



## MINUTES

Cascade Charter Township Planning Commission  
Monday, November 16, 2015  
7:00 P.M.

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

**ARTICLE 2.** Pledge of Allegiance to the flag.

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

**Motion by Member Mead to approve the Agenda. Support by Member Rissi. Motion carried 8-0.**

**ARTICLE 4.** Approve the Minutes of the November 02, 2015 meeting.

**Motion by Member Lewis to approve the minutes of the November 02, 2015 meeting as written. Support by Member Rissi. Motion carried 8-0.**

**ARTICLE 5.** Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)

No one wished to speak on non-agenda items.

**ARTICLE 6.** Case #15-3279 Anchor Properties

**Property Address: 5121 & 5161 28<sup>th</sup> Street**

**Requested Action: The Applicant is requesting site plan approval for a 790 sq. ft. addition to the rear of the building.**

Director Peterson presented the case. This site was most recently a mattress store and prior to that it was Perkins restaurant. This is on the north side of 28<sup>th</sup> Street and just west of the highway. The addition is to square off the building. One of the setbacks is less than 50' and they did receive a variance for that. In addition to the change of use on the non-conforming site, there are other non-conformities with buffer yards around the perimeter of the site and building setbacks along the west and north property lines. The Zoning Board of Appeals has approved variances. They have improved the site plan by increasing the green scape and reducing some of the parking area. The parking calculations show they have 74 parking spaces and they need 68. They meet our parking requirements. They are turning the site into a restaurant that will be both a

Coney Island and a Pizza establishment. They will be two separate facilities. This expansion is over 5% so it must come before the Planning Commission.

The conditions that I am requesting for approval are the following:

- The agreement to share the directional sign
- Assurance that the service drive will remain open.
- Landscaping Bond of \$5,000.
- Storm Water Maintenance Agreement.

Member Lewis asked if there had been any car counts on the service road. Director Peterson stated that car counts have not been done at this site. This is why we are requiring the road to remain open. The other businesses have easements to use this service drive.

Member Williams asked if the drive behind is set for parking spaces. Director Peterson stated that there is still room for two-way traffic.

**Chairman Pennington asked the Applicant to come forward with any comments.**

Todd Stuve, Exxcelsior Engineering, came forward on behalf of the Applicant. Basically the whole sight is getting a face-lift and renovation from the building to the parking lot. We are making some significant improvements to the aesthetics of the building and the functionality of the parking lot. Most notably the changes to the front of the building. The issue of the access easement with the service drive and McDonalds, there is a reciprocal easement in place that covers the legalities of the access points. The parking along the north is for employee parking. We have added .1 acres of greenspace. There will be a doorway on the east and north of the building for one tenant and access doors on the south side for the additional tenant.

Chairman Pennington asked about the outdoor seating. The Applicant stated that there could be seasonal outdoor seating.

Member Lewis stated for clarification there would be a Coney Island restaurant on one side and a Pizza restaurant on the other side. Will they be stand alone? The Applicant stated that the restaurants will be stand alone with the Coney Island on the east side and the Pizza Restaurant to the west. We have reviews and approvals from the Fire Dept., the Township Engineer and the Kent County Drain Commission. There is significant county drain through the sight which required their approval. The conditions that were set by the Zoning Board and the recommendations by Director Peterson have been agreed upon as well.

**Member Rissi made a motion for Case 15:3279 to make a favorable recommendation or approval of the site plan with the following conditions:**

- **Submit a Landscaping Bond of \$5,000;**
- **The access drive is to remain open**
- **Allow for Drury Hotels to share directional sign**
- **Sign and record the Storm Water Maintenance Agreement.**

**Support by Member Waalkes. Motion carried 8-0.**

**ARTICLE 7. Case #15-3282 Thornapple Pointe**

**Property Address: 7280 48<sup>th</sup> Street SE**

**Requested Action: The Applicant is requesting tentative preliminary approval of a new platd subdivision for 21 single family detached homes.**

Director Peterson presented the case. This is important as this part of the procedure does grant the developer some rights. The process is tentative preliminary as we will make a recommendation to the Township Board and the Board will hold a meeting and then it will come back to the Planning Commission for further approvals for preliminary Plat approval. This is on 48<sup>th</sup> Street on the south side of the road just east of M-6 across from Thornapple Point Golf Course. There are 21 lots on public roads. Because these are public roads, the Road Commission allows more homes on a dead-end road than we do. We allow 19 homes on a dead-end street, and the Road Commission allows up to 75. Our Subdivision Ordinance allows for several different types of subdivision. They are choosing the 25% Open Space subdivision. We calculate density by removing all unusable land such as roads, steep slopes, etc. and then do the density calculations as to how many lots you are allowed. They are meeting our regulations and are not asking for any variances or exceptions. This area is zoned R-1, Master Plan Suburban Residential. This is our typical residential zoning. This area does not have utilities and will have private well and septic. While it is close to the river, it will not have access to the river. There are no Capital Improvement projects as a result of this project. The 25% Open Space Subdivision comes with a minimum of 40,000 sq. ft. lots. The lots range from 40,000 sq. ft. to 56,000 sq. ft. so their plan meets our lot size requirements and density. They will have to provide more information from the Road Commission and the Health Department for the next step of the process. We would ask them to enter into an agreement that if/when utilities are available that they would be a yes vote for a special assessment district for those utilities. Residential subdivisions must have a statement within their private deed restrictions with a recognition of the airport and the noise that is associated with it. The Plat procedure approval process would grant them one year approval of the layout of this subdivision if the Township Board were to approve your recommendation. I am recommending approval of their tentative preliminary Plat to the Township Board with five conditions:

- They meet the rest of the requirements for the final preliminary Plat approval.
- We will need a copy of the Private Deed Restriction Agreement that includes the airport recognition statement.

- We will need the Special Assessment Agreement.
- We do require subdivisions to have street lights and street trees and we will need a plan to show this will be completed.
- We also will need a block grading plan which shows that they put thought into how the lots will drain.

Member Mead asked if the subdivision developed with the end of the public roads with a stubbed out lot reserved for future road purposes. Are these actually going to the property line? Director Peterson stated that the right of way is stubbed out to the property line. The Road Commission may require some sort of temporary cul-de-sac. What we prohibit is for people to stop short of the property line and have a reserve strip that would not give access to the property line so you will not have a problem later on if someone else wants to connect. Member Mead wondered if since this is a Subdivision vs Site Condominium, is there a requirement for an Association Board with regard to the open space? Director Peterson replied that the township would not require that. The open space would traditionally stay with the developer or another entity. Our intention for the open space is that would not be developed or used for anything.

Member Williams asks who pays the taxes on the open space. Director Peterson states that there are no taxes because there is no value the property. Discussion continues, the result being that the township will ask the applicant to supply them with ownership to the open space area.

Member Rissi asks that on the west side, where they have the stub that ends at the lot line, wouldn't we require a cul-de-sac. Director Peterson states that it is a public road so it is the Road Commissions call.

**Chairman Pennington asks if the applicant come forward with any comments.**

Dave Hanco, Veenstra and Assoc. as far as the ownership of the open space, because this is a Plat, it gets recorded at the State and goes through a stringent review by the State. As far as the ownership of the property, we are open to look at different ways to do it, but will have it nailed down by the end of the project, it will probably be an Association. As far as the detention pond, we will be setting up a drainage district which will allow for the maintenance of the detention pond, set up through the Drain Commission. We have been talking to M-Dot regarding the property they own to the west. Sometimes with those extra pieces of property they are willing to sell, which is why we have it stubbed to the end of the property. If they are not willing to sell and they want to maintain that, then we would put in a permanent cul-de-sac. And the Road Commission would require us to put a temporary cul-de-sac on each one so they can turn the snowplows around. Member Mead asked if they ran perk tests. Mr. Hanco states that soil borings were taken across the property and were submitted to the Health

Department for their approval. Member Mead wants to know if, on the proposed lots, are there any wetlands or is it limited just to the open space. Mr. Hanco replies that they haven't done an official evaluation of the wetlands, but have used the wetland maps online with the DEQ. Usually those maps are very conservative and we don't see an issue with that. Member Waalkes curious about the contours for the water drainage. Mr. Hanco states that the detention pond is in the lowest contour area and the proposed street is along the ridge. Member Mead states that the contour has a 4 Ft. increase elevation noting that it will not flow uphill. Mr. Hanco says if it is a wetland area we will not do anything with it. If it is not, then we will do extensive excavation to the detention pond, use that to fill in low areas in the road. It is a lower outlet that's why we placed it in that area. Member Mead is concerned that the water will flow right on to the neighboring property and drain the pond. Director Peterson's answer is that we are approving a lot layout plan, they will have to have the drainage worked out by the time it comes back to the Planning Commission, and so we are not reviewing the detailed drainage plan yet. Mr. Hanco has gotten approval from the drain commission.

**Member Waalkes made a motion to forward a positive recommendation to the Township Board for Case 15:3282 for tentative preliminary approval of a new platd subdivision for 21 single family detached homes with the five conditions as stated:**

- **They meet the rest of the requirements for the final preliminary Plat approval.**
- **We will need a copy of the Private Deed Restriction Agreement that includes the airport recognition statement.**
- **We will need the Special Assessment Agreement.**
- **We do require subdivisions to have street lights and street trees and we will need a plan to show this will be completed.**
- **We also will need a block grading plan which shows that they put thought into how the lots will drain.**

**Support by Member Robinson. Motion carried 8-0.**

#### **ARTICLE 8. Kent County Road Commission Five-Year Road Improvement Plan**

Director Peterson presented the plan. The plan is put together by the Kent County Road Commission with input from Cascade Township. Discussion followed regarding the upgrades that were presented.

#### **ARTICLE 9. Resolution of Support to Adopt the Cascade Charter Township Capital Improvement Plan 2016-2021**

Ben Swayze, Township Manager presented. The Township Capital Improvement Plan is a great planning tool for the Township. The Plan is a projection of capital

expenditures for the next six years. In order for the Staff to recommend something to the Capital Improvement Plan it has to be consistent with one of three items: the Township Master Plan, be a part of a State or Federal Requirement or a Township approved policy. To be included it has to be a minimum of \$5,000 which is a change from our previous minimum of \$10,000 which was changed on the advice of our Auditors. We have a six step process:

1. Staff Department Heads submit proposals
2. CIP Review Committee Assessment
3. Infrastructure Committee
4. Develop a 6 year Capital Improvement Program and first year budget
5. Planning Commission for Review and Adoption
6. Township Board for Final Review and Adoption.

Each project has an assessment and a prioritization of each project given by the Planning Commission and Township Board. The benefit of this plan is the focus of attention on goals, needs and capabilities and optimizes the use of the taxpayers' dollars.

Funding can be from Millage, General Obligation or Revenue Bonds, Tax Increment Financing, Grants, Special Assessments, Sale of Assets, etc.

Our Capital Improvement Plan over the next six years includes 49 projects totaling just over \$24,000,000. Discussion followed regarding projects in the Plan, most notably the new Township Hall, cemetery expansion, Cascade Recreation Park, Township Entryway Signage, Bus Stops for the Rapid, Vehicle replacement for the Fire Department, Cascade Dam repair fund, Pathways, Township Water Pressure Project, Thornapple River Drive utility expansion, DDA Fund, and Riverfront land purchases.

**Member Waalkes made a motion to approve the Capital Improvement Plan and to forward a positive recommendation to the Township Board. Support by Member Robinson. Roll Call Vote:**

<b>Rissi – Yes</b>	<b>Katsma – Yes</b>	<b>Pennington – Yes</b>
<b>Waalkes – Yes</b>	<b>Mead – Yes</b>	<b>Williams – Yes</b>
<b>Lewis – Yes</b>	<b>Robinson - Yes</b>	

**Motion passed 8-0.**

#### **ARTICLE 10. Any other business**

There was no new business.

#### **ARTICLE 11. Adjournment**

**Motion made by Member Rissi to Adjourn. Support by Member Mead. Motion carried 8-0. Meeting adjourned at 8:35 PM.**

Respectfully submitted,  
Aaron Mead, Secretary  
Ann Seykora/Julie Kutchins – Planning Administrative Assistant

DRAFT

STAFF REPORT: Case # 15-3270  
REPORT DATE: November 30, 2015  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: December 7, 2015  
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:  
Cascade Hospital for Animals  
6730 Cascade Rd  
Grand Rapids MI 49546

STATUS  
OF APPLICANT: owner

REQUESTED ACTION: The applicant is requesting site plan approval for three additions to the building totaling about 3,200 sq ft.

EXISTING ZONING OF  
SUBJECT PARCEL(S): B1

GENERAL LOCATION: West side of Cascade Rd between Burton and 28<sup>th</sup> St

PARCEL SIZE: 1.58 Acres

EXISTING LAND USE  
ON THE PROPERTY: Animal hospital

ADJACENT AREA  
LAND USES: N - residential  
S - retail  
E - office  
W - residential

ZONING ON  
ADJOINING PARCELS: N - B1  
S - B1  
E - PUD  
W - PUD

## STAFF COMMENTS

1. The applicant is requesting site plan approval in order to construct three small additions to the building.
2. The additions are located in the rear and side of the buildings. The addition to the rear was awarded a zoning variance to come within 7 feet of the rear property line. The additions on the side are in compliance and do not require a variance.
3. The main reason for the addition is to control the noise of the dogs.
4. The neighbors were informed at the ZBA meeting that the site plan is not subject to a public hearing but the owner did agree to show them the plans prior to the planning commission meeting.
5. The Township Fire Department has reviewed and is asking for a gate on the fencing east of the addition. The gate has been added to the plan.
6. The Township Engineer has reviewed and approved the plans. They are actually reducing the amount of impervious surface at the site as a result of the project due to the removal of the concrete. They are required to get a SESC permit and execute the storm water agreement.

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** the Site Plan for the building addition under the following conditions:

1. Supply the township with the SESC permit and the executed storm water maintenance agreement prior to construction.
2. Compliance with the Fire dept review letter dated 11/13/15.

Attachments:           Application  
                              Site Plan  
                              Fire Dept Letter  
                              Comments from meeting with neighbors



**PLANNING & ZONING APPLICATION**

APPLICANT: Name: Cascade Hospital for Animals

Address: 6730 Cascade Rd SE

Telephone: 616-949-0960

Facsimile: 616-949-2688

OWNER\*: Name: Richard Siegle DVM / Cascade Beltline Properties LLC

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

(\* If different from the Applicant)

Nature of the Request: (Please check the appropriate box or boxes)

<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. - Rezoning*
<input type="checkbox"/> P.U.D. -Site Condominium	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review*	<input type="checkbox"/> Sign Variance
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision 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\*\*: see Attached Sheet

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

(\*\*Use Attachments if Necessary)

LEGAL DESCRIPTION OF PROPERTY\*\*: See Attached Sheet

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

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19- 09-376-047

ADDRESS OF PROPERTY: 6730 Cascade Rd SE

PRESENT USE OF THE PROPERTY: Veterinary Hospital & Boarding Facility

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

<u>Name(s)</u>	<u>Address(es)</u>
<u>Richard Siegle DVM</u>	<u>Cascade Beltline Properties LLC</u>
<u>6730 Cascade Rd</u> <u>Grand Rapids, MI</u>	<u>8621 Alaska Ave</u> <u>Caledonia, MI</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.)

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

Richard Siegle DVM  
 Applicant - Print or Type Name

Richard Siegle DVM  
 Applicant's Signature & Date  
9-4-2015

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

\*\*\*\*

**PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS**

**REVIEW SHEET - THANK YOU**

Revised 03/26/02

\_\_\_\_\_

**Cascade Township Planning & Zoning Application**

**Applicant : Cascade Hospital for Animals**

**Describe Request:** Cascade Hospital for Animals wants to enclose some of our existing exercise yards to help with noise control (unwanted barking). The enclosed exercise yards will have K-9 grass (artificial turf) so that dogs will be able to eliminate inside. Our intent will be to minimize dogs being outside, especially early morning. The corners of each addition will be 5 to 7 feet from the property line (carport), so we will need a variance for the building project. Cascade Hospital for Animals has been in Cascade Township for 60 years and we have been doing boarding/daycare for over 40 years. We have received several complaints of dogs barking excessively over the last few years and these complaints have coincided with Cascade Village Apartments being converted to condominiums. Most of the proposed additions will be blocked from Cascade Village Condominiums view by their carport, which was built right on the property line. Any part of the addition which is not blocked by the carport, will have pine trees planted between the building and the property line. Cascade Hospital for Animals wants to be a good neighbor and by allowing us to enclose most of our exercise yards should help to minimize the noise issue significantly.

**Legal Description of Property:**

Prop#: 41-19-09-376-047

SCHOOL: 41110

Prop Addr: 6730 CASCADE RD SE

Legal Description:

411909376047 PART SW 1/4 COM AT SE COR OF CASCADE SCHOOL-BROOK PLAT TH SELY ALONG WLY LINE OF CASCADE RD /100 FT WIDE/ 76 FT TH W PAR WITH S LINE OF SD PLAT 110 FT TO BEG OF THIS DESC - TH E PAR WITH S LINE OF SD PLAT 110 FT TH SELY ALONG WLY LINE OF SD RD 263 FT TH SWLY PERP TO WLY LINE OF SD RD 300 FT TH NWLY PAR WITH WLY LINE OF SD RD 195.78 FT TH NELY 235.83 FT TO BEG \* SEC 9 T6N R10W 1.58 A.



December 1, 2015  
Project No. G080322

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

Re: Cascade Hospital for Animals  
Site Plan Review

Dear Steve:

We reviewed the site plan for Cascade Hospital for Animals, located at 6730 Cascade Road, SE, prepared by Paradigm Design. The current site plan and the basis of this review are dated November 23, 2015. The proposed project is a 3,178-square-foot building addition to the existing building located onsite, storm sewer improvements, and sanitary sewer improvements. The building addition is separated into three different locations.

## **Stormwater and Drainage**

### **Flood Control**

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the stormwater drainage characteristics of the development site. The site is located in Storm Water Management Zone A, which requires onsite detention or retention of the 100-year storm event. The SWO also requires the first 0.5-inch of storm water runoff be detained and released over a 24-hour period.

The 3,178-square-foot building addition is located in an area currently paved with concrete. The project includes additional green space and landscaping. The result is a net decrease in impervious area for the site. Therefore, no additional stormwater detention is required by the SWO.

The site plan indicates the use of perforated storm pipe for the new improvements. This will promote infiltration of stormwater. FTCH is in favor of this design and would encourage the applicant to also include leaching basins at the proposed catch basin locations if soil conditions are suitable for infiltration.

### **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. There is a net decrease in impervious area as a result of the project, so additional water quality improvements are not required by the SWO.

### **Stormwater Runoff**

The project results in a decrease in overall impervious area, so the site will not see an increase in stormwater runoff leaving the property.



## 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.

## Utilities

A 6-inch sanitary sewer service is proposed for the building addition. The new sanitary sewer service will tie-into the existing service located onsite. A City permit will not be required for this work because there is no new connection to the City's sanitary sewer main. No other utility services are proposed for the building addition.

## Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence along the limits of clearing and grading, silt sacks in catch basins, and seeding with mulch at all disturbed areas of the site. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate given the expected work.

## Summary

The proposed stormwater design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain an SESC permit prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

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

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

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

Nathan R. Torrey, PE, CFM

jlk  
Attachment  
By email



**Cascade Charter Township**

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

*Reviewing Engineer Comments are Italicized*

*OK - Received and Acceptable*

*NA - Not Applicable*

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

**Hospital for Animals**

**Drainage Plan Checklist**

- OK (1) Location of the development site and water bodies that will receive stormwater runoff  
*Stormwater runoff from the site discharges to an existing storm sewer in Cascade Road and eventually Schoolhouse Creek.*
- 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 are indicated on the site drawing. Soil map information is not required for this project.*
- NA (3) Development tributary area to each point of discharge from the development.  
*The overall stormwater drainage design of the existing site is not being altered as a result of the proposed improvements, so calculations were not required.*
- NA (4) Calculations for the final peak discharge rates  
*The overall stormwater drainage design of the existing site is not being altered as a result of the proposed improvements, so calculations were not required.*
- OK (5) Calculations for any facility or structure size and configuration  
*The applicant provided size and configuration for the proposed facilities.*
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades  
*The site plan includes design information for the stormwater facilities including existing/final grades.*
- 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 offsite and onsite drainage outlet restrictions other than culverts should be noted on the drainage map.  
*There are no major drainage routes flowing into the site. Discharge locations from the site have been provided.*
- OK (8) An implementation plan for construction and inspection of all stormwater runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the stormwater runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure the stormwater runoff facilities are constructed in accordance with the approved drainage plan.



*A construction schedule was provided by the applicant.*

- OK (9) Plan to ensure the effective control of construction site stormwater runoff and sediment track-out onto roadways  
*Soil Erosion and Sedimentation Control (SESC) measures are included on the site plan. SESC falls under the review and approval of the KCRC, and a permit is needed before construction can begin. The SESC measures shown on the plan appear appropriate given the expected work.*
- OK (10) Drawings, profiles, and specifications for the construction of the stormwater runoff facilities reasonably necessary to ensure stormwater runoff will be drained, stored, or otherwise controlled in accordance with this ordinance  
*The site plan includes sufficient detail to ensure compliance with the stormwater ordinance.*
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned stormwater 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 the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any onsite stormwater 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 who designed the drainage plan and will inspect final construction of the stormwater 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 the drainage plan complies with the Township's design and performance standards for drains and stormwater management systems

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**FIRE DEPARTMENT MEMORANDUM**

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**TO:** STEVE PETERSON – COMMUNITY DEVELOPMENT DIRECTOR  
**FROM:** JOHN SIGG – FIRE CHIEF  
**SUBJECT:** SITE PLAN REVIEW CASCADE HOSPITAL FOR ANIMALS – 6730 CASCADE ROAD  
**DATE:** NOVEMBER 13, 2015  
**CC:** DOUG POOLMAN – FIRE INSPECTOR

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Attached is our comments related to site plan submitted for Cascade Hospital for Animals:

- On the back side of the proposed additions, East of the car ports where the proposed fence is located, we will need access to that side of the facility. We are requesting a gate be installed. Further in the process we will work with the owner on proper securing of the gate.

[speterson@cascaadetwp.com](mailto:speterson@cascaadetwp.com)

Steve and Stephanie,

I met with Cascade Villas Condo Assoc. this AM.

They seem to be pleased with the plans. I stressed that there will be a reduction in noise, but it will not be eliminated.

I told them that dogs will be let outside before 9AM on a limited basis. Meaning most dogs will be exercised inside before 9AM.

Sound reduction will be accomplished by dogs being inside much of the time. We will eliminate most of the cement outdoors and install K-9 grass. The building will be made of material to reduce sound transmission.

I told Cascade Villa Condos that comments need to be to the township by this Tues AM. They implied that none will be forthcoming. ??

Steve is the meeting Monday Dec 7th at 7PM with the planning commission.?

Thanks,

Rick

Richard L Siegle DVM  
Hospital Director  
Cascade Hospital for Animals  
[616-949-0960](tel:616-949-0960)  
[www.chfa.net](http://www.chfa.net)



**Steve**

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**From:** Richard L. Siegle, DVM <[rsiegle@chfa.net](mailto:rsiegle@chfa.net)>  
**Sent:** Monday, November 30, 2015 10:21 AM  
**To:** Steve; Stephanie Fast  
**Subject:** Re: ZBA case 15-3269

On Wed, Oct 14, 2015 at 12:23 PM, Steve <[Steve@cascadetwp.com](mailto:Steve@cascadetwp.com)> wrote:

Rick, this email is your notice that your variance was approved for your building addition at 6730 Cascade Rd. you may now apply for site plan approval. It will be important for you to follow through with the following items for site plan approval

- Demonstrate the soundproofing techniques that will be used
- How you plan to limit the doors on the additions from being opened in the morning
- That you have shown the plans to the neighbors at the Vilas prior to the planning commission meeting

Steve Peterson, AICP

Community Development Director

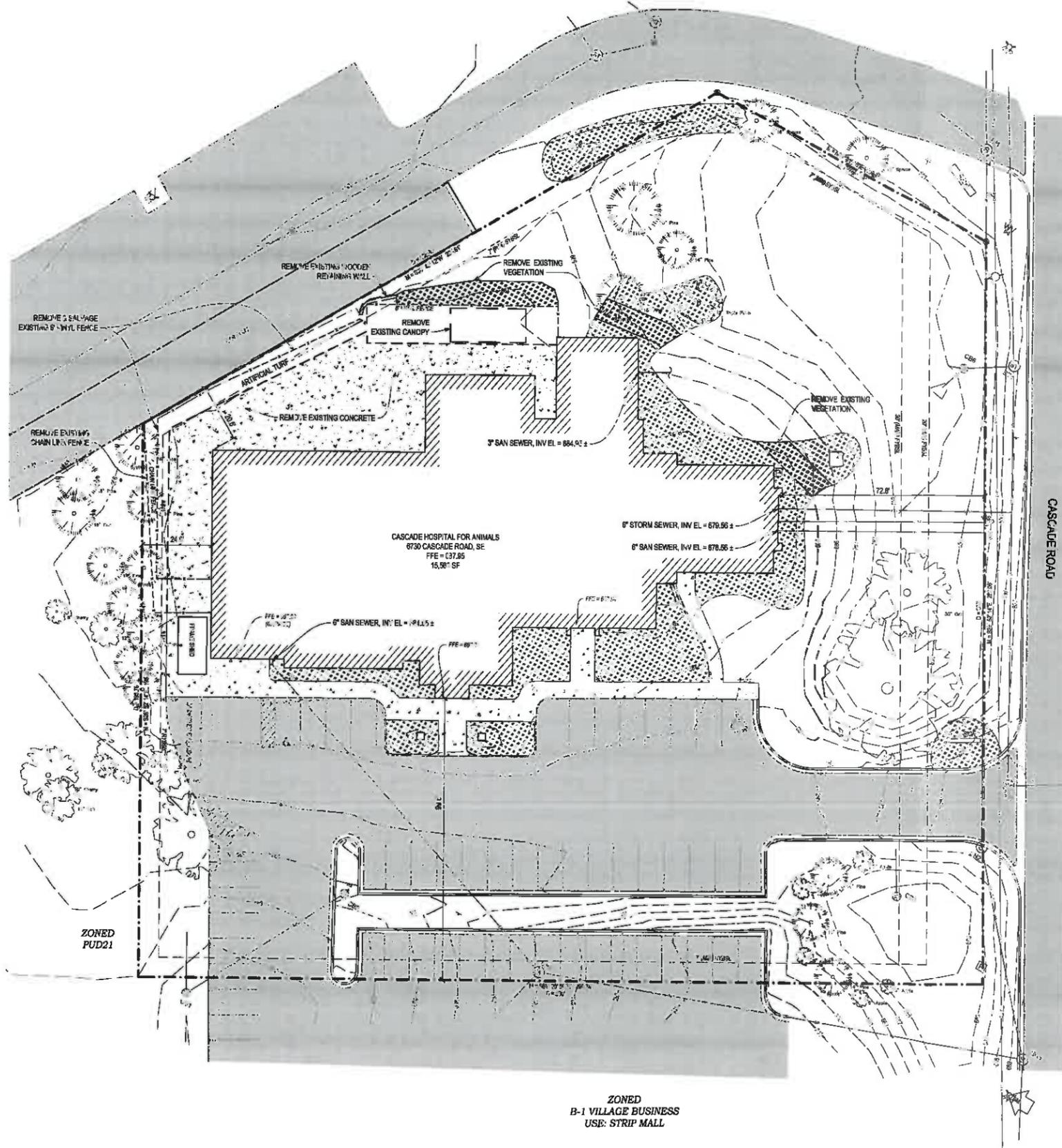
Cascade Charter Township

2865 Thornhills SE

Grand Rapids MI 49546

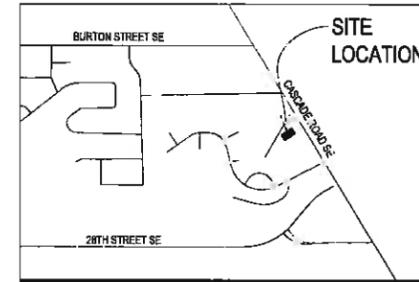
[616-949-0224](tel:616-949-0224)

ZONED  
B-1 VILLAGE BUSINESS  
USE: RESIDENTIAL CONDOMINIUMS



**DEMOLITION NOTES:**

ALL AREAS OF UNDERGROUND DEMOLITION: UTILITY LINE REMOVAL, AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.  
 B-CORING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.  
 NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWINGS.



ZONED  
R1 RESIDENTIAL  
USE: CHURCH

**LEGAL DESCRIPTION (AS FURNISHED):**

PART 50.00, COMM AT THE CORNER OF CASCADE SCHOOL - PUD00 PLAT THIRTEEN (13) ALONG W/4LY LINE OF CASCADE RD 100 FT THINLY PAR WITH S LINE OF SD PLAT THIRTY (30) TO BEG OF THE LEGAL THE PAR WITH S LINE OF SD PLAT THIRTY (30) ALONG W/4LY LINE OF SD RD 100 FT TO W/4LY LINE OF SD RD 300 FT THINLY PAR WITH W/4LY LINE OF SD RD 100 FT THINLY PAR WITH W/4LY LINE OF SD RD 300 FT TO BEG OF SD 8100 8100 00

**SURVEY DATA:**

SURVEYOR: TUMMETT SURVEYING  
 1100 EDGEWATER DR, STE E  
 ALLENDALE, MI 48841

**BENCHMARKS:**

ELEVATION = 860.03 UPPER FLANGE BOLT ON HYDRANT UNDER "A" MARK LOCATED 400 FEET SOUTHEAST OF SOUTHEAST PROPERTY CORNER.

COORDINATES SYSTEM: REGION - US STATE PLANE 1811, ZONE - MICHIGAN SOUTH (111)

EXISTING LEGEND	
○	BENCHMARK
●	CONIFEROUS TREE
⊙	DECIDUOUS TREE
○	FES
○	HYDRA-JET
○	FOUND IRON
○	LIGHT POLE
○	FOUND MONUMENT
○	PHONE RISER
○	POWER POLE
○	ROUND CS
○	DIA METAL W/
○	W/
○	SQUARE CS
○	STORM W/
○	WATER SHUT OFF
○	WATER - ALIVE
○	ASPHALT
○	CONCRETE
○	LANDSCAPE AREA
○	PROPERTY LINE
○	CONTOUR LINE
○	FENCE
○	WATER MAIN
○	SANITARY SEWER
○	STORM SEWER
○	BURIED ELECTRIC

**EXISTING SANITARY SEWER**

NUMBER	RIM	INVERT
SH1	835.43	12" N - 671.45 12" S - 678.55 12" W - 674.48
SH2	868.87	12" N - 677.41 12" S - 671.31
SH3	866.25	12" N - 671.20 12" S - 677.96 12" W - 677.48
SH4	866.89	8" E - 676.83 4" NW - 673.02

**EXISTING STORM SEWER**

NUMBER	RIM	INVERT
CS1	855.82	8" NW - 673.02
CS2	856.01	10" SW - 673.00
CS3	864.48	8" NW - 662.13
CS4	874.17	12" N - 673.60
CS5	866.72	24" SE NW - 671.43 12" SW - 667.09 18" NE (PLUG) - 695.02
CS6	862.58	18" NE - 667.28 4" SW - 662.26 4" W - 672.00

DEMOLITION LEGEND	
○	DEMOLITION ITEMS
○	CONCRETE REMOVAL
○	VEGETATION REMOVAL
○	REMOVE THESE ITEMS
○	FENCE
○	UNDERGROUND UTILITY

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



**paradigm design**  
 550 3 MILE N.W.  
 SUITE B  
 GRAND RAPIDS, MI 49544  
 (616) 785-5656  
 PARADIGMAE.COM

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**PROJECT**  
**CASCADE HOSPITAL FOR ANIMALS**  
**BUILDING ADDITION**  
 6730 CASCADE RD SE  
 GRAND RAPIDS, MI 49546

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**RELEASE DATE**  
 11-02-18 **SITE PLAN APPROVAL**  
 11-23-18 **REVISION #1**

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**PROJECT**  
**1509118**

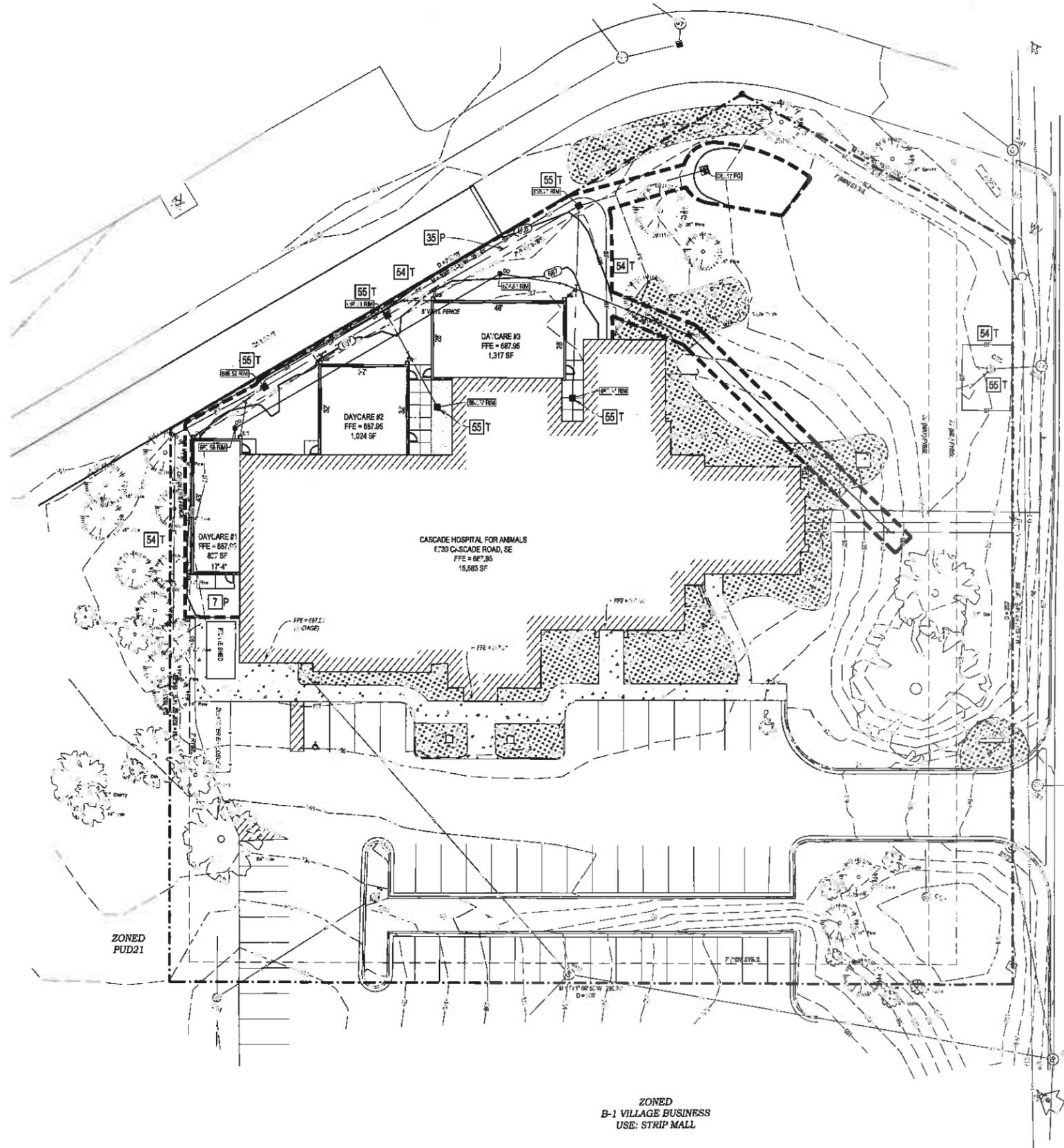
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**SHEET**  
**EXISTING CONDITIONS & DEMOLITION PLAN**  
**C-101**

Notes: 1. All utilities shown are approximate locations from field data and available information. They should not be interpreted as exact locations nor should they be assumed to be the only utilities in the area.



ZONED  
B-1 VILLAGE BUSINESS  
USE: RESIDENTIAL CONDOMINIUMS



ZONED  
R1 RESIDENTIAL  
USE: CHURCH

CASCADE ROAD

ZONED  
PUD19

ZONED  
B-1 VILLAGE BUSINESS  
USE: STRIP MALL

UNIFIED KEYING SYSTEM  
SOIL EROSION AND  
SEDIMENTATION CONTROL MEASURES

7	HYDRO-SEEDING
35	STORM SEWER CB
54	GEOTEXTILE SILT FENCE
55	GEOTEXTILE INLET FILTER

**PROPOSED LEGEND**

	CATCH BASIN
	CLEAR OUT
	CONCRETE SIDEWALK
	BURLAP
	STYRENE
	EROSION CONTROL BLANKET
	CONTOUR LINE
	FENCE
	SANITARY SEWER
	STORM SEWER
	SILT FENCE
	GRADING LIMITS
	PERMANENT EROSION & SEDIMENTATION CONTROL MEASURE
	TEMPORARY EROSION & SEDIMENTATION CONTROL MEASURE
	PROPOSED SPOT GRADE
	CONCRETE GRADE
	BACK OF WALK GRADE
	TOP OF CURB GRADE
	FINISH GRADE
	SURFACE UTILITY
	BITUMINOUS GRADE
	FRONT OF WALK GRADE
	FINISHED GROUND
	STRUCTURE RIM ELEVATION
	MATCH EXISTING ELEVATION
	TIE POINT

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS  
FIELD DATA AND A LARGE INFORMATION, THEY SHOULD  
NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY  
BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



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550 3 MILE N.W.  
SUITE B  
GRAND RAPIDS, MI 49544  
616 785 5656  
PARADIGMAE.COM

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MATTHEW D. COLE  
MI - REGISTRATION #48076887  
EXP. DATE 10-31-2016

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**PROJECT**  
**CASCADE HOSPITAL FOR ANIMALS**  
**BUILDING ADDITION**  
6730 CASCADE RD SE  
GRAND RAPIDS, MI 49546

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**RELEASE DATE**  
11-2-15 **DATE PLAN APPROVAL**  
11-23-15 **REVISION #1**

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**PROJECT**  
**150911B**

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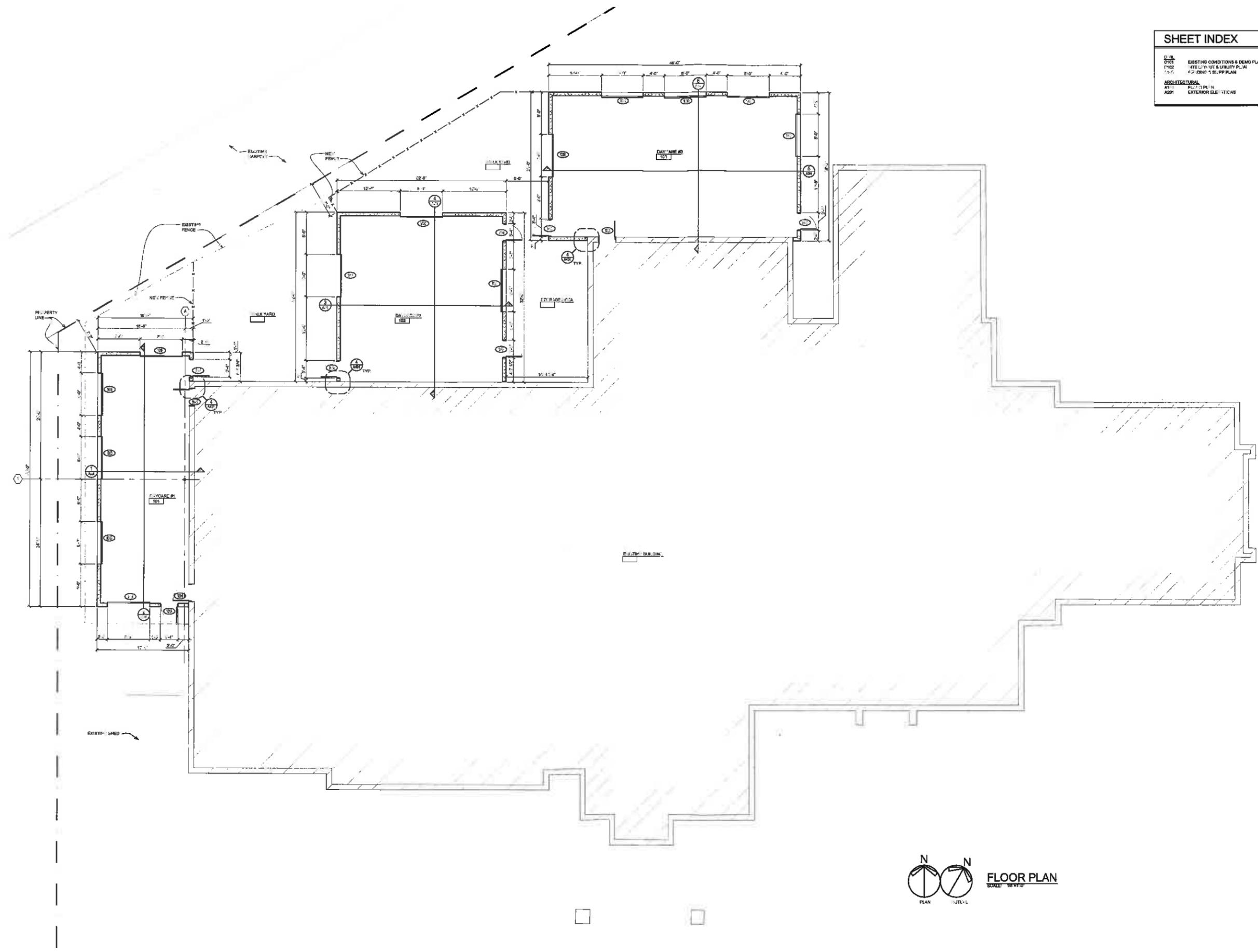
**SHEET**  
**GRADING & SWPP PLAN**  
**C-103**

SHEET INDEX	
001	EXISTING CONDITIONS & DEMO PLAN
002	SITE LAYOUT & UTILITY PLAN
003	FOUNDATION & SLAB PLAN
ARCHITECTURAL	
A01	FLOOR PLAN
A02	EXTERIOR ELEVATIONS

**paradigm design**

550 3 MILE N.W.  
SUITE 6  
GRAND RAPIDS, MI 49544

(816) 795-5656  
PARADIGMAE.COM



2015 ERIC S. S.A.  
11400 EASTWIND DRIVE  
GRAND RAPIDS, MI 49508

**PROJECT**

**CASCADE HOSPITAL FOR ANIMALS**

**BUILDING ADDITION**

6730 CASCADE RD SE  
GRAND RAPIDS, MI 49546

**RELEASE DATE**

11-0-15	SITE PLAN APPROVAL
11-23-15	REVISION #1

**PROJECT**

**1509118**

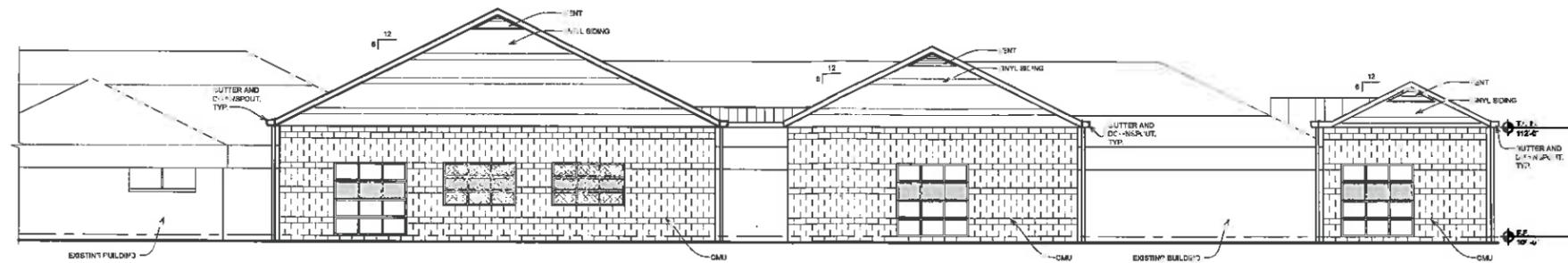
**SHEET**

**FLOOR PLAN**

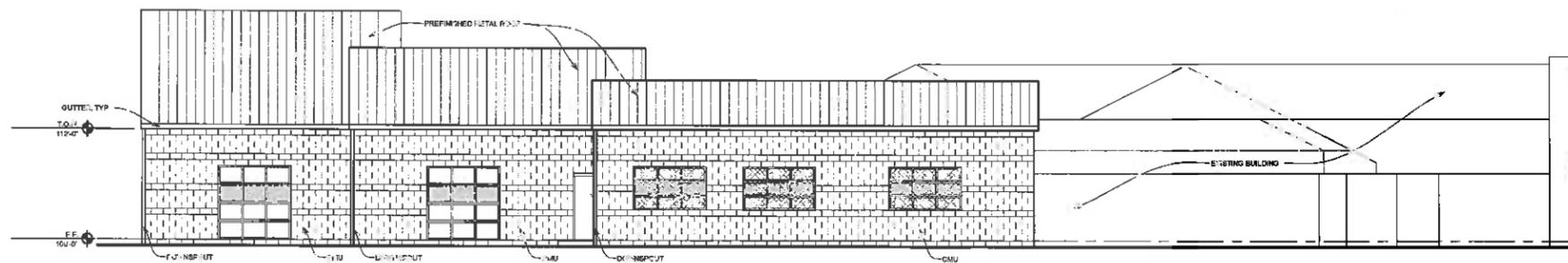
**A 101**



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**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**WEST ELEVATION**  
SCALE: 1/8"=1'-0"

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 550 3 MILE N.W.  
 SUITE B  
 GRAND RAPIDS, MI 49544  
 (616) 785-5656  
 PARADIGMAE.COM

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**PROJECT**  
**CASCADE HOSPITAL FOR ANIMALS**  
 BUILDING ADDITION  
 6730 CASCADE RD SE  
 GRAND RAPIDS, MI 49546

---

**RELEASE DATE**

11-0-15	SITE PLAN APPROVAL
11-23-15	REVISION #1

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**PROJECT**  
**1509118**

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**SHEET**  
**EXTERIOR ELEVATIONS**  
**A 201**

## Memorandum

**To:** Cascade Charter Township Planning Commission  
**From:** Steve Peterson, Community Development Director  
**Subject:** Case 14-3229 RJ Ventures  
**Meeting date:** December 7, 2015

At the Public hearing on August 17, 2015 the Planning Commission awarded preliminary approval of the PUD rezoning subject to following conditions:

1. Sign the storm water maintenance agreement.
2. Review and approval of condominium documents to ensure compliance with township requirements.
3. Revise the plans to include the drainage swale around the south end of the site to direct storm water flow into the proposed catch basins as discussed at the meeting.

The applicant has reviewed the proposed PUD Ordinance and the Township attorney has reviewed the condominium documents. The storm water maintenance agreement would be executed prior to construction. The site plan has been updated to address the drainage swale.

I recommend that you forward a positive recommendation to the Township Board for approval of the PUD rezoning with the PUD Ordinance.

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

**Attachments:** Storm water maintenance agreement  
Proposed PUD Ordinance  
Site Plan

CASCADE CHARTER TOWNSHIP

Ordinance of 2015

AN ORDINANCE TO Amend the  
**Sentinel Pointe**  
**Ordinance #1 of 1980**  
**as amended by Ord No 6 of 1984**  
PLANNED UNIT DEVELOPMENT PROJECT.

CASCADE CHARTER TOWNSHIP ORDAINS:

SECTION I. AN AMENDMENT TO THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE.

The application received from Driftwood Ventures or its assigns (hereafter referred to as the “Developer”) to amend the Sentinel Pointe Planned Unit Development to a replace the 40 unit elderly housing facility with a ten unit single family residential development called Roundhill (hereinafter referred to as the “Project”). The existing 154 unit retirement facility is not part of this amendment. The project was recommended by the Cascade Charter Township Planning Commission for approval on \_\_\_\_\_, to amend the current PUD, Planned Unit Development. Approval of the proposed PUD amendment requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission’s recommendations and the final actions of the Cascade Charter Township Board on \_\_\_\_\_.

SECTION II. LEGAL DESCRIPTION.

1. Ten unit condominium project - Roundhill

PART OF NW 1/4 COM AT NW COR OF SEC TH 90D 00M 00S E ALONG N SEC LINE 1475.51 FT TO E LINE OF LOT 7 OF ARDEN HILLS PLAT EXT N TH S 0D 08M 00S E ALONG SD EXT E LOT LINE & SD E LOT LINE & SD E LOT LINE EXT S 0D 08M 00S E 1125.46 FT TO BEG OF THIS DESC - TH S 78D 30M 00S W 212.73 FT TH N 85D 00M 00S W 759.30 FT TO ELY LINE OF THORNHILLS AVE /100 FT WIDE/ TH NLY ALONG ELY LINE OF SD AVE TO A PT 895 FT S FROM N SEC LINE TH E PAR WITH N SEC LINE TO E LINE OF SD LOT 7 EXT S TH S 0D 08M 00S E ALONG SD EXT E LOT LINE TO BEG \* SEC 16 T6N R10W 5.24 A.

2. Existing 154 unit retirement home

411916103012 PART OF NW 1/4 COM AT NW COR OF SEC TH 90D 00M E ALONG N SEC LINE 1475.51 FT TO E LINE OF LOT 7 OF ARDEN HILLS EXT N TH S 00D 08M E ALONG SD EXT E LOT LINE TO CL OF THORNAPPLE RIVER DR TH S 63D 15M 32S W 234.98 FT TH S 46D 34M 38S W 129.5 FT

TO BEG OF THIS DESC- TH N 45D 00M W 275.0 FT TH N 49D 00M E 175.0 FT TH N 57D 00M E 187.47 FT TH N 85D 00M W 759.30 FT TO ELY LINE OF THORNHILLS AVE /100 FT WIDE/ TH SWLY ALONG SD ELY LINE TO A PT 288.21 FT N FROM E&W 1/4 LINE TH E 10 FT TH S 24.21 FT TO N LINE OF S 264 FT OF NW 1/4 TH E ALONG SD N LINE TO CL OF THORNAPPLE RIVER DR TH NELY ALONG SD CL TO BEG \* SEC 16 T6N R10W 18.25 A.

### SECTION III. GENERAL PROVISIONS.

The conditions, requirements, and regulations contained in this document shall apply to the Project in addition to those requirements and regulations contained in Chapter XVI of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988).

### SECTION IV. PURPOSE.

The Project occupies approximately 5.24 acres of land that is proposed to be developed as a 10 unit single family residential condominium development. The Planned Unit Development technique has been chosen by the Developer to provide more control over the development's aesthetics and appearance.

The conditions, requirements, and regulations contained in this document are established to ensure high quality development of the Project. Additionally, they are designed to achieve integration of this development with adjacent and area land uses.

### SECTION V. APPROVAL LIMITATIONS.

- A. The provisions of this Ordinance/Ordinance amendment ("this Ordinance") are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not expressly addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall apply. Furthermore, all other applicable Cascade Charter Township ordinances shall still govern the Project where applicable.
- B. Except as expressly otherwise provided herein, the Developer and its assigns must meet all applicable provisions, ordinance requirements, and regulations of Cascade Charter Township, as well as federal, county, and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for construction, operation, or use.
- C. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be invalid, illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its

approval of this PUD if the Township finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.

- D. All conditions contained herein and in the final approved site plan shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval, approved site plan, and ordinance amendment. The Project must be constructed, operated and maintained, and all properties therein used, in strict compliance with the PUD approval (including this Ordinance and the final approved site plan), and no deviations can occur without prior formal written approval by the Township. So-called minor deviations shall not occur or be made unilaterally by the Developer or its successors, tenants, or assigns. Any deviation without prior formal written approval by the Township will constitute a violation of this Ordinance and the Cascade Charter Township Zoning Ordinance.
- E. This approval document shall be recorded with the Kent County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.
- F. Failure to comply with the site plan or any condition of approval herein shall be deemed to be both a nuisance per se and a violation of the Cascade Charter Township Zoning Ordinance.
- G. Prior to recording a copy of this document as specified in Section V(E) hereof, the Developer shall type the following statement onto the end of this document (or add an additional page to the document) as follows, and shall sign and date the same:

“Driftwood Ventures has fully read the above PUD ordinance amendment, understands its provisions and fully agrees with all requirements and conditions contained in the same, on behalf of it and its assigns, successors and transferees in and to the property involved.”

#### SECTION VI. PERMITTED USES.

The permitted uses for the Sentinel Pointe PUD are as follows:

- A. 10 Single Family Residences - Roundhill
- B. The Existing 154 unit retirement facility – Sentinel Pointe
- C. Signs. All signs for the Project shall conform with Section 6.02 of the Cascade Charter Township Sign Ordinance (Ordinance 14 of 1997, as amended).

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

The Project shall be developed in exact accordance with the site plan approved by the Township. No alterations, expansions or additions may occur as to the Project without a formal amendment to this Ordinance, unless expressly otherwise authorized herein.

- A. Maximum Number of Residential Units
  - 1. Roundhill – Ten (10) single-family detached condominium units.
  - 2. Existing retirement facility - 154
- B. Maximum Building or Structure Height
  - 1. Roundhill – 35 feet or two and a half stories whichever is less
  - 2. Existing retirement facility – as constructed
- C. Setback Requirements
  - 1. Roundhill - All condominium buildings and structures shall be placed within the building footprint area as shown on the final approved site plan dated \_\_\_\_\_.
  - 2. Existing retirement facility – as constructed
- D. Minimum Floor Area
  - 1. Roundhill -Each dwelling on a condominium unit shall contain a minimum of:
    - (a) One Story: 1300 square feet on the main floor, finished livable area above grade level, exclusive of garages, decks, porches and breezeways.
    - (b) Two Story: 1600 square feet, with a minimum of 800 square feet on the first floor, finished livable area above grade level, exclusive of garages, decks, porches and breezeways.
  - 2. Existing retirement facility
    - (a) As constructed

## **Section VIII. Private Street Development - Roundhill.**

- A. The Developer shall submit to the Township a street construction, maintenance, and pavement plan consistent with Section 16.11(4)(f) of the Zoning Ordinance. The Developer may establish private streets to serve the Project provided the roads are constructed in accordance with the “Cascade Charter Township Engineering Design Requirements and Standards for Private Streets” and the following specifications:
1. The road grades shall not exceed a six percent (6%) grade. All grades shall be sufficient to allow safe ingress/egress of emergency vehicles.
  2. The private streets shall be posted with signs stating the street names. These signs shall be consistent with Kent County Road Commission standards and requirements and shall be installed at the Developer’s cost.
  3. Any private street shall intersect any public road at a 90 degree angle.
  4. Copies of any permits required by the Kent County Road Commission to connect the private street to any public road shall be provided to the Township Planning Department by the Developer.
- B. In accordance with Section G of the “Cascade Charter Township Engineering Design Requirements and Standards for Private Streets,” the Developer of the Project shall provide a disclosure statement on all property deeds to all owners of the private street, all those who utilize the private street and all persons securing a building permit to construct a building or structure served by the private street, stating that by applying for and securing a building permit for construction of a building or structure that utilizes the private street, all such persons shall use the private street at their own risk and the Township (and its employees, officials, and agents) shall not be responsible for any aspect of the private street.
- C. In accordance with Section I of the “Cascade Charter Township Engineering Design Requirements and Standards for Private Streets,” it shall be the responsibility of the Developer and its successors or the individual property owners to fully maintain and keep the private streets in good repair at all times and to ensure that snow and ice is removed in a timely fashion during the winter.
- D. No building may be erected within the Project until a temporary access road is constructed to within 100 feet of the furthest point of a structure. Such road shall be a minimum 18 feet wide and be able to support 20 tons on a single axle with dual wheels and standard road tires.

**Section IX. Temporary Buildings.**

No structure of a temporary nature, including, but not limited to, any trailer, tent or construction shack shall be constructed, placed or maintained within the Project except lawfully accessory to and during construction of any building or infrastructure improvement.

**Section X. Utilities.**

A. Water and Sewer – The individual units in the Project will be served by public water and sewer. Such systems shall be designed, installed, and approved by Cascade Township and the City of Grand Rapids.

B. Stormwater Drainage –

In lieu of requiring that an Act 433 agreement or a drainage district be established with the Kent County Drain Commissioner, Cascade Charter Township has agreed to approve the site plan for the Project so long as the Project (and any and all portions thereof) always complies with the Cascade Charter Township Stormwater Ordinance (as that ordinance may be amended from time to time, as well as any successor ordinance or ordinances). Accordingly, the property owner’s association (the “Association”) and all landowners within the Project (“Co-Owners”) are required to ensure the proper installation and permanent maintenance of any and all storm drainage and water retention systems, pipes, ponds, and facilities for the Project (collectively, the “Facilities”) shown on the approved site plan or as otherwise required by the Cascade Charter Township Stormwater Ordinance (as that ordinance may be amended from time to time, as well as any successor ordinance or ordinances, all of which shall collectively be referred to hereinafter as the “Stormwater Ordinance”). Such requirements and obligations of the Association and Co-Owners include, but are not necessarily limited to, the following:

1. Maintenance and repair regarding the following items shall be done on a regular basis and in such fashion as to ensure that all components of the Facilities function properly at all times:
  - (a) Sediment removal;
  - (b) Erosion control;
  - (c) Ensuring constant structural integrity of the physical systems; and
  - (d) Designate access to the facilities.
  - (e) Cleaning of catch basin sumps
  - (f) Sediment and debris removal from the infiltration basin
  - (g) Landscape maintenance of the infiltration basin to maintain the design volume and ensure the system is operating as designed.
  - (h) Other maintenance procedures as outlined by the applicant’s engineer in their letter dated June 4, 2015.

2. The Township (including its designated officials, officers, agents, and contractors) shall have the right to physically inspect all aspects of the Facilities at all reasonable times, or any other times if, in the opinion of the Township, there is a threat to the public health, safety, or welfare.
3. Buildings, structures, landscaping, trees, or similar items shall not be installed, planted, or placed over any portion of the Facilities without prior written Township approval.
4. The Township shall be supplied with an engineer's "as-built" certification to certify that the Facilities as constructed and installed matches the approved design. The Township shall also be supplied with a reduced copy of the approved site plan graphically showing the Facilities, together with any and all easements therefor.
5. The Township shall be supplied with a permanent easement or irrevocable license allowing the Township (as well as its designated officials, officers, agents, and contractors) to have access between the public road right-of-way to any and all portions of the Facilities.
6. Should the Facilities not be properly installed, maintained, and/or repaired, in compliance with all of the requirements of this Section XII.B, the approved site plan, and the Stormwater Ordinance (whether due to the fault or neglect of the developer, the Association, and/or the Co-Owners), and any such noncompliance or deficiency shall not have been fully remedied within 30 days of the date when the Township has given the Association written notice of any such noncompliance or deficiencies, the Township, at its sole option and discretion, shall have the right and authority to perform any and all installations, repairs, and/or maintenance which is reasonably required and charge back the costs thereof to the Association and Co-Owners (together with reasonable administrative costs and legal fees). Should any challenge occur regarding the Township's actions, the following shall be applicable:
  - (a) Establishment of a Special Assessment District. The Township may establish a special assessment district for the Project to pay for or reimburse the Township for any and all such costs (as well as to ensure future required repairs and maintenance) pursuant to whichever state statute the Township desires to utilize. In such event, all of the Co-Owners and the Association shall be deemed to have consented to the establishment of such a special assessment district.
  - (b) Proceeding to Collect Pursuant to the Master Deed and Condominium Documents. Alternately, the Township shall also have the authority to collect or seek reimbursement for any and all

such costs from the Association and Co-Owners as if such obligations of the Association and Co-Owners were in the form of a permanent deed restriction or covenant on the Project. Should the Township pursue this remedy, the Township would have any and all rights attributable to the Association when collecting dues or assessments from Co-Owners. Additionally, such costs shall be a lien on each of the Units, which shall be enforceable in accordance with Act No. 94 of the Public Acts of 1933, as amended from time to time. Any such charges which are delinquent for six (6) months or more may be certified annually to the Township Treasurer, who shall enter the lien on the next tax roll against the applicable Unit, and the costs shall be collected and the lien shall be enforced in the same manner as provided for in the collection of taxes assessed upon the roll in the enforcement of a lien for taxes. In addition to any other lawful enforcement methods, the Township shall have all remedies authorized by Act No. 94 of the Public Acts of 1933, as amended.

The above alternate remedies (being (a) and (b)) shall be deemed to be in addition to any and all other remedies provided for elsewhere in the Master Deed or condominium documents or at law or equity. The Township shall have the sole authority and discretion to determine whether or not to proceed pursuant to (a) or (b), above.

- C. Before construction commences, the Developer shall provide to the Township (and any other applicable governmental units and utilities) all necessary permanent easements within the Project for telephone, telecommunications, electricity, gas and cable television to the appropriate utility provider without cost. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

**Section XI. Soil Erosion Control Requirements.**

The Developer shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the Project. This plan shall be reviewed and approved by the Township Engineer prior to commencing any excavation on the site. Developer shall comply with any and all licenses, approvals, or permits issued regarding soil erosion control requirements and measures.

**Section XII. Performance Guarantee.**

To ensure compliance with this Ordinance, the Cascade Township Zoning Ordinance, and any conditions and requirements herein, the Township may require reasonable performance guarantees to ensure completion of improvements such as, but not limited to, landscaping, drainage, lighting, roads, and utilities. The Township Board, Engineer, or Planning Department may require such guarantees at any time they deem reasonably necessary to ensure completion of

the improvements. The form (including the bank or surety involved), duration, and amount of the performance guarantee as shall be approved by the Township.

**Section XIII. The Gerald R. Ford International Airport.**

Within the recorded Master Deed, the Developer shall expressly disclose in writing that the Project is located in the vicinity of the Gerald R. Ford International Airport and that there may be noise, vibration, and property valuation impacts associated with such location.

**Section XIV. Consistency of the Master Deed and/or Deed Restrictions/Covenants with the PUD Approval.**

If the Project will be a condominium project (in whole or in part), the Master Deed (and attachments) shall be reviewed and approved by the Township Attorney prior to final recording to ensure consistency with this Ordinance. If some or all of the Project will be governed by deed restrictions/restrictive covenants apart from a condominium master deed, such deed restrictions/restrictive covenants shall also be reviewed and approved by the Township Attorney before recording to ensure consistency with this Ordinance.

**Section XV. Consistency With Planned Unit Development (PUD) Standards.**

The rezoning to Planned Unit Development will result in a recognizable benefit to the ultimate users of the Project and to the community. Current and future residents will recognize the benefits of a residential development that offers a low-density land use.

In relation to the underlying zoning (PUD), the Township finds the Project will not result in a material increase in the need for public services, facilities and utilities and will not place a material burden upon the subject property and the surrounding properties. The Project is not anticipated to cause undo impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been approved by the Township Engineer and the appropriate County and State agencies.

The Project has been determined by the Township to be compatible with the 2009 Comprehensive Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance. The Project has been determined to be a "Residential" use, which is consistent with the Cascade Township Comprehensive Plan.

The Township finds the Project will not result in an unreasonable negative economic impact upon surrounding properties.

The Township finds the Project to have at least the same amount of green areas and usable open space than would typically be required by the Township Zoning Ordinance.

Finally, the Township recognizes the Project will be under single ownership or control. The Township recognizes that the Developer or its assigns will retain ownership and control of the

Premises until a majority of the site condominium units are purchased for single family residential purposes.

**SECTION XVI. EFFECTIVE DATE.**

This Ordinance/Ordinance amendment shall become effective seven (7) days after publication of this documents (or a summary) in the *Grand Rapids Press*, a newspaper of general circulation within Cascade Charter Township.

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

YEAS:

NAYS:

ABSENT:

\_\_\_\_\_  
Ron Goodyke  
Cascade Charter Township Clerk

**CERTIFICATION**

I hereby certify the foregoing to be a true copy of an Ordinance/Ordinance amendment adopted at a Regular Meeting of the Cascade Charter Township Board on the \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Ron Goodyke  
Cascade Charter Township Clerk

Applicant Statement:

“Driftwood Ventures has fully read the above PUD ordinance amendment, understands its provisions and fully agrees with all requirements and conditions contained in the same, on behalf of it and its assigns, successors and transferees in and to the property involved.”

Signature \_\_\_\_\_

Printed Name

Date



**PREPARED FOR:**  
 RJF Ventures  
 Tom Giusli  
 P.O. Box 441  
 Ada, MI 49301  
 Phone: 616.581.8744

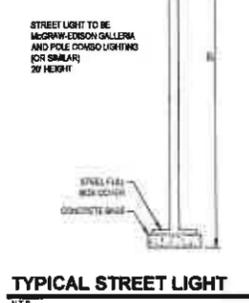
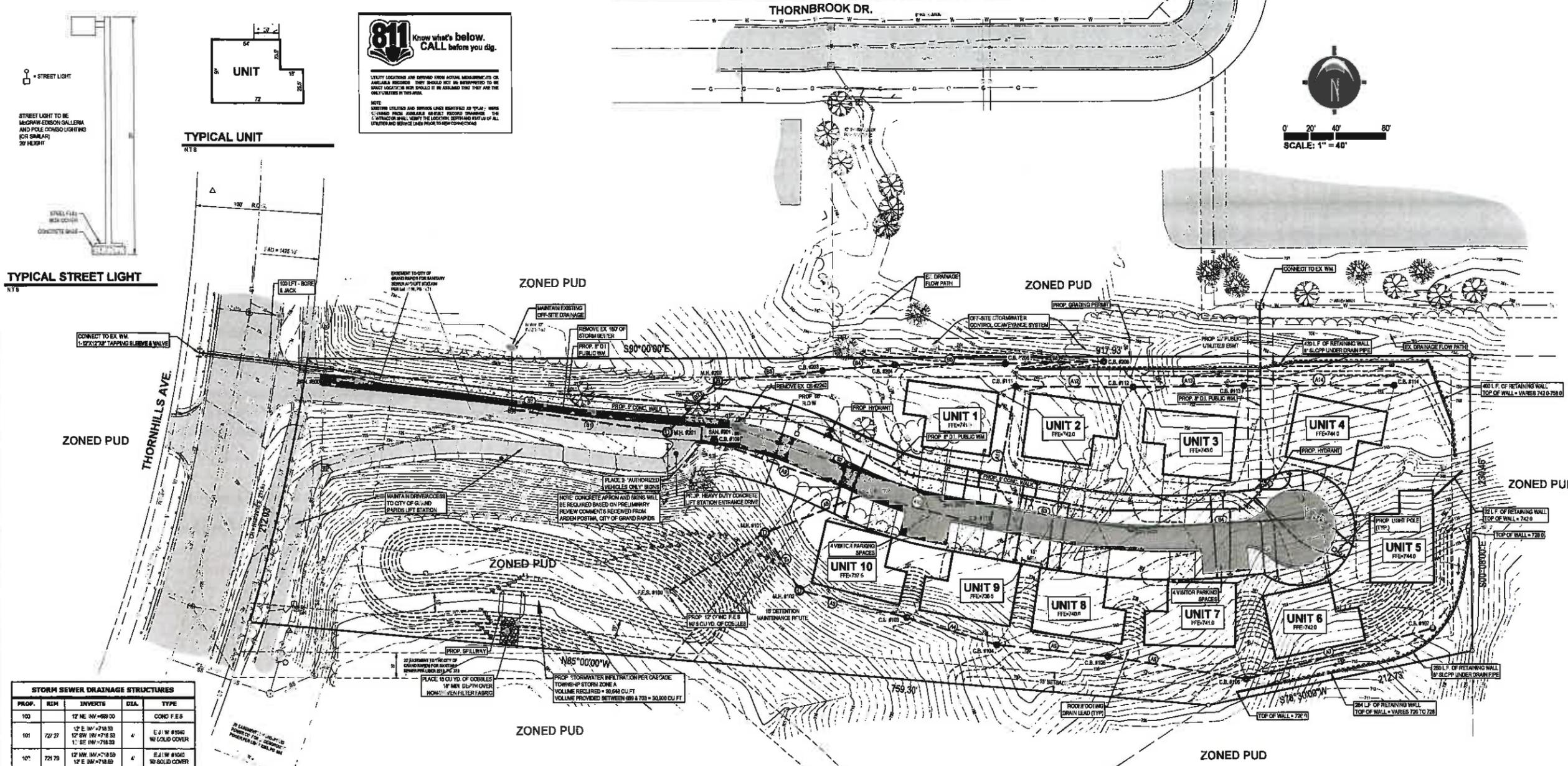
**REVISIONS:**

Title Submitted to Client	V. Date	
Drawn: GFH	Checked: KW	V. Date: 01.30.15
Title: Preliminary PUD Amendment Plan	V. Date: 01.30.15	
Drawn: GFH	Checked: KW	V. Date: 04.14.15
Title: PUD Amendment Resubmittal	V. Date: 04.27.15	
Drawn: GFH	Checked: RJF	V. Date: 04.27.15
Title: Stormwater Management	V. Date: 05.05.15	
Drawn: GFH	Checked: KW	V. Date: 05.05.15
Title: ACRO District	V. Date: 05.11.15	
Drawn: GFH	Checked: KW	V. Date: 05.11.15
Title: Preliminary Utility Plan	V. Date: 11.23.15	
Drawn: GFH	Checked: KW	V. Date: 11.23.15

**ROUND HILL**  
 Preliminary Utility Plan  
 3000 Thorn Hills Ave. SE  
 PART OF THE NORTHWEST 1/4 OF SECTION 16, T8N, R10W,  
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

**STAMP:**  
 STATE OF MICHIGAN  
 KYLE D. WILSON  
 ENGINEER  
 No. 37827  
 PROFESSIONAL ENGINEER

**PROJECT NO:**  
 14401335  
**SHEET NO:**  
**C-205**



**STORM SEWER DRAINAGE STRUCTURES**

PROP.	RDM	INVERTS	DIA.	TYPE
100	12 NE	INV-689.00	4	CONC F.E.S.
101	727.27	12 E INV-718.53 12 SW INV-718.53 12 SE INV-718.53	4	E.J.W. #1040 W/SOLID COVER
102	721.79	12 NW INV-718.53 12 E INV-718.53	4	E.J.W. #1040 W/SOLID COVER
103	726.50	12 W INV-721.24 12 E INV-721.24	4	E.J.W. #1040 TYPE N
104	727.88	12 W INV-721.81 12 E INV-721.81	4	E.J.W. #1040 TYPE N
105	728.00	12 W INV-722.05 12 E INV-722.05	4	E.J.W. #1040 TYPE N
106	725.90	12 W INV-722.71 12 E INV-722.40	4	E.J.W. #1040 TYPE N
107	728.00	12 W INV-723.36	4	E.J.W. #1040 TYPE N
108	726.22	12 S INV-730.21 12 W INV-729.27 12 W INV-730.21	4	E.J.W. #1055
109	724.21	12 E INV-729.59	4	E.J.W. #1055
110	727.88	12 W INV-729.59 12 S INV-729.59	4	E.J.W. #1055 TYPE N
111	740.00	12 E INV-736.59 12 S INV-736.59	4	E.J.W. #1040 TYPE N
112	741.00	12 E INV-736.95 12 S INV-736.95	4	E.J.W. #1040 TYPE N
113	741.80	12 E INV-737.74 12 W INV-737.74	4	E.J.W. #1040 TYPE N
114	742.75	12 W INV-738.92	4	E.J.W. #1040 TYPE N
211	720.40	12 NE INV-729.85 12 W INV-729.85	4	E.J.W. #1040 W/SOLID COVER
202	724.13	12 E INV-730.78 12 SW INV-729.78	4	E.J.W. #1040 W/SOLID COVER
210	727.46	12 E INV-733.30 12 W INV-733.30	4	E.J.W. #1040 TYPE N
204	738.00	12 E INV-734.47 12 W INV-734.47	4	E.J.W. #1040 TYPE N
216	740.07	12 W INV-737.21 12 E INV-738.21	4	E.J.W. #1040 TYPE N
205	745.00	12 W INV-740.86	4	E.J.W. #1040 TYPE N
EX 2010	728.00	12 E INV-728.00 EX 12 E INV-722.82 EX 12 W INV-718.07	4	

**STORM SEWER DRAINAGE PIPES**

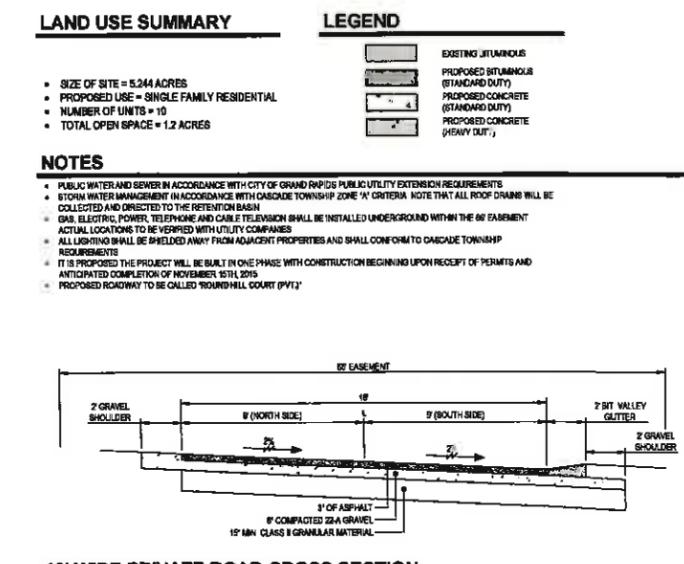
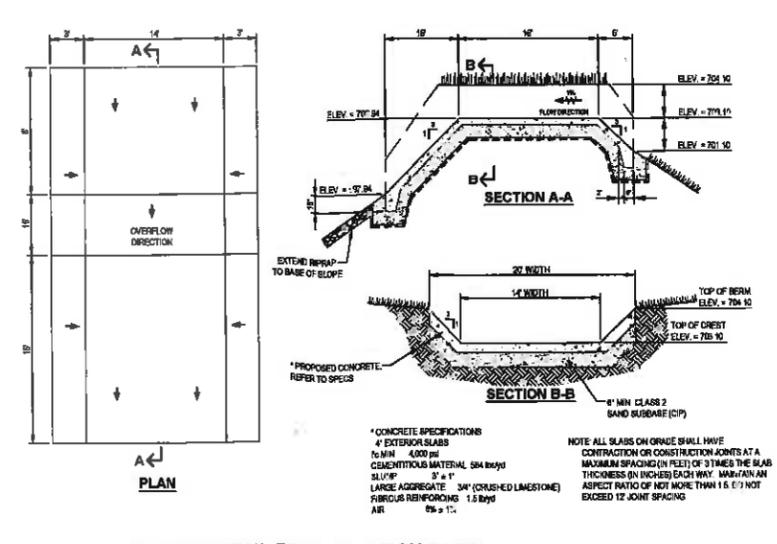
#	LENGTH	DIA.	SLOPE	MATERIAL
A1	88'	12"	22.0%	SLOPP
A2	87'	12"	0.9%	SLOPP
A3	88'	12"	3.0%	SLOPP
A4	74'	12"	0.9%	SLOPP
A5	87'	12"	0.9%	SLOPP
A6	111'	12"	0.9%	SLOPP
A7	152'	12"	0.9%	SLOPP
A8	82'	12"	19.0%	SLOPP
A9	127'	12"	0.5%	SLOPP
A10	102'	12"	3.4%	SLOPP
A11	112'	12"	2.1%	SLOPP
A12	89'	12"	1.9%	SLOPP
A13	88'	12"	1.7%	SLOPP
A14	119'	12"	1.0%	SLOPP
B1	124'	12"	3.8%	SLOPP
B2	86'	12"	2.0%	SLOPP
B3	84'	12"	3.0%	SLOPP
B4	58'	12"	2.9%	SLOPP
B5	87'	12"	2.0%	SLOPP
B6	78'	12"	6.0%	SLOPP

**SANITARY SEWER STRUCTURES**

PROP.	RDM	INVERTS	DIA.	#
900	732.55	8" E INV-710.10	4	
901	734.40	8" E INV-721.58 8" W INV-721.47	4	
902	737.21	8" E INV-726.55 8" W INV-726.55	4	
903	729.40	8" E INV-729.15 8" W INV-729.25	4	
904	742.15	8" W INV-732.15	4	

**SANITARY SEWER PIPES**

#	LENGTH	DIA.	SLOPE	MATERIAL
S1	325'	8"	3.5%	SDR 35
S2	170'	8"	2.5%	SDR 35
S3	157'	8"	2.0%	SDR 35
S4	152'	8"	2.0%	SDR 35



**LAND USE SUMMARY**

- SIZE OF SITE = 5.544 ACRES
- PROPOSED USE = SINGLE FAMILY RESIDENTIAL
- NUMBER OF UNITS = 10
- TOTAL OPEN SPACE = 1.2 ACRES

**LEGEND**

- EXISTING UTILITIES
- PROPOSED UTILITIES
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)

**NOTES**

- PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF GRAND RAPIDS PUBLIC UTILITY EXTENSION REQUIREMENTS
- STORM WATER MANAGEMENT IN ACCORDANCE WITH CASCADE TOWNSHIP ZONE 'W' CRITERIA. NOTE THAT ALL ROOF DRAINS WILL BE COLLECTED AND DIRECTED TO THE DETENTION BASIN
- GAS, ELECTRIC, POWER, TELEPHONE AND CABLE TELEVISION SHALL BE INSTALLED UNDERGROUND WITHIN THE 80' EASEMENT. ACTUAL LOCATIONS TO BE VERIFIED WITH UTILITY COMPANIES
- ALL LIGHTING SHALL BE SHIELDED AWAY FROM ADJACENT PROPERTIES AND SHALL CONFORM TO CASCADE TOWNSHIP REQUIREMENTS
- IF IT IS PROPOSED THE PROJECT WILL BE BUILT IN ONE PHASE WITH CONSTRUCTION BEGINNING UPON RECEIPT OF PERMITS AND ANTICIPATED COMPLETION OF NOVEMBER 30TH, 2015
- PROPOSED ROADWAY TO BE CALLED ROUND HILL COURT (PVT.)

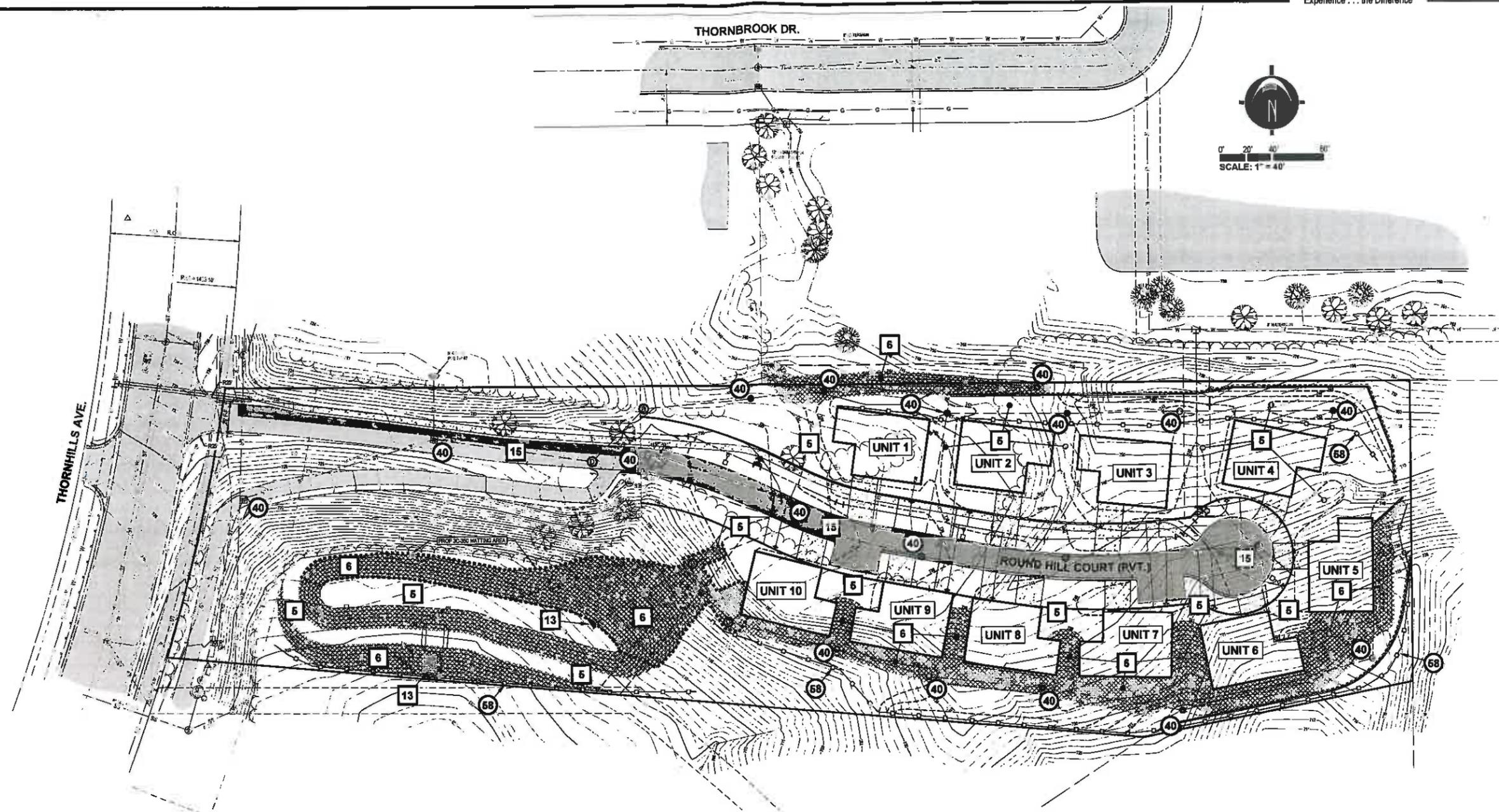


www.nederveld.com  
800.222.1868  
**GRAND RAPIDS**  
17 Grandville Ave., Suite 302  
Grand Rapids, MI 49503  
Phone: 616.575.9100  
**ANN ARBOR**  
**CHICAGO**  
**COLUMBUS**  
**HOLLAND**  
**INDIANAPOLIS**  
**ST. LOUIS**

**PREPARED FOR:**  
RJF Ventures  
Tom Giusti  
P.O. Box 441  
Ada, MI 49301  
Phone: 616.581.8744

**REVISIONS:**

Title Submitted to Client	V. Date
Drawn: GAN Checked: KW S. Date: 01/27/15	
Title: Preliminary PLD Amendment Plan V. Date:	
Drawn: GAN Checked: KW S. Date: 04/14/15	
Title: PLD Amendment Resubmittal V. Date: 04/27/15	
Drawn: GAN Checked: RW S. Date: 04/27/15	
Title: Storm Improvements V. Date: 06/16/15	
Drawn: GAN Checked: KW S. Date: 08/03/15	
Title: NCRC Submittal V. Date: 09/11/15	
Drawn: GAN Checked: KW S. Date: 09/11/15	
Title: Preliminary Utility Plan V. Date: 11/20/15	
Drawn: GAN Checked: KW S. Date: 11/20/15	

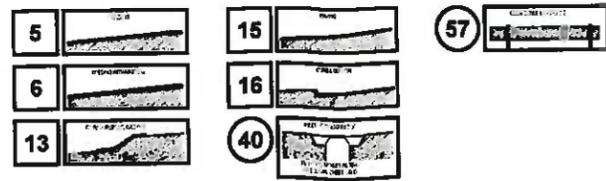


SAFETY LOCATIONS ARE DERIVED FROM Aerial, MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE VIEWED AS TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY LOCATIONS IN THIS AREA.  
FILE: EXISTING UTILITIES AND SERVICE LINES SHOWN ON "PLAN" WERE OBTAINED FROM AVAILABLE AERIAL RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO ANY CONSTRUCTION.

SOIL EROSION CONTROL SCHEDULE	2015												2016											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLACE SILT FENCE																								
STRIP & STOCKPILE TOPSOIL																								
CONSTRUCT CONNECTION TO STORM SEWER																								
ROUGH GRADE SITE																								
CONSTRUCT UTILITY LINES																								
FINISH GRADE SITE																								
PAVE SITE																								
RESURFACED TOPSOIL/COMPACTION																								
SEED DISTURBED AREAS																								
SITE RESTORATION/LEAN UP																								

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL EXPOSED EARTH SHALL BE STABILIZED WITH SEEDING.
- LOCATION AND TYPE OF EROSION CONTROL MEASURES ARE IDENTIFIED ON THE SKETCH BY KEY NUMBERS 5, 6, 13, 15, 16, 40, 57, 68, 80 RELATIVE TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY UNIFIED KEYING SYSTEM AND BEST MANAGEMENT PRACTICES.
  - DENOTES TEMPORARY PRACTICES
  - DENOTES PERMANENT PRACTICES



**SOIL MATTING**

- PLACE 2.00' x 5.00' (TOTAL) EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-100 OR APPROVED EQUAL) OVER 4" TOPSOIL, ACROSS BOTH SIDES OF BANK, OVERLAP ROLL ENDS MIN 3". PLACE & STAKE MATTING PER MFG. RECOMMENDATIONS.
- PLACE 1.50' x 5.00' (TOTAL) EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-100 OR APPROVED EQUAL) OVER 4" TOPSOIL, ACROSS BOTH SIDES OF BANK, OVERLAP ROLL ENDS MIN 3". PLACE & STAKE MATTING PER MFG. RECOMMENDATIONS.

EXISTING DRIVE TO BE USED AS IS.

KENT COUNTY ROAD COMMISSION DRIVEWAY PLAN FOR:  
**ROUND HILL CONDOMINIUMS**  
APPROX. 3000 THORNHILLS AVE SE

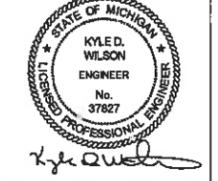
K.C.R.C. DEPUTY MANAGING DIRECTOR - ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

K.C.R.C. DIR. OF TRAFFIC & SAFETY \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT NUMBER ISSUED \_\_\_\_\_ DATE \_\_\_\_\_

PLAN NUMBER: \_\_\_\_\_

**STAMP:**



**PROJECT NO:**  
14401335

**SHEET NO:**  
**C-300**

3 OF 3