a host community agreement with the Township. The host community agreement shall require that, upon commencement of any operation, the Utility-Scale Battery Energy Storage System owner must pay the Township \$2,000.00 per megawatt of nameplate capacity. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the local unit and the applicant.

#### **Section 4. Validity and Severability.**

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

#### **Section 5. Repealer.**

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

#### **Section 6. Effective Date.**

This Ordinance takes effect seven days after publication as provided by law.