

**REVISED**

**AGENDA**

**Cascade Charter Township Planning Commission**

**Monday, December 05, 2016**

**7:00 pm**

**Cascade Library Wisner Center**

**2870 Jacksmith Ave. SE**

- ARTICLE 1. Call the meeting to order  
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the November 14, 2016 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.  
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #16-3329 Spees  
**Public Hearing**  
**Property Address: 6010 28<sup>th</sup> St.**  
**Requested Action:** The applicant is requesting preliminary approval to amend the existing P.U.D. to allow for two fast food restaurants.**
- ARTICLE 7. Case #16-3348 Edward Rose/Meadowbrook PUD Amendment  
**Property Address: 5794 Broadmoor Ave & 5201 60<sup>th</sup> St.**  
**Requested Action:** The applicant is requesting basic plan review to amend the Meadowbrooke P.U.D. to allow for multifamily residential and commercial development.**
- ARTICLE 8. Case #16-3330 Cascade Lodging – Meijer PUD Amendments  
**Property Address: 5411 28<sup>th</sup> St Ct**  
**Requested Action:** The applicant is requesting recommendation to the Township Board to amend the existing P.U.D. to allow for a new hotel.**
- ARTICLE 9. Any other business**
- ARTICLE 10. Adjournment**

**Meeting format**

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

**MINUTES**  
Cascade Charter Township  
Planning Commission  
Monday, November 14, 2016  
7:00 P.M.

**ARTICLE 1.** Chairman Waalkes called the meeting to order at 7:00 P.M.  
Members Present: Katsma, Lewis, Mead, Rissi, Sperla and Williams  
Members Absent: Pennington (E) and Robinson (E)  
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

**ARTICLE 2. Pledge of Allegiance.**

**ARTICLE 3. Approve the current Agenda.**

**Motion was made by Member Lewis to approve the Agenda. Supported by Member Mead. Motion carried 7 to 0.**

**ARTICLE 4. Approve the Minutes of the October 3, 2016 Meeting.**

**Motion was made by Member Sperla to approve the Minutes as presented. Supported by Member Williams. Motion carried 7 to 0.**

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

No visitors who were present wished to speak about non-agenda items.

**ARTICLE 6. Case #16:3337 Karl Romence**

**Public Hearing**

**Property Address: 5752 Hall Street**

**Requested Action:** The Applicant is requesting a Special Use Permit to construct an accessory building in excess of 832 sq. ft.

Director Peterson stated that the Applicant is requesting permission to construct a 30' by 40' accessory building (1,200 sq. ft.). The building will be 12 feet tall as measured to the midpoint. Use of the building would be for personal storage of lawn equipment, cars, etc.

The building would be located in the rear yard and 10 feet from the side property line and 25 feet to the rear property line. These are the minimum required setbacks. With less than 3 acres, the property would only be allowed this one accessory building. The building would have wood siding and asphalt shingles. Any outdoor lighting will be required to be shielded and downcast or at a level that is exempted. The building will not and cannot be used for living space or to run a business.

Director Peterson recommends approval of the request to construct the new accessory building under the following conditions: (1) the building will not be used for living space or to run a business; and (2) any outdoor lighting meets township regulations.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Karl Romence came forward simply to make himself available to answer any questions the members may have regarding the building.

**Motion was made by Member Mead to open the public hearing. Supported by Member Rissi. Motion carried 7-0.**

No one came forward.

**Motion was made by Member Rissi to close the public hearing. Supported by Member Mead. Motion carried 7-0.**

**Motion was made by Member Rissi to approve the Special Use Permit to construct the accessory building in excess of 832 sq. ft. with the conditions laid out in the staff report. Supported by Member Lewis. Motion carried 7-0.**

**ARTICLE 7. Case #16:3330 Cascade Lodging – Meijer PUD Amendments**  
**Public Hearing**

**Property Address: 5411 28<sup>th</sup> Street Court.**

**Requested Action:** The Applicant is requesting preliminary approval to amend the existing PUD to allow for a new hotel.

Director Peterson stated that the Applicant is requesting Preliminary Plan Review in order to construct a new hotel on vacant property currently owned by Meijer. The new hotel is being located just to the West of the main Meijer truck docks. Between the location and the odd shape of the lot leaves little room to make adjustments.

The Meijer property was put into a PUD in 2002 to accommodate the development along 28<sup>th</sup> St. The underlying zoning district is general business. This designation requires a minimum of 3 acre parcels. With approximately 36 acres in total, the development could accommodate as many as 12 parcels. This development would allow for parcels 8 and 9 to be recreated.

The new hotel is seeking the PUD amendment not only to add the hotel, but because it does not meet several of the underlying zoning regulations. These deviations include: (1) 2.57 acres, instead of the minimum of 3 acres; (2) building height of 60 feet and 4 stories, instead of 35 feet or 3 stories (whichever is less); (3) North front setback of 63 feet, instead of 100 feet; (4) West front setback of 51 feet, instead of 100 feet; and (5) bufferyards of 10 feet, instead of 20 feet.

A traffic study was discussed given the change in the project. This project is in compliance with the master plan, so it was decided one was not needed. Applicant has

provided Director Peterson with a document that indicates they have access to all of the drives around them giving them access to Kraft and 28<sup>th</sup> St.

Applicant has not indicated any sign deviations. They have indicated that the storm water from the site will be addressed and improved to comply with the township's storm water ordinance. This area is handled by a regional storm water system and has been approved by the Township and County engineers.

Director Peterson recommends approval of the plan. Once approved, the township and Applicant will put together the P.U.D. Ordinance Amendments for the Planning Commission's review so they can make a recommendation to the Township Board.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Andy Andre of Bud Design came forward on behalf of the Applicant. He explained this will be a Townplace Inn & Suites (a Marriott product). He gave a 3D Google Earth presentation of the project and answered questions presented to him.

**Motion was made by Member Lewis to open the public hearing. Supported by Member Mead. Motion carried 7-0.**

No one came forward.

**Motion was made by Member Rissi to close the public hearing. Supported by Member Mead. Motion carried 7-0.**

**Motion was made by Member Sperla to give preliminary approval to amend the existing PUD to allow for the new hotel. Supported by Member Rissi. Motion carried 7-0.**

**ARTICLE 8. Case #16:3341 Oak Harbor Preserve**

**Property Address: 7901 48<sup>th</sup> St., 7735 48<sup>th</sup> St., 4580 Little Harbor Dr.**

**Requested Action:** The Applicant is requesting basic plan review to rezone approximately 40 acres to PUD to allow for 31 site condominium units.

Director Peterson stated that the Applicant is requesting Basic Plan Review in order to rezone approximately 40 acres for a Site Condominium Planned Unit Development called Oak Harbor Preserve. This rezoning request is for 31 single-family site condo units. The property is zoned R1, single-family and is Master Planned the same.

The Applicant has drawn a plan showing how the property could be developed with 31 lots using 50% open space with a minimum of 21,000 sq. ft. per lot. This plan meets the township's subdivision ordinance for density.

The development will be served by wells and septic. The Applicant has a report from the Kent County Health Department ("KCHD") dated August 31, 2016 in which they found some levels of arsenic in the groundwater. As such, the KCHD is requiring certain

provisions to deal with the arsenic. The Township should get a detailed report from the Applicant on how they plan to address these conditions from the KCHD.

The Applicant is seeking PUD rezoning in order to increase the minimum lot size to achieve a better design for the subdivision. The proposed plan provides for 29% of the developable acreage to be left as open space and a minimum lot size of 25,000 sq. ft. with an average lot size of 27,085. The open space that is being provided is mainly located along the road frontages of the project.

This project has previously been approved in 2006 and awarded several extensions. However, the applicant never initiated the project so it has expired. Applicant would like to have the same project approved once again. Because it has expired, they need to go through the entire approval process again.

This project includes some of the property that was considered for the 48<sup>th</sup> Street sand mine in 1998. Some neighbors expressed concern for their wells and possible protected plant species on the property. This Applicant should be providing some documentation that these issues have been evaluated and taken into account for their project.

The Township Engineer will need to approve the storm water plan prior to the public hear. This is probably the only area that may requires some additional work by the Applicant as the Township's storm water regulations have been updated since 2006.

If all procedural information has been provided, this application should proceed to a public hearing and consideration of a Preliminary Development Plan. It will be at that state of the review process that the merits of the request will be considered and the detailed site plans will be required and reviewed. Before proceeding to the public hearing stage, Director Peterson recommends that the Applicant submit the following:

- (1) Review and approval by KCRC for street names and drive locations;
- (2) Provide some analysis/evaluation of the impact on neighboring wells and possible protected plant species on the property;
- (3) Plans indicating the private roads meet out design standards;
- (4) Approval from the Township Engineer; and
- (5) Provide a detailed plan that is acceptable to the KCHD to address the concerns from the August 31, 2016 review.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Randy Veenstra of Veenstra & Associates came forward on behalf of Applicant to give an overview presentation of the development and address any questions and concerns. Discussion followed mainly regarding sand, building development, wells, arsenic levels, and notice to neighbors about the development.

A question arose from the audience in regards to the property lines. Discussion followed and there was a consensus that the property be restaked.

As this was a basic plan review, no action was required by the commission members at this time.

**ARTICLE 9. Case #16-3342 Paragon Die & Engineering**

**Property Address: 5225 33<sup>rd</sup> Street**

**Requested Action:** The Applicant is requesting site plan approval for a 17,000 sq. ft. addition.

Director Peterson stated that Applicant is requesting site plan approval in order to construct an approximate 17,000 sq. ft. addition. This addition is located in the sideyard along the East side of the building. The Applicant has an addition in the rear yard which came before the Commission in 2012. In order to accommodate the addition, they are expanding the parking lot and combining their property next door that houses the truck facility. They show 194 spaces and Director Peterson has calculated a required 180 spaces. The Township Fire Department has reviewed and approved the plans. The Township Engineer has reviewed and approved the plans with a condition that the storm sewer easement issue is resolved prior to a permit being issued.

Director Peterson recommends approval of the Site Plan for the addition as shown on the site plan dated 10-6-2016 contingent on the following conditions:

- (1) Receive a soil erosion control permit from KCRC, if required;
- (2) Combine the property with the 5287 33<sup>rd</sup> St. property;
- (3) Execute the storm water agreement; and
- (4) Resolve the storm water easement issue prior to a building permit being issued.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Doug Stalsenburg of Excel Engineering came forward to briefly outline the project, discuss storm water runoff and answer any questions posed by the Commission members.

**Motion was made by Member Lewis to approve the site plan for the 17,000 sq. ft. addition with the conditions noted by Director Peterson above. Supported by Member Sperla. Motion carried 7-0.**

**ARTICLE 10. Cascade Township**

Consider adoption of resolution for 2017-2022 Capital Improvement Plan.

Mr. Ben Swayze, Cascade Township Manager came forward and presented a budget plan for the next 6 years for improvements within the township.

**Motion was made by Member Sperla to adopt the resolution to send to the Township for approval. Motion carried 7-0. Roll call was taken.**

**ARTICLE 11. Kent County Road Commission 5-year plan (2017-2021).**

This plan was presented to the Planning Commission members for informational purposes only.

**ARTICLE 12. Any other business.**

No other business was presented.

Next meeting of the Planning Commission will be December 5, 2016.

**ARTICLE 13. Adjournment.**

**Motion was made by Member Rissi to adjourn. Supported by Member Mead. Motion carried 7 to 0. The meeting was adjourned at 9:00 p.m.**

Respectfully submitted,  
Scott Rissi, Secretary

**STAFF REPORT**

TO: Cascade Charter Township Planning Commission  
FROM: Steve Peterson, Community Development Director  
REPORT DATE: November 28, 2016  
MEETING DATE: December 5, 2016  
CASE: #16-3329/ Spees PUD amendment

**GENERAL INFORMATION**

- A. **Applicant:** James VandenBerge  
2065 Foxridge  
Grand Rapids MI 49505
  
- B. **Status of Applicant:** Architect for Developer
  
- C. **General Location:** South side of 28<sup>th</sup> St just west of Lucerne.
  
- D. **Requested Action:** Amend the existing PUD to allow for new fast food restaurants at 6010 28<sup>th</sup> st.
  
- E. **Existing Zoning on Subject Parcels:** PUD 88
  
- F. **Zoning on Adjoining Parcels:**  
  
N – B2  
S – Centennial Park Overlay  
E – Centennial Park Overlay  
W – Centennial Park Overlay
  
- G. **Parcel Size:** Approximately 5 acres
  
- H. **Existing Land Use on Subject Parcel:** Vacant
  
- I. **Adjacent Area Land Uses:**  
North - retail  
East - retail strip  
South - office  
West - office

**STAFF ANALYSIS**

- A. The applicant is requesting Preliminary approval in order to develop two fast food restaurants along 28<sup>th</sup> st.
  
- B. They users of the frontage along 28<sup>th</sup> st are taco bell and Freddy’s Steakburger.

- C. This property has been the subject of a couple different plans that we have approved. The last plan approved was in 2007 and included a large retail strip along 28<sup>th</sup> st. as well as an office in the rear of the parcel.
- D. Since the last plan was approved the township has changed some of the underlying zoning in the area. In 2010 the Centennial Park Overlay zoning district was created. In short, the new district allowed for more development in the park by allowing more than just offices. It also reduced the minimum lot size and more closely follows the current office district. The current plan has been reviewed by the centennial park association who provided some comments. No issues were identified by the association but they will need to approve the signage plans before they can get a sign permit.
- E. Historically we have used the underlying zoning district to dictate the number of buildings in a development. The underlying zone allows for 50,000 sq ft lots. That would allow for as much as 4 lots/buildings.
- F. They are showing the ability to develop three buildings on the site. Two restaurants up front and possible one office in the rear.
- G. Parking for the two restaurant requires 90 spaces. They are providing 91.
- H. The current Master Plan designation for this property is Mixed use. This designation is a reflection of the transitional area of centennial park. This is also our most flexible designation in the master plan.
- I. They have provided for pedestrian access, which is a goal of the centennial park overlay as well as the master plan.
- J. The Township engineer has reviewed and approve the plans. The storm water design for the site includes a detention pond that is being built to accommodate the future building in the rear of the site.
- K. They have adjusted the plans to include some additional landscaping on the site from the original plans (they have removed the stone landscape areas, which we do not permit).
- L. The applicant has provided the alternatives site plans that were developed. To avoid confusion, I will bring copies of them to the meeting rather than include them in the packet. My evaluation is that the current site plan is not that different from the originally approved PUD plans. A single user site plan seems to leave the site underdeveloped which was something that the centennial park study also identified.
- M. Signage has been developed to show slightly additional wall signage than what we allow. Freddy's proposes 100 sq ft of wall signage and taco bell proposes 108 sq ft. They are both allowed 100 sq ft in total. They are also showing a pylon sign out front to accommodate the entire site. This sign is proposed at 135 sq ft. with 280 feet of frontage they would be allowed a 56 sq ft pylon sign. I think the wall signage is fine but I do not see a reason to allow triple the amount of a pylon sign. 125 sq ft is the max for anyone so even if we were to allow for a bigger pylon it could not be more than 125 sq ft. I would suggest allowing up to 70 sq ft for a pylon and reducing the height to no more than 15

feet tall and be setback at least 25 feet. This would allow all “three” users to have 23 sq ft on the pylon and reduces the height to ½ of what is allowed.

**Standards**

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

Standard	Staff Comment
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	The property is already zoned PUD. The changes they are asking for are consistent with the master plan and the centennial park overlay, with the exception of signage.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment	The type of use and density is consistent with the master plan would not result in a material increase in the need for public services.
The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter	The project is consistent with the master plan
In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties	The underlying zoning/use of the area is commercial and the amendment to allow the two fast food restaurants would not result in an unreasonable negative economic impact
The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development	Although some of the bufferyards are smaller than required by the underlying zoning, these reductions do allow for the cross connections to the adjoin property.
The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township	This project only involves one property in the PUD.

**Staff Recommendation**

Staff recommends approval of the plan. If approved we can write the PUD Ordinance amendment for your review and recommendation to the Township Board.

Attachments:      Application  
                              Site plan



November 30, 2016  
Project No. G080322

Mr. Steve Peterson  
Cascade Charter Township  
2865 Thornhills Avenue, SE  
Grand Rapids, MI 49546-7192

Re: Taco Bell and Freddy's  
Site Plan Review

Dear Steve:

We have reviewed the site plan for Taco Bell and Freddy's, located at 6010 28th Street, prepared by Mr. James Vanden Berge. The current site plan and the basis of this review were received on November 29, 2016. The proposed project is two new restaurants, Taco Bell and Freddy's, and associated parking lot, driveways, and utilities.

## Stormwater and Drainage

### Flood Control

The proposed project is a new development, so all improvements shall comply with the requirements of the Cascade Charter Township (Township) Stormwater Ordinance (SWO). The site is located in Stormwater Management Zone A, which requires retention of the 100-year storm event and infiltration where possible. Where soil conditions or other factors do not allow for adequate infiltration, the SWO requires detention of the 25-year storm event with a controlled release and a direct connection for stormwater runoff for the 100-year storm event. The SWO also requires the first 0.5-inch of stormwater runoff be detained and released over a 24 hour period.

The applicant coordinated with a geotechnical engineering consultant for infiltration tests at the location of the proposed retention basin. The site contractor excavated down to the elevation of the proposed retention basin bottom. The geotechnical engineering consultant determined the native soils would not support stormwater infiltration.

The soils are not conducive for infiltration, therefore the applicant is proposing a detention basin designed for the 100-year storm event with a controlled release. The detention basin discharge pipe will tie-in to an existing storm sewer stub out along the south side of 28th Street.

The south half of the site is not being developed at this time. The applicant has stated it is unknown what will ultimately be developed there. The proposed detention basin was sized for full buildout of the site assuming a typical land use for the south half of the site. A runoff coefficient of 0.65 was assumed for full buildout of the site. At the time the south half of the site is developed, the stormwater calculations and detention basin will need to be reviewed for SWO compliance and revised accordingly. The proposed design meets the requirements of the SWO.



## **Water Quality Control**

The SWO requires the first 0.5-inch of stormwater runoff be detained and infiltrated where conditions permit, or released over a 24-hour period. The soils onsite do not allow for infiltration, therefore the applicant is proposing to detain and release the first 0.5-inch over a 24-hour period. The applicant provided calculations and design details for the detention basin and outlet structure and they were found to be in accordance with the SWO.

## **Bank Erosion Control**

The SWO requires the detention basin release rate be limited to 0.05 cfs/acre for the 2-year storm event. The applicant provided calculations and design details for the detention basin and outlet structure and they were found to be in accordance with the SWO.

## **Stormwater Runoff**

The applicant provided stormwater calculations to size the onsite detention basin. All stormwater runoff from the impervious areas of the site will discharge to this basin. Therefore, the site will not see an increase in rate of stormwater leaving the site.

## **Drainage Plan**

The applicant has submitted drawings, calculations, and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the included checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include at a minimum, cleaning of catch basin sumps, sediment and debris removal from the detention basin, and landscape maintenance of the detention basin to maintain the design volume and ensure the system is operating as it was designed.

## **Utilities**

The applicant coordinated the water and sanitary sewer design with the City of Grand Rapids (City). The two restaurants will have individual water services from the water main in 28th Street. When the south half of the site is developed, an individual water service will extend from the water main in Lucern Drive, located east of the site. The applicant has stated the property owner of the Taco Bell and Freddy's site also owns the development to the east, a water service and easement through the site from Lucern Drive will not be an issue.

The two restaurants will have individual sanitary sewer laterals from the sewer main in 28th Street. A 6-inch sanitary sewer main and easement is proposed extending from 28th Street south, in between the two restaurants, to the rear of the restaurants to service the future development at the south half of the property. City permits will be required for the water and sanitary sewer connections prior to construction taking place.

## **Soil Erosion and Sedimentation Control**

Soil Erosion and Sedimentation Control (SESC) measures were not provided on the plan drawings. SESC falls under the review and approval of the Kent County Road Commission (KCRC) and a permit is required before construction can begin.

Mr. Steve Peterson  
Page 3  
November 30, 2016



## Summary

The proposed stormwater design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain a number of permits (SESC, water and sanitary sewer from the City, KCRC for the new driveway) prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

If you have any questions or require additional information, please contact me at 616.464.3786 or [nrtorrey@fitch.com](mailto:nrtorrey@fitch.com).

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read 'N. Torrey', written over a light blue horizontal line.

Nathan R. Torrey, PE

jlk  
Attachment  
By email



**Cascade Charter Township**

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, 5/14/2008

*Reviewing Engineer Comments are Italicized*

*OK – Received and Acceptable*

*NA – Not Applicable*

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

**Taco Bell and Freddy's**

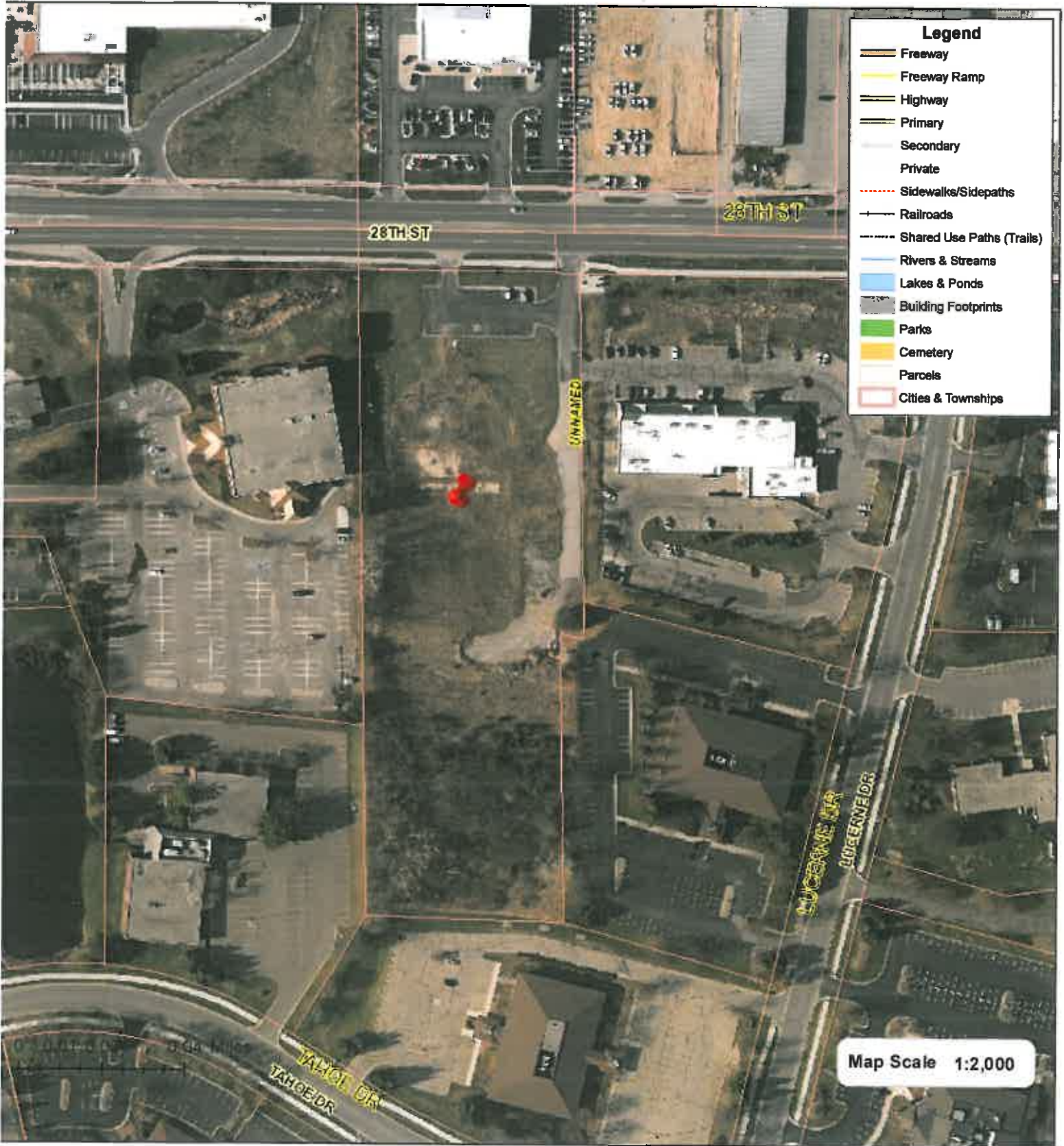
**Drainage Plan Checklist**

- OK (1) Location of the development site and water bodies that will receive storm water runoff  
*All stormwater runoff from the site is collected in an onsite detention basin that discharges to an existing storm sewer in 28th Street.*
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map  
*Existing and proposed contours have been provided.*
- OK (3) Development tributary area to each point of discharge from the development  
*A stormwater site plan was provided by the applicant and included tributary areas for the site.*
- OK (4) Calculations for the final peak discharge rates  
*Applicant provided calculations in design of the detention basin and controlled release structure.*
- OK (5) Calculations for any facility or structure size and configuration  
*Stormwater runoff calculations were provided by the applicant.*
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades  
*The applicant provided a utility plan showing all proposed stormwater runoff facilities.*
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map  
*The applicant did not indicate any significant offsite drainage patterns into the site.*
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan  
*A construction schedule was not included on the plans.*
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways  
*SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin.*



- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance  
*The applicant provided calculations and design details for construction of the onsite storm sewer system.*
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense  
*Maintenance agreement was not provided and is required.*
- OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)  
*This is a privately owned system and will not be uploaded to REGIS.*
- OK (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems

# TITLE

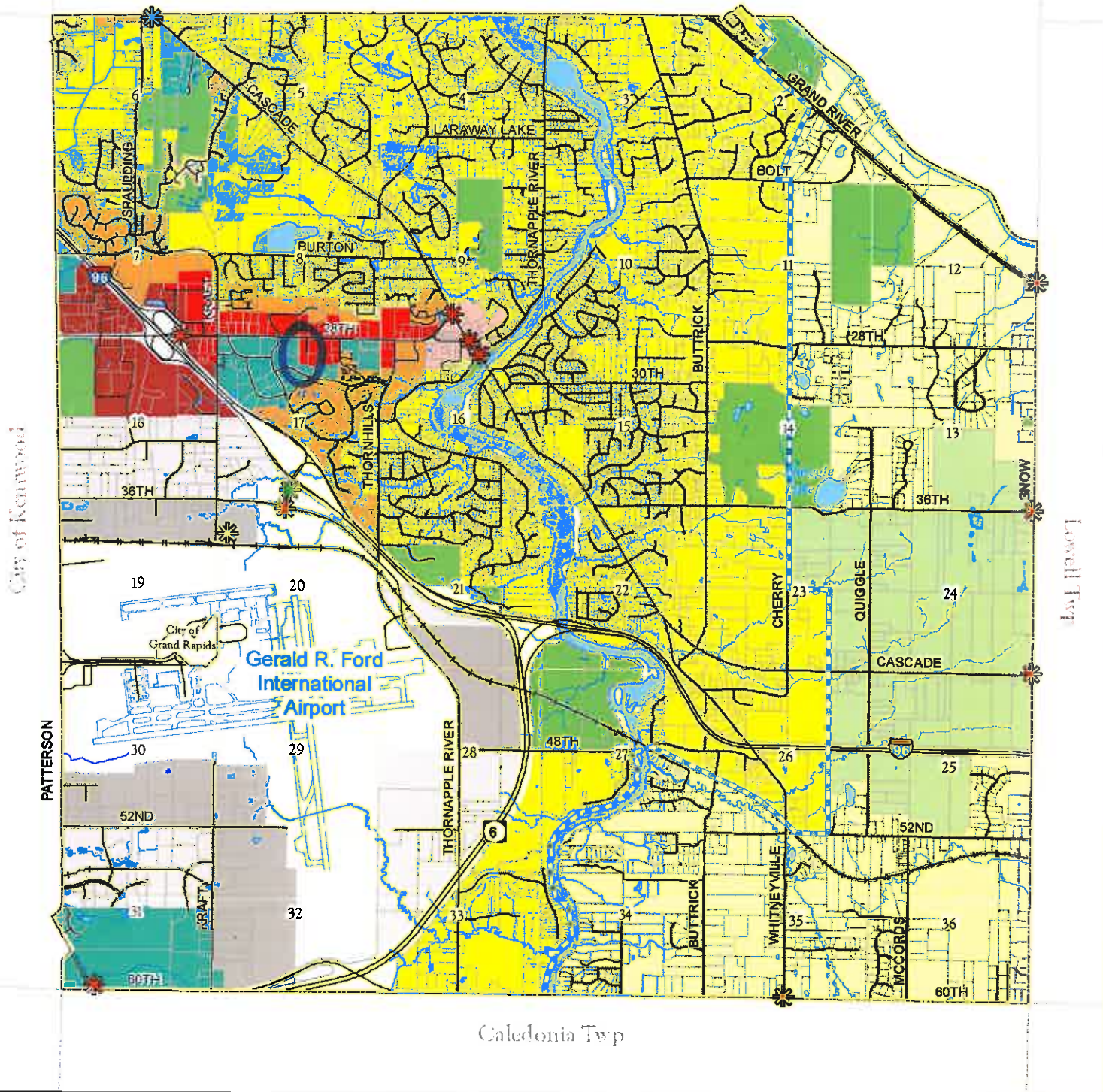


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Ada Twp



Caledonia Twp

# Cascade Charter Township

Kent County, Michigan

## Map 15 Future Land Use

### Legend

- Gateway Feature
- Park 'n' Ride
- Rail Station
- Utility Service Area

- Farmland Preservation
- Rural Residential
- Suburban Residential
- Community Residential
- Village Commercial
- General Commercial
- Highway Commercial
- Mixed Use
- Heavy Industrial
- Light Industrial
- Community Facility / Golf Course



**WILLIAMS & WORKS**  
 CONSULTING ENGINEERS  
 11000 E. Grand Ave., Grand Rapids, MI 49503  
 © 2004 K1000. All Rights Reserved.  
 This is a plan and not a deed. A legal document is a requirement. Please refer to the appropriate local laws and regulations. Any digital data is provided under copyright. All rights reserved. State and Federal Public Records Act. This is not a legal opinion.

**Williams & Works**  
 CONSULTING ENGINEERS  
 11000 E. Grand Ave. • Grand Rapids, MI 49503

April 22, 2009

The village commercial area is intended to be a walkable commercial district, where architectural style is paramount, but not rigid. Low shrubbery, picket fences and other features should be in place along the roadway to delineate the use and create interest for pedestrians.

**Location:** The village commercial land use category is located at the heart of Cascade Charter Township where Cascade Road, 28<sup>th</sup> Street and the Thornapple River converge. It is not the intent of this land use category to expand beyond the current commercially-zoned properties along Cascade Road.

**Desired Uses and Densities:** Desired uses include retail commercial, personal service establishments, eating and drinking establishments, financial institutions, and convenience stores with or without fuel stations. Residential uses are also planned, including above retail or office uses. Townhome, retirement centers, assisted living, and other elderly care facilities are also recommended. Other uses should be phased out and encouraged to locate to a more automobile-oriented commercial corridor. Residential densities would be 6-8 dwelling units to the acre. Pedestrian/bicycle circulation plans should be prepared for new development that includes access from sidewalks and non-motorized paths to any building entry. Bicycle racks are encouraged. Traffic calming, crosswalk demarcations, countdown walk signs, plantings and signage are encouraged at 28<sup>th</sup> Street and Cascade Road at the Village to create a sense of place for shopping, strolling, biking, and walking. Water and sewer must be available for development in this land use category. Additionally, any natural features should be preserved and protected in projects located in the village commercial land use area. The Township hopes that the village commercial area is served by mass transit in the future.



#### GENERAL COMMERCIAL

**Description:** This land use designation is intended to provide goods and services to meet the needs of the immediate neighborhood and the larger region. Facilities will be developed in harmony with the area's natural features and in a scale and form to encourage pedestrian access and to minimize auto-pedestrian conflicts. Cross-access easements and access roads will be encouraged to reduce the proliferation of curb-cuts. In addition, landscape standards and signage limitations will be utilized to promote attractive and functional developments. The current three acre minimum lot area requirement may be reduced for projects that incorporate certain green/eco-friendly building technologies, or provide a specific amount of green space, such as 35%.

**Location:** The general commercial land use designation includes properties fronting 28<sup>th</sup> street from Cascade Village west to the Township boundary.

**Desired Uses:** Uses include retail, office, personal services, professional services, automobile repair, convenience stores with or without fuel pumps, drive-through establishments, eating and drinking establishments, fitness centers, financial institutions, automobile sales, and other similar uses. Water and sewer must be available for development in this land use category. Additionally, any natural features should be preserved and protected in projects located in the general commercial land use area. The Township hopes that the general commercial area is served by mass transit in the future.

#### **HIGHWAY COMMERCIAL**

**Description:** The highway commercial land use category calls for more intense land uses in terms of traffic generation and building height. This use would include hotels, eating and drinking establishments, and convenience shopping capturing consumers from the region. Multi-story development, up to 5-stories, may be permitted based on locational factors. Additional height in excess of 5-stories may be considered in areas with elevation differences along the highway, while less height may be appropriate in areas where the highway commercial land use abuts residential uses. Maximum floor area may also be restricted to encourage taller buildings.

Careful planning and design should occur with any new mixed use or large-scale commercial projects to ensure that traffic safety and on-site traffic flow is considered, appropriate access management techniques have been incorporated into site planning and building height would not interfere with Federal Aviation Administration requirements or other height requirements of the Gerald R. Ford International Airport. Minimum lot area requirements could be reduced for projects that incorporate certain green/eco-friendly building technologies at the time of site plan review, or provide a minimum amount of green space, such as 35%. Architectural standards are appropriate to ensure buildings over 3 stories incorporate step-backs, vertical and horizontal design elements, and varied building materials to minimize bulk and massing.

**Location:** This use is located west and east of the I-96 interchange along 28<sup>th</sup> street.

**Desired Uses:** Desired uses include hotels, eating and drinking establishments, convenience shopping, fitness centers, and offices. Water and sewer must be available for development in this land use

Informal paths provide the following benefits:

- A more relaxing experience connecting open space
- A more direct pedestrian connection to businesses on 28th Street

### **Open Space**

The tendency of Centennial Park to develop as individual parcels has discouraged a sense of community within the park. While the improvements to the circulation systems outlined above will certainly help, development of a focal community open space would further enhance the sense of community within Centennial Park. Recommendations are as follows:

#### **⑦ Enhancements of Existing Storm Water Detention Areas**

Landscape treatment of the pond edges and development of deck overlook/sitting areas are recommended to encourage passive use of these features. This would require the cooperation of the private property owners of these features.

#### **⑧ Community Park and New Development**

A community park is recommending on the only large parcel of undeveloped land remaining. This space could be developed around a live, regional detention pond (one that has permanent water). Sharing excess parking with the facility to the north of the space would allow additional square footage of development to provide a framework for this park. The adjacent senior facility could enjoy the views and the activity this space could provide. Recommended community facilities within this space include:

- Picnic Pavilion
- Pond Overlook
- Walking Paths
- Landscape Gardens
- Open Passive Lawns
- Performance/Events Space



### **Infill and Redevelopment**

Many of the parcels throughout the park have excess parking when compared to the current Township Ordinance (see Analysis in Appendix). This is common as standards from the era of this development were higher. To avoid the appearance of vacancy, these parcels could either remove the excess parking and convert it to open space, or expand their businesses to the full capacity of the site. The master plan shows some of both. Property owners should be encouraged to combine their parcels to create these opportunities and benefit the park as a whole. While mixed-use development is encouraged throughout the park, retail business will be most successful if located along the 28th Street frontage.

#### **⑨ Additions**

Expansion can occur as an addition to an existing building. This can be an opportunity to enhance a façade.

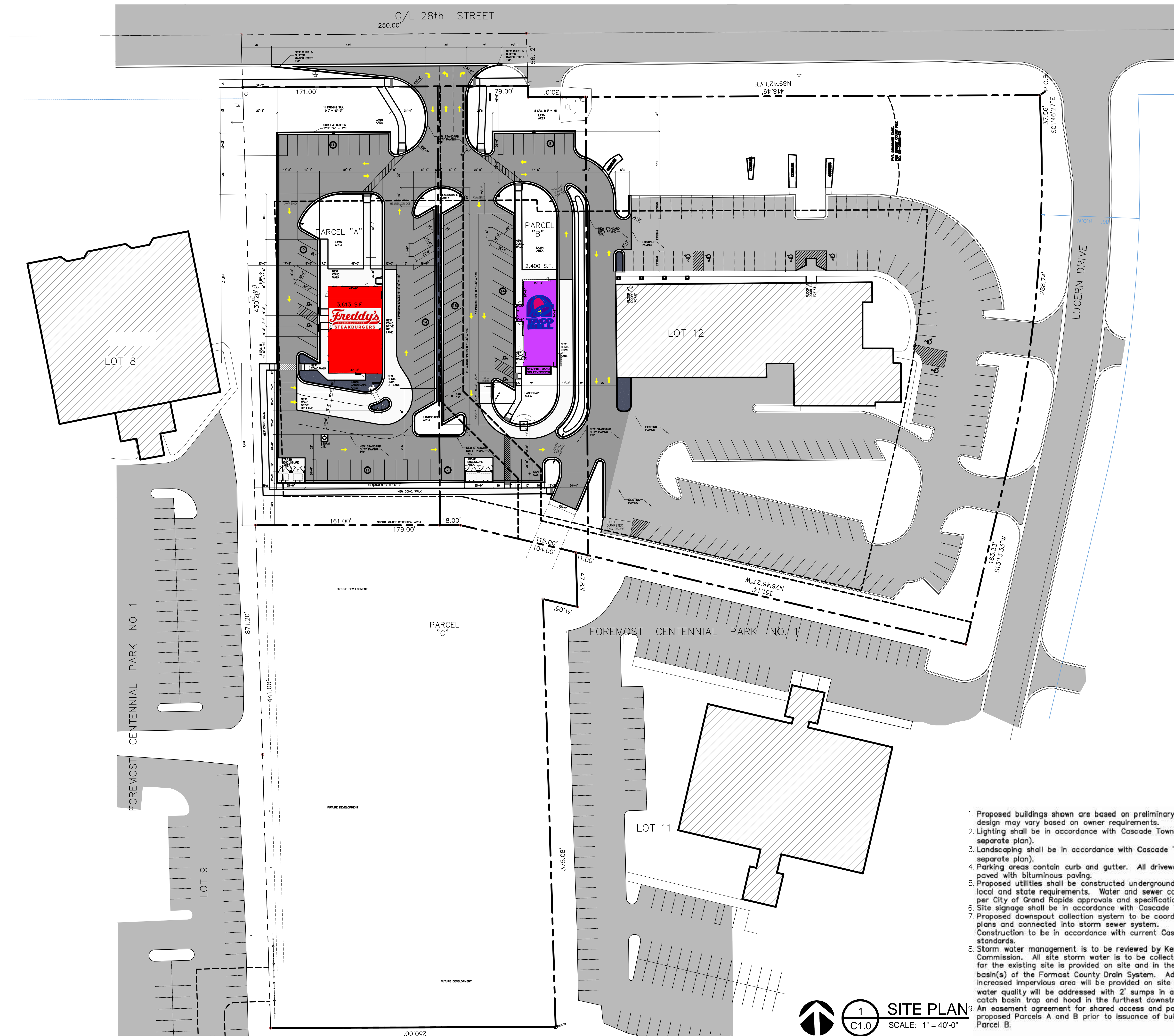
#### **⑩ Stand-alone Building**

Expansion can occur as a stand-alone building placed on the edge of the underutilized parking.

#### **⑪ Parking Removal**

Excess parking can also be removed to reduce impervious surface and heat gain, and provide for open space or pedestrian connections.





1 SITE PLAN  
C1.0 SCALE: 1" = 40'-0"

- Proposed buildings shown are based on preliminary architectural design. Final design may vary based on owner requirements.
- Lighting shall be in accordance with Cascade Township requirements (see separate plan).
- Landscaping shall be in accordance with Cascade Township requirements (see separate plan).
- Parking areas contain curb and gutter. All driveways and parking shall be paved with bituminous paving.
- Proposed utilities shall be constructed underground in accordance with all local and state requirements. Water and sewer connections shall be built per City of Grand Rapids approvals and specifications.
- Site signage shall be in accordance with Cascade Township requirements.
- Proposed downspout collection system to be coordinated with architectural plans and connected into storm sewer system. Construction to be in accordance with current Cascade Township construction standards.
- Storm water management is to be reviewed by Kent County Drain Commission. All site storm water is to be collected. Storm water detention for the existing site is provided on site and in the existing regional detention basin(s) of the Formost County Drain System. Additional volume for increased impervious area will be provided on site as necessary. Storm water quality will be addressed with 2' sumps in all catch basins and a catch basin trap and hood in the furthest downstream structure.
- An easement agreement for shared access and parking is required between proposed Parcels A and B prior to issuance of building permit for future Parcel B.

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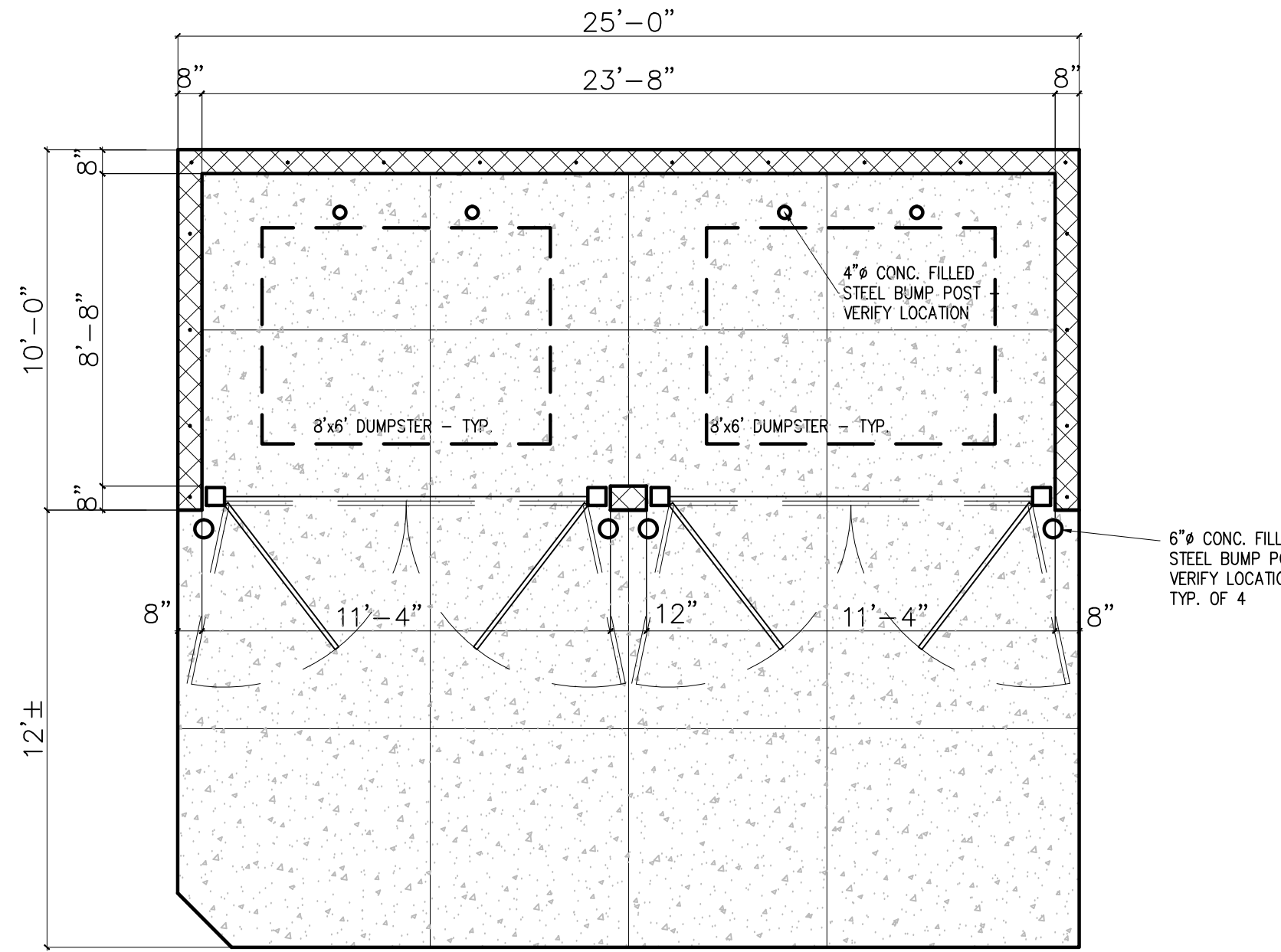
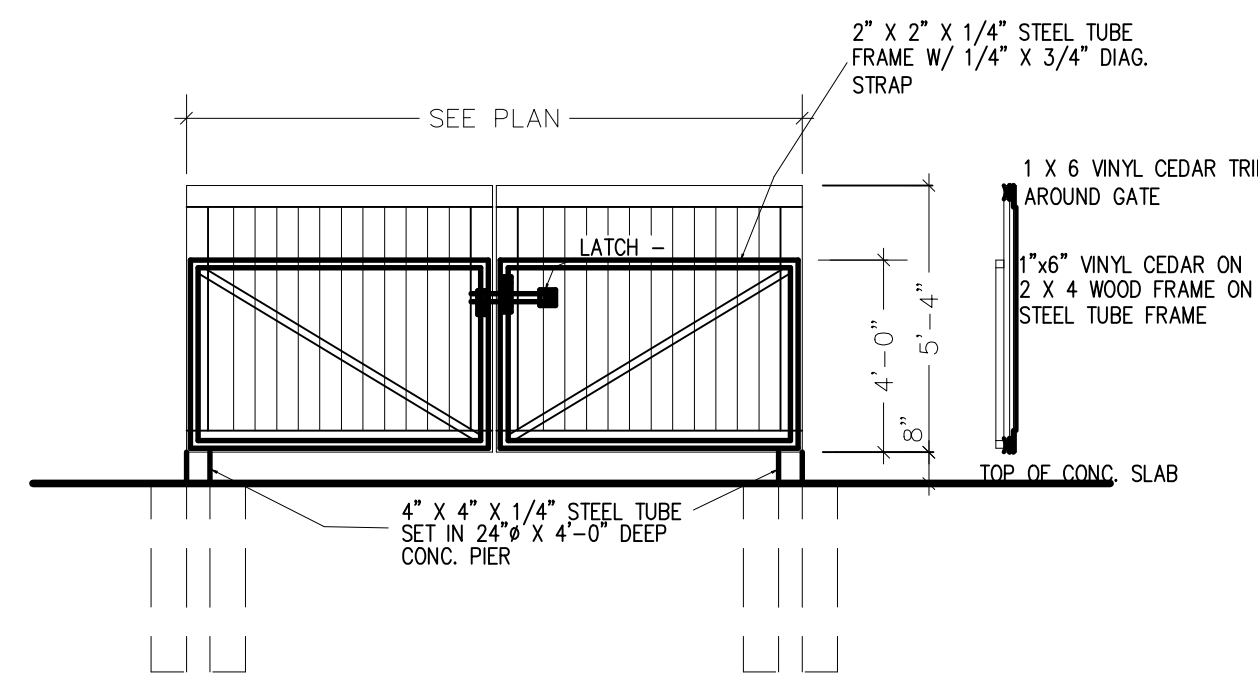
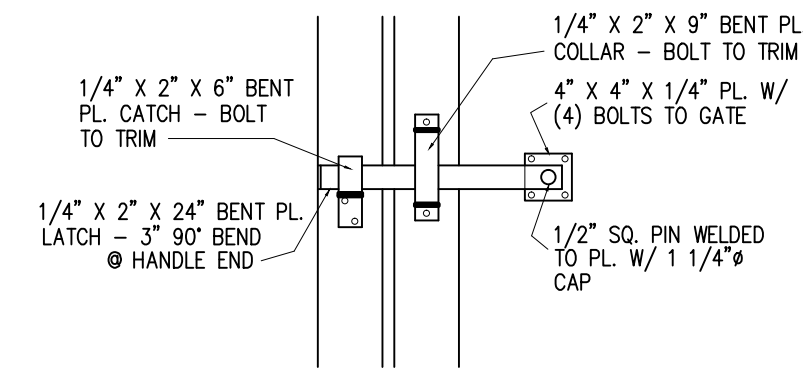
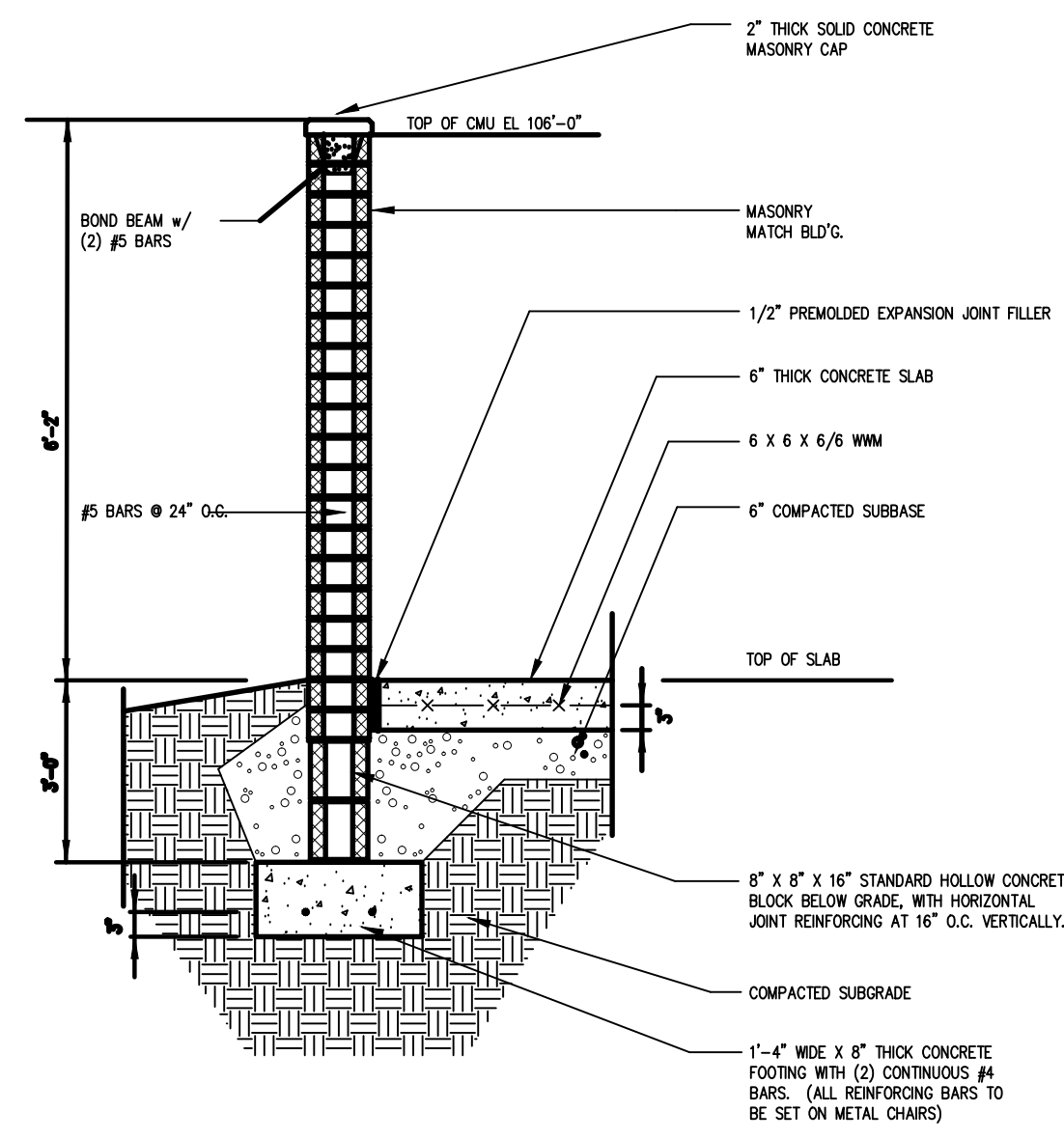
**TACO BELL #**  
**CHICAGO DIVERSIFIED**  
**FOODS CORP.**  
6010 28TH STREET  
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

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PUD HEARING	8/22/16

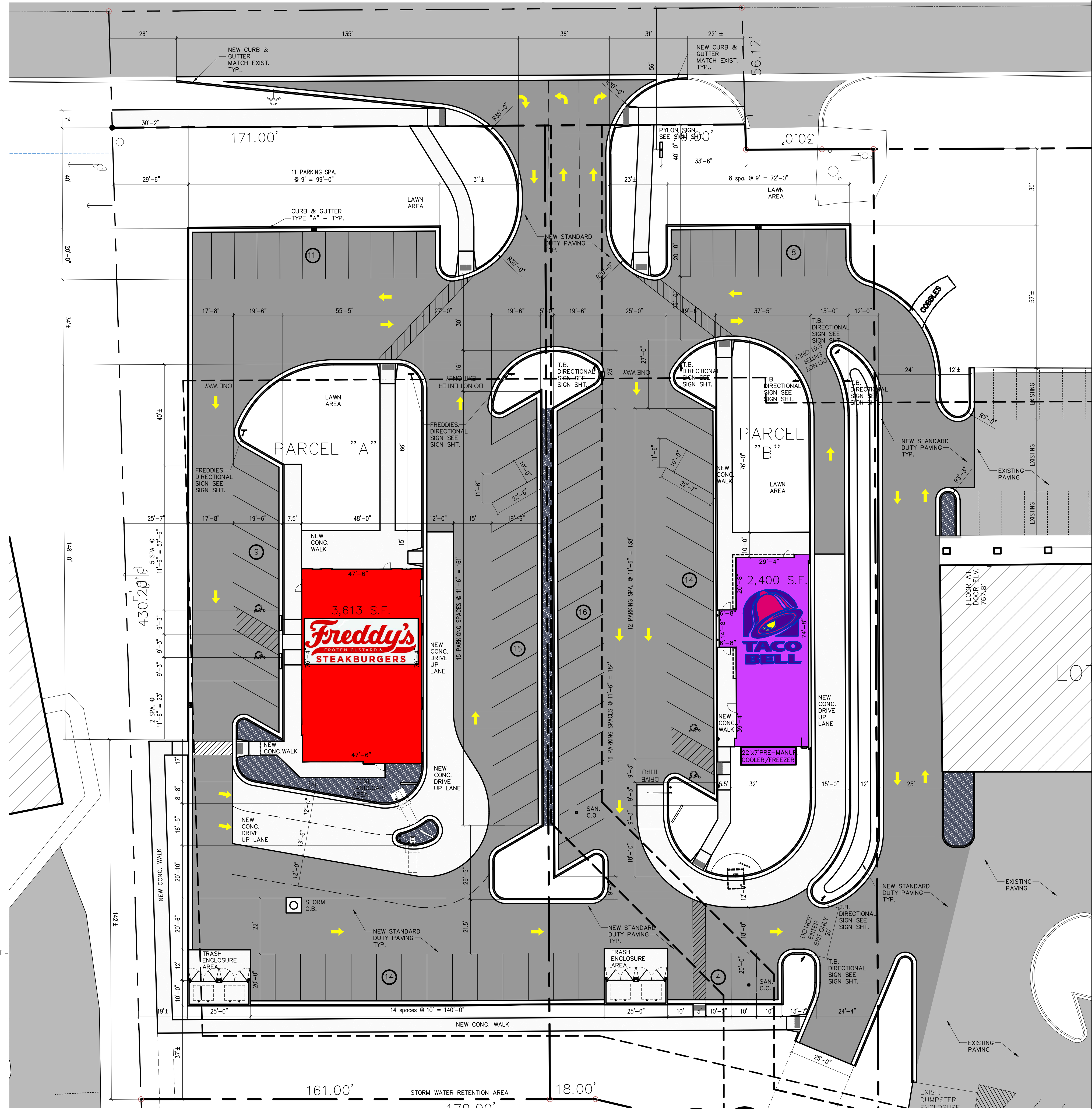
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**C1.0**



**2 TRASH ENCLOSURE DETAIL**  
SCALE: 1/4" = 1'-0"



**1 SITE PLAN**  
SCALE: 1" = 20'-0"

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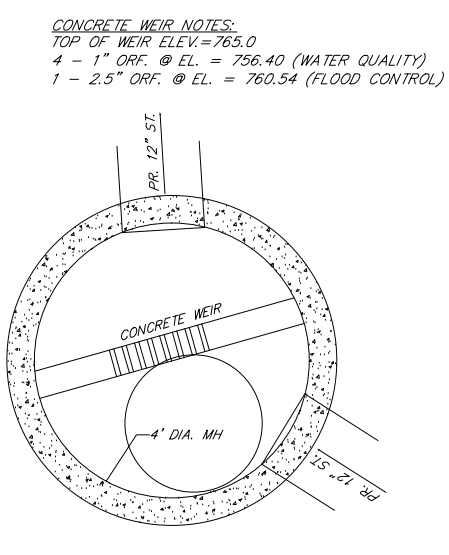
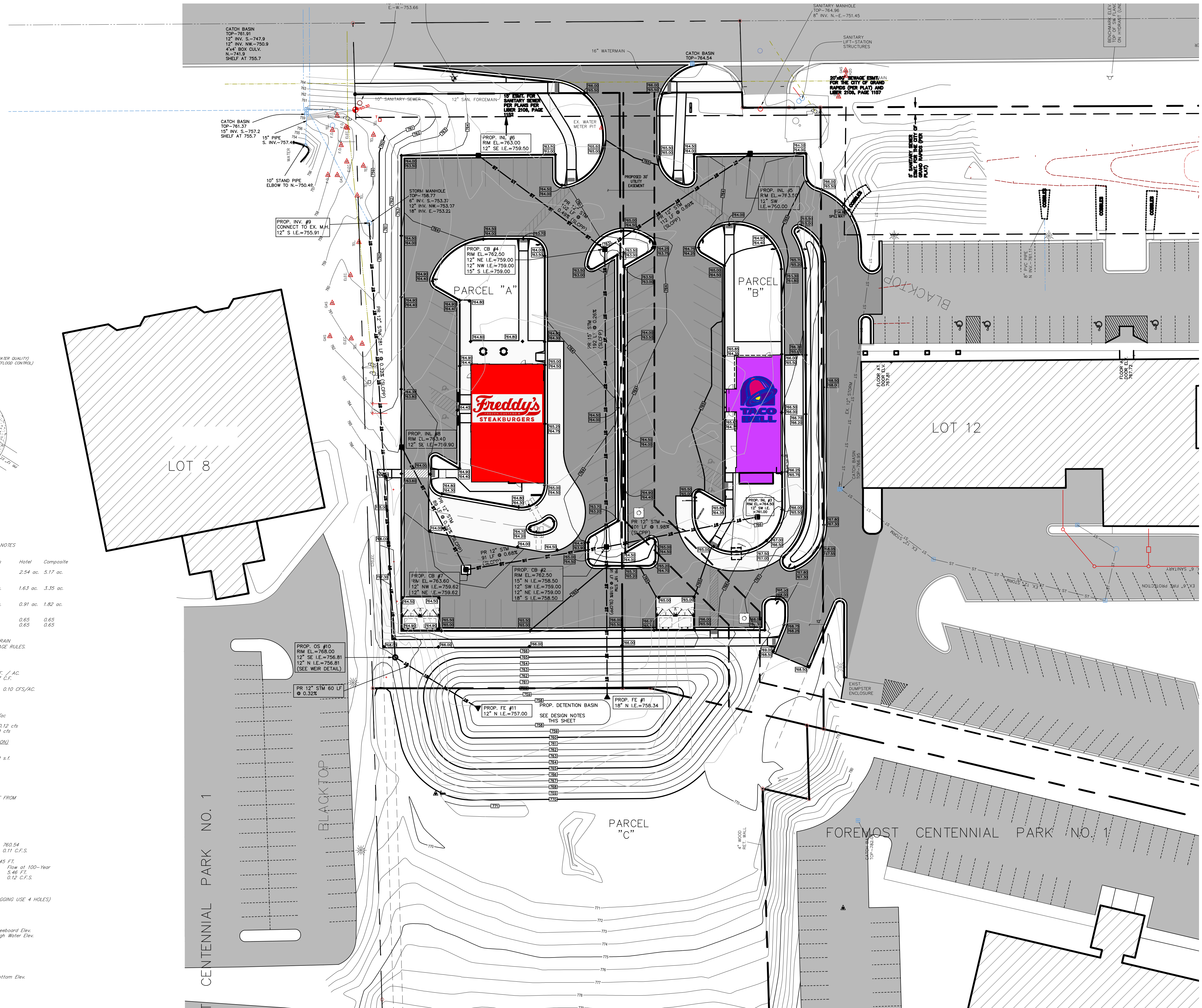


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**C1.1**



**PROPOSED STORM WATER MANAGEMENT DESIGN NOTES**

1) Run-off Coefficient

	Taco Bell	Franky's	Hotel	Composite
Design Area	1.17 ac.	1.46 ac.	2.54 ac.	5.17 ac.
Total Design Area =				
Impervious Area (C = 0.90)	0.93 ac.	0.93 ac.	1.63 ac.	3.35 ac.
PerVIOUS Area (C = 0.20)	0.37 ac.	0.53 ac.	0.91 ac.	1.82 ac.
Total PerVIOUS Area =				
Run-off Coefficient				
C =	0.68	0.64	0.65	0.65
Use	0.70	0.65	0.65	0.65

2) REQUIRED DETENTION

A. PER TABLE #3 OF THE KENT COUNTY DRAIN COMMISSIONER'S DEVELOPMENT DRAINAGE RULES.

REQUIRED STORAGE  
 100 - YEAR RAINFALL EVENT  
 C = 0.65  
 REQUIRED STORAGE RATE = 7,980 C.F. / AC.  
 REQUIRED STORAGE VOLUME = 41,257 C.F.

B. REQUIRED FLOOD CONTROL BASED ON A 0.10 OFS/AC. MAXIMUM RELEASE RATE

OUTLET CONTROL  
 Tributary Area = 5.17 ac.  
 Maximum Discharge Rate = 0.10 cfs/ac  
 Max. Allowable Discharge = 0.52 cfs  
 Discharge at Water Quality Outlet = 0.12 cfs  
 Remaining Allowable Discharge = 0.39 cfs

RELEASE PIPE SIZING (ORIFICE EQUATION)  
 Design Q = 0.39 cfs  
 Dia. = 2.50 in.  
 ADORIFICE  $(0/0.64(2gh)^{0.5}) = 0.03409 \text{ s.t.}$   
 $g = 32.2 \text{ ft/sec}^2$   
 $h = 4.46 \text{ ft.}$   
 $D = 0.35 \text{ cfs}$   
 No. of 2.5" Holes = 1.1  
 Use 1 - 2.50" Hole

C. STORM WATER QUALITY STORE RUN-OFF FROM A 1/2" RAINFALL FOR 24 HOURS

REQUIRED STORAGE  
 TOTAL IMPERVIOUS AREA = 5.17 AC  
 PRECIPITATION = 0.5 IN.  
 RUNOFF VOLUME = 9,389 C.F.

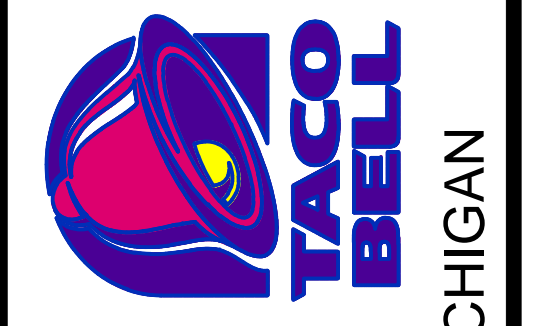
OUTLET CONTROL  
 WATER QUALITY VOLUME ELEVATION = 760.54  
 MAX. REL. RATE (24 HR. RELEASE) = 0.11 C.F.S.  
 Dia. = 1.00 IN.  
 AREA =  $(0/0.64(2gh)^{0.5}) = 0.000545 \text{ FT.}$   
 $g = 32.2 \text{ ft/sec}^2$  Flow at 100-Year  
 $h = 4.14 \text{ FT.}$  5.46 FT.  
 DISCHARGE RATE QD = 0.10 C.F.S. 0.12 C.F.S.  
 (2-1" HOLES)  
 NUMBER OF HOLES = 2.0  
 DIAMETER OF HOLES = 1.00 IN.  
 (DOUBLE NUMBER OF HOLES FOR CLOGGING USE 4 HOLES)

D. DETENTION BASIN VOLUME

Elev.	Area	Cumml. C.F.	Avg. Vol.
766.0	14,651	61,964	Freeboard Elev.
765.0	12,688	48,294	High Water Elev.
764.0	10,829	36,517	
763.0	9,064	26,531	
762.0	7,590	18,934	
761.05	6,820	11,760	
760.0	4,580	6,660	
759.0	3,060	2,940	
758.0	1,409	705	
757.0	0	0	Bottom Elev.

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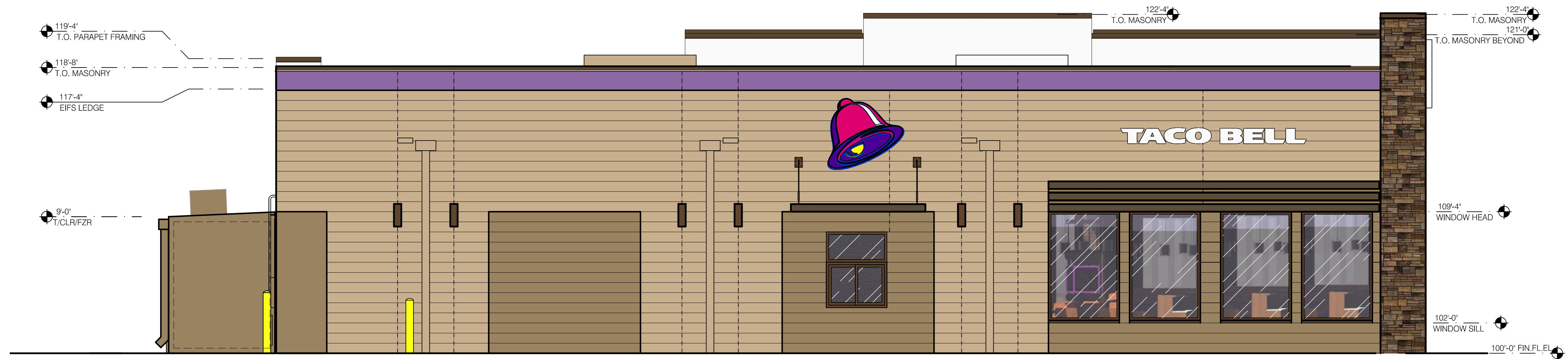
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**C2.0**

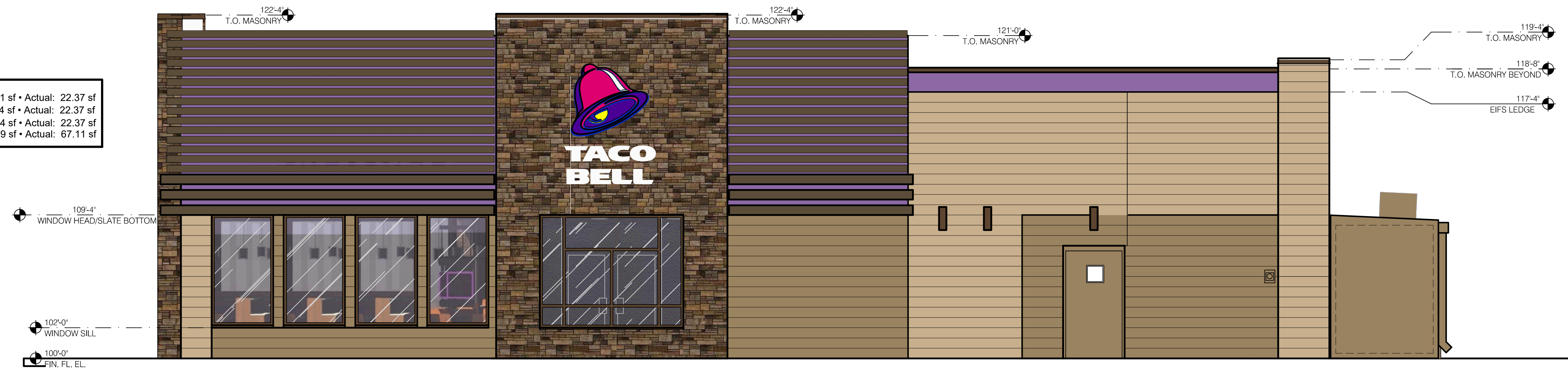
**1**  
**C2.0** STORM WATER SITE PLAN  
 SCALE: 1" = 30'-0"



**1 WEST EXTERIOR ELEVATION**  
A4.0 SCALE: 1/4" = 1'-0"

PROPOSED SIGNAGE = • Squared: 34.41 sf • Actual: 22.37 sf  
 Swinging Bell Area • Squared: 22.24 sf • Actual: 14.19 sf  
 12" Channel Letters Area • Squared: 12.17 sf • Actual: 8.18 sf

WEST • Squared: 34.41 sf • Actual: 22.37 sf  
 EAST • Squared: 37.24 sf • Actual: 22.37 sf  
 NORTH • Squared: 37.24 sf • Actual: 22.37 sf  
 TOTAL BUILDING PROPOSED SIGNAGE = • Squared: 108.89 sf • Actual: 67.11 sf



**2 EAST EXTERIOR ELEVATION**  
A4.0 SCALE: 1/4" = 1'-0"

PROPOSED SIGNAGE = • Squared: 37.24 sf • Actual: 22.37 sf  
 Swinging Bell Area • Squared: 22.24 sf • Actual: 14.19 sf  
 12" Channel Letters Area • Squared: 15 sf • Actual: 8.18 sf



**4 SOUTH EXTERIOR ELEVATION**  
A4.0 SCALE: 1/4" = 1'-0"



**3 NORTH EXTERIOR ELEVATION**  
A4.0 SCALE: 1/4" = 1'-0"

PROPOSED SIGNAGE = • Squared: 37.24 sf • Actual: 22.37 sf  
 Swinging Bell Area • Squared: 22.24 sf • Actual: 14.19 sf  
 12" Channel Letters Area • Squared: 15 sf • Actual: 8.18 sf

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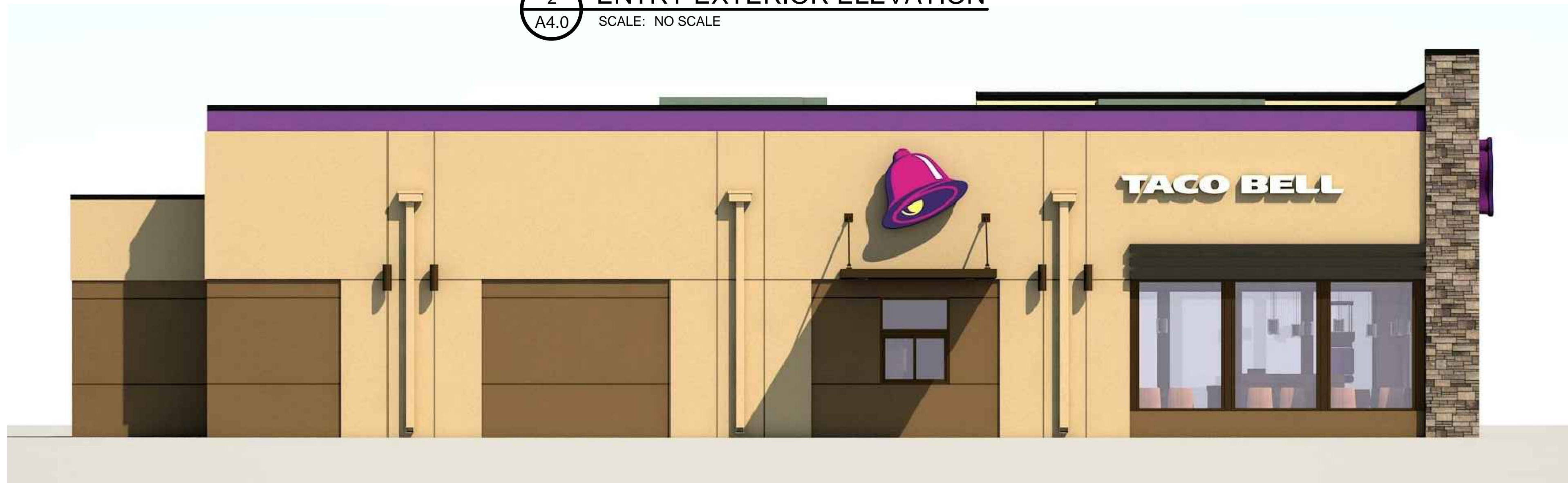
**A4.0**



2 ENTRY EXTERIOR ELEVATION  
A4.0 SCALE: NO SCALE



1 FRONT EXTERIOR ELEVATION  
A4.0 SCALE: NO SCALE



4 DRIVE THRU EXTERIOR ELEVATION  
A4.0 SCALE: NO SCALE

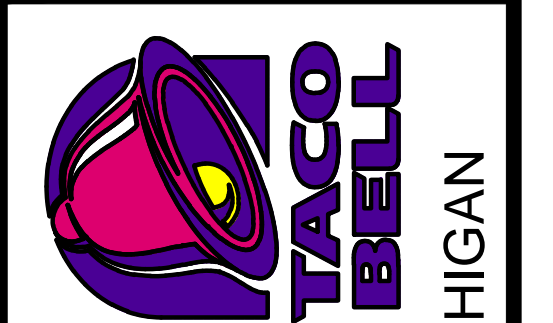


3 REAR EXTERIOR ELEVATION  
A4.0 SCALE: NO SCALE



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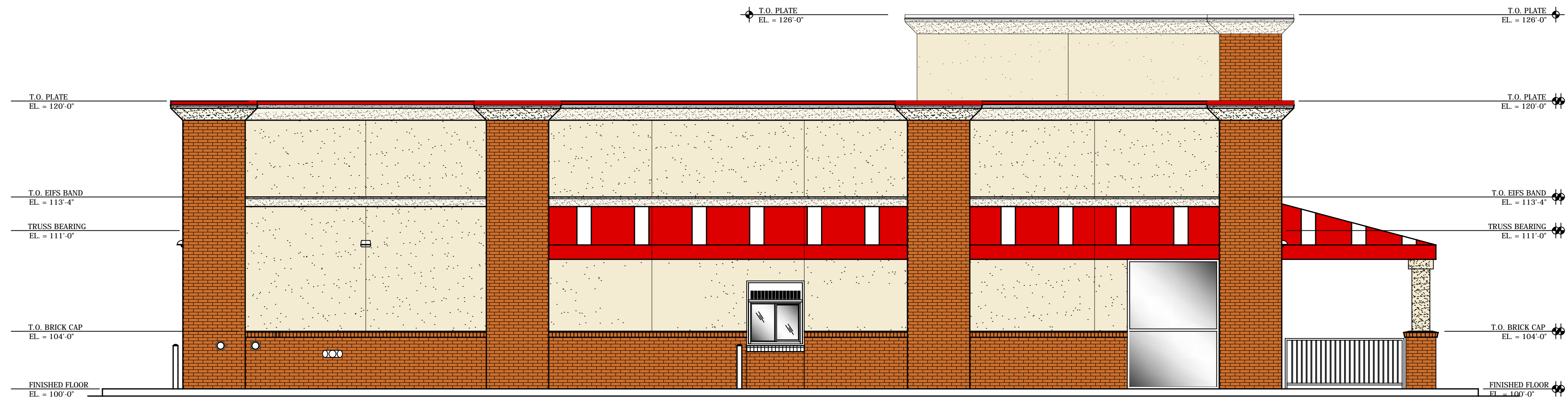
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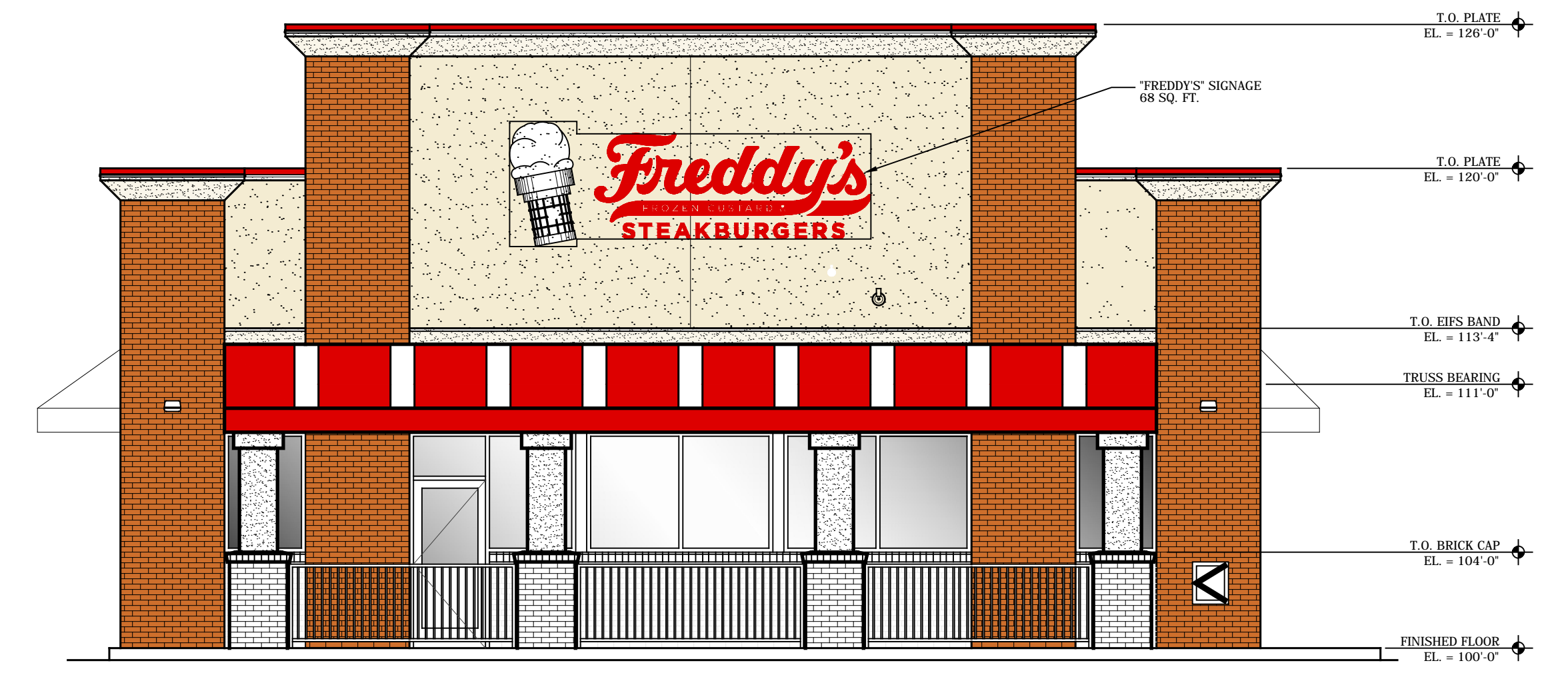
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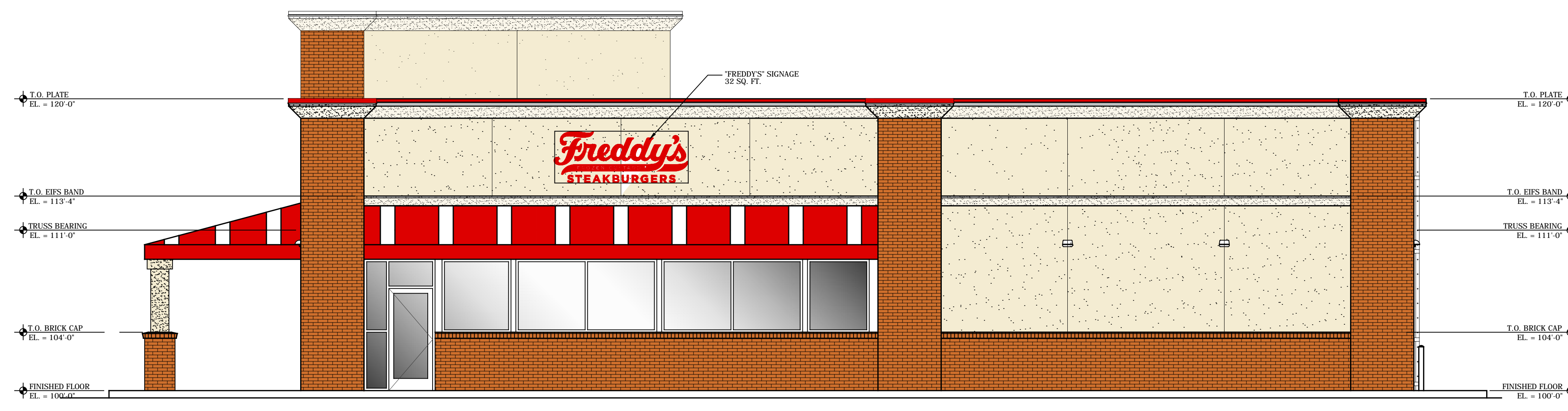
**R1.0**



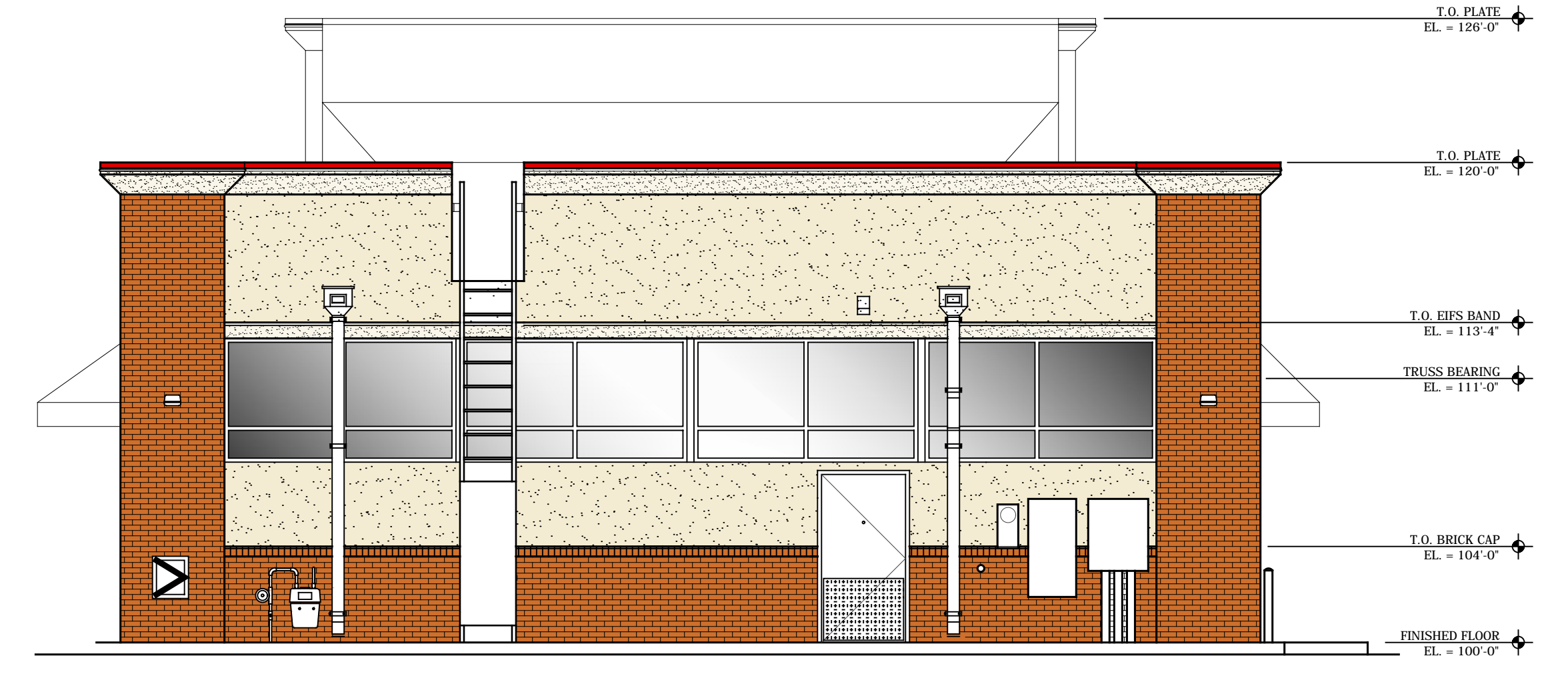
**(A) EAST ELEVATION**  
 3/16" = 1'-0"



**(A) NORTH ELEVATION**  
 3/16" = 1'-0"



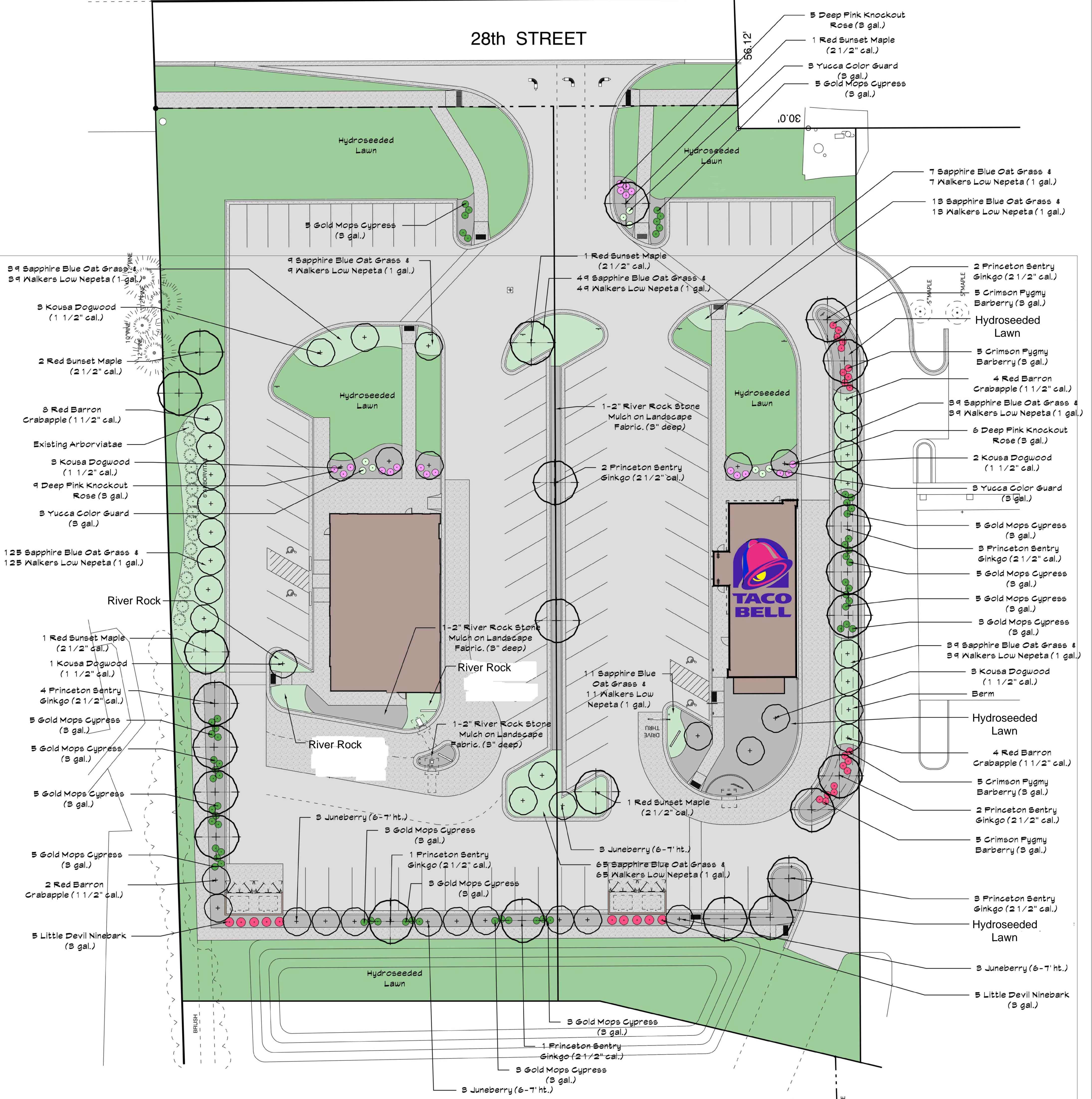
**(B) WEST ELEVATION**  
 3/16" = 1'-0"



**(B) SOUTH ELEVATION**  
 3/16" = 1'-0"

250.00'

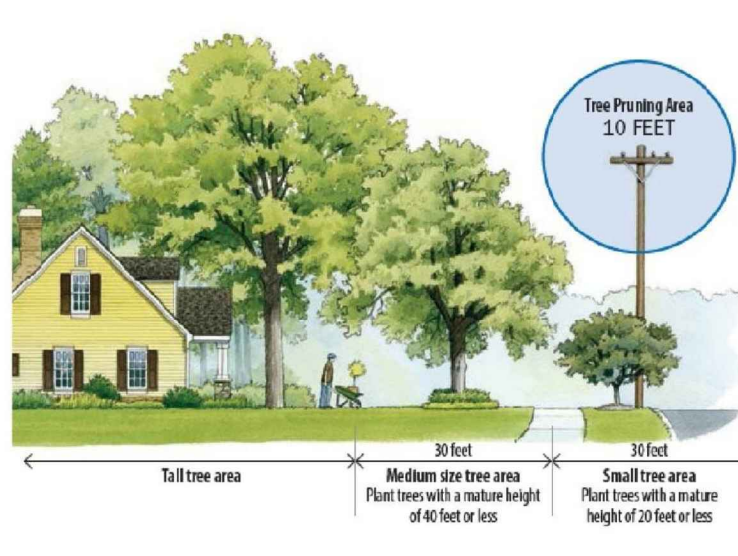
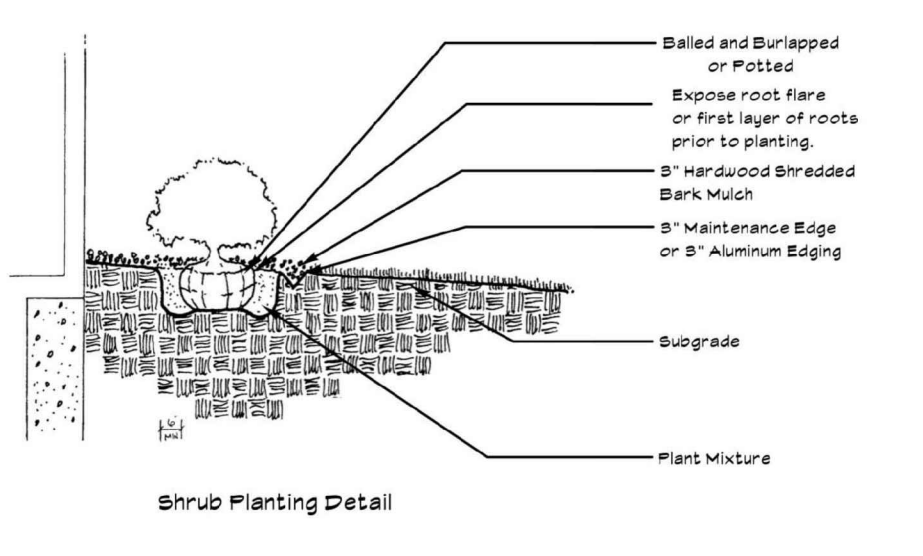
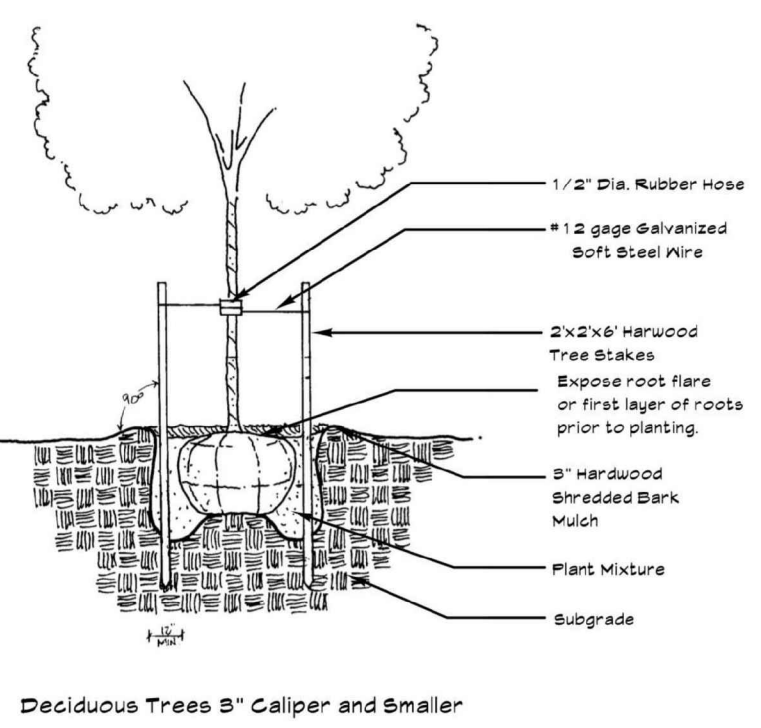
28th STREET



Plant List

Quantity	Common Name	Latin Name	Planted Size
18	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	2 1/2" cal.
5	Red Sunset Maple	Acer rubrum 'Franksred'	2 1/2" cal.
12	Juneberry	Amelanchier canadensis	6-7' height
12	Kousa Dogwood	Cornus Kousa	1 1/2" cal.
18	Red Barron Crabapple	Malus 'Red Barron'	1 1/2" cal.
60	Gold Mops Cypress	Chamaecyparis pisifera 'Golden Mop'	8 gal./18" ht.
20	Crimson Pygmy Barberry	Berberis thunbergii 'Crimson'	8 gal./24" ht.
20	Deep Pink Knockout Rose	Rosa x RADtkopink	8 gal./18" ht.
9	Color Guard Yucca	Yucca filamentosa 'Color Guard'	8 gal./24" ht.
10	Little Devil Ninebark	Physocarpus opulifolius 'Little Devil'	8 gal./24" ht.
482	Sapphire Blue Oat Grass	Helictotrichon sempervirens 'Sapphire'	1 gal.
482	Walkers Low Nepeta	Nepeta x faassenii 'Walker's Low'	1 gal.

(note: Plant list for ordinance purposes only, the landscape contractor is responsible for plant quantities shown on the landscape plan)



**Smart planting**  
No trees should be planted near power lines. However, many trees are attractive additions to your yard and, under normal conditions, will not grow tall enough to interfere with our distribution lines.

**Avoid planting tall-growing trees such as the following near or under power lines:**

- Silver Maple
- Norway Maple
- Oak
- White Spruce
- Colorado Blue Spruce
- Most pines
- Willows



- Notes:**
- All landscaping to be installed by a qualified Landscape Contractor.
  - All plantings shall be mulched with 1-2" river rock stone mulch, 3" deep on landscape fabric.
  - The landscape contractor shall remove any twine that is wrapped around the trunk of a tree or shrub as well as the top third of any burp. Use a wire cutter to make 3-5 cuts in the wire basket to allow roots to grow through.
  - Trees and shrubs shall be planted with a plant mix consisting of 1 part topsoil, 1 part peat, and 1 part existing soil.
  - Planting areas shall be edged with aluminum edging unless noted otherwise on the plan.
  - Lawn areas shall receive 4" of topsoil and hydroseeded. Check with specifications for topsoil availability or contact project manager.
  - Irrigated lawn areas as noted on plan shall be designed and installed by the Landscape Contractor.
  - Maintenance of the landscape shall be provided for by the owner and include fertilizing of lawn and plant material, yearly pruning, top dressing of mulch areas every other year and watering.
  - Plant materials shall be chosen and installed in accordance with standards recommended by the County Cooperative Extension Service or American Nursery Association.

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**TACO BELL PLUS CHICAGO DIVERSIFIED FOODS CORP.**  
CASCADE TWP., MI.

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**STAFF REPORT**

TO: Cascade Charter Township Planning Commission  
FROM: Steve Peterson, Community Development Director  
REPORT DATE: November 23, 2016  
MEETING DATE: December 5, 2016  
CASE: #16-3348 – Edward Rose/Meadowbrooke PUD Amendment

**GENERAL INFORMATION**

- A. **Applicant:** Edward Rose Development Company  
6101 Newport Road Suite 3015  
Kalamazoo MI 49003
  
- B. **Status of Applicant:** Developer
  
- C. **General Location:** The property is located between Kraft Ave and Patterson Ave on the north side of 60<sup>th</sup>.
  
- D. **Requested Action:** Amend the Meadowbrooke PUD to allow for multifamily residential and commercial development.
  
- E. **Existing Zoning on Subject Parcels:** PUD
  
- F. **Zoning on Adjoining Parcels:**
  - N – PUD
  - S – R1/Caledonia Twp
  - E – PUD
  - W – I-PUD/City of Kentwood
  
- G. **Parcel Size:** Approximately 109 acres
  
- H. **Existing Land Use on Subject Parcel:** Vacant
  
- I. **Adjacent Area Land Uses:**
  - North - Various Industrial uses
  - East - Industrial
  - South - Residential/Caledonia Twp
  - West - Industrial/City of Kentwood

**STAFF COMMENTS:**

- 1. The applicant is requesting Basic Plan Review in order to amend the existing Planned Unit Development. The amendment is needed because they would like to add a residential use to the development.

2. The proposal is to add 492 apartments to the PUD. They are also reserving approximately 37 acres for commercial retail uses. Although the retail is already permitted in the PUD the residential use is not, thus the need for the amendment.
3. The area is master planned as Mixed use which can accommodate the residential use up to 8 units per acre. The proposal is at about 6.8 units per acre after taking out the commercial portion of the development.
4. With the addition of the residential use some pedestrian connections should also occur. While they do have some internal sidewalks planned for the apartment phase we should see that continue to and along the frontage of M-37 and 60<sup>th</sup>. This would provide a connection to the commercial uses planned but also the areas beyond. Caledonia Township is proposing sidewalk along Kraft Ave to connect Davenport to 60<sup>th</sup> st. No parks or playgrounds being proposed. Rather than amenities in the development a connection for pedestrian through the project and continue to areas on m37 and 60<sup>th</sup> would be a better investment and would be consistent with our master plan.
5. The developer should provide a traffic impact statement that provides some analysis of the projected traffic and any needed improvements that are a result of the development. The study should also provide an evaluation for the proposed location of the access to M-37 and 60<sup>th</sup>. And what type, if any for additional access to 60<sup>th</sup> or M-37.
6. Plan includes public roads though connecting 52<sup>nd</sup> st to 60<sup>th</sup> and m-37. The rest of the internal drives will be private. We will need approval from KCRC and plans showing that they meet our standards.
7. Given the larger road right of way and to facilitate good access management, it may make sense to allow the commercial building closer to the road than our typical commercial setbacks. I would suggest allowing them close enough to place the parking in the rear.
8. The development will be served by public utilities and sewer and water will be provided by the City of Grand Rapids. Some issues remain for the developer to figure out. The servicing of the commercial area with sewer and water needs to be addressed, as it could have an impact on how the apartment phase is completed.
9. The development will need to be reviewed and approved by our engineer before proceeding.
10. No plans yet for the commercial portion of the project. That would come in later. However it would be nice to see some renderings now to incorporate the proposed setbacks in the ordinance, as it would be easier to allow for some exceptions now. Otherwise we will need to adopt some setbacks without knowing how it will be developed.







# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Edward Rose Development Company, L.L.C. Attn: Kirsten Rimes  
Address: 6101 Newport Road, Suite 3015  
City & Zip Code Kalamazoo, MI 49003-3015  
Telephone: 269-321-7836  
Email Address: krimess@edwardrose.com

**OWNER: \* (If different from Applicant)**  
Name: Meadowbrooke Business Park Associates, Limited Partnership  
Address: 126 Ottawa Ave., NW, Suite 500  
City & Zip Code: Grand Rapids, MI 49503  
Telephone: 616-454-4114  
Email Address: \_\_\_\_\_

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)	
<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input checked="" type="checkbox"/> P.U.D. - Rezoning *
<input type="checkbox"/> P.U.D. - Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Plat Review *
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

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

BRIEFLY DESCRIBE YOUR REQUEST:\*\*

PRELIMINARY DEVELOPMENT PLAN REVIEW FOR PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT ON THE NORTH EAST CORNER OF  
BROADMOOR AVE. & 60TH STREET.

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY\*\*:

SEE ATTACHMENT

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

(\*\*Use Attachments If Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-31-325-005 & 41-19-31-400-029

ADDRESS OF PROPERTY: 5794 BROADMOOR AVE, SE & 5201 60TH ST, SE

PRESENT USE OF THE PROPERTY: AGRICULTURAL

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.)

Jeffrey K. Lambert, CFO

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

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

Thomas C. Wheatley

Applicant - Print or Type Name

 11/17/16  
Applicant's Signature & Date

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



**Building Exterior**

**Arbor Brook Apartments- Murfreesboro, TN**

**Note:**  
Colors and textures may vary depending on available material.  
Architectural details may vary

**Proposed Apartment Homes**  
**Cascade Township, Michigan**





**Building Exterior**

**Colonial Pointe at Fairview= Bellevue, NE**

**Note:**  
Colors and textures may vary depending on available material.  
Architectural details may vary

**Proposed Apartment Homes**  
Cascade Township, Michigan



**E D W A R D  
R O S E & S O N S**



**Building Exterior**

**Tall Oaks- Kalamazoo, MI**

**Note:**  
Colors and textures may vary depending on available material.  
Architectural details may vary

**Proposed Apartment Homes**  
Cascade Township, Michigan



**E D W A R D  
R O S E & S O N S**



**Building Exterior**

**West Hampton Park- Elkhorn, NE**

**Note:**

Colors and textures may vary depending on available material.

Architectural details may vary

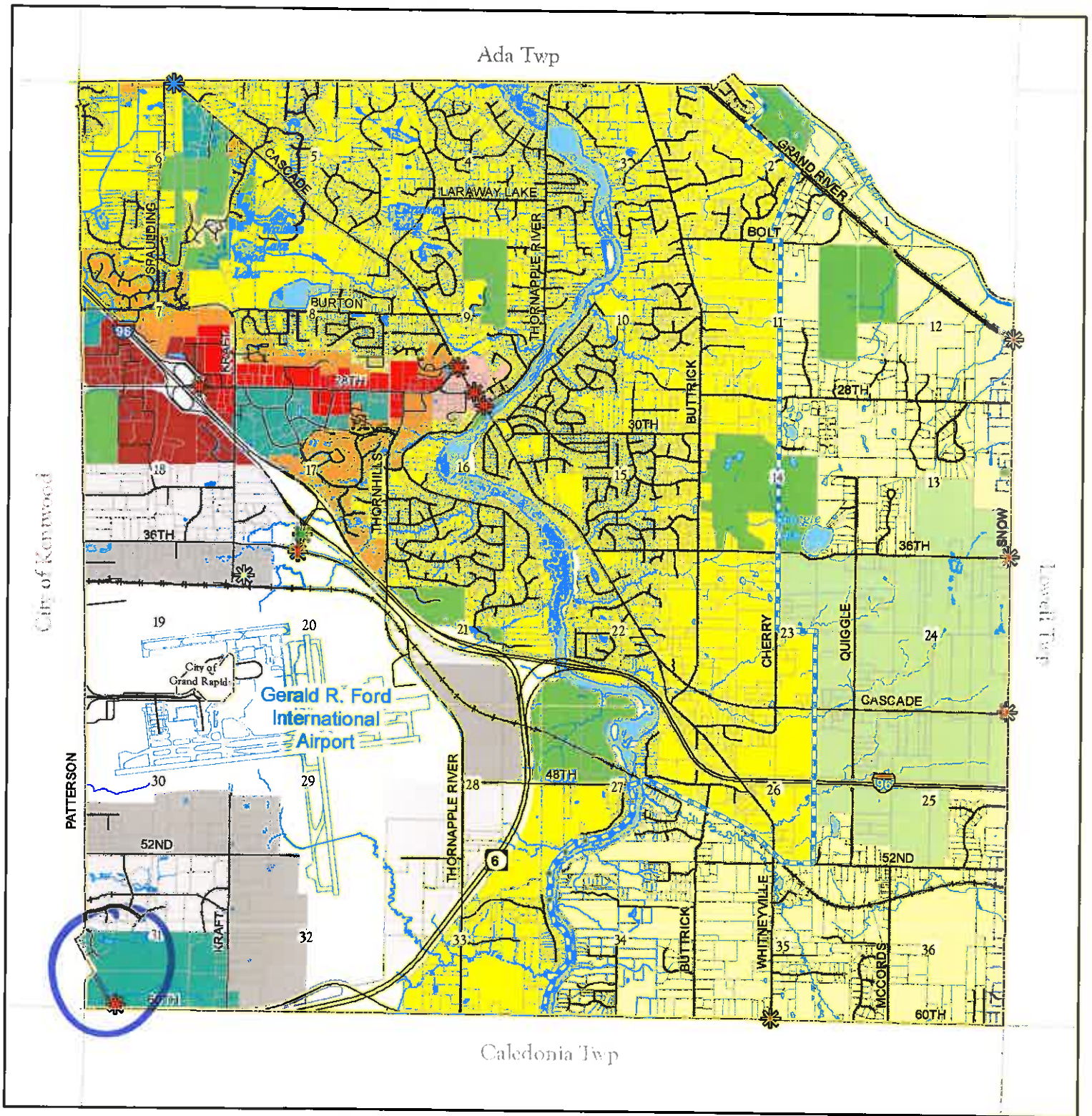


**E D W A R D  
R O S E & S O N S**

**Proposed Apartment Homes**

**Cascade Township, Michigan**

Ada Twp



Caledonia Twp

# Cascade Charter Township

Kent County, Michigan

## Map 15 Future Land Use

### Legend

- Gateway Feature
- Park 'n' Ride
- Rail Station
- Utility Service Area
- Farmland Preservation
- Rural Residential
- Suburban Residential
- Community Residential
- Village Commercial
- General Commercial
- Highway Commercial
- Mixed Use
- Heavy Industrial
- Light Industrial
- Community Facility / Golf Course



**Williams & Works**  
 CONSULTING ENGINEERS  
 41425A 1980 Ave. S.E. • 616.221.1881 • 1980 Ave. S.E.  
 41425A 1980 Ave. S.E. • Grand Rapids, MI 49508

**Williams & Works**  
 CONSULTING ENGINEERS

41425A 1980 Ave. S.E. • 616.221.1881 • 1980 Ave. S.E.  
 41425A 1980 Ave. S.E. • Grand Rapids, MI 49508

April 22, 2009

category. The Township hopes that the highway commercial area is served by mass transit in the future.



#### **MIXED USE**

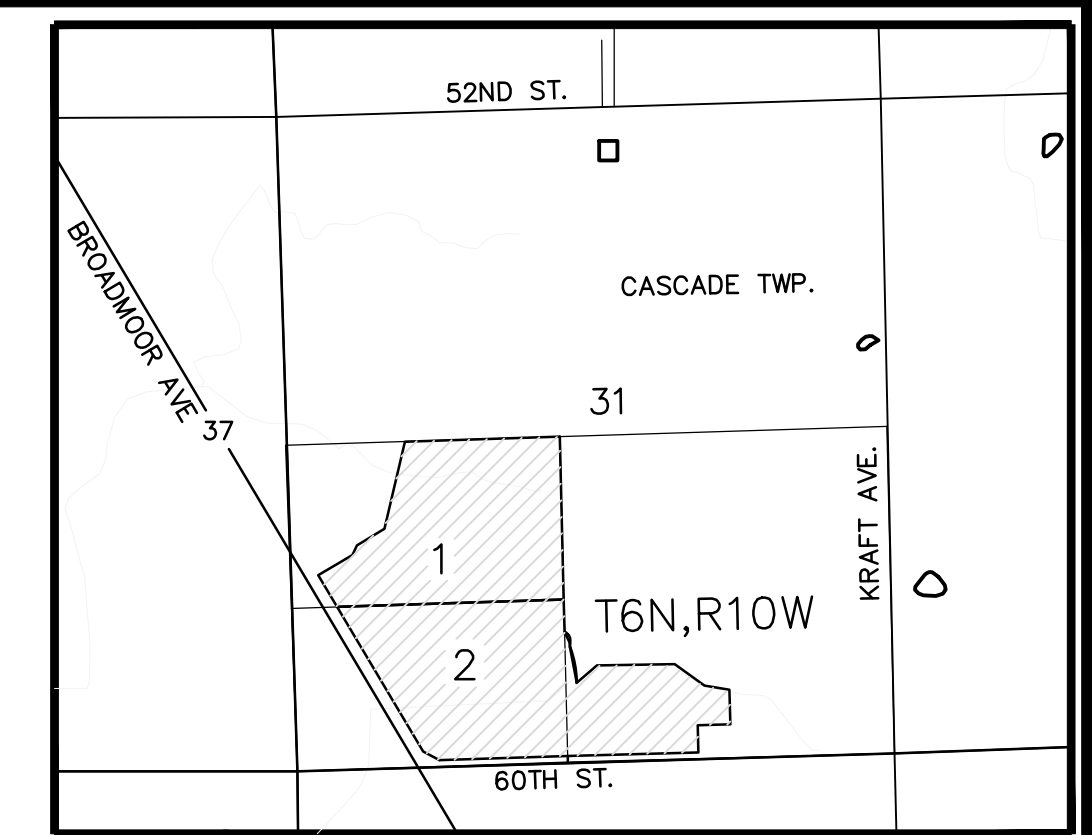
**Description and Desired Uses:** The mixed use land use is intended to provide for offices, light industrial, townhome and other types of attached residential development, and retail/commercial uses. The intent is to allow for uses in a master-planned project, giving a greater potential for walkable neighborhoods. Mixed use residential areas are especially desirable where future mass transportation can serve the area.

**Location:** The mixed use land use category is planned for the northern portion of Centennial Park, the southern portion of Meadowbrooke and along the already developed office park on Cascade Road.

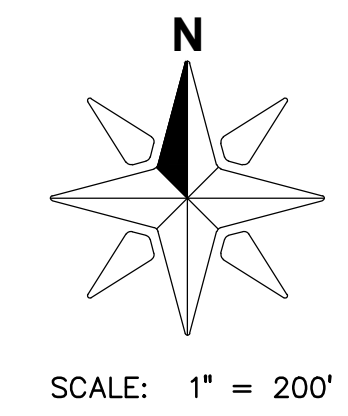
**Densities:** Within the mixed use category, residential densities would be 6-8 dwelling units to the acre. Density bonuses may be available for development that incorporates certain green/eco-friendly building technologies at the time of site plan review and approval. Building heights would be the lesser of 40' or 3 stories where surrounding uses and buildings are of comparable heights; however, along Cascade Road where the mixed use area is already developed, existing building heights would remain unchanged.

#### **HEAVY INDUSTRIAL**

**Description and Desired Uses:** This land use designation is intended to provide employment for area residents, manufacture goods and provide services to meet the needs of the larger West Michigan Region. Facilities will be developed with appropriate utility and transportation connections and in harmony with the area's natural features. Industrial uses may include warehousing, manufacturing and assembly, mini-storage, contractor's offices and yards, and shipping facilities. In the vicinity of the airport, industrial land uses should be compatible with the airport and aviation requirements. The Township supports industrial uses near the airport having direct access to the airport property to facilitate greater interconnectedness, growth of transportation-related industry, and limit off-site vehicular movement/trips. Truck traffic leaving industrial land uses will be directed efficiently to regional arterials without traversing residential areas. Landscape credits, credits for energy efficient design, or other types of credits may be offered that may reduce the current front yard setback requirements, landscaping requirements, and/or lot area requirements.



VICINITY MAP  
NOT TO SCALE



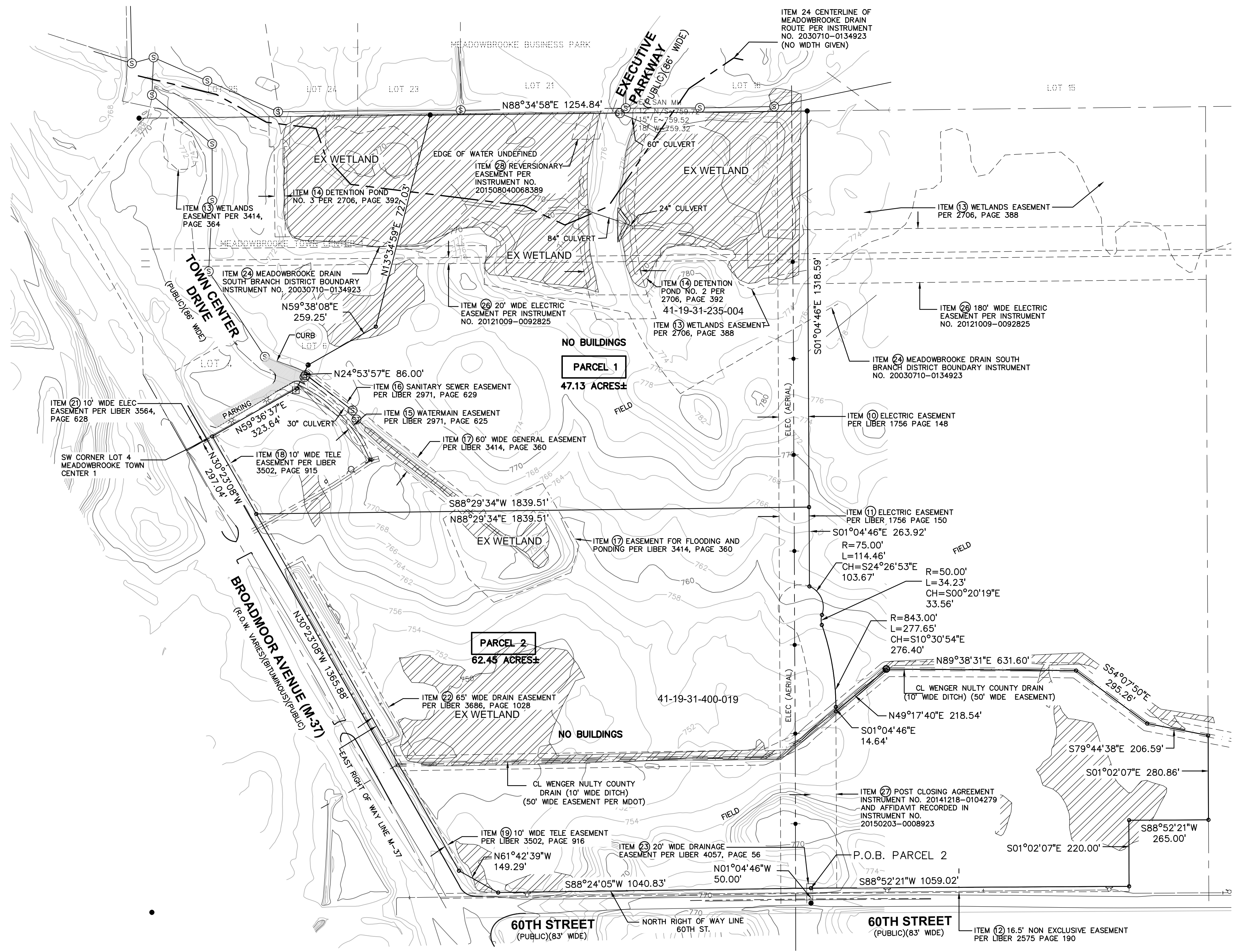
**LEGAL DESCRIPTION**

Real property in the Township of Cascade, County of Kent, State of Michigan, described as follows:  
 Parcel 1:  
 Part of the Southwest one-quarter of Section 31, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Beginning at the center of said Section 31; thence South 01 degrees 04 minutes 46 seconds East 1318.59 feet along the North-South one quarter line of said section to the South line of the North one-half of said Southwest one-quarter; thence South 88 degrees 29 minutes 34 seconds West 1839.51 feet along said South line to the East line of Broadmoor Avenue (M-37, a variable width public right-of-way); thence North 30 degrees 23 minutes 08 seconds West 297.04 feet along said East line to the Southwest corner of Lot 4 and the Southeastly line of Meadowbrooke Town Center 1 (as recorded in Liber 101, Page 1, Kent County Records); thence North 59 degrees 36 minutes 37 seconds East 323.64 feet along said Southeastly line; thence North 24 degrees 53 minutes 57 seconds East 86.00 feet along said Southeastly line; thence North 13 degrees 34 minutes 59 seconds East 727.03 feet along said Southeastly line to the East-West one-quarter line; thence North 88 degrees 34 minutes 58 seconds East 1254.84 feet along said East-West one-quarter line to the place of beginning.

Parcel 2:  
 Part of the South one-half of the South one-half of Section 31, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Beginning on the North-South one quarter line at a point being North 01 degrees 04 minutes 46 seconds West 50.00 feet from the South one-quarter corner of said Section 31; thence South 88 degrees 24 minutes 05 seconds West 1040.83 feet along the North right-of-way line of 60th Street (a public right-of-way); thence North 61 degrees 42 minutes 39 seconds West 149.29 feet along the Easterly right-of-way line of Broadmoor Avenue (M-37, a variable width public right-of-way); thence North 30 degrees 23 minutes 08 seconds West 1365.88 feet along said Easterly right-of-way line; thence North 88 degrees 29 minutes 34 seconds East 1839.51 feet along the North line of the South one-half of the South one-half of said section; thence South 01 degrees 04 minutes 46 seconds East 263.92 feet along the North-South one-quarter line of said section; thence Southeastly 114.46 feet on a 75.00 foot radius curve to the right, the chord of which bears South 24 degrees 26 minutes 53 seconds East 103.67 feet; thence Southerly 34.23 feet on a 50.00 foot radius curve to the left, the chord of which bears South 00 degrees 20 minutes 19 seconds East 33.56 feet; thence Southerly 277.65 feet on a 843.00 foot radius curve to the right, the chord of which bears South 10 degrees 30 minutes 54 seconds East 276.40 feet; thence South 01 degrees 04 minutes 46 seconds East 14.64 feet to the centerline of the Nully Drain; thence North 49 degrees 17 minutes 40 seconds East 218.54 feet along said centerline; thence North 89 degrees 38 minutes 31 seconds East 631.60 feet along said centerline; thence South 54 degrees 07 minutes 50 seconds East 295.25 feet along said centerline; thence South 79 degrees 44 minutes 38 seconds East 206.59 feet along said centerline; thence South 01 degrees 02 minutes 07 seconds East 280.86 feet along the East line of the West one-half of the Southeast one-quarter of said section; thence South 88 degrees 52 minutes 21 seconds West 265.00 feet along the North line of the South 270.00 feet of the Southwest one-quarter of the Southeast one-quarter of said section; thence South 01 degrees 02 minutes 07 seconds East 220.00 feet along the West line of the East 265.00 feet of the Southwest one-quarter of the Southeast one-quarter of said section; thence South 88 degrees 52 minutes 21 seconds West 1059.02 feet along the North right-of-way line of 60th Street to the place of beginning.

- LEGEND**
- TELEPHONE UTILITY LINE
  - ELECTRIC UTILITY LINE
  - WATER UTILITY LINE
  - GAS UTILITY LINE
  - STORM UTILITY LINE
  - SANITARY UTILITY LINE
  - FIBER OPTIC UTILITY LINE
  - FENCE LINE
  - EASEMENT CENTERLINE
  - EASEMENT LINE
  - ⊕ - CATCH BASIN
  - ⊕ - ROUND CATCH BASIN
  - - UTILITY MANHOLE
  - ⊗ - STORM MANHOLE
  - ⊙ - SANITARY MANHOLE
  - ⊕ - ELECTRIC MANHOLE
  - ⊕ - TELEPHONE MANHOLE
  - ⊕ - WATER MANHOLE

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE IN EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.



The bearings of the drawing are based on Michigan State Plane, South Zone, Coordinates as recorded in the Kent County Remonumentation Program and labeled using the bearings of the legal descriptions provided in First American Title Insurance Company Commitment No. NCS-797023-MICH dated August 18, 2016.

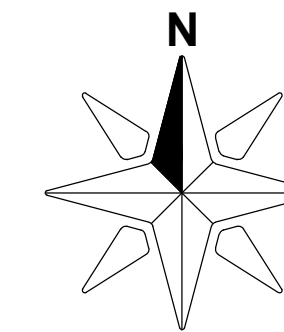
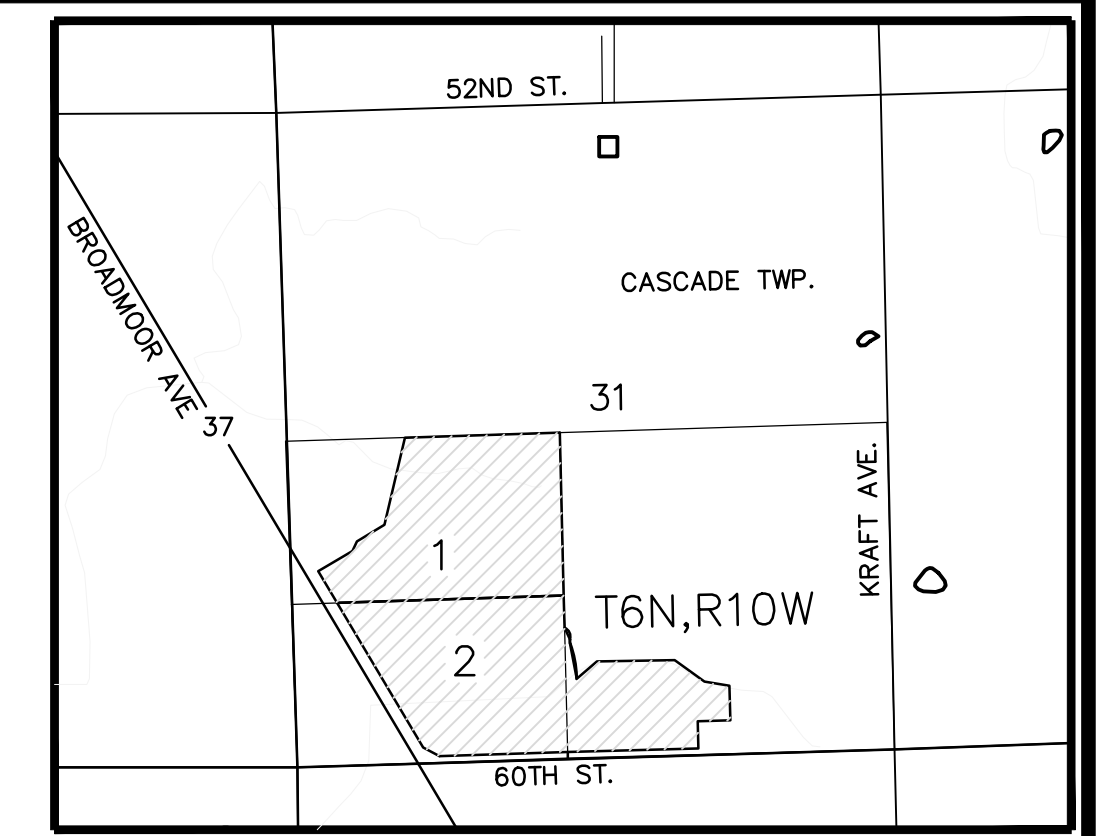
BOUNDARY SURVEY WAS PROVIDED BY:  
 WILLIAMS AND WORKS  
 549 OTTAWA AVENUE, NW  
 GRAND RAPIDS, MI 49503  
 PROJECT #216145, DATED 06-29-16

PLAN REVISIONS	<b>SURVEY PLAN</b>		FIELD SURVEY / DATE: W&W/M&B-06-29-16
	FOR		
	<b>P.U.D. AMENDMENT PLAN</b>		
	<b>MEADOWBROOKE BUSINESS PARK (GARDEN APARTMENTS)</b>		
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN			DESIGNED BY: W&W/M&B
<b>MOORE &amp; BRUGGINK, INC.</b> Consulting Engineers 2020 Monroe Avenue N.W. Grand Rapids, Michigan 49505-6298 Phone: (616) 363-9801 Web: www.mbce.com			CHECKED BY: W&W/FEF
			PLAN DATE: 11-10-16
			PROJECT NO.: 160230.01
			SHEET NUMBER <b>1 OF 3</b>

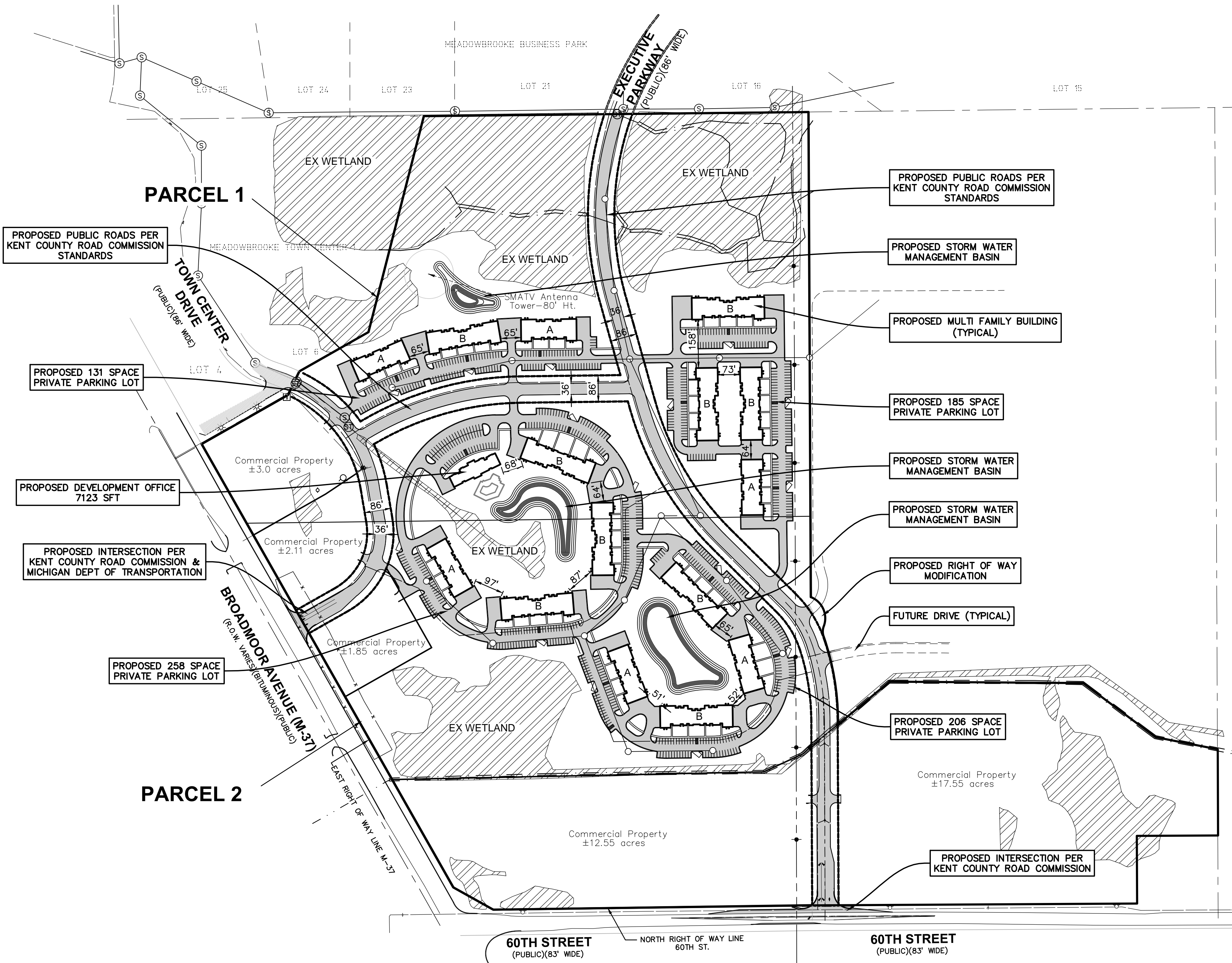


Utility locations are approximate only. Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (1-800-482-7171)

M:\160230 - Garden Apartments\DWG\160230\_Garden Apartments P.U.D. (2014).dwg\_11/11/2016 2:12:57 PM\_LISA FRIZZELL



SCALE: 1" = 200'



EXISTING ZONING: PUD-50, MEADOWBROOKE BUSINESS PARK

**AMENDMENT DEVELOPMENT NOTES:**

P.U.D. AMENDMENT AREA: 109.58 AC  
 PARCEL #1: 47.13 AC  
 PARCEL #2: 62.45 AC

**PROPOSED USE:**

RESIDENTIAL: 37.3 AC (34.0% OF P.U.D.)  
 COMMERCIAL: 37.4 AC (33.9% OF P.U.D.)  
 OPEN SPACE/PRESERVE: 26.0 AC (23.7% OF P.U.D.)  
 PROPOSED RIGHTS OF WAY: 9.2 AC (8.4% OF P.U.D.)

**RESIDENTIAL DEVELOPMENT DATA:**

BUILDING SCHEDULE						
BUILDING TYPE	STUDIO	ONE BEDROOM	TWO BEDROOM	TOTAL UNITS	TYPE OF BUILDING	NUMBER OF BUILDINGS
A	2	15	11	28	3 STORY	6
B	2	21	13	36	3 STORY	9

TOTAL UNITS \_\_\_\_\_ 492 (8 D.U./A)  
 STUDIO \_\_\_\_\_ 30  
 ONE BEDROOM \_\_\_\_\_ 279  
 TWO BEDROOM \_\_\_\_\_ 183  
 RESIDENTIAL PROJECT SITE SIZE \_\_\_\_\_ 63.3 ACRES  
 PARKING SPACES \_\_\_\_\_ 916  
 LOT PARKING \_\_\_\_\_ 780  
 GARAGE PARKING \_\_\_\_\_ 136  
 BUILDING COVERAGE \_\_\_\_\_ 7.2 %  
 PARKING LOT & DRIVE COVERAGE \_\_\_\_\_ 10.0 %  
 OPEN SPACE \_\_\_\_\_ 41.0 %

**RESIDENTIAL DEVELOPMENT NOTES:**

**PRIVATE DEVELOPMENT**

- DOUBLE-LOADED PARKING AREAS ARE 64' WIDE
- SINGLE-LOADED PARKING AREAS ARE 44' WIDE
- PARKING SPACES ARE 9' x 20'
- GARAGES ARE 12' x 21.5'
- ALL PRIVATE DRIVES ARE 24' WIDE
- SIDEWALKS ADJACENT TO PARKING LOTS ARE 5' WIDE
- ALL OTHER SIDEWALKS ARE 4' WIDE
- ALL PAVED AREAS HAVE 24" CONCRETE CURB AND GUTTER.

**PUBLIC DEVELOPMENT**

- PUBLIC RIGHTS OF WAY ARE 86' WIDE
- PUBLIC ROADS ARE 36' WIDE WITH 24" CONCRETE CURB AND GUTTER, PER KENT COUNTY ROAD COMMISSION STANDARDS

PREPARED FOR:  
 EDWARD ROSE & SONS  
 6101 NEWPORT ROAD  
 P.O. BOX 3015  
 KALAMAZOO, MI 49003-3015  
 PH: (269) 325-9484  
 FX: (269) 321-7884  
 WWW.EDWARDROSE.COM

PLAN REVISIONS	SITE PLAN FOR P.U.D. AMENDMENT PLAN MEADOWBROOKE BUSINESS PARK (GARDEN APARTMENTS) CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN	FIELD SURVEY / DATE: W&W/M&B-06-29-16
	<b>MOORE &amp; BRUGGINK, INC.</b> Consulting Engineers 2020 Monroe Avenue N.W. Grand Rapids, Michigan 49505-6298 Phone: (616) 363-9801 Web: www.mbce.com	DESIGNED BY: W&W/M&B
		DESIGN DRAWN BY: W&W/FEF
		CHECKED BY: W&W/JFL
		PLAN DATE: 11-10-16
		PROJECT NO.: 160230.01
		SHEET NUMBER
		<b>2 OF 3</b>

BOUNDARY SURVEY WAS PROVIDED BY:  
 WILLIAMS AND WORKS  
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 PROJECT #216145, DATED 06-29-16



Know what's below.  
 Call before you dig.

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)

## Memorandum

**To:** Cascade Charter Township Planning Commission  
**From:** Steve Peterson, Community Development Director  
**Subject:** Case 16-3305 Spruce Meadows PUD Amendment  
**Meeting date:** December 5, 2016

At the Public hearing on September 19, 2016 the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the PUD amendment for the project.

The applicant has reviewed the PUD Ordinance changes and has agreed with the language.

I recommend that you forward a positive recommendation to the Township Board for approval of the PUD amendment and revised site plan.

The Township Board will hold an additional public hearing to consider your recommendation.

**Attachments:** Proposed PUD Ordinance  
Site Plan

CASCADE CHARTER TOWNSHIP  
**Ordinance #\_ of 2017**  
AN ORDINANCE TO AMEND ORDINANCE #11 OF 2002, THE  
**MEIJER/ROMANO**  
PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to the Meijer/Romano PUD Ordinance

**Section II Legal Description:**

The following property is added to the PUD

**5411 28<sup>th</sup> St:**

PART SE 1/4 COM AT SE COR OF SEC TH S 88D 05M 02S W ALONG S SEC LINE 277.97 FT TH N 1D 39M 55S W 56.93 FT TO N LINE OF 28TH ST TH S 88D 20M 05S W ALONG SD N LINE 161.82 FT TO NE LINE OF HWY I-96 TH N 1D 39M 55S W ALONG SD NELY LINE 25.0 FT TH S 88D 20M 05S W ALONG SD NELY LINE 300.0 FT TH N 1D 39M 55S W ALONG SD NELY LINE 20.0 FT TH S 88D 20M 05S W ALONG SD NELY LINE 155.40 FT N 47D 05M 25S W ALONG SD NELY LINE 246.98 FT BEG OF THIS DESC - TH N 47D 05M 25S W ALONG NELY LINE OF SD HWY 359.68 FT TO E 1/8 LINE TH N 1D 25M 52S W ALONG E 1/8 LINE 888.91 FT TH N 88D 20M 05S E 268.74 FT TH S 1D 39M 55S E 1020.26 FT S 88D 20M 05S W 16.16 FT S 1D 39M 55S E 121.08 FT TO BEG \* SEC 7 T6N R10W 6.31 A.

**Section IV. Purpose:**

This section shall be amended to read as follows:

The Project occupies approximately 36.92 acres of land that currently contains a Meijer retail store, Meijer Gas Station, a restaurant, several retail stores and hotel. The Planned Unit Development technique has been chosen by the Developer to provide more control over the Project's aesthetics and appearance.

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

**Section VI, Permitted uses**

This section will be amended to add the following use:

6. Hotel

**Section VII. Design Guidelines, Requirements and Limitations.**

This section shall be amended to read as follows:

- A. Maximum height – 35 feet
  1. Hotel is permitted a height of 42 feet to roof line and 60 feet to peak

- C. Setbacks-

**5. Minimum for Hotel site**

Front North-63 feet  
Front West – 51 feet  
Side – 25 feet  
Rear – 50 feet

**D. Signs**

**E. The following signs are permitted for the hotel site**

1. The following pylon sign is permitted:  
(1) freestanding sign, with a maximum height of 30 feet and one hundred twenty-five (125) square feet in sign area. Up to fifty (50) percent of such a sign may be a changeable copy sign.
2. One of the following signs are permitted:
  - a. wall sign or marquee per building, not to exceed one-hundred (100) square feet in total sign area, or;
3. Window signs and displays, provided permanent window sign(s) shall not cover more than twenty-five (25) percent of the total window surface and temporary window signs shall not cover more than fifteen (15) percent of the total window surface.
4. One (1) directory wall sign per building, not to exceed twenty (20) square feet in total sign area.
5. Directional signs up to ten (10) square feet in sign area. Each zone lot or development shall not have more than two (2) directional signs.
6. One (1) incidental sign not to exceed twelve (12) square feet.
7. Flags of any nation, state, or entity provided they do not exceed thirty-two (32) square feet in area. A zone lot will be limited to three (3) flags. Flagpole height may not exceed the height restrictions for the zoning district as found in the Zoning Ordinance.

**Section 2. Effective Date**

This PUD Ordinance amendment shall become effective upon publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

**Section 3. Effect**

The Cascade Charter Township Zoning Ordinance, as amended, and the remainder of Ordinance #11 of 2002, as amended, except as otherwise expressly amended herein, shall remain in full force and effect.

The foregoing Ordinance amendment was offered by Board Member \_\_\_\_\_ supported by Board Member \_\_\_\_\_. The roll call vote being as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

ORDINANCE DECLARED ADOPTED.

\_\_\_\_\_  
Sue Slater  
Cascade Charter Township Clerk

**CERTIFICATION**

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the \_\_\_<sup>th</sup> day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
Sue Slater  
Cascade Charter Township Clerk

