

AGENDA
Cascade Charter Township Planning Commission
Monday, September 14, 2015
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 August 17, 2015 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 # 15-3256 Robert Harmon
Public Hearing
Property Address: 4150 Cherry Lane
Requested Action: The Applicant is requesting a Special Use Permit to allow
the construction of an accessory building in excess of 832 sq. ft.**
- ARTICLE 7. Case # 15-3257 Jeff Shull
Public Hearing
Property Address: 7500 Buttrick Park Drive SE
Requested Action: The Applicant is requesting a Special Use Permit to allow
the construction of an accessory building in excess of 832 sq. ft.**
- ARTICLE 8. Case # 15-3260 Jay Nehls
Public Hearing
Property Address: 3100 Foxfire Lane
Requested Action: The Applicant is requesting a Special Use Permit to allow
the construction of an accessory building in excess of 832 sq. ft.**
- ARTICLE 9. Case # 15-3262 Robert Grooters Development
Property Address: 4957 Kraft Avenue SE
Requested Action: The Applicant is requesting Site Plan Approval for new
warehouse facility.**
- ARTICLE 10. Case # 15-3258 Lacks Enterprises
Property Address: 5769 Kraft Avenue SE
Requested Action: The Applicant is requesting major changes to an approved
site plan approval for new warehouse/distribution facility.**

**ARTICLE 11. Case # 15-3260 Lacks Enterprises
Property Address: 5460 Cascade Road SE
Requested Action: The Applicant is requesting to amend the Golfview PUD to
allow and addition to the Lacks Corporate HQ building.**

ARTICLE 12. Any other business.

ARTICLE 13. 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, August 17, 2015

7:00 P.M.

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Lewis, Mead, Pennington, Rissi, Robinson, Sperla, Williams
Members Absent: Waalkes (Excused) and Hammond (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 Lewis to approve the Agenda. Support by Member Mead. Motion carried 7-0.

ARTICLE 4. Approve the Minutes of the July 20, 2015 meeting.

Motion by Member Mead to approve the minutes of the July 20, 2015 meeting as written. Support by Member Rissi. Motion carried 7-0.

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

Dawn Dotson and Sam Zarou of 7399 Lime Hollow, stated that they are home owners that live in Cascade Township and would like access to the river. They have access at the Dam for Kayaks, but would like to have access for their Jet Skis. According to the DNR the Township used to have access at the dam.

Chairman Pennington suggested that they bring their concerns to the Township Board.

ARTICLE 6. Case #15-3229 RJV Ventures

Public Hearing

Property Address: 3000 Thornhills Avenue SE

Requested Action: The Applicant is requesting to amend PUD #55 to permit 10 single family detached homes.

Director Peterson presented the case. This is the property on Thornhills Avenue on the east side of the street. The Applicant is following up from the March meeting on the PUD Amendment for Sentinel Pointe, which originated in the

1980's and was set aside for a 40 unit Elderly Housing Facility. The proposal is to amend the PUD to allow 10 single family detached condominiums instead of the 40 unit Elderly Housing Facility. Examples of similar projects would be Watermark, Park Place, Summit, Heathmoor, Meadowwood, Gate House, High Ridge and Forest Hills Condominiums. Director Peterson wanted to point out how they are similar in how they are being developed with the spacing and the setbacks from the road. All very common condominium projects, not what we would see in our low density areas, they are in our transitional areas. The reduction in the units accommodates spacing and are similar to other condominium projects. Using the Master Plan as the guide for our densities, 4-6 units per acre is the guideline which will project up to 30 units, well within the Community Residential category for this project.

A Storm Water Plan has been developed using the pond on the southern side of the property. They developed the plan meeting the Storm Water Ordinance with the Township Engineers. Another item from the Master Plan is the development plan for the Community Residential project where we want to see more public roads. The issue is maintenance for these roads. The intent is to make sure the private roads are maintained properly. Also, it was discussed that there be a connection to the Library. After reviewing with the developers it was taken off the plan to avoid any conflict with the future township hill project.

Traffic statistics per the Kent County Road Commission have shown that the counts are low with 5000 at the most recent count. The capacity is 22,000 to 25,000.

Director Peterson reviewed the standards for the PUD designation.

The total impact of the project is difficult to measure compared to the approved 40 unit project due to the lack of details from the original plan. However, it is being developed into a more traditional condominium development with greenspace interspersed throughout the entire project rather than just around the perimeter.

The Planning Commission could either amend the current PUD to allow the 10 unit site or it could be broken out on its own. We would have to amend the current PUD either way as we would want to adjust the amount of units allowed in the PUD.

The Township Engineer will discuss the Storm water report but there were a couple items that I wanted to point out regarding the neighbors report on the site.

- To use the standards in the Ordinance for the evaluation.

- The idea of exploring the use of swales behind the units to help direct the water to the catch basins that are around the outside of the site.
- Require a \$250,000 Bond to guarantee the success of the project or to clean it up if it fails. We have not required this in the past.
- Market Study to see if there is a need for the project. We have not required this in the past if the project complies with the Master Plan.

Staff is comfortable with the plan before you and I am recommending approval of the PUD. With your approval of the project with the conditions stated, the Ordinance would be drafted for your approval before being forwarded to the Township Board.

Member Williams asked if there were any other Senior Living facilities planned for Cascade Township. Director Peterson stated that no one has come forward with any at this moment. There are other areas suitable within the Township for similar projects.

Nathan Torrey, Township Engineer (FTC & H) came forward regarding the Storm Water Drainage Plan. The existing drainage patterns has the site broken into thirds. The SE portion drains SE toward the Thornapple Hills County drain. The SW portion drains to the south to the County Drain. The central portion drains to the W-NW towards the high area where water may pond. There is a swale and several catch basins that tie into an existing storm sewer system and discharge to the County drain just downstream of Thornhills Avenue.

There is an area of offsite flow that comes into the project site. The area to the north of the property drains into the property and continues to the W-NW into existing catch basins and discharge into the county drains to the south.

The proposed plan will collect all surface water and convey it to an infiltration basin at the SW corner of the site. The project is located in Storm Water Management Zone A which requires 100 year detention and infiltration of storm water where possible. The Applicant did size the infiltration pond for the 100 year runoff for the site per the Ordinance requirements. The pond also has an overflow spillway directing water to the County Drain to the south. This emergency spillway is required for all infiltration ponds. The calculations the Applicant provided meets all of our requirements. The plan is to have all impervious systems tied directly into the catch basins including roof drains and parking surfaces. It should be noted that the overall plan does not change the drainage district boundary of the site. This plan is not sending storm water to a different adjacent drain, it is going to the County Drain as projected in the original PUD.

Member Lewis asked if there was any standing water anticipated in the infiltration pond. Engineer Torrey stated that the two infiltration tests showed 6" per hour and 9" inches per hour. The soil should be adequate for infiltration and we should not see any standing water in the infiltration ponds.

Member Mead asked how the flow through from the Township property to the North is being handled. Engineer Torrey has stated that the Applicant is proposing to put in a couple catch basins and an additional swale to improve the channel. Offsite flow will be collected and diverted to the County Drain.

Chairman Pennington asked the Applicant to come forward with comments.

Kyle Wilson, Civil Engineer, Nederveld, spoke on behalf of the Applicant. Also in attendance is Tom Guisti, builder/ developer and partner Raleigh Finkelstein. Since our last meeting in March, we have reduced our plan from 15 to 10 units and have completed the soil tests. We feel that we meet the Township Ordinances. As Steve previously mentioned, this site was previously zoned a PUD for 40 units and we feel 10 units is less dense. We are meeting the Master Plan goal for community residential which is 4-6 units per acre as our project is at two (2) units per acre.

Member Lewis asked what the square footage and price point of the units would be. The Applicant stated the price point is \$500,000-\$600,000 per unit with 2,700 square feet in addition to the garage.

Member Williams stated that there was a purchase agreement for the land with the original application. Has the land since been purchased? The Applicant stated that the purchase agreement is contingent on the approval of the PUD.

Member Lewis made a motion to open the Public Hearing. Support by Member Robinson. Motion carried 7-0.

Chairman Pennington asked if anyone wished to speak to come forward.

Randall Kraker, Varnum Attorney represented Mr. & Mrs. Mark Rohde. They have a concern and objection to the planned site. The site is not like other PUD developments, as far as the look of the site, not the use. We do not think this PUD is compatible with the Master Plan. We have concerns with how the units will fit on the property. Referring to his packet, there is a greater footprint with the proposed 10 units than with the original 40 unit plan and also the severe grading of the site and removal of old growth trees. There was originally an

amendment to PUD 55 for rezoning and there was an objection from the owner of Sentinel Pointe. He refers to Page 93 in his packet, which states with respect to community residents, the natural features should be preserved and protected in projects in residential areas with only public roads permitted. We think this project destroys natural features, has severe grading and the roads are not public. We think there needs to be a request for a new PUD. There is also some evidence that shows that a traffic study should be required on this site. There are some very significant sight impairments such as the hill, curve and guard rail where the access area to the site is located. There has also been significant problems with the Thornapple Drain and you are planning on adding to it. The environmental impact of this addition should be weighed carefully. We have an issue as to who wants to pay \$500,000 To \$600,000 for a backyard that looks at a 12-15 foot retaining wall. There will be significant destruction to the land and trees that is not compatible with what was already approved in the Master Plan. The Finding of Fact shows that a material burden should not be placed on the surrounding land or natural environment. The severe grading and removal of trees will most certainly unfavorably impact the natural environment. In addition, the green area will not be significant as the old growth trees will not be immediately replaced. We respectfully ask that you reject the project.

Chairman Pennington asks if anyone else wished to come forward.

Member Sperla asked why the 40 unit building was never constructed. The Applicant stated that there had been several attempts to build this project but there was not support for the large size of the project. In addition, the property had not been marketed over the last several years.

Member Sperla made a motion to close the Public Hearing. Support by Member Williams. Motion carried 7-0.

Member Mead asked if the 10-12 foot retaining wall was part of the project. Director Peterson stated that there a couple of retaining walls proposed on the project. There will be one around the south as well as along the north side of the site. The topography goes from high to low from north to south. On the north side of the site the homeowners will see more wall than the residents to the south. The wall just exceeds ten feet at its highest point.

Member Mead stated that in his past experience in dealing with governmental PUD's, it has always been in the Ordinance that a major change in a PUD required a majority of all interested parties in that PUD to sign off on it. Do we have something in writing in regards to a major change to a PUD? Director Peterson stated that the standard that we are talking about refers to an existing project. "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 the Ordinance. This provision shall not prohibit a transfer of ownership or control upon due notice to the Planning Director of the Township.” We have never gotten signatures from those that are impacted by the changes. Since this change does not impact the existing Retirement Facility we would not require them to sign off. Member Mead asked if any owners in the development speak in favor of this development. Director Peterson stated that the only comment that he had received was from the Management group at Sentinel Pointe who is opposed.

Member Williams stated for clarification that we could either approve the amendment or request issuing a new PUD. Director Peterson stated that this was correct. Regardless there will have to be an amendment to the current PUD as we do not want a 40 unit Senior Living site still on the books on a site that is no longer available.

Member Sperla asked that if in the 1980’s, the project was going to be phased when it was approved. Director Peterson stated that it was not indicated it would be phased.

Member Sperla asked if Township Engineer felt there was going to be any negative impact on the three homes that are along Thornapple River Drive that we should weigh in our decision. Director Peterson stated that this has not been found to be the case. The issues with Thornhills drain are being addressed regardless of this project. We are working with the DEQ to meet all drain requirements.

Member Rissi stated that if someone wanted to build the 40 unit project, would they still have to come before the Board as it is already in the PUD. Director Peterson stated that they would still need Site Plan Approval for such a project and meet today’s Storm Water Requirements.

Member Mead stated that the 40 unit project had parking for 36. Would that meet today’s standards? Director Peterson stated that the parking would need to be approved by today’s standards. Member Mead stated that theoretically he is concerned that the 36 parking spaces created 8,000 sq. ft. of impervious surface with 17,500 for the building for a total of 25,500 sq. ft. The new project is ¼ the size but just the dwelling and garage is just less than 32,000 sq. ft. This is a significant amount of additional impervious surface being introduced to this development. Director Peterson stated that you have to be careful using a site plan from the 1980’s as we require much more detail today.

The Applicant stated that for clarification they have designed their retention basin to accommodate the 100 year storm and we have the emergency spillway. We are very comfortable with what we have presented.

Member Williams asked about all of the trees that would be removed. Director Peterson stated that with all of the construction and grading that would occur he could not dispute the trees being removed. It would be a similar impact to any other residential site in the area.

Member Sperla asked if there was a detailed landscaping plan. Director Peterson stated that we typically do not require landscaping plans for residential developments. There are some street trees being placed out front. There are no plans to landscape the perimeter of the site.

Member Williams asked why the developer dropped back to 10 sites rather than the 15 that were originally proposed. The Applicant stated this is a better fit for the site. Member Williams asked if this then increased the price of the units. The Applicant stated that this was the price point that was originally planned.

Member Mead asked if it was the Applicants intention to get 100% of the site developed and stabilized prior to construction or are you going incrementally build the site. The Applicant stated that they will build the road and the infrastructure and the site will be completely build ready. Member Mead asked what the time frame for this project would be to be absorbed by the market. The Applicant stated that it would most likely be a two-year build out.

Member Mead asked what the typical bond amount that is given on a project such as this. Director Peterson stated that there typically is not a bond.

Member Lewis stated that everyone has a right to proceed as long as they meet all the requirements. The Applicant meets all of our Ordinances. In that regard, I would support any favorable motion.

Member Lewis made a motion that Case 15:3229 RJV Venture request to amend PUD #55 to permit 10 single family detached homes be approved with the conditions by Staff.

- 1. Sign the Storm Water Maintenance Agreement**
- 2. Review and approval of condominium documents to ensure compliance with Township requirements.**
- 3. Add swale around south side of project as discussed.**

Support by Member Robinson. Motion carried 7-0.

ARTICLE 7. Any other business

There was no new business.

ARTICLE 8. Adjournment

**Motion made by Member Mead to Adjourn. Support by Member Williams.
Motion carried -0. Meeting adjourned at 8:11 PM.**

Respectfully submitted,

Aaron Mead, Secretary
Ann Seykora
Julie Kutchins
Planning Administrative Assistant

DRAFT

STAFF REPORT: Case # 15-3256
REPORT DATE: August 26, 2015
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 14, 2015
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Robert Harmon
4150 Cherry Lane
Ada MI 49301

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a Special Use Permit to allow the construction of an accessory building in excess of 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): ARC

GENERAL LOCATION: East side of Cherry lane between Cascade Rd and 36th St.

PARCEL SIZE: Approximately 7.8 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: ARC

STAFF COMMENTS:

1. The applicant is requesting permission to construct a new accessory building approximately 1,536 sq ft in the rear yard. The building will be used for residential storage.
2. The building is located in the rear yard. The building is planned to be 16 feet tall. The building is planned to be setback at least 60 feet from the side and rear property lines. This would allow for a building up to 22 feet tall.
3. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
4. It appears they already have two buildings on the property this would be the last accessory building permitted.
5. It should be noted that accessory buildings cannot be used for living space or to run a business.

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

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Storage.
The proposed location, type and kind of construction and general architectural character of the building.	The building will have steel siding and asphalt shingles.
The size of the building in relation to the house, lot and zoning district.	The property is about 7.89 acres. The home has approximately 3,100 sq ft. of finished living space. This size building would be in relation to the size of the home and property.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	The building would not match the home but is typical for the area.
The topography and vegetation in the area.	Open
Whether the proposed building will	No impact

affect the light and air circulation of any adjoining properties.	
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	Given the setbacks, the building should not negatively affect the view of adjoining properties.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

I recommend approval of the special use permit with the following conditions:

1. The building cannot be used for living space or to run a business.

Attachments: Application package



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Robert + Susan Harmon
 Address: 4150 cherry lane SE.
 City & Zip Code: Ada 49301
 Telephone: 616 868-6368 (H) (cell) 616 901-9128 ✕
 Email Address: SHcandels@aol.com

OWNER: * (If different from Applicant)

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Build a pole Barn on
property

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 23-400-029

ADDRESS OF PROPERTY: 4150 Cherry Lane SE Ada 49301

PRESENT USE OF THE PROPERTY: Home + yard

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.)

Patricia Harman 7/29/15
Owner – Print or Type Name
(*If different from Applicant)

Robert Harman
Applicant – Print or Type Name

* Susan Harman 7/29/15
Owner's Signature & Date
(*If different from Applicant)

Susan Harman
Applicant's Signature & Date

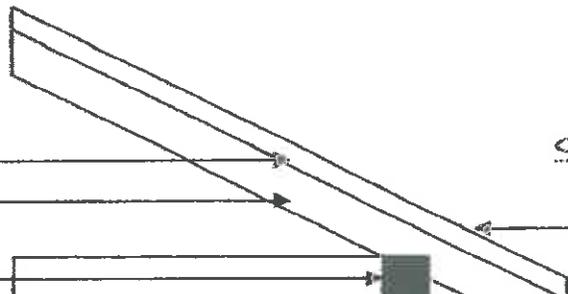
PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Rev. 7/24/14

Residential Garage Pole Construction

Roofing:
 Roof Sheathing 1/2"
 Purlins Yes No
 Steel: Yes No
 Shingles: Yes No

Engineered Truss / Pitch 3 / 12
 Truss Anchor Type: Blocking



synthetic

Ice and Water Shield
 lb Underlayment/Felt

Drip Edge Alum.
 Soffit/Fascia Type Alum.

Fascia Board 2" x 6"
 Carrier Size 2" x 12"
 Carrier Type: Dimensional

Ceiling Height 14'
 Interior Finish Type
None

Note:
 All fasteners penetrated into treated wood must be galvanized!

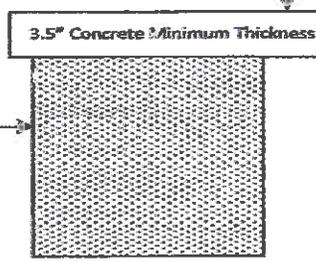
Insulation: Yes No
 Type: _____

Siding Type:
Steel

Purlins: Size 2" x 4"

Pole Spacing 8' O.C.
 Pole Size: 6" x 6"

Fill Type Sand
 Depth 12"



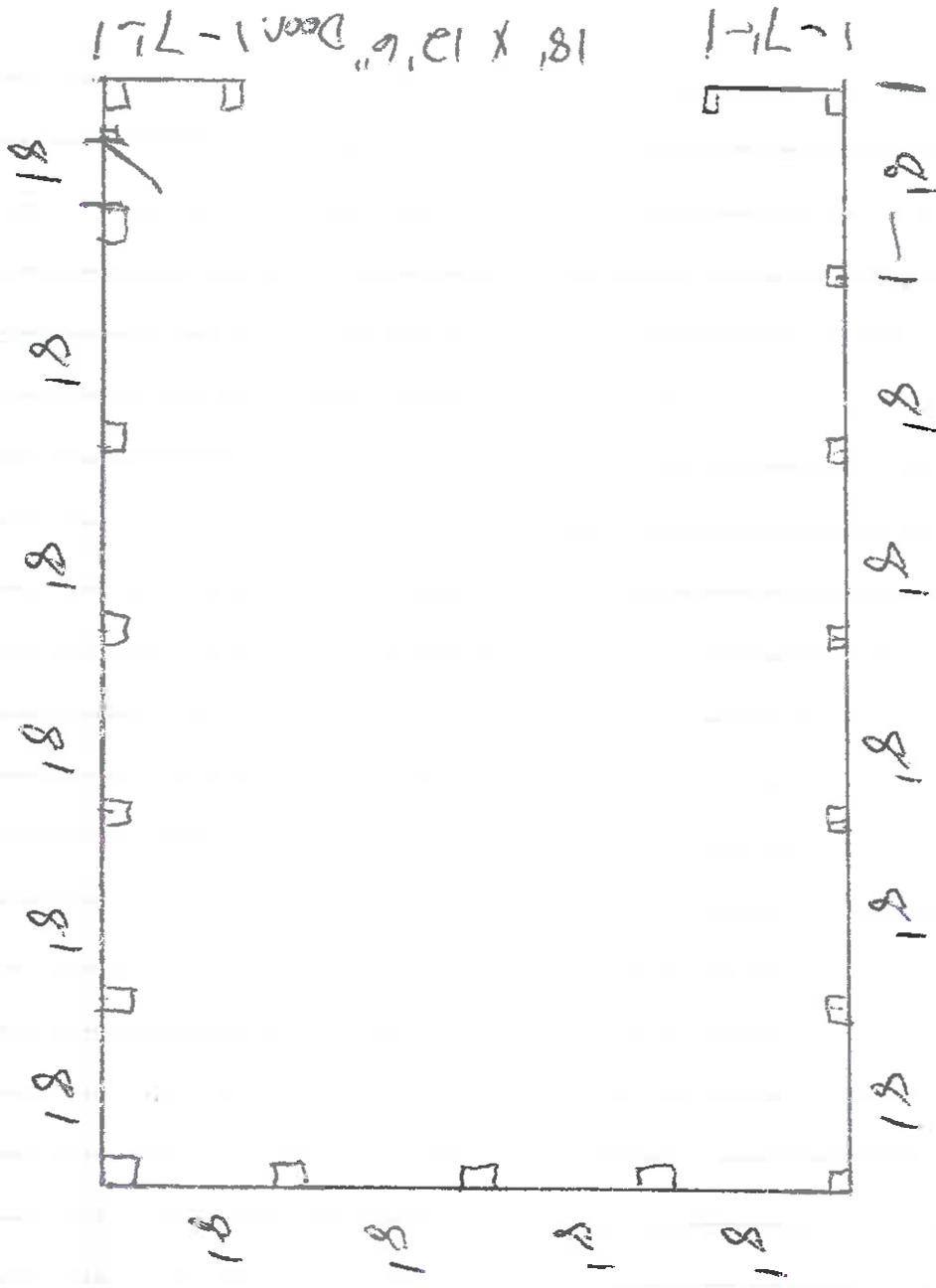
Treated Skirt Board Size 2" x 8"

Grade

Footing Size 24" x 12"
 Dia. Thick

Mix Concrete for Footings/Pour Wet per Manufacturer specifications. Do not put dry mix in holes!

Note:
 Footings shall be a minimum of 42" below finished grade and provide no less than 1/4 embedment for poles.



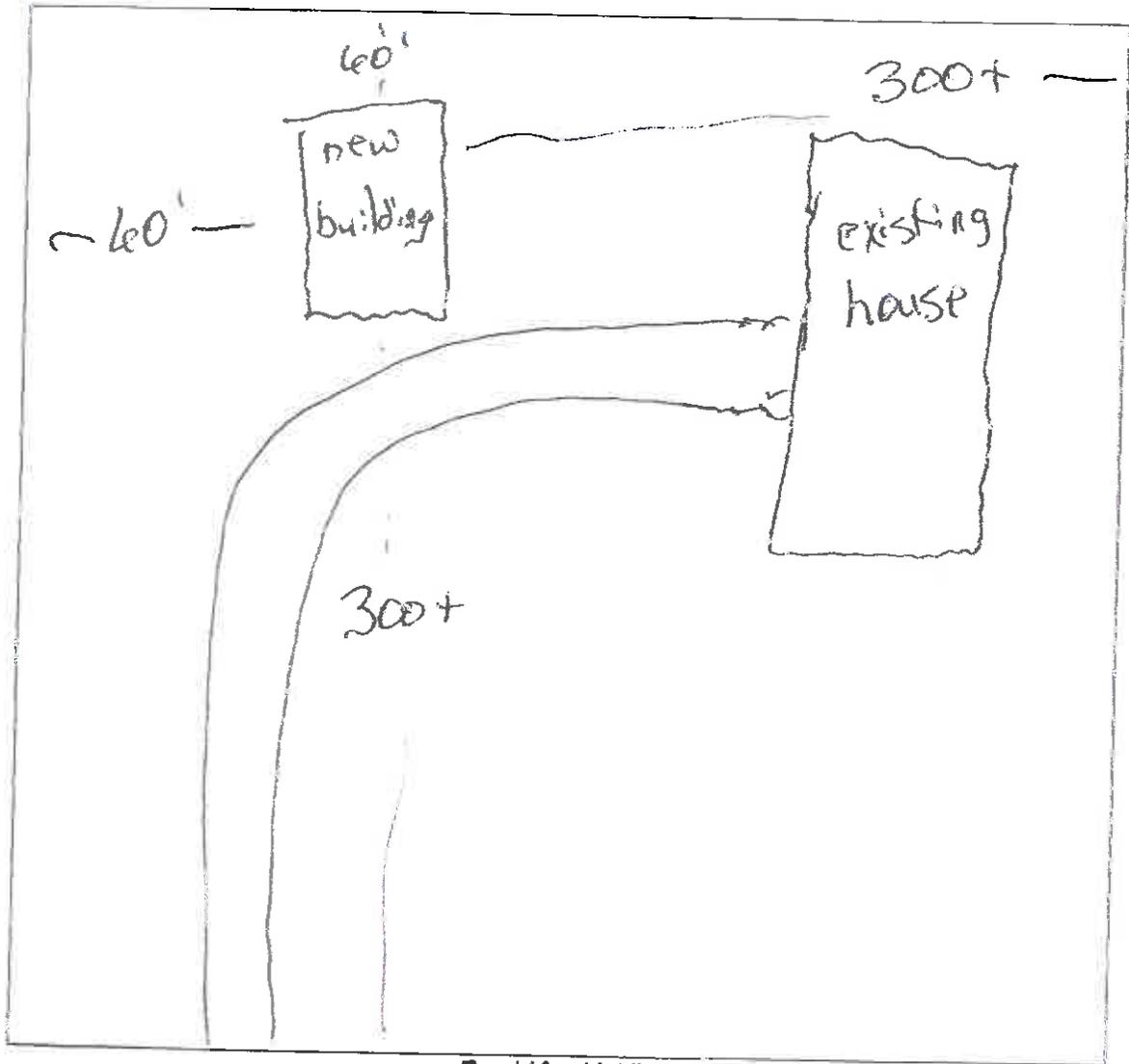
32'

187

Site Plan

Address: 4150 Cherry Lane

Contact name/number: _____



Road / front lot line

****Please note existing building locations and distances from lot lines for any additions or decks.**

****For swimming pools - include the required barrier location**

STAFF REPORT: Case # 15-3257
REPORT DATE: September 2, 2015
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 14, 2015
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Jeff Shull
7500 Buttrick Park Dr
Ada MI 49301

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a Special Use Permit to allow the construction of an accessory building in excess of 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): R1

GENERAL LOCATION: West side of Buttrick across from Grand River Dr.

PARCEL SIZE: Approximately 3.03 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: R1

STAFF COMMENTS:

1. The applicant is requesting permission to construct a new accessory building approximately 1,440 sq ft in the rear yard. The building will be used for residential storage.
2. The building is located in the side yard. The building is planned to be 16 feet tall. The building is planned to be setback at least 40 feet from the side property lines. This allows for a building up to 18 feet tall.
3. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
4. It appears they already another small shed on the property. This would be the last accessory building permitted.
5. It should be noted that accessory buildings cannot be used for living space or to run a business.

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

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Storage.
The proposed location, type and kind of construction and general architectural character of the building.	The building will have siding and roofing to match the home.
The size of the building in relation to the house, lot and zoning district.	The property is about 3.03 acres. The home has approximately 3,600 sq ft. of finished living space. This size building would be in relation to the size of the home and property.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	The building would match the home.
The topography and vegetation in the area.	Open
Whether the proposed building will	No impact

affect the light and air circulation of any adjoining properties.	
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	Given the setbacks, the building should not negatively affect the view of adjoining properties.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

I recommend approval of the special use permit with the following conditions:

1. The building cannot be used for living space or to run a business.

Attachments: Application package



Cascade Charter Township

2865 Thornhills SE Grand Rapids, Michigan 49546-7192

PLANNING & ZONING APPLICATION

APPLICANT: Name: Ron Van Dyke

Address: 2660 Kiddville Rd. Orleans, MI 48865

Telephone: (616) 902-2539

Facsimile: _____

OWNER*: Name: Jeff Shull

Address: 7500 Buttrick Park Dr. SE Ada, MI 49301

Telephone: (616) 437-2943

Facsimile: (616) 459-4959

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

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

BRIEFLY DESCRIBE YOUR REQUEST**: Accessory Building
Want to Build 1440 Sq Ft Pole Barn / 36' x 40'
Exterior will be finished with material that
resembles existing Residential House on the property

(**Use Attachments if Necessary)

LEGAL DESCRIPTION OF PROPERTY**: _____

See Attachment

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19- 03-101-033

ADDRESS OF PROPERTY: 7500 Battwick Park Dr. SE Ada, MI 49301

PRESENT USE OF THE PROPERTY: Single family home 4769 Sq ft

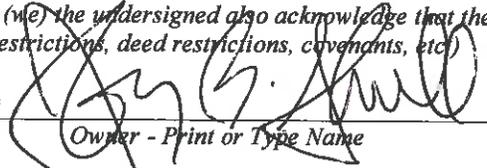
NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s) Address(es)

SIGNATURES

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

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


* Owner - Print or Type Name

Ron Van Dyke
Applicant - Print or Type Name

(If different from Applicant)
Jeffrey B. Shull

 7-30-15
Applicant's Signature & Date

* 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

Project No. 150956
 Date: July 24, 2015
 For: Jeff Shull
 7500 Buttrick Park Dr SE
 Ada, MI 49301

Prev. 140025
 Revised: July 27, 2015

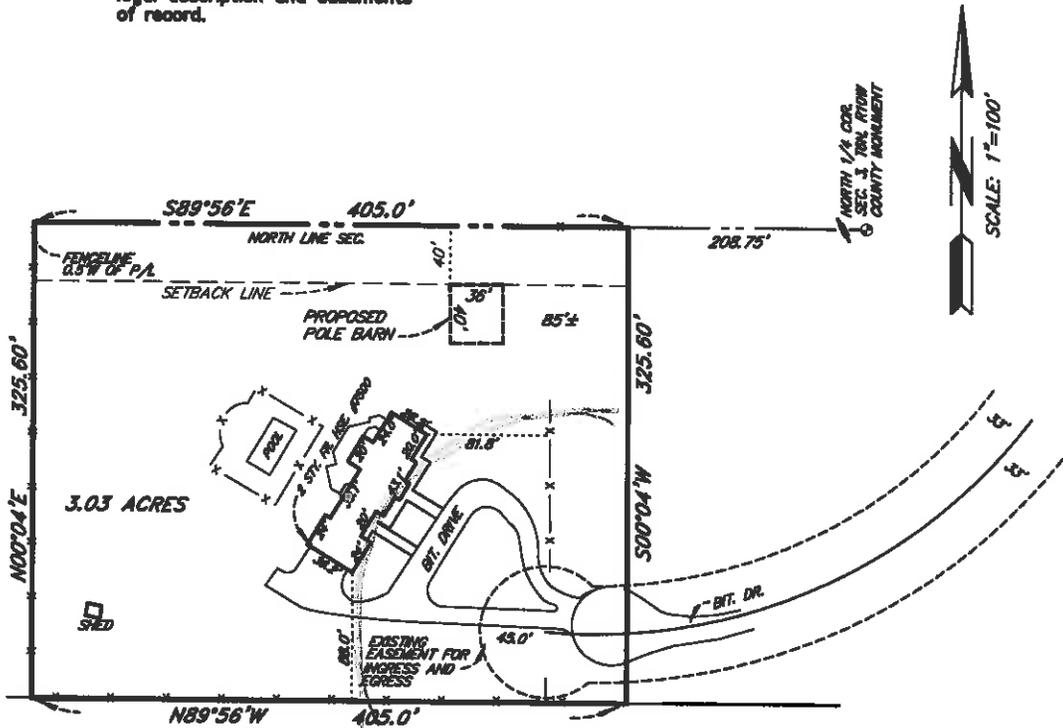
Prop. Address: 7500 Buttrick Park Dr SE

LEGAL DESCRIPTION

That part of the NW 1/4 of Section 3, T6N, R10W, Cascade Township, Kent County, Michigan described as: Beginning at a point on the North line of said NW 1/4, which is N89°56'W 208.75 feet from the North 1/4 corner of Section 3; thence S00°04'W 325.60 feet; thence N89°56'W 405.00 feet; thence N00°04'E 325.60 feet; thence S89°56'E 405.00 feet along the North line of said NW 1/4 to the place of beginning. Subject to and together with an easement for ingress and egress.

NOTE:
 A title insurance policy was not provided at the time of this survey. One should be obtained to compare for accuracy of legal description and easements of record.

Site Plan



This drawing is for legal description purposes only. No property corners were set and no improvements were located.

<p>LEGEND</p> <ul style="list-style-type: none"> o - IRON STAKE - SET • - IRON FOUND □ - WOOD STAKE R - RECORDED DIMENSION D - DEED DIMENSION P - PLATTED DIMENSION M - MEASURED DIMENSION ⊙ - CENTERLINE *- - FENCE LINE 	 <p>Roosien & Associates SURVEYING AND ENGINEERING</p> <p>5055 PLAINFIELD AVENUE, NE GRAND RAPIDS, MICHIGAN 49525 TELE. (616) 361-7220 FAX (616) 361-1822</p>		<p>BY </p>
---	---	--	---



Big L Quotation Package



QUOTATION FOR:

Ron Van Dyke
Customer Address Not Provided
Ada, MI 49301
Customer Phone Not Provided

CONTACT:

Chris Curtis
620 S. Main St.
Sheridan, MI 48884
989-291-3232

QUOTATION DATE:

7/30/2015

ESTIMATE NUMBER:

2196

CONSTRUCTION:

Post Frame

DIMENSIONS:

36' X 40' X 14'

SPECIFICATIONS FOR 36' X 40' X 14' POST FRAME PACKAGE:

• MATERIAL PACKAGE

- Pre-Engineered Wood Trusses (4/12 Pitch, 2' O/C)
- 6 x 6 Treated Eave Posts (8' O/C)
- 6 x 6 Treated Gable Posts (10' O/C)
- 2 x 8 Treated Skirt Boards (1 Row)
- 2 x 4 Wall Girts (24" O/C)
- 2 x 12 Double Top Girt Truss Carrier
- 7/16" OSB on Walls
- 1/2" OSB on Roof
- Georgia Pacific Forest Ridge Clap Board White Vinyl Siding
- CertainTeed Dimensional Landmark 30 Moire Black Shingle
- No Concrete Provided

• DOORS & WINDOWS

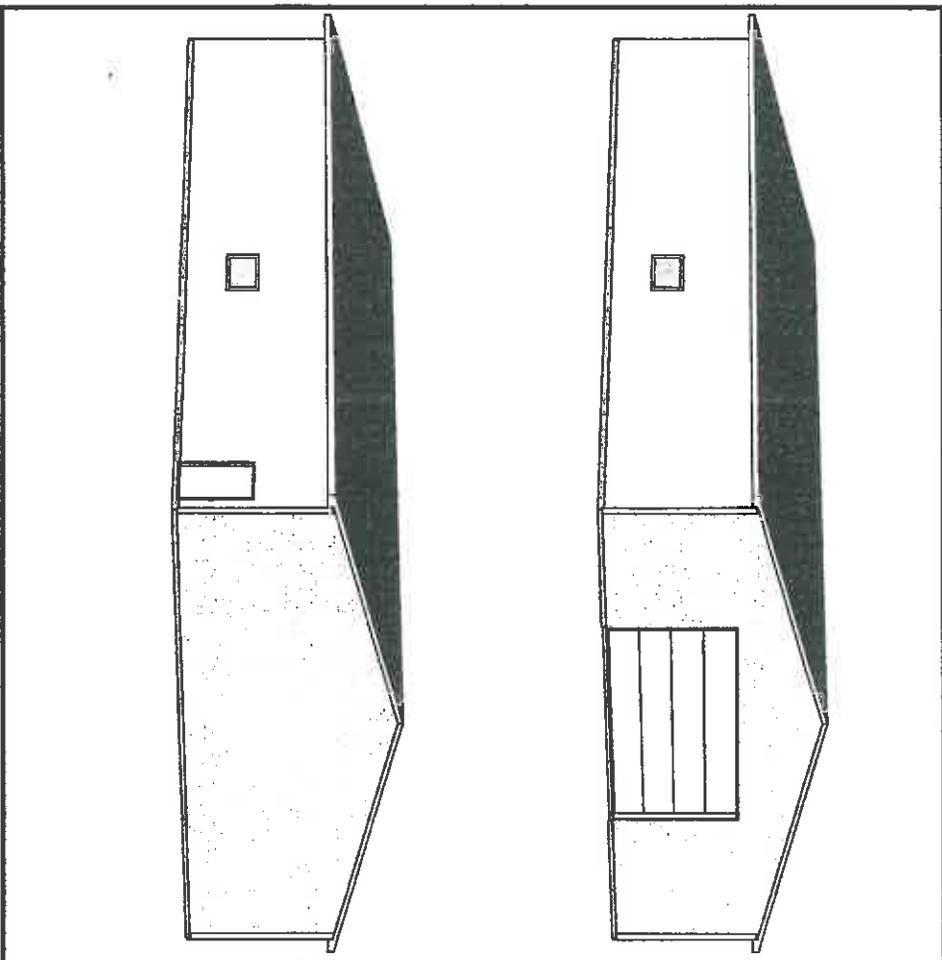
- One 16 X 12 O.H. 4726 Ins. Std. Trk. w/o Opener
- One 3' Flush Entry Door
- Two Modernview 3' x 3' Standard Windows

• 12" OVERHANG ON ALL SIDES W/ VENTED VINYL SOFFIT

• FASTENERS

- 1 1/4 In. Roofing Nails for Vinyl Siding
- 1 1/4 In. Generic Coil Roofing for Shingles
- 5/16 X 4 Structural Screw for Truss Carrier
- Palsod 3 In. Framing Rs Galv for Skirt Board
- Galvanized Steel Framing Nails

• DETAILED BUILDING PLANS



Subtotal

Tax

GRAND TOTAL

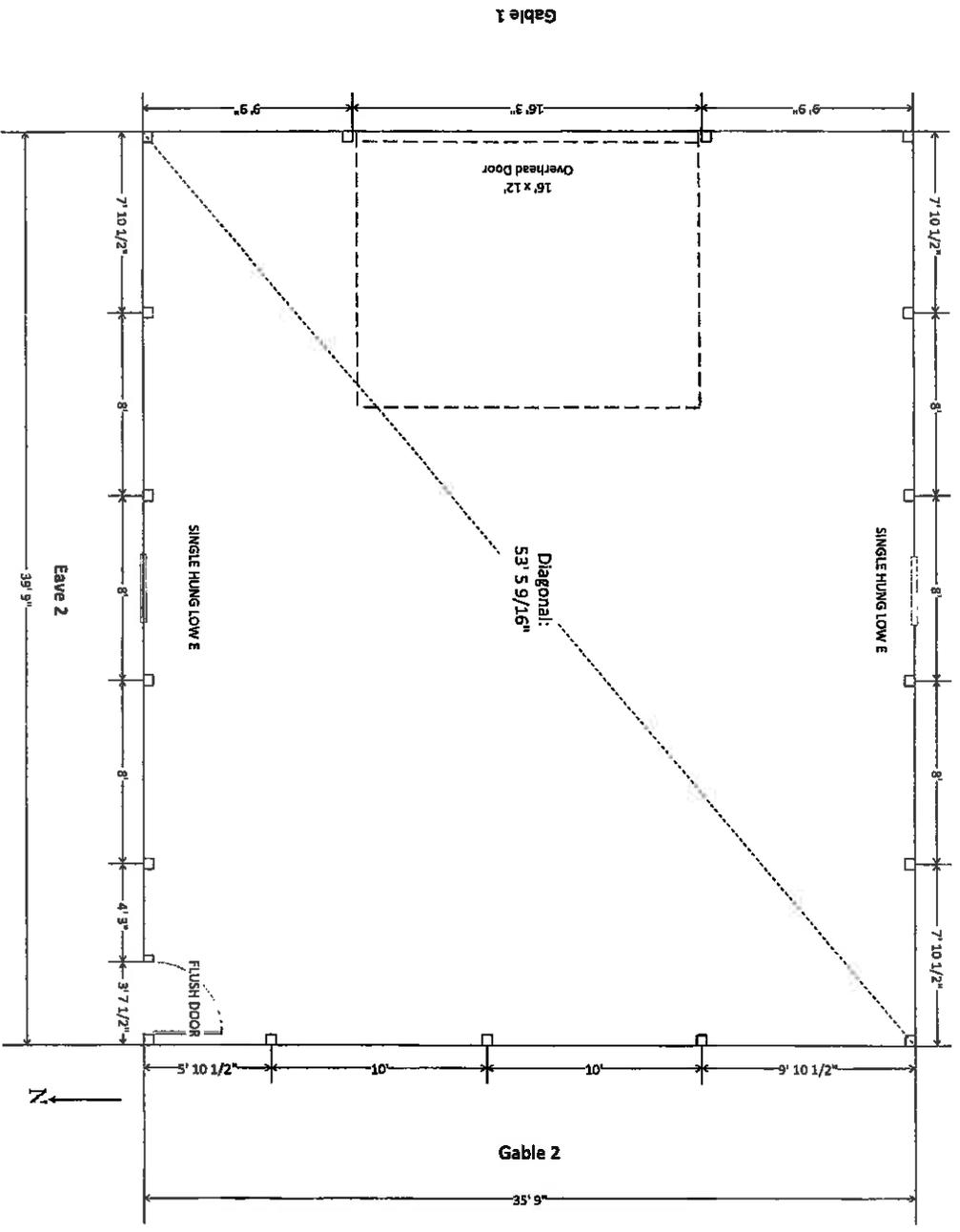
Prices are good for 7 days, until 8/6/2015



POLE LAYOUT
Personal Use, 1440 sq. ft.

Construction
Maestro
Pole Buildings, Storage Buildings

Eave 1



Cross Section Detail

Truss Information

47-7-0-10 Truss Loading
 24 in. O.C. Spacing, Standard Heel
 Trusses are Setting on Truss Carriers

2 x 4 Truss Gird Bracing Ran Through
 the Bottom Chord 8' On Center

See Overhang Detail

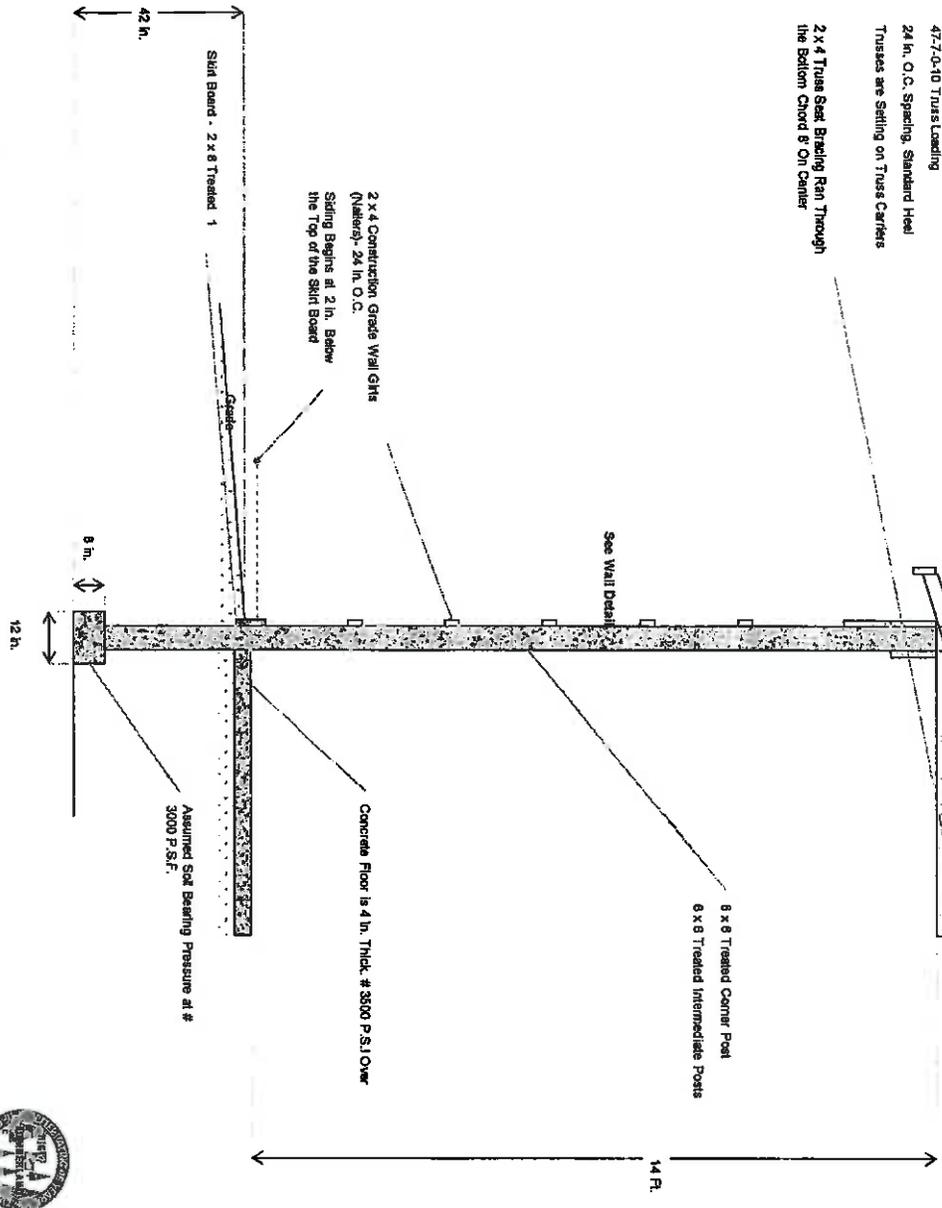
2 x 4 Top Chord
 2 x 4 Lateral Bracing (2 Rows) - Check
 with Truss Company for Proper Spacing
 2 x 4 Bottom Chord

8 x 8 Treated Corner Post
 6 x 8 Treated Intermediate Posts

See Wall Detail

2 x 4 Construction Grade Wall Girts
 (Nelson) - 24 in. O.C.
 Siding Begins at 2 in. Below
 the Top of the Sill Board

Concrete Floor is 4 in. Thick, #3000 P.S.I. Over
 Assumed Soil Bearing Pressure at #
 3000 P.S.F.



STAFF REPORT: Case # 15-3260
REPORT DATE: September 8, 2015
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 14, 2015
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:

Jay Nehls
3100 Foxfire Lane
Ada MI 49301

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a Special Use Permit to allow the construction of an accessory building in excess of 832 sq ft.

EXISTING ZONING OF SUBJECT PARCEL(S): ARC

GENERAL LOCATION: East side of Foxfire Lane just south off 28th St.

PARCEL SIZE: Approximately 5 acres.

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES: Residential

ZONING ON ADJOINING PARCELS: ARC

STAFF COMMENTS:

1. The applicant is requesting permission to construct a new accessory building approximately 1,575 sq ft in the rear yard. The building will be used for residential storage.
2. The building is located in the rear yard. The building is planned to be 18.5 feet tall. The building is planned to be setback at least 90 feet from the closest property line. This allows for a building up to 22 feet tall.
3. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
4. It should be noted that accessory buildings cannot be used for living space or to run a business.

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

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Storage.
The proposed location, type and kind of construction and general architectural character of the building.	The building will have steel siding and asphalt roofing to match the home.
The size of the building in relation to the house, lot and zoning district.	The property is about 5 acres. The home has approximately 4,000 sq ft. of finished living space. This size building would be in relation to the size of the home and property.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	The steel siding building would not match the home but is similar to others in the general area.
The topography and vegetation in the area.	Heavily wooded
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will	Given the setbacks, and the heavily

adversely affect the view of any adjoining property owner or occupant.	wooded area it will be difficult to see the building from off the property.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

I recommend approval of the special use permit with the following conditions:

1. The building cannot be used for living space or to run a business.

Attachments: Application package



Cascade Charter Township

2865 Thornhills SE Grand Rapids, Michigan 49546-7192

PLANNING & ZONING APPLICATION

APPLICANT: Name: Steven Kaller / Artfully Crafted Pole Barns

Address: 6422 Fostoria rd Otter Lake MI. 48464

Telephone: 810-441-0275

Facsimile: _____

OWNER*: Name: ~~Steve~~ Jay Nehls

Address: 3100 Foxfire Ln Ada MI.

Telephone: 616-893-7353

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 checked="" 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**: Build a 36x48x15 pole barn for storage

(**Also Attachments if Necessary)

ADDRESS OF PROPERTY: 3701 Foxfire LN Ada MI

PRESENT USE OF THE PROPERTY:

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

Name(s) Address(es)

E. Jay Nehls

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.)

* EDWARD JAY NEHLS
Owner - Print or Type Name

(If different from Applicant)
[Signature]

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

Steven Kaller
Applicant - Print or Type Name

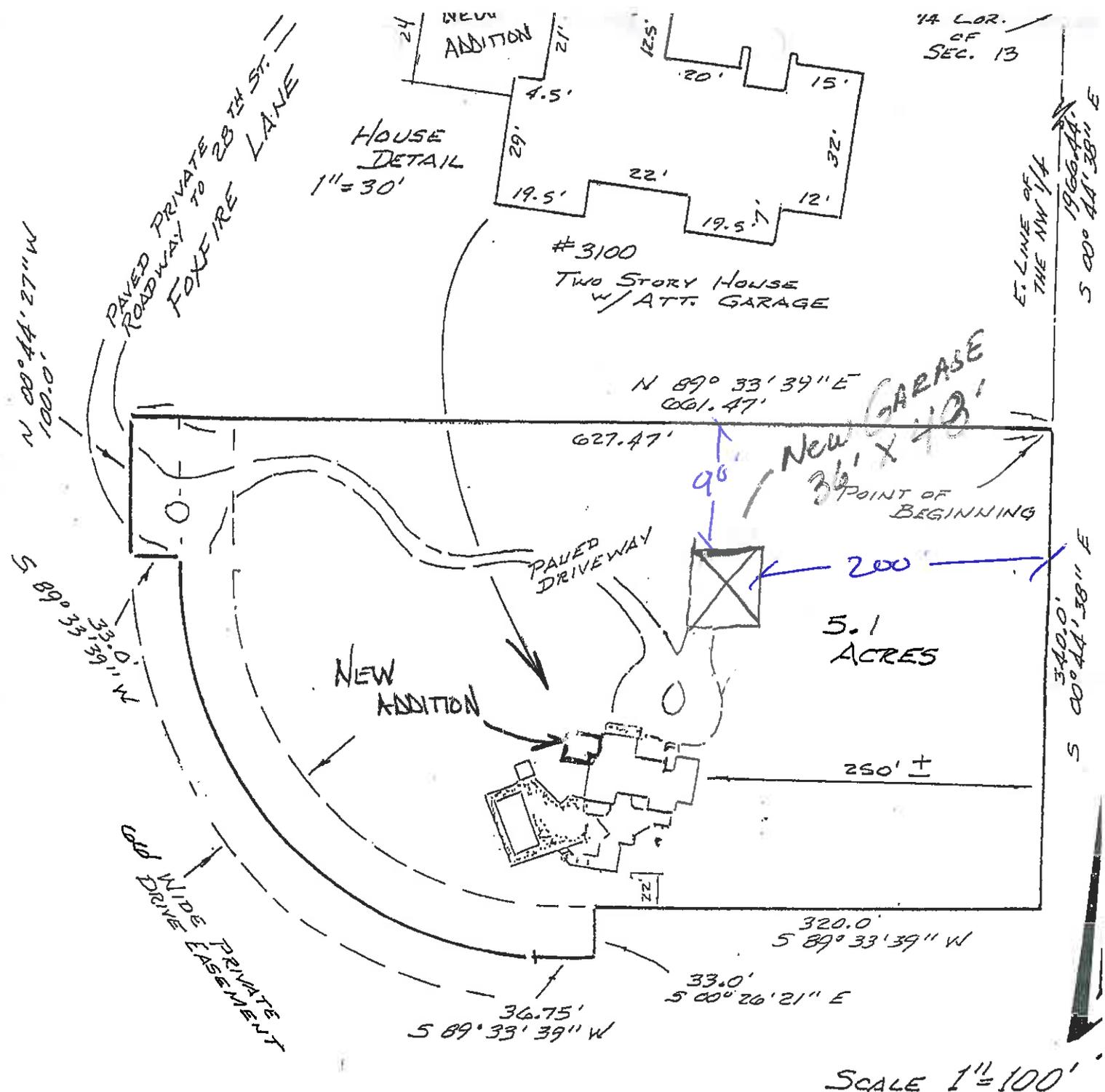
[Signature] 7/28/15
Applicant's Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS

REVIEW SHEET - THANK YOU







I hereby certify to the persons named above that I have examined the premises shown and described hereon and there are no encroachments either way across the boundaries except as shown hereon.

This Mortgage Loan Inspection is not intended or represented to be a land survey and is not to be relied upon for the establishment of any fence, building, or other improvements.

The description shown above was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Insurance Policy for any exceptions, easements, or differences in description.

Charles E. Fricke
 Charles E. Fricke
 Professional Surveyor No. 21781
 3444 Indian Creek Ridge N.W.
 Grand Rapids, Michigan 49544



P. D. D.

Job Name:

Truss ID: ST36352

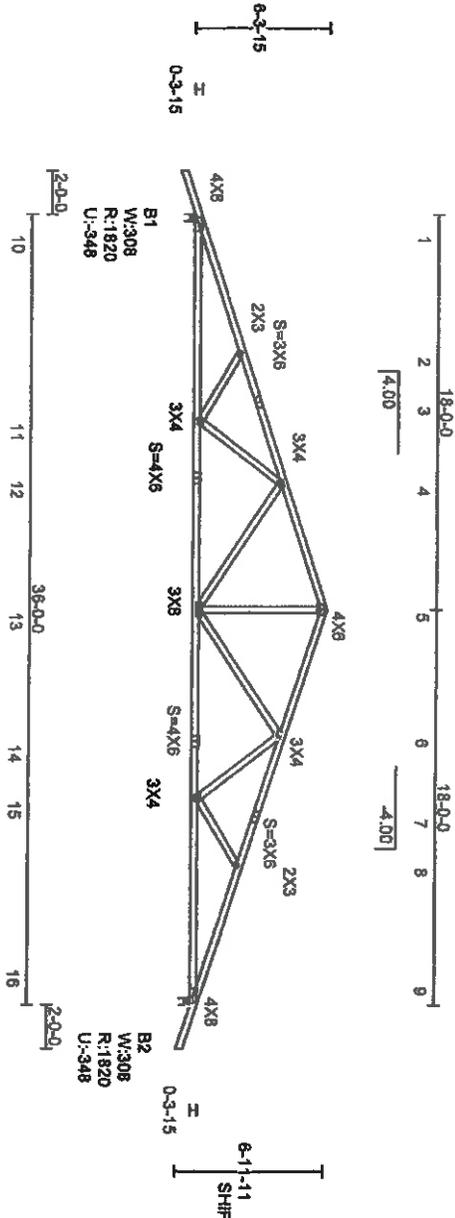
Qty: 30

MEM	TYPE	REACT	SIZE	REQ'D
1	W	18.00	3.30	2.83
2	W	18.00	3.30	2.83
3	W	18.00	3.30	2.83
4	W	18.00	3.30	2.83
5	W	18.00	3.30	2.83
6	W	18.00	3.30	2.83
7	W	18.00	3.30	2.83
8	W	18.00	3.30	2.83
9	W	18.00	3.30	2.83
10	W	18.00	3.30	2.83
11	W	18.00	3.30	2.83
12	W	18.00	3.30	2.83
13	W	18.00	3.30	2.83
14	W	18.00	3.30	2.83
15	W	18.00	3.30	2.83
16	W	18.00	3.30	2.83
17	W	18.00	3.30	2.83
18	W	18.00	3.30	2.83
19	W	18.00	3.30	2.83
20	W	18.00	3.30	2.83
21	W	18.00	3.30	2.83
22	W	18.00	3.30	2.83
23	W	18.00	3.30	2.83
24	W	18.00	3.30	2.83
25	W	18.00	3.30	2.83
26	W	18.00	3.30	2.83
27	W	18.00	3.30	2.83
28	W	18.00	3.30	2.83
29	W	18.00	3.30	2.83
30	W	18.00	3.30	2.83

DESIGN NOTES:
 1. Design values determined with "LR" use.
 2. This design does not account for 10% dead load.
 3. Design values are based on 10% dead load.
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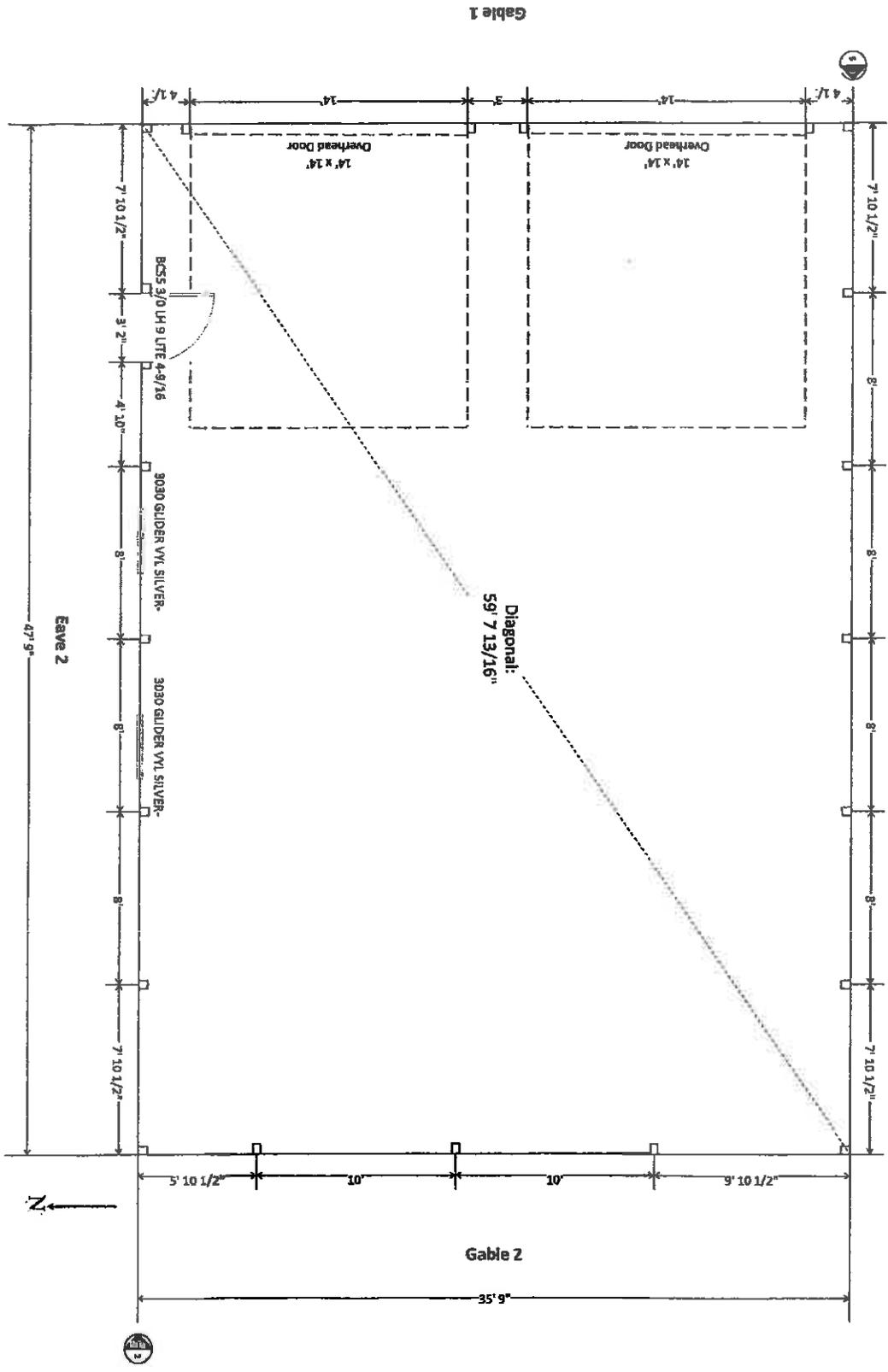
WARNING Read all notes on this sheet and give a copy of it to the Erecting Contractor.
 All connector plates are TRUSWAL Wide 20 ga., unless preceded by "4" for High Strength 20 ga., "SS" for Super Strength. Plates are to be installed in accordance with the manufacturer's instructions. Girders and truss members are positioned as shown above. Slit gable end plates to avoid overlap with structural plates (if applicable).



Item	Description	Quantity	Unit	Notes
W0	10-65859			
TC	Live	27.00	psf	
TC	Snow (Pf)	26.95	psf	
TC	Dead	7.00	psf	
BC	Live	0.00	psf	
BC	Dead	10.00	psf	
DEFL	RATIO: L/240			
TC:	L/180			



POLE LAYOUT
Personal Use, 1728 sq. ft.
Eave 1



*Authentic Crafted Pole Barns
Estimate Number: 7892
7/20/2015

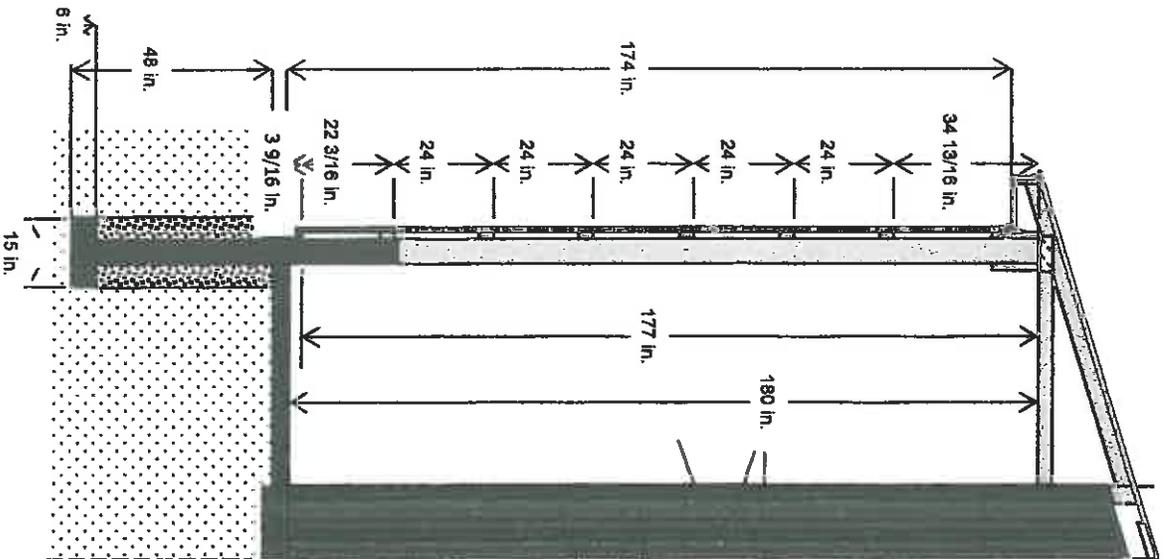


GABLE1 CROSS SECTION

ROOF LAYER 1: 1/2 IN. X 4 FT. X 8 FT. ORIENTED STRAND BOARD
 ROOF LAYER 2: #15 ROOFING FELT
 ROOF LAYER 3: CERTAINTED LANDMARK 30-MET/AR WEATHERED WOOD SHINGLES

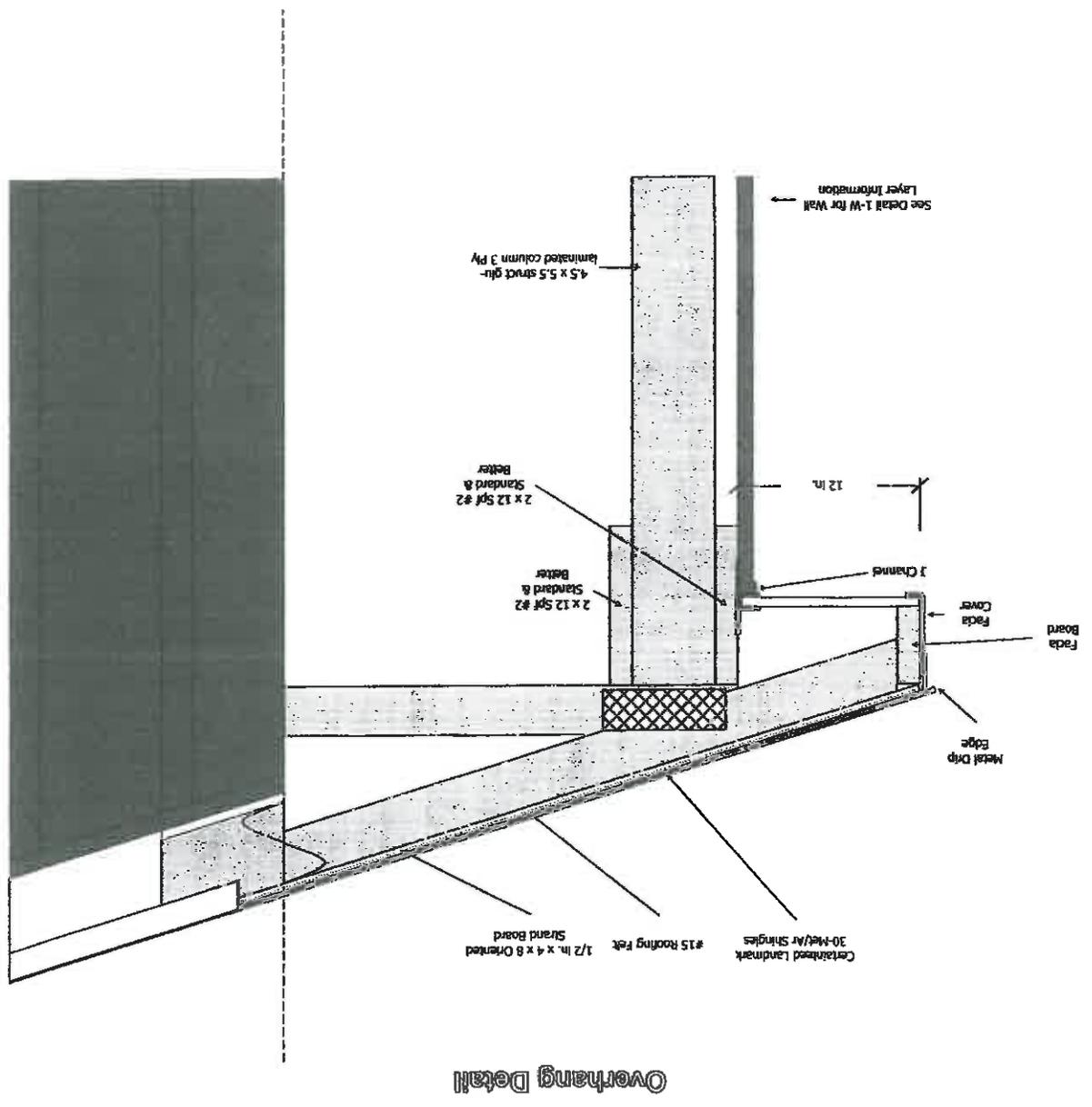
SUB FACIA: 2 X 6 SPF #2 STANDARD & BETTER
 DRIP FLASHING: ROLLEX 280WHT 10 FT ODE 1-1/2IN DRIP EDGE
 FACIA COVERING: ROLLEX 280WHT 6 IN X 12 FT 6 IN ALUMINUM FACIA
 UNDEREAVE: ROLLEX 280WHT 12 IN X 12 FT ALUMINUM SOLID SOFFIT

CORNER POSTS: STRUCT GLU-LAMINATED COLUMN 3 PLY 4.5 X 5.5
 INTERMEDIATE POSTS: STRUCT GLU-LAMINATED COLUMN 3 PLY 4.5 X 5.5 SPACING 8 FT O.C.
 EXTERIOR CARRIER: SPF #2 STANDARD & BETTER 2 X 12
 INTERIOR CARRIER: SPF #2 STANDARD & BETTER 2 X 12
 EXTERIOR WALL GIRTS: SPF #2 STANDARD & BETTER 2 X 4
 WALL LAYER 1: ZINC GRAY CLASSIC RUB STEEL PANEL
 EXTERIOR SKIRT BOARD: TREATED PINE 2 X 10
 SIDING BEGINS 3 9/16 IN. BELOW THE TOP OF SKIRT BOARD
 EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF SKIRT BOARD

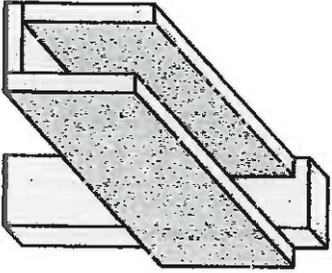


4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
 (HEEL HEIGHT: 0-3-15 OR 4 IN.)
 TRUSS SPACING: 24 IN. O.C.
 TRUSS LOADING INFORMATION:
 TCU/TCDL/BCDL/BCDL 47-7-0-10
 TOTAL TRUSS LOADING = 64 P.S.F.
 BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 3 IN. BELOW THE TOP OF THE SKIRT BOARD
 4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 3500 P.S.I.
 UNDISTURBED SOIL OR COMPACTED SAND FILL
 BACKFILL HOLE WITH SAND/GRAVEL FILL & COMPACT
 PIER FOOTING: PRECAST 3600 P.S.I. 15 IN. X WIDE 6 IN. THICK CONCRETE PAD

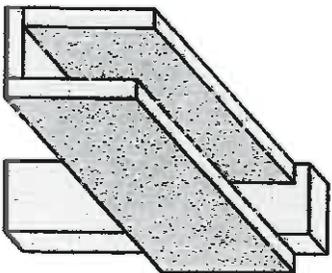


Header Details



2 X 12 Outer Lintel, 2 X 12 Inner Lintel

Header Detail for Overhead Door # 1 on Gable 1



2 X 12 Outer Lintel, 2 X 12 Inner Lintel

Header Detail for Overhead Door # 2 on Gable 1

STAFF REPORT: Case # 15-3262
REPORT DATE: August 25, 2015
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 14, 2015
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Robert Grooters Development
4633 44th St Suite B
Grand Rapids Mi 49512

STATUS
OF APPLICANT: owner

REQUESTED ACTION: Site plan approval for new warehouse facility.

EXISTING ZONING OF
SUBJECT PARCEL: PUD 50 – Meadowbrooke Business Park

GENERAL LOCATION: West side of Kraft between 52nd and Airport.

PARCEL SIZE: approximately 32 acres

EXISTING LAND USE
ON THE PARCEL: Vacant

ADJACENT AREA
LAND USES: E – Industrial
W - Vacant
N – Airport
S- Vacant Wetland Conservation easement

ZONING ON ADJOINING
PARCELS: E – Industrial
W – Industrial Vacant
N – AC subzone 1
S- Meadowbrooke PUD

STAFF COMMENTS:

1. The applicant is requesting site plan approval in order to construct a new 337,000 sq.ft. building. This is the first building of a multi-phase plan that would include additional buildings to the west.
2. The building conforms to the setback, building height and parking regulations of the Meadowbrooke PUD zoning district.
3. The applicant has submitted a landscape plan for the area around the frontage along Kraft. Given the large conservation easement to the south and the Airport to the north additional bufferyards are not warranted.
4. The applicant has submitted a lighting plan that complies with the township regulations. The only lighting they propose is on the building. They are not planning to install light poles in the parking lot.
5. Access to the site will be off from Kraft Ave. This will need permission from the KCRC. There are no other curb cuts on this same side of the road.
6. The Township Fire Department has reviewed and approved the plans.
7. The Gerald R Ford Airport staff has already provided comments. There has been some concern expressed from the FAA in regards to the project. The applicant is already working with the airport and the FAA.
8. The Township Engineer has reviewed and approved the plans with a few conditions, including the need for a maintenance agreement.
9. The applicant has already received a SESC permit from Kent County.
10. The Meadowbrooke Review Board has reviewed the project and we are waiting for their comments.
11. The applicant will need to obtain a SESC permit from the KCRC prior to grading.

STAFF RECOMMENDATION

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

1. Submit a landscape bond of \$5,000
2. Approval from the KCRC for the curb cut
3. Compliance with the Gerald R Ford Airport letter dated 8/11/15.

4. Comply with the Township Engineer letter dated September 9, 2015.
5. Approval from the Meadowbrooke Review Board

Attachments: Application
 Site Plan
 Twp Engineer Letter
 Airport email
 Meadowbrooke Review Board letter



Cascade Charter Township

2865 Thornhills SE Grand Rapids, Michigan 49546-7192

PLANNING & ZONING APPLICATION

APPLICANT: Name: Robert Grooters Development Co.

Address: 4633 44th. St. Suite B 49512

Telephone: 616-734-0033

Facsimile: _____

OWNER*: Name: SAME

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 checked="" 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**: Construct 337,500 SF Warehouse on 25.73 Acres

(**Use Attachments if Necessary)

LEGAL DESCRIPTION OF PROPERTY**:

SEE Site Plan

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19- 30-400-037

ADDRESS OF PROPERTY: 4957 KRAFT AVE.

PRESENT USE OF THE PROPERTY: VACANT

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

<u>Name(s)</u>	<u>Address(es)</u>
<u>NA</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
Robert Groeters
 (if different from Applicant)

Applicant - Print or Type Name

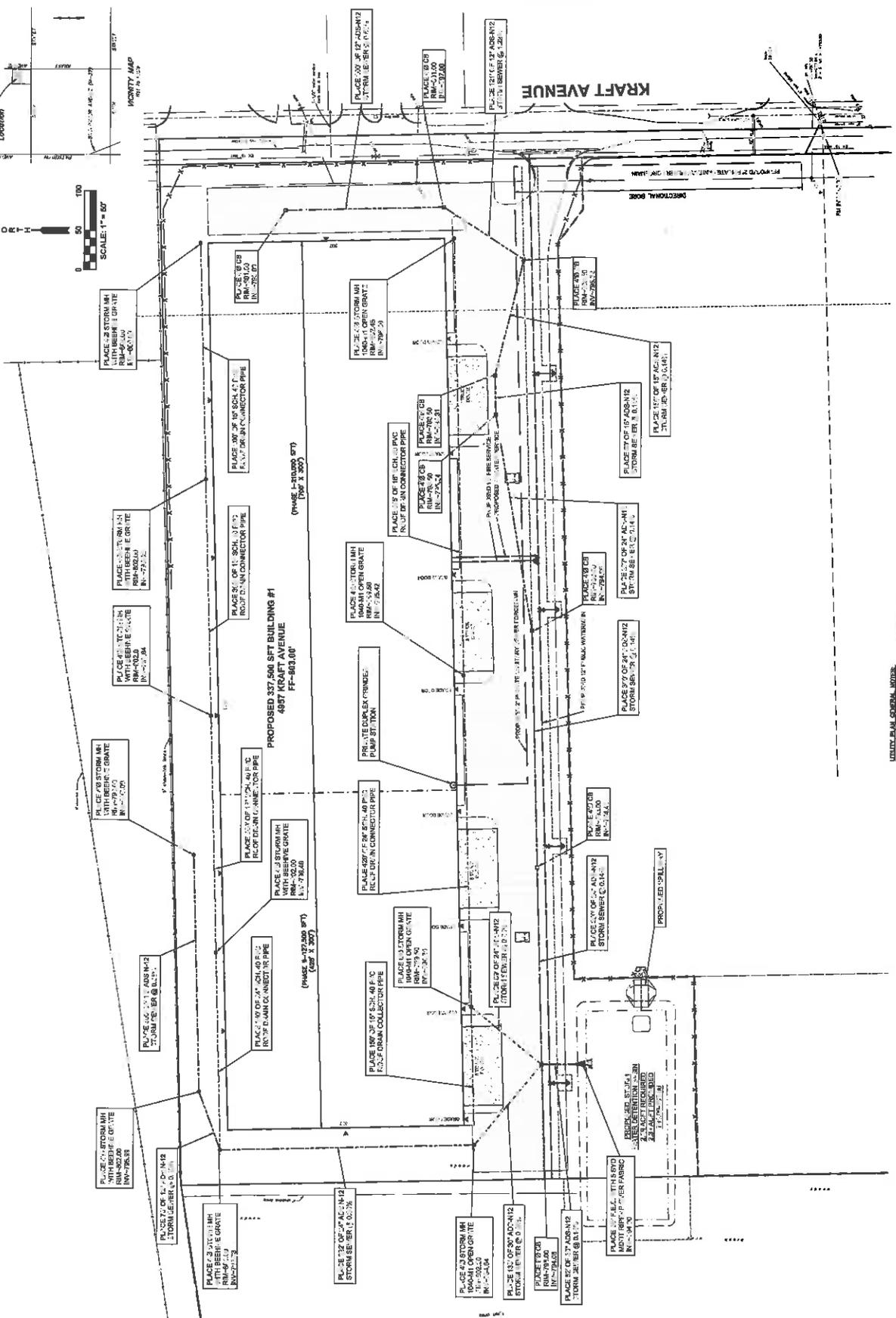
Owner's Signature & Date
(If different from Applicant)

Applicant's Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS

REVIEW SHEET - THANK YOU

Revised 03/26/02



UTILITY PLAN GENERAL NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS AND FIELD SURVEY.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS PLAN.
3. ALL UTILITIES SHALL BE PROTECTED AND SUPPORTED AS SHOWN ON THIS PLAN.
4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES AND TUNNELS (SS-2012).
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

UTILITY PLAN

FOR

4987 KRAFT AVENUE

DALLAS COUNTY, TEXAS

MOORE & BRUGGINK, INC.

Consulting Engineers

Grand Rapids, Michigan 49503-4218

Phone: (616) 953-3601 Web: www.mbrinc.com

NO.	DESCRIPTION	DATE
1	PRELIMINARY	08/14/12
2	REVISED	08/14/12
3	REVISED	08/14/12
4	REVISED	08/14/12
5	REVISED	08/14/12
6	REVISED	08/14/12
7	REVISED	08/14/12

- PROJECT SHEETS:**
1. GENERAL NOTES
 2. SITE PLAN
 3. GROUND PLAN
 4. SANITARY SEWER PLAN
 5. STORMWATER PLAN
 6. LANDSCAPE PLANNING & SYMBOLOGY PLAN
 7. CONSTRUCTION DETAILS

811

Call before you dig.

Michigan Department of Transportation

1-800-487-3872

www.michigan.gov/811



September 9, 2015
Project No. G080322

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

Re: Grooters Development Company, 4957 Kraft Avenue
Site Plan Review

Dear Steve:

We have reviewed the site plan for Grooters Development Company, located at 4957 Kraft Avenue, prepared by Moore and Bruggink, Inc. The current site plan and basis of this review are dated August 25, 2015. The total property area is 33.5 acres, of which 16.2 acres is an MDEQ conservation easement. The proposed project includes a 337,500 square-foot commercial building, parking lot, new drive entrance, storm sewer improvements, water, and sanitary sewer services.

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) and Stormwater Ordinance (SWO). The site is located in stormwater Management Zone B, which requires detention of the 25-year storm event. The SWO also requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period.

Stormwater from the site will discharge to a detention basin, located in the southwest portion of the site, sized to detain the 25-year storm event. The detention basin has an outlet structure designed to release the 25-year storage volume at a rate of 0.13 cfs/acre. An emergency overflow spillway was designed to convey the 10-year storm event from the site. The detention basin discharges to existing wetlands located in the MDEQ conservation easement.

The proposed detention basin extends into the adjacent property to the west, also owned by Grooters Development Co. A permanent easement will be required between the two properties for access and maintenance of the detention basin.

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 current site plan does not provide for detention and release of the first 0.5-inch of runoff. The applicant stated the Gerald R. Ford International Airport (GRFIA) and the Federal Aviation Administration (FAA) have specific rules for how long stormwater can be detained when a site is located near the airport. However, after discussions with the applicant, it was agreed to revise the outlet structure to provide water quality control and still drain the basin in accordance with GRFIA and FAA regulations. The applicant will provide a revised site plan and calculations.



Stormwater Runoff

The applicant provided stormwater calculations to size the onsite storm sewer system. The SWO ordinance, and Kent County Storm Water Design Criteria, requires onsite storm systems to be sized for the 10-year event. The current stormwater design is sized for less than this. The applicant has stated the original storm sewer system was sized for the 10-year event, but there was less than 1-foot of cover between the casting rim and top of pipe due to the minimal grade difference across the site. The applicant investigated raising the site, but was unable due to constraints with the approved MDEQ permit. The proposed storm sewer system is designed for the maximum flow possible; while still providing adequate pipe coverage. Flows in excess of the onsite storm sewer system will flow overland into the existing wetland area and MDEQ conservation easement.

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, and landscape maintenance of the detention basin to maintain the design volume and ensure the system is operating as it was designed.

Utilities

The site plan indicates a proposed 2-inch private sanitary sewer force main for the building. A portion of the sanitary sewer service will be directionally drilled along Kraft Avenue, approximately 350-feet to tie-in with an existing manhole. The applicant will need to obtain permission from KCRC for placement of the forcemain within the public right-of-way. If KCRC does not allow the force main in the ROW the applicant will need to obtain an easement from the adjacent property owner.

The site plan proposes a 12-inch public water main along the south side of the building. A 2-inch domestic line and 12-inch fire line will service the building. City permits will be required for the water and sanitary sewer connections prior to construction taking place. The extension of the public water main will need to comply with City requirements and go through the City approval process for a public main extension.

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 southern property line, silt sacks in new catch basins, and a construction tracking mat at the entrance to the site. The applicant will need to apply for and obtain a SESC from the Kent County Road Commission prior to beginning any work.

Mr. Steve Peterson
Page 3
September 9, 2015



Summary

We recommend approval of the site plan with conditions that all engineering comments are addressed, as summarized above. Once all comments are addressed, the proposed stormwater design will meet the Township SWO requirements for new developments. The applicant will need approval from GRFIA and the FAA and also obtain a number of permits (SESC, water, and sanitary sewer from the City) prior to beginning construction.

If you have any questions or require additional information, please contact me at 616.464.3786 or nrtorrey@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "N. Torrey", is positioned above the printed name.

Nathan R. Torrey, PE, CFM

jd3
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

Grooters Development Co., 4957 Kraft Avenue

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive stormwater runoff.
The site discharges to a proposed detention basin that discharges to an area of existing wetlands and MDEQ conservation easement.
- 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.
- OK (3) Development tributary area to each point of discharge from the development
The stormwater calculations submitted by the applicant included tributary areas for each catch basin.
- OK (4) Calculations for the final peak discharge rates
The applicant provided peak discharge rates for the storm sewer system.
- OK (5) Calculations for any facility or structure size and configuration
The applicant provided calculations for sizing of the onsite storm sewer system.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The onsite storm sewer system, with design elevation information, is shown on the site plan.
- 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 culverts or significant offsite flow entering or exiting the site.
- 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

KENT COUNTY ROAD COMMISSION
1500 SCRIBNER AVE. N.W.
GRAND RAPIDS, MICHIGAN 49504
(616) 242-6910

**SOIL EROSION AND SEDIMENTATION CONTROL
PERMIT**

Pursuant to Part 91, Soil Erosion and Sedimentation Control, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, approval of the Soil Erosion and Sedimentation Control Plan and **Application is hereby granted to:**

Name ROBERT GROOTERS DEVELOPMENT CO. Permit Number: 15 \ 344
Address 4460 44TH ST SE STE C200 Date Issued: 8/27/15 Open
City GRAND RAPIDS State MI Zip 49512 Expiration Date: 3/1/16 Closed
Telephone 776-0033 Fax 776-0070 E-mail Address _____

The project location is described as: 4957 KRAFT AVE

City or Township of CASCADE Section 30 Surface Water N/A

Responsible On-Site Party MARV DYKEMA / DYKEMA EXCAVATORS Telephone 363-6895; CELL-862-4149; FAX-363-1150

Project Description: COMMERCIAL BUILDING - 16 ACRES

- Install controls as specified on the SESC plan: _____
- Silt fence installed between earth change and surface water or wetland area. PROPERLY TRENCHED INTO THE GROUND
- Maintain minimum 30 foot vegetated buffer between earth change and surface water or wetland area. _____
- Install catch basin controls i.e. sediment bag, etc. PROTECT ADJACENT CATCH BASINS WITH INLET PROTECTION
- Establish growth on all disturbed area's by ASAP / _____ / _____ or within 5 days of final grading.
- Keep road clean of sediment during construction. CONTROL TRACKING OF SOILS ONTO ROADS; SWEEP DAILY
- Install mulch blankets on slopes. 1 ON 3 SLOPES OR GREATER
- Install mulch blankets or geotextile fabric on areas of concentrated flow. _____
- Other controls required: AS REQUESTED BY INSPECTOR
- Performance Deposit: A performance deposit is required on all commercial projects.
The form of deposit is CHECK 13339 (DYKEMA EXC) and the amount for this earth change project is \$ 16,000.00

Permit Conditions:

1. The permitted activity shall be completed in accordance with the approved specifications, attached general and specific conditions, and approved plans dated: 8/25/2015
2. This permit does not waive the necessity for obtaining all other required federal, state, or local permits.
3. Permittee shall notify the Kent County Road Commission within **one week** after completing the permitted activity or **one week prior to the permit expiration date**, whichever comes first.

Please read General Conditions listed on the back of this permit.

PERMITTING AGENT: WAYNE HARRALL DATE 8 / 27 / 2015
INSPECTOR: SCOTT MILLER

THIS PERMIT MUST BE AT PROJECT SITE AND AVAILABLE FOR INSPECTION

PERMITTEE'S COPY INSPECTOR'S COPY LOCAL GOVERNMENT DIVISION OFFICE COPY

Steve

From: Roy Hawkins <RHawkins@grr.org>
Sent: Tuesday, August 11, 2015 1:54 PM
To: Steve
Subject: RE: 4957 Kraft ave

Steve:

The proposed land use is considered compatible with the airport.

However, the detention basin on the southwest corner of the building must remain a detention basin. The basin should be designed to be dry at all times.

Also, the landscaping cannot include water features.

The because of the proximity to the airport and airspace submittal to the FAA is necessary. I will provide assistance to the proponents of the facility.

Should you have any questions please call.

Thank you for keeping the airport in the loop on proposed development. I do watch it but sometimes miss.

Sincerely,

Roy

**Roy D. Hawkins, R.L.A., Airport Planning Engineer**
Kent County Department of Aeronautics | Gerald R. Ford International Airport
5500 44th Street SE | Grand Rapids, MI 49512-4055
616.233.6022 - voice | 616.233.6025 - fax



From: Steve [<mailto:Steve@cascadetwp.com>]
Sent: Tuesday, August 11, 2015 1:24 PM
To: Roy Hawkins; jstrunk@kentcountyroads.net
Subject: 4957 Kraft ave

I thought I would share so you could review and comment. This is planned to be at our 9/14 planning commission meeting for approval.

Steve Peterson, AICP
Community Development Director
Cascade Charter Township
2865 Thornhills SE
Grand Rapids MI 49546
616-949-0224
speterson@cascadetwp.com

FIRE DEPARTMENT MEMORANDUM



TO: STEVE PETERSON – COMMUNITY DEVELOPMENT DIRECTOR
FROM: JOHN SIGG – FIRE CHIEF
SUBJECT: SITE PLAN REVIEW FOR 4957 KRAFT
DATE: SEPTEMBER 8, 2015
CC: DOUG POOLMAN – FIRE INSPECTOR

Listed below are items related to the site plan review:

- Fire lanes for the building will be determined by the Fire and Building Code Officials
- Fire needs access to the site at all times during construction.
- Hydrants will be approved by the Fire Department and City of Grand Rapids Water Department. Proper number and spacing.
- Fire Department Connection (FDC) will be a 5” Stortz with a 30 degree elbow.
- Address posted and visible from the roadway.
- Supra Box installed for 24 hour access by Fire Department staff in case of emergency..

STAFF REPORT: Case # 15-3258
REPORT DATE: August 25, 2015
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 14, 2015
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Lacks Enterprises
Attn: Pat Knight
5460 Cascade Rd
Grand Rapids MI 49546

STATUS
OF APPLICANT: owner

REQUESTED ACTION: Major changes to an approved site plan approval for new warehouse/distribution facility.

EXISTING ZONING OF
SUBJECT PARCEL: PUD 50 – Meadowbrooke Business Park

GENERAL LOCATION: West side of Kraft between 52nd and 60th.

PARCEL SIZE: approximately 60 acres

EXISTING LAND USE
ON THE PARCEL: Vacant

ADJACENT AREA
LAND USES: East - Lacks manufacturing
N, S, W- Vacant

ZONING ON ADJOINING
PARCELS: Meadowbrooke PUD

STAFF COMMENTS:

1. The applicant is requesting some major changes to an approved site plan. The site plan was originally approved in May of 2015. Since then the applicant has made some changes to the project that require a new site plan approval.
2. The size of the building is essentially the same but basically it has been moved about 1,500 feet to the east. This causes other changes to the site, mostly related to infrastructure, that must be approved.
3. The building is still about 300,000 sq.ft. building.
4. The site plan still complies with the approval that we granted in May and has the extra landscaping and stormwater control devices we required.
5. The light poles that are within 200 feet of the home at 5905 Kraft Ave have been lowered to 20 feet tall. The rest of the lights are 30 feet tall. All the lights meet our requirements for light level.
6. No new access is being proposed for the site. The new road off from 60th (further to the west) will be built with the next phase of the development.
7. The Township Fire Department has reviewed and approved the plans.
8. The Township Engineer has reviewed and approved the plans with a few conditions. The Engineer has noted a couple of items that will need to be verified by the KCDC prior to starting construction. The applicant is already aware of the county drain requirements.
9. The Meadowbrooke Review Board reviewed this project on May 7, 2015 and approved the plan.
10. The applicant will need to obtain a SESC permit from the KCRC prior to grading.

STAFF RECOMMENDATION

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

1. Submit a landscape bond of \$5,000 and include landscaping along the southern entrance
2. Comply with the Fire Dept letter dated Sept 8, 2015.
3. Comply with the Township Engineer letter dated September 9, 2015. Approval from the KCDC.

Attachments: Application
 Site Plan
 Fire Dept letter
 Twp Engineer Letter



September 9, 2015
Project No. G080322

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

Re: Lacks Enterprises Inc.
Site Plan Review

Dear Steve:

We have reviewed the site plan for Lacks Enterprises Inc., located at 5711 and 5717 Kraft Avenue, prepared by Moore and Bruggink, Incorporated. The current site plan and the basis of this review are dated August 26, 2015.

This site plan is a revision to a recently approved site plan for 5725 and 5733 Kraft Avenue, dated May 4, 2015, and approved at the May 18, 2015 Planning Commission Meeting. The current site plan is a scaled down version of the previous site plan, reduced from 126 acres to 67 acres. The remaining 59 acres of property will be submitted under a separate site plan when developed in the future.

The proposed project includes two 150,000-square-foot warehouse buildings. An existing 190,000 square-foot commercial building is located onsite. The site plan also calls for a future 147,000 square-foot warehouse building.

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) and Stormwater Ordinance (SWO). The site is located in Stormwater Management Zone B, which requires detention of the 25-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 site is separated into two drainage districts. The northern portion of the site is located within the Meadowbrook South Drainage District and drains to the northwest to an existing regional detention basin. The southern portion of the site is not included in the Meadowbrook South Drainage District and generally drains to the south towards 60th Street and the Wenger and Nulty drain. The goal of the proposed stormwater management system is to keep the post-construction drainage districts as similar as possible to preconstruction conditions. The applicant is proposing to remove 6.2 acres from the Meadowbrook South Drainage District and discharge it to the Wenger and Nulty drain.

The portion of the site, within the Meadowbrook South Drainage District drains to a regional detention basin north of the property. A permit from the Kent County Drain Commissioner (KCDC) will be required prior to discharging to the regional detention basin.

The portion of the site not within the Meadowbrook South Drainage District drains south to a proposed onsite detention basin with outlet structure. The detention basin will discharge to the Wenger and Nulty County Drain. A permit from the KCDC will be required prior to discharging to the County drain.

The proposed onsite detention basin is sized for the 25-year storm event. Stormwater runoff from all impervious areas of the site, outside of the Meadowbrook South Drainage District, will discharge to this detention basin.

\\FTCH\ALLPROJECTS\2008\080322\WORK\CORR\LT_PETERSON_LACKS_2015_0909.DOCX



The detention basin is sized for full build out of the 67 acre property. The proposed design meets the requirements of the SWO.

The stormwater management design will have to be approved and permitted by the KCDC office because the site discharges to two separate drains, the Meadowbrook South regional detention basin and the Wenger and Nulty drain. The previous version of the site plan was reviewed by the KCDC and the applicant received comments dated May 19, 2015. The applicant has stated all KCDC comments have been addressed and they will be resubmitting the revised site plan and calculations to the KCDC for final approval.

Offsite flow enters the project area from the east through a 36-inch culvert, under Kraft Avenue. The drainage area is approximately 60 acres in size and enters the site just to the south of the existing warehouse building. The site plan proposes a bypass ditch and culvert to route the offsite flow through the site down to the Wenger and Nulty drain. FTCH requested calculations for the bypass ditch and culvert but the applicant has not provided them at the time of this review. The applicant has stated this will be provided in the near future.

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 proposed onsite detention basin has an outlet structure with low flow outlet designed to detain the first 0.5 inch of runoff from the site and release it over a 24-hour period. The outlet structure will discharge to the Wenger and Nulty drain. This requirement has been satisfied.

Stormwater Runoff

The applicant provided stormwater calculations to size the onsite storm sewer system and detention basin. All stormwater runoff from the impervious areas of the site, outside of the Meadowbrook South Drainage District, will be captured by the detention basin. Therefore, the site will not see an increase in rate of stormwater leaving the site.

Drainage Plan

The applicant has submitted plans, 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 outlet structure, and landscape maintenance of the detention basin to maintain the design volume and ensure the system is operating as it was designed.

Utilities

The project includes new public water and sanitary sewer utilities for the site. The applicant has indicated the City of Grand Rapids (City) has reviewed the drawings and they are in the process of making revisions to satisfy the review comments. Construction drawing will need to be submitted to the City for further review and approval before construction can begin.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the site plan drawings. The applicant has included silt fence along the downstream edges of the grading limits, silt sacks in catch basins, and erosion control blankets on slopes 3:1 or greater.

Mr. Steve Peterson
Page 3
September 9, 2015



The total disturbed area for this project will be approximately 30 acres. There is a concern if the contractor clears the entire site at once, it may be difficult to manage stormwater runoff during construction. Our recommendation would be to phase the clearing operations and provide temporary and/or permanent stabilization measures, as soon as possible, in order to minimize the total amount of disturbed area.

The applicant will need to apply for and obtain a SESC from the Kent County Road Commission prior to beginning any work.

Summary

We recommend approval of the site plan with conditions that all engineering comments are addressed, specifically documentation of the offsite flow as summarized above. Once all comments are addressed, the proposed stormwater design will meet the Township SWO requirements for new developments. The applicant will need to apply for and obtain a number of permits (SESC, KCDC, water, and sanitary sewer from the City) prior to beginning construction.

If you have any questions or require additional information, please contact me at 616.464.3786 or nrtorrey@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read 'N. Torrey', is positioned above the printed name.

Nathan R. Torrey, PE, CFM

jd3
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

Lacks Enterprises Inc.

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive stormwater runoff
The site is separated into two drainage districts. The northern portion of the site is located within the Meadowbrook South Drainage District and drains to the northwest to an existing regional detention basin. The southern portion of the site drains south towards 60th Street and the Wenger and Nulty drain.
- 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 and spot elevations are included on the site plan.
- OK (3) Development tributary area to each point of discharge from the development
The stormwater calculations submitted by the applicant included drainage district boundaries and areas as well as tributary areas for each onsite catch basin and detention basin.
- OK (4) Calculations for the final peak discharge rates
Peak flow rates were provided for the onsite storm sewer system.
- OK (5) Calculations for any facility or structure size and configuration
Calculations were provided for sizing of the onsite storm sewer system, detention basin, and outlet structure.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
All proposed storm water runoff facilities, including existing and final grades, are shown on the site plan drawings, dated May 4, 2015
- 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.
Topographic mapping was provided that shows the major drainage routes on and adjacent to the site. A bypass ditch is proposed to convey offsite flows through the project site. Calculations are forthcoming from the applicant.
- 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 and is shown on the site plan.

OK (9) Plan to ensure the effective control of construction site stormwater runoff and sediment track-out onto roadways.
SESC measures are shown on the site plan. The total disturbed area for this project will be approximately 30 acres. There is a concern that if the contractor clears the entire site at once, it may be difficult to manage stormwater runoff during construction. Our recommendation would be to phase the clearing operations and provide temporary and/or permanent stabilization measures as soon as possible in order to minimize the total amount of disturbed area. 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 stormwater runoff facilities reasonably necessary to ensure stormwater runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
Details related to the storm sewer system are included on the site plan and are adequate to meet the requirements of the SWO.

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

OK (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
The water and sanitary sewer drawings must meet the City of Grand Rapids requirements with as-built drawings being provided at the completion of construction so they can be included in the GIS. Remaining storm sewer will be privately owned and maintained and not 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

FIRE DEPARTMENT MEMORANDUM



TO: STEVE PETERSON – COMMUNITY DEVELOPMENT DIRECTOR
FROM: JOHN SIGG – FIRE CHIEF
SUBJECT: SITE PLAN REVIEW FOR LACKS – 5711 & 5717 KRAFT
DATE: SEPTEMBER 8, 2015
CC: DOUG POOLMAN – FIRE INSPECTOR

Listed below are items related to the site plan review of 5711 & 5717 Kraft:

- Fire Lanes will be determined by the Fire and Building Code Officials.
- Access to the site at all times during construction.
- Hydrants and spacing determined by Fire Code Officials and the City of Grand Rapids Water Department.
- Fire Department Connections (FDC) will be a 5" Stortz with a 30 degree elbow.
- Address posted and visible from the roadway.
- Supra Box installed for 24 hour access by Fire Department staff in case of emergency. With the size of the buildings two (2) supra boxes will be needed.
- If the fire protection system will be off the current pump house will there be a new FDC or use existing FDC?



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: LACKS ENTERPRISES INC
 Address: 5460 CASCADE RD
 City & Zip Code: GRAND RAPIDS, MI 49546
 Telephone: 616-949-6570
 Email Address: p.knight@Lacksenterprises.com

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

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)			
<input type="checkbox"/>	Administrative Appeal	<input checked="" 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 type="checkbox"/>	Zoning Variance	<input type="checkbox"/>	Other: _____ *

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

BRIEFLY DESCRIBE YOUR REQUEST:**
Amend originally APPROVED site plan for
two NEW BUILDING at 60 & KRAFT AVE

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

LEGAL DESCRIPTION OF PROPERTY**:

* ATTACHED

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -31-400 -026 And 41-19-31-400-027

ADDRESS OF PROPERTY: 5704 & 5707 5769 Kelt

PRESENT USE OF THE PROPERTY: VACANT, AGR.

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

Name(s)	Address(es)
_____	_____
_____	_____

SIGNATURES

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

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

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

Applicant – Print or Type Name

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

Applicant’s Signature & Date

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

Rev. 7/24/14



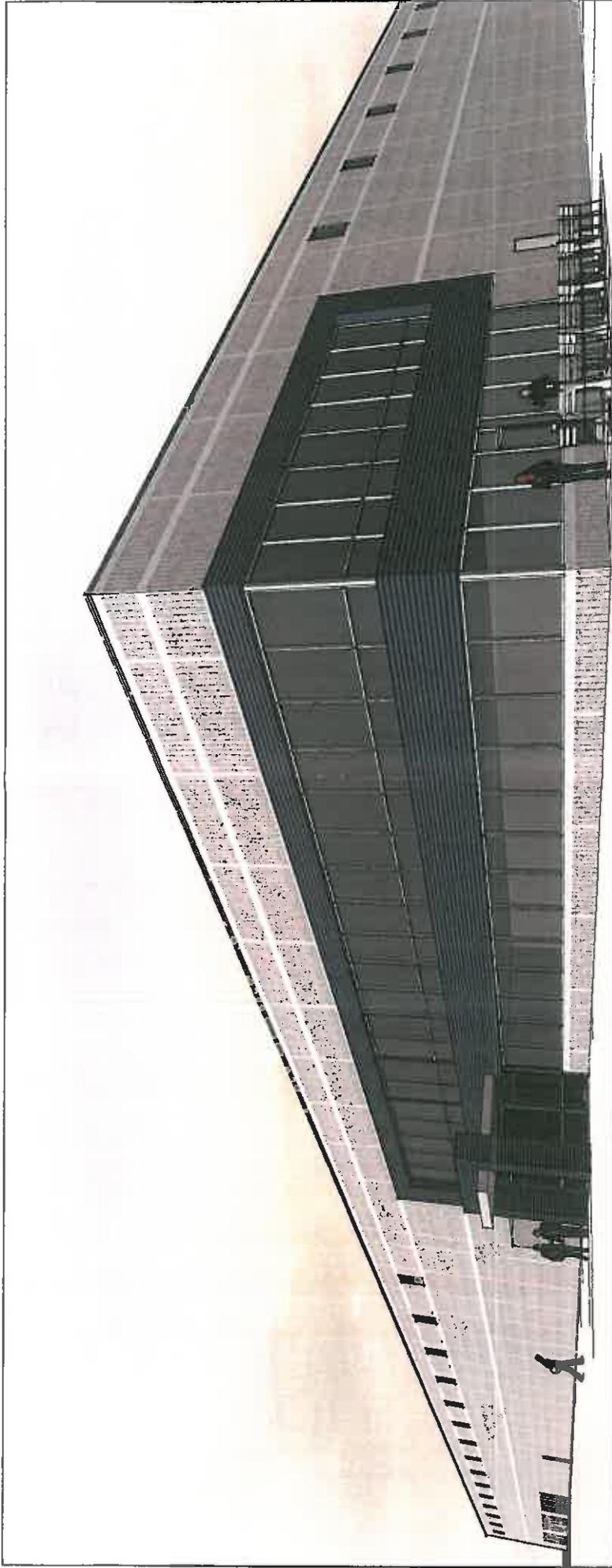
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LACKS ENTERPRISES

5711 Kraft Distribution Center
Proposed Building 1 Office Exterior



DRAWING DESCRIPTION
Preliminary Exterior 3D Model Images

DRAWN BY: SSD
08-17-15 | Review

DO NOT SCALE

**Construction Management
General Contracting
Design/Build**

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Grand Rapids, MI 49507
616-247-6966
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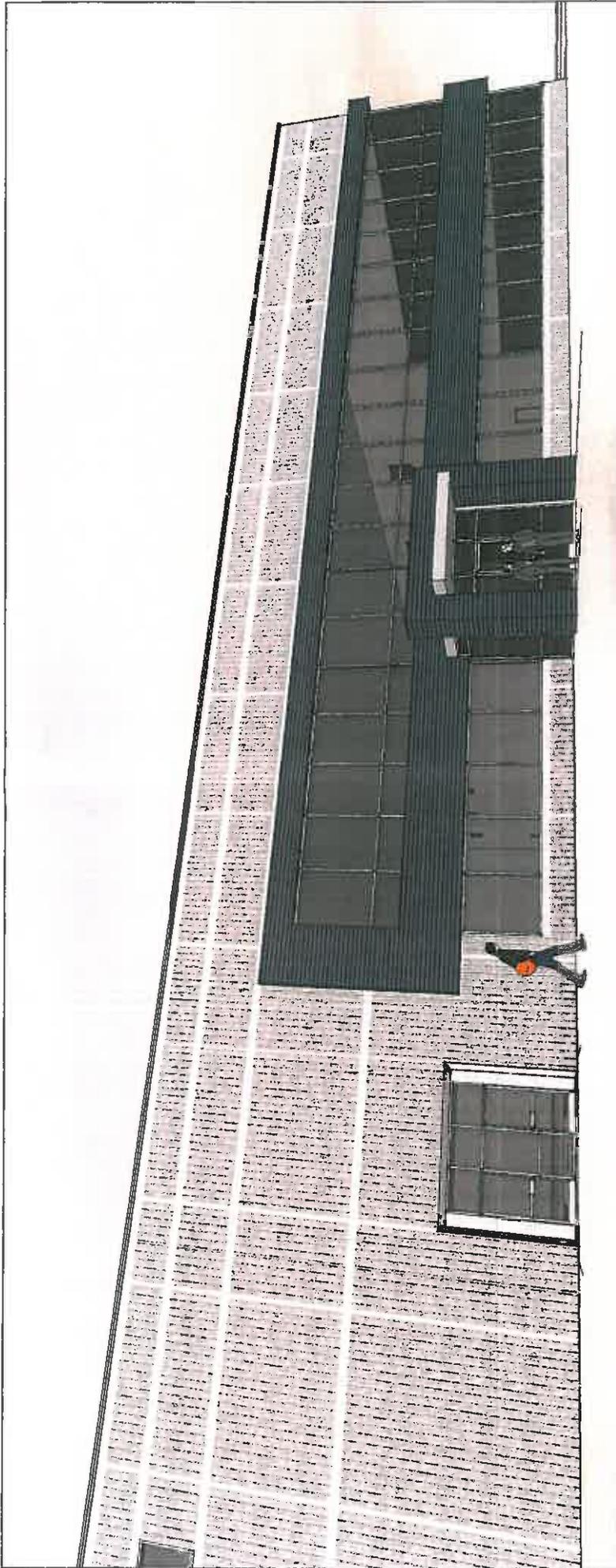
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PRELIMINARY MODEL. NOT FOR CONSTRUCTION.
Depicted details, including but not limited to, structural or architectural elements, building finishes, landscaping, and other site features are for presentation/conceptual purposes only, and are not intended as comprehensive representations of completed work-proposed, committed, or contracted.

LACKS ENTERPRISES

5711 Kraft Distribution Center
Proposed Building 1 Office Exterior



DRAWING DESCRIPTION
Preliminary Exterior 3D Model Images

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08-17-15 | Review

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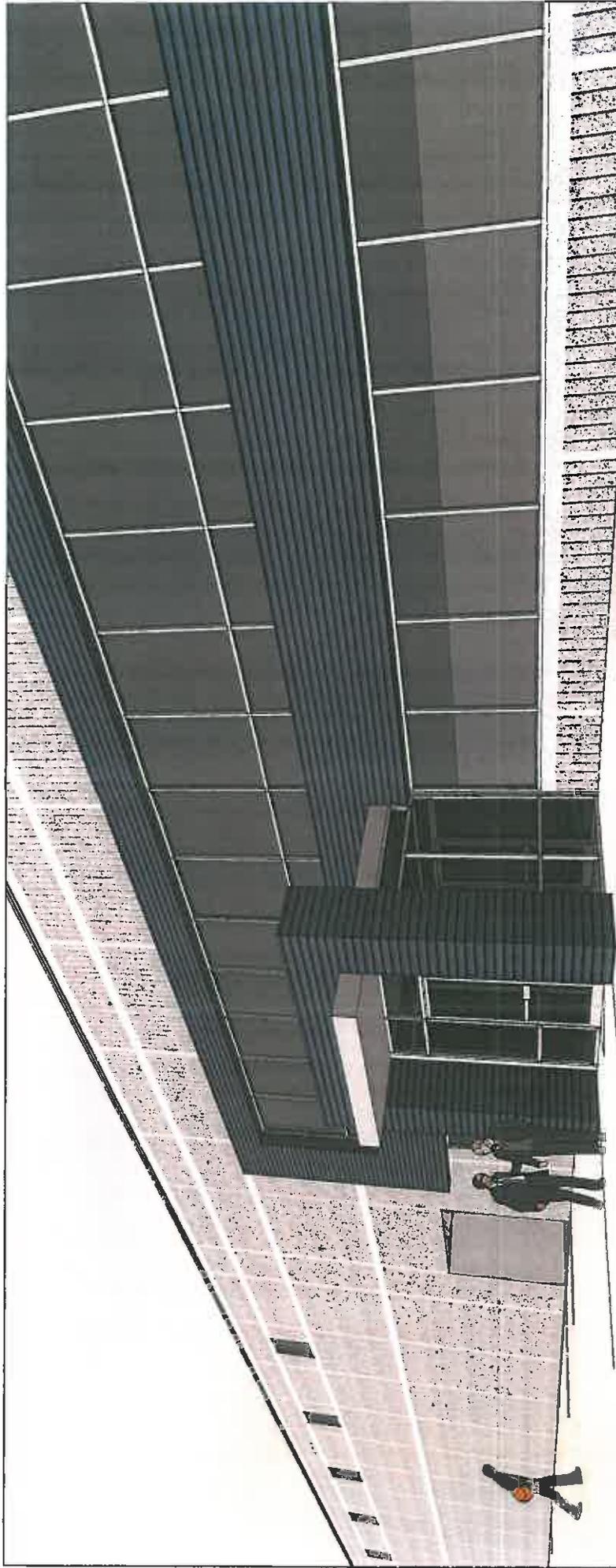
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of 4

LACKS ENTERPRISES

5711 Kraft Distribution Center
Proposed Building 1 Office Exterior



DRAWING DESCRIPTION

Preliminary Exterior 3D Model Images

DRAWN BY: SSD
08-17-15 | Review

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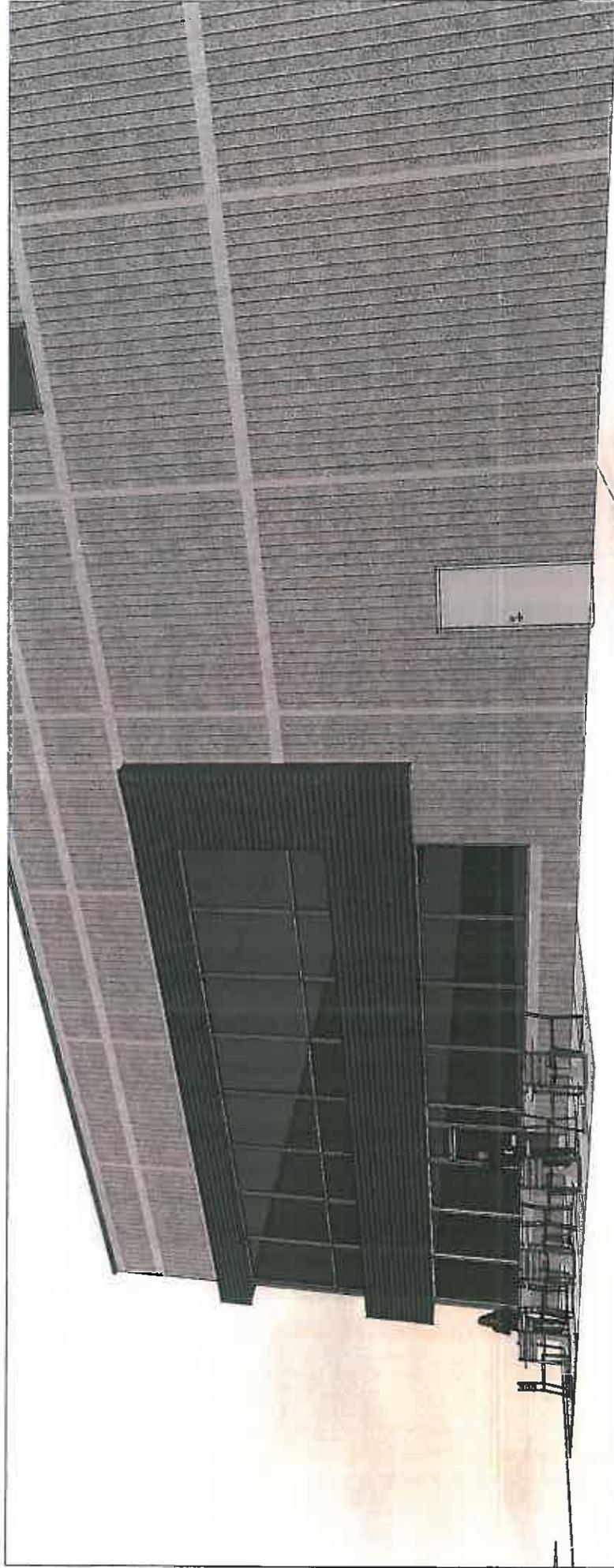
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of 4

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LACKS ENTERPRISES

5711 Kraft Distribution Center
Proposed Building 1 Office Exterior



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STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: September 9, 2015
MEETING DATE: September 14, 2015
CASE: #15-3260/Lacks HQ

GENERAL INFORMATION

- A. **Applicant:** Lacks Enterprises
- B. **Status of Applicant:** Owner

- C. **General Location:** South side of Cascade Rd ¼ mile south of Hall St.

- D. **Requested Action:** Amend the Golfview P.U.D. to allow an addition to the Lancks Corporettae HQ building.

- E. **Existing Zoning on Subject Parcels:** Golfview P.U.D.

- F. **Zoning on Adjoining Parcels:**
 - N – R1
 - S – Golfview PUD
 - E – Watermark PUD
 - W – Golfview PUD

- G. **Parcel Size:** Approximately 4.3 acres

- H. **Existing Land Use on Subject Parcel:** Lacks Corporate Head Quarters

- I. **Adjacent Area Land Uses:**
 - North - Residential
 - East - Office
 - South - Office
 - West - Office

STAFF ANALYSIS

- A. The applicant is requesting Basic Plan Review in order to add onto the existing office building at 5460 Cascade rd.
- B. The project would consist of an approximate 10,000 sq ft addition with some allowance for room in a basement as well as a connection to the existing building.
- C. According to the applicant the addition would be done to modernize and update the corporate HQ, any additional employees would be minimal.
- D. The property is part of the larger Golfview PUD that has restrictions on the size of the buildings. When originally developed the Golfview PUD limited the Lacks HQ building to no more than 20,000 sq ft. This amendment would increase that number to 30,000 sq ft with the allowance to use the basement and connector as well.
- E. The Golfview PUD has a complicated history of give and take and has now been completely developed. Some of the concerns relative towards amount of office space had to do with the amount of traffic that would be generated by the new development. The thought was to have a mix of uses that would allow for traffic to be distributed at different times as well as limit the "9-5 office traffic" by limiting the amount of office that could be developed.
- F. The PUD also tried to adhere to the Cascade Rd corridor study from the mid 90's. Staff has met with Lacks on several occasions over the years as they have considered this project and believes that this is their best effort relative to the cascade rd corridor study. The plan does include some additional berming, landscaping and façade treatments of the existing building.
- G. The original approved plan for Golfview did include an additional 10,000 sq ft building just to the west of the proposed site. This building was eliminated as part of a trade off with the original developer when he could not remove the billboard as originally required.
- H. Since the development of Golfview PUD, Cascad Rd has been improved to include a center turn lane at the entrance
- I. The current Master Plan designation for this property is Mixed Use. This designation is a reflection of the uses that are already there. This project does not change that and would not be inconsistent with the master plan.
- J. I do not believe there is a reason to require a traffic study given the relative small scope of the project, but it would be good idea to confirm with the applicant my understanding that the increase in the size of the building would not generate a big number of new employees coming to the site.
- K. The applicant has indicated that the storm water from the site will be addressed and improved to comply with our storm water ordinance.
- L. The applicant has submitted this package as required by Section 16.05 (2) of the Zoning Ordinance for Basic Plan Review.

M. If you find that all of the procedural information has been provided, this application should proceed to a public hearing and consideration of a Preliminary Development Plan. It will be at that stage of the review process that the *merits* of the request will be considered and the detailed site plans will be required and reviewed.

Before proceeding to the Preliminary Development plan review (Public Hearing), I would recommend that the Planning Commission address the following:

1. Have the applicant provide the required site plan information
2. Revise the site plan to include the necessary storm water information
3. Provide a landscape plan.
4. Have the applicant address the comments from the Fire Chief.
5. Approval from the neighbor for access to Arboretum

Attachments: Application
 Site plan
 Master plan excerpts
 Golfview PUD ordinance
 Cascade Rd corridor plan



17 August, 2015

Mr. Steve Peterson
Community Planning Director
Cascade Charter Township
2856 Thornhills, SE
Grand Rapids, MI 49546

RE: Lacks Corporate Center Expansion/Renovation

Dear Steve,

It is with great pleasure that we submit this application for the PUD Amendment on behalf of Lacks Enterprises, Inc. Lacks has and continues to be a great Cascade Township business and is looking forward to enhancing its current operations on Cascade Road.

The plan is to expand the current two story administration center with a one story addition (with a basement). The addition along with the existing office building will be wrapped in a fresh brick and wood façade with metal roofs. The concept is to portrahit a series of smaller "pavilion" elements with metal roofs.

Parking will be expanded to accommodate the addition, along with access from the west. New landscaping and berming will be added along Cascade Road as well as expanded storm water detention.

The addition includes a 9700 square foot expansion to the northeast for offices with a full basement for storage and mechanical as well as a 2000 square foot footprint "connector" to link the existing building with the addition. A new café and exterior patio is also planned.

As discussed with you in our pre-application meeting, we are planning to be on the September 14th Planning Commission agenda for an introductory session and on the October 5th agenda for a public hearing.

Thank you again for your assistance in preparation and processing of our application. We look forward to the 14th to discuss these exciting plans for Lacks as well as Cascade Township.

if you have any questions, please to not hesitate to contact us.

Sincerely yours,

Michael C. Corby FAIA
Executive Vice-President

cc: Pat Knight – Lacks Enterprises, Inc
Scott Vyn – Integrated Architecture
Bill Kozak – Moore & Bruggink, Inc

Integrated Architecture

4090 Lake Drive Grand Rapids Michigan 49546 tel 616.574.0220 fax 616.574.0953 www.intarch.com



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: INTEGRATED ARCHITECTURE
 Address: 4090 LAKE DR. SE
 City & Zip Code: GRAND RAPIDS, MI 49546
 Telephone: 616-574-0220
 Email Address: mcorby@intarch.com / svyn@intarch.com

OWNER: * (If different from Applicant)
 Name: LACKS ENTERPRISES INC
 Address: 5460 CASCADE RD, SE
 City & Zip Code: GRAND RAPIDS, MI 49546
 Telephone: 616-949-6570
 Email Address: p.knight@lacksenterprises.com

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

<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input 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: <u>P.U.D. AMENDMENT</u>

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

BRIEFLY DESCRIBE YOUR REQUEST:**

ADDITION TO EXISTING OFFICE BUILDING
SEE ATTACHED

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

LEGAL DESCRIPTION OF PROPERTY**:

SEE ATTACHED

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-06-276-024

ADDRESS OF PROPERTY: 5460 CASCADE RD, SE GRAND RAPIDS MI 49506

PRESENT USE OF THE PROPERTY: CORPORATE OFFICE BUILDING

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

Name(s)

Address(es)

N/A

N/A

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.)

PATRICK KNIGHT

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

[Signature]

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

MICHAEL CORBY

Applicant - Print or Type Name

[Signature]

Applicant's Signature & Date

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

Rev. 7/24/14

FIRE DEPARTMENT MEMORANDUM



TO: STEVE PETERSON – COMMUNITY DEVELOPMENT DIRECTOR
FROM: JOHN SIGG – FIRE CHIEF
SUBJECT: SITE PLAN REVIEW FOR LACKS CORPORATE OFFICE
DATE: SEPTEMBER 8, 2015
CC: DOUG POOLMAN – FIRE INSPECTOR

Listed below are items from the site plan review:

- Fire Lanes will be determined by the Fire and Building code Officials.
- Access to the site at all times during construction.
- Hydrants and spacing will be determined by the fire code official and the City of Grand Rapids water department. On plan hydrants are difficult to find, 300 feet spacing along access roads.
- Fire Department Connection (FDC) will be a 5” Stortz fitting with a 30 degree elbow.
- Address posted and visible from the roadway.
- Supra box installed for 24 hour access by Fire Department staff in case of an emergency.
- Access will need to be for fire trucks from Galbraith to Arboretum thru the new parking lot. Appears there are parking spaces on the plan.

Ada Twp

Lowell Twp

Caledonia Twp

City of Kentwood

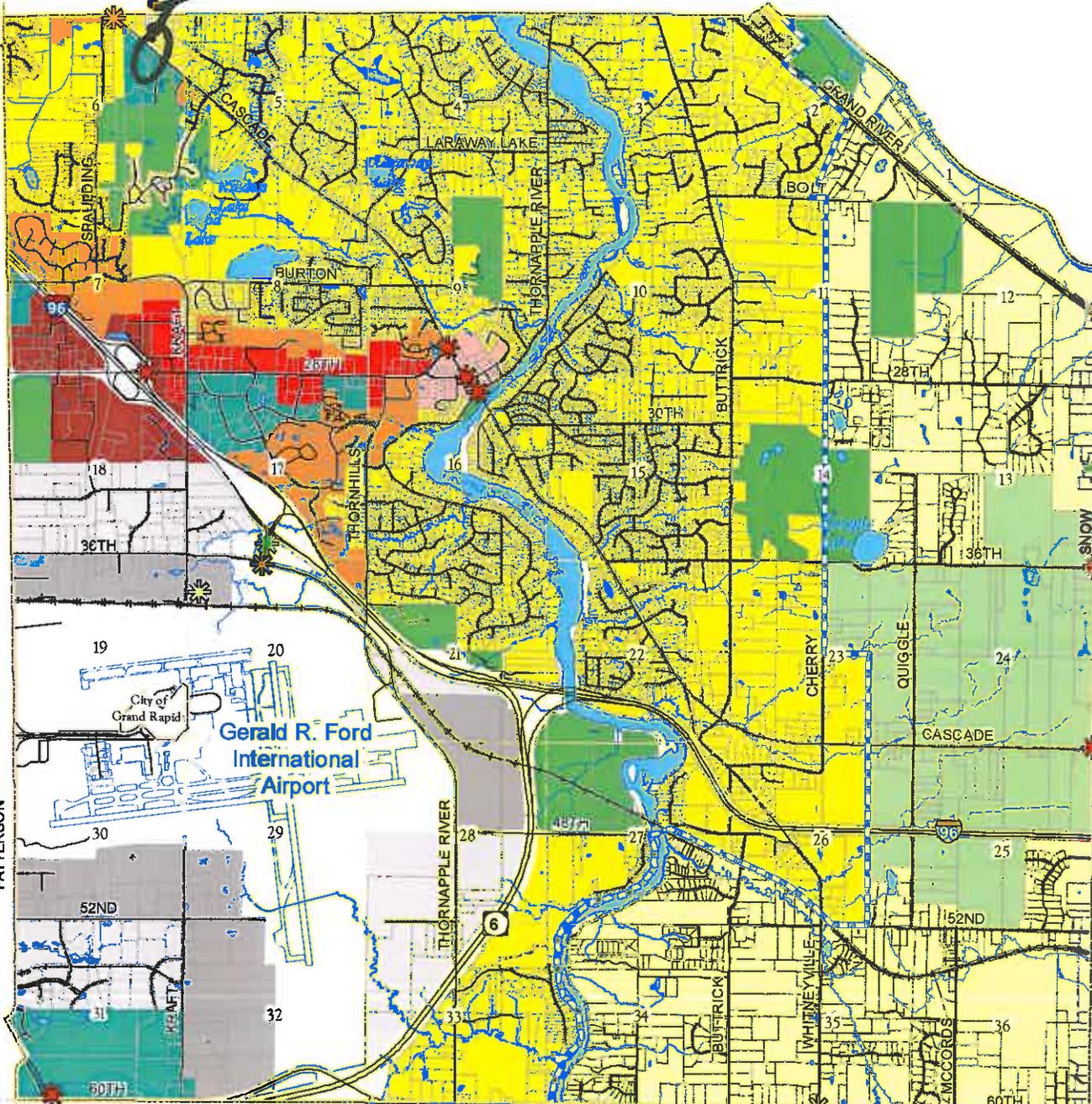
PATTERSON

52ND

60TH

City of Grand Rapids

Gerald R. Ford International Airport



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
 547 Center Avenue NW • Grand Rapids, MI 49504
 (616) 234-1800 phone • (616) 234-1801 fax
 www.williamsandworks.com

Williams & Works

April 22, 2009

Cascade Charter
 Township
 Kent County, Michigan

Map 15
 Future Land Use

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.

Cascade Road Land Uses

Residential

The land use classification along Cascade Road did not change significantly. The entire north side of Cascade Road, within the Study Area, remains classified as "Low Density Residential", which allows single family homes at a density of one (1.0) dwelling unit per acre.

Along the south side of Cascade Road, from the southern Study Area limits (Forest Shores Drive) to the eastern border of the Forest Hills Golf Club, the land remained classified as "Low Density Residential", allowing one (1.0) dwelling unit per acre.

The remaining land south of Cascade Road has been changed to the new "Medium Low Density" designation, permitting a maximum residential density of 1.5 dwelling units per acre.

The approved Forest Hills Golf Course site plan conforms to the "Medium Low Density" land use category. The Lacks Industries property, which was previously classified as "Low Density Residential", was changed to "Medium Low Density Residential". Since Lacks is an existing non-conforming use, this was more of a "housekeeping" change to have a "cleaner" land use map.

Office

The entire length of Cascade Road within the Study Area has been placed into one of the residential land use classifications. However, office development will be considered along Cascade Road where it can be assured that specific site standards are met.

For office development to be considered, an applicant would have to proceed through the PUD rezoning process. This will assure that the

proposed project conforms with the office design standards and is compatible with adjacent land uses. The following section provides a description and explanation of each of the adopted office development standards.

Office development standards

For the standards described below, the rationale supporting them was derived, in part, from the results of the citizen opinion surveys. Most respondents expressed that office development may be allowed along Cascade road as long as it is small in scale and mass and in keeping with the residential character of the area. Other factors that influenced these standards included the location of high voltage transmission towers, existing manufacturing and office facilities, topography, soils, and traffic volumes on Cascade Road. The following standards have been adopted in an attempt to control the location, appearance and style of office development.

♦ 2 Acre Minimum Lot Size

This requirement stems from the Zoning Ordinance which requires that a parcel of property be at least two acres in size before it is eligible to be rezoned to a Planned Unit Development (PUD). Since any proposed office buildings must proceed through the PUD rezoning process, it is appropriate to require the same minimum lot size. In addition, a parcel of this size will allow for a smaller scale office building while providing adequate room for the landscaping, parking, and driveway access.

♦ Maximum Building Size of 10,000 square feet.

The requirement for a maximum building size of 10,000 square feet is in response to the preference of township residents to see smaller scale office buildings along this portion of

Cascade Road. The maximum building size includes all areas within the walls. For example, a two story office building with 5,000 square feet on each floor would be at its maximum square foot allotment. A building of this size, in conjunction with the other design standards, would retain the residential character in the area.

◆ *Sloped or pitched roof*

Any new office building should be constructed with an actual sloped or pitched roof. The use of mansard or flat roofs is discouraged. This will create the appearance of a residential structure while discouraging the look of larger, more massive office building usually found in an office park setting. The exact slope or pitch of the roof will be considered during the PUD rezoning process.

◆ *Owner-occupy at least 50% of Building*

The requirement that the owner occupy at least 50% of the building is intended to discourage the development of speculative office buildings that could potentially sit vacant for long periods of time. With the owner utilizing at least half of the leasable area for offices, the remaining portion (which would be 5,000 square feet at most), could be available for absorption in the office leasing market.

◆ *Parking Behind Front Yard Setback*

In order to prohibit the construction of parking areas between Cascade Road and any proposed office building, parking within the front yard setback is discouraged. All parking areas should be located in either the side or rear yards of the parcels. When viewed from the road, it will appear as a residential setting, as opposed to a commercial strip with large parking lots in the front yards.

◆ *Maximum Building Height of 25 feet*

This standard stems from the requirements of the B1, Village Business zoning district where the maximum building height is 25 feet. It allows new office buildings to construct two floors if desired, but maintains a smaller structure that can be designed to be compatible with adjacent land uses.

◆ *Increased landscaping.*

Landscaping will be reviewed on a case by case basis for any new office development along Cascade Road. Factors that will be considered when determining the required landscaping will be topography, neighboring land uses, distance from the road, and existing vegetation. All landscaping will be performance based: more plantings will be required in cases where it is needed the most (such as adjacent to a residence), and less dense landscaping will be required when an adjacent use is more compatible (such as a neighboring office building). Regardless, the landscaping will be addressed in detail during the PUD rezoning process.

◆ *Low profile, monument signs with no lighting.*

Freestanding signs are intended to be constructed in a low profile, monument style. This will prevent the installation of larger pole signs that are often found in commercialized areas. It will also prevent the visual clutter produced by numerous signs of various heights and sizes. In addition, signs shall not be lighted in any manner, assuring that the corridor will not have the appearance of a commercial strip once the sun sets.

♦ *Controlled access to site*

This standard is intended to take several issues into consideration when planning access to a site. It is desired, where possible, that driveways be shared between property owners. The standard is not, however, intended to encourage the development of frontage roads along Cascade Road. The spacing of driveways along Cascade Road should be maintained at adequate distances from one another. When conditions warrant, the use of directed turning movements (e.g. right-turn in, right-turn out only) will be encouraged for driveways. These measures are intended to provide a safer means of ingress and egress to individual properties along a road with a 55 mile an hour speed limit in place.

Conclusion

As the preceding sections of this report demonstrate, countless hours of research, analysis, public input, and consideration went into preparing the Cascade Road / Spaulding Avenue Planning District Study. Although the amendments to the General Development Plan resulting from this process seem minimal, they are reflective of trends occurring within the Study Area, and township-wide. More importantly, this planning process allowed the Planning Commission and Planning Department the opportunity to focus on the Study Area and revisit decisions regarding developments that were previously made. Decisions will now be made with more confidence when an applicant requests a development approval on property located in this area of the township.

CASCADE CHARTER TOWNSHIP

Ordinance # 9 of 1999

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE GOLF VIEW OFFICE PARK PLANNED UNIT DEVELOPMENT PROJECT.

Cascade Charter Township Ordains:

Section I. An Amendment to The Cascade Charter Township Zoning Ordinance.

The application received from Sports Plex Properties of Cascade or their assigns (hereinafter referred to as the "Developer"), for Planned Unit Development designation for the proposed Golf View Office Park Development Project (herein after referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval on September 7, 1999. The Project is recommended for rezoning from an existing Health Plex PUD, Planned Unit Development, to PUD, Planned Unit Development permitting an office complex. This action requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Charter Township Board of Trustees' action on September 30, 1999.

Section II. Legal Description.

The legal description of the Project is as follows:

Lots 17 through 32, inclusive, Cascade Gardens (Liber 35 of Plats, Page 17) and part of the Northeast one-quarter of Section 6, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, and all being described as: COMMENCING at the East one-quarter corner of said Section 6; thence North 88 degrees 31'00" West 1322.96 feet along the East - West one-quarter line to the Southeast corner of the West one-half of the Northeast one-quarter of said section; thence North 88 degrees 31'00" West 500.00 feet along the East - West one-quarter line to the TRUE PLACE OF BEGINNING; thence North 00 degrees 25'44" West 2093.28 feet along a line which goes through a point being 101.65 feet Northwesterly (as measured along a line being parallel with and 70.00 feet Southwesterly of the centerline of Cascade Road) of the West line of the East 500.00 feet of the West one-half of the Northeast one-quarter of said section; thence South 47 degrees 00'53" East 129.84 feet along a line being parallel with and 50.00 feet Southwesterly of the centerline of Cascade Road; thence Southeasterly 466.35 feet parallel with said centerline on a 17238.73 foot radius curve to the left, the chord of which bears South 47 degrees 47'23" East 466.34 feet; thence South 48 degrees 33'53" East 728.99 feet parallel with said centerline; thence Southeasterly 109.15 feet along the Northeasterly line of Lot 17 of Cascade Gardens on a 105.69 foot radius curve to the right, the chord of which bears South 18 degrees 58'48" East 104.36 feet; thence South 10 degrees 36'16" West 986.00 feet along the West right of way line of Galbraith Avenue; thence Southerly 178.04 feet along said right of way line on a 1265.02 foot radius curve to the left, the chord of which bears South 06 degrees 34'21" West 177.89 feet to the

Southeast corner of Lot 32 of said plat; thence South 85 degrees 43'51" East 44.90 feet along the South line of Lot 32 extended Easterly; thence South 11 degrees 01'00" West 170.38 feet; thence North 88 degrees 31'00" West 380.00 feet parallel with and 185.00 feet South of the East - West one-quarter line; thence South 01 degrees 16'48" West 315.84 feet along the West line of the East 60.00 feet of the West one-half of the Southeast one-quarter of said section; thence North 88 degrees 22'52" West 440.00 feet along the North line of the South 824.53 feet of the North - West one-quarter of the Southeast one-quarter of said section; thence North 01 degrees 16'48" East 499.80 feet to the place of beginning. (41.7529 acres excluding right of way)

Section III. General Provisions.

The following provisions shall hereby apply to the Project, in addition to those Provisions outlined in Chapter 16 of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988, as amended).

Section IV. Purpose.

The Project occupies approximately 42 acres of land that presently contains an office building, manufacturing facility, wetlands, and vacant property. The Project is proposed to be developed into an office complex. The Planned Unit Development technique has been chosen by the Developer to provide more control over the Project's aesthetics and appearance. This development technique provides the Developer with the ability to develop the Project in a manner to meet market expectations and develop the project in a unified manner.

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

Section V. Approval Limitations.

- A. The provisions of 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 addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall be enforced.
- B. Except as otherwise provided herein, the Developer and his assigns must meet all applicable provisions and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for 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 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 it 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 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 and ordinance amendment.
- 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 a violation of the Cascade Charter Township Zoning Ordinance.

Section VI. Permitted Uses.

The permitted uses for the Golf View Office Park PUD do not include any retail sales operations, the following uses are allowed:

EXISTING

- A. One (1) 20,000 square foot corporate office building

PHASE 1

- B. The renovation of the existing Lack's manufacturing and warehousing facility will be broken down into three (3) multi-use office buildings, each building is separated by an open atrium. The maximum square footage of all three buildings is 127,000 square feet. Uses permitted within this building shall be limited to those listed below:

- 1. Computer design and service business
- 2. Health/Sports Club
- 3. Professional Office
- 4. Church
- 5. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.
- 6. The amount of square footage devoted to office uses shall be allowed to a maximum of 92,000 square feet. The total square footage of the building will not exceed 127,000 square feet. A minimum of 35,000 square feet shall be devoted to the Health/Sports Club.

PHASE 2

- C. One (1) professional office building containing a maximum of 60,000 square feet, labeled building "D" on the approved site plan. This building may be developed originally as one 40,000 square foot office, with a maximum addition in the future of 20,000 square feet. The building is intended to be used as an office facility for an engineering firm.

PHASE 3

- D. Two (2) office buildings containing a maximum of 10,000 square feet each. These are buildings labeled “A” and “B” on the approved site plan and are subject to the design requirements of the Cascade Road Spaulding Avenue Corridor Study.

PHASE 4

- A. Two (2) professional office buildings containing a maximum of 30,000 square feet each located toward the rear of the property and labeled buildings “E” and “F” on the approved site plan. These buildings are intended to be used for the future development of the same engineering firm.

PHASE 5

- B. One (1) office building containing a maximum of 10,000 square feet. This building is labeled “C” on the approved site plan and is subject to the design requirements of the Cascade Road Spaulding Avenue Corridor Study.

Section VII. Master Development Plan - Phasing.

The project shall conform in as much as reasonably possible to the master development plan approved by the Township Board and signed by the Township Supervisor on September 30, 1999. The Developer will develop the project in five (5) separate and distinct phases, and will be required to submit site plans for each phase, building, or site improvement. This includes the plans for Phase 1. This will also allow the Township to ensure that only those areas needed to be disturbed for each phase, are the areas planned to be disturbed. The Planning Commission shall review and approve all building or site improvement plans prior to the construction of each phase to insure consistency with the master development plan.

All phases of the Project shall comply with the Permitted Uses listed in Section VI and the Specific Development Regulations in Section VIII of this Ordinance. Site plan approval of each phase, building, or site improvement shall only be granted in accordance with Chapters 16 and 21 of the Zoning Ordinance, as may be amended.

Each phase shall be considered complete with the issuance of the required occupancy permit granted by the Township. Phase 1, 2 and 3 can occur concurrently and must be completed in entirety prior to the commencement of any site work or construction of Phase 4 and 5.

Section VIII. Specific Development Regulations.

The Project shall be developed in accordance with the site plan approved and signed by the Township. The site plan shall indicate where each building will be located and provide appropriate measurements demonstrating compliance with this ordinance. Engineering plans and documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting recognized, acceptable engineering standards and practices. No alterations, expansions or additions may take

place to the Project without an amendment to this Ordinance, unless authorized otherwise herein.

A. Design Guidelines, Requirements and Limitations.

With the exceptions listed below, all of the requirements of the Cascade Township Zoning Ordinance, as may be amended, must be complied with for site plan review for any new construction within the Project. Landscaping shall be provided within each Phase consistent with the approved landscape plans for each site as their individual site plans are considered for approval.

- **Phase 1 (existing Lack’s manufacturing building)**
 - a. Maximum Building Square Footage - 127,000 square feet-
 - 92,000 square feet - office
 - 35,000 sports related
 - b. Maximum Building Height - 45 feet
 - c. Parking - The total amount of parking for Phase 1 shall be a maximum of 496 parking spaces.
 - d. Setback Requirements – No part of the building shall extend closer to the lot line than currently exists.

- **Phase 2 (One Building, marked Building “D” on the approved site plan)**
 - a. Maximum Building Square footage – 60,000 square feet
 - b. Maximum Building Height – 32 feet
 - c. Parking – The total amount of parking for Phase 2 shall be a maximum of 231 parking spaces.
 - d. The buildings must be constructed of an actual sloped or pitched roof on all sides of the building.
 - e. The material of the roof to be considered at the time of site plan review.
 - f. No access directly to Cascade Road, access to come from the one and only curb cut on Cascade Road for the development, and the one and only curb cut on Galbraith.

- **Phase 3 (Two Buildings, marked Buildings “A” and “B” on the approved site plan)**
 - a. Maximum Building Square footage – 20,000 square feet, with a maximum building size of 10,000 square feet for each building.
 - b. Maximum Building Height – 25 feet
 - c. Parking – The total amount of parking for Phase 3 shall be a maximum of 82 parking spaces. Due to the topography near buildings “A” and “B” parking to be allowed in the front yard provided it is well screened from Cascade Road. This will be assured during site plan review. The berm along Cascade Road to remain.
 - d. The buildings must be constructed of an actual sloped or pitched roof on all sides of the building.
 - e. The material of the roof to be considered at the time of site plan review.

- f. No access directly to Cascade Road, access to come from the one and only curb cut on Cascade Road for the development, and the one and only curb cut on Galbraith.
 - g. The buildings must be at least 50% owner occupied.
 - h. Increased landscaping where necessary.
- **Phase 4 (Two Buildings, marked “E” and “F” on the approved site plan)**
 - a. Maximum Building Square footage – 60,000 square feet
 - Two 30,000 square foot buildings
 - b. Maximum Building Height – 32 feet
 - c. Parking – The total amount of parking for Phase 2 shall be a maximum of 232 parking spaces
 - d. The buildings must be constructed of an actual sloped or pitched roof on all sides of the building.
 - e. The material of the roof to be considered at the time of site plan review.
 - f. No access directly to Cascade Road, access to come from the one and only curb cut on Cascade Road for the development, and the one and only curb cut on Galbraith.
- **Phase 5 (One Building, marked “C” on the approved site plan)**
 - a. Maximum Building Square footage – 10,000 square feet.
 - b. Maximum Building Height – 25 feet
 - c. Parking – The total amount of parking for Phase 5 shall be a maximum of 42 parking spaces. Parking to be located as shown on the approved site plan. This will be assured during site plan review.
 - d. The buildings must be constructed of an actual sloped or pitched roof on all sides of the building.
 - e. The material of the roof to be considered at the time of site plan review.
 - f. No access directly to Cascade Road, access to come from the one and only curb cut on Cascade Road for the development, and the one and only curb cut on Galbraith.
 - g. The buildings must be at least 50% owner occupied.
 - h. Increased landscaping where necessary.

Section IX. Setbacks.

The setbacks for each phase and building shall comply with the approved PUD site plan dated September 30, 1999, in as much as possible. This will be assured when each phase submits for site plan approval.

Section X. Signs. The following signs shall be permitted for Phase 1, 2, 3, 4 and 5:

1. One (1) freestanding ground mounted development identification sign along Cascade Road. Such sign shall contain no more than 50 square feet and shall not be lighted in any manner. Subject to the provisions of the Cascade Charter Township Sign Ordinance (Ordinance 12 of 1988, as amended).

2. One (1) freestanding ground mounted development identification sign along Galbraith Avenue. Such sign shall contain no more than 50 square feet and shall not be lighted in any manner. Subject to the provisions of the Cascade Charter Township Sign Ordinance (Ordinance 12 of 1988, as amended).
3. One (1) wall sign or marquee per building, not to exceed fifty (50) square feet in total sign area. Or, one (1) awning/canopy sign per building, not to exceed thirty-two (32) square feet in total sign area. In the event the building has multiple tenants, each tenant space will be allowed a sign area equal to one square foot for each linear foot of building frontage that each respective tenant occupies, not to exceed a sign length of more than two-thirds the subject frontage and a height of 24 inches.
4. The non-conforming Billboard sign located on the property must be removed before the start of phase four or five.
5. One directional sign shall be allowed for each building in the project. The total size of each directional sign shall be no larger than 10 square feet. The placement for the signs shall be regulated by the Sign Ordinance for directional signs and shall be placed to avoid seeing the directional signs from Cascade Road.

Section XI. Temporary Buildings.

No structure of a temporary nature; trailer, tent or construction shack shall be constructed, placed or maintained within the Project except accessory to and during construction/ renovation of buildings or infrastructure improvements.

Section XII. Land Splits

The entire premises shall be under the control of one owner. Should the developer request smaller lots, permission to perform a Land Division must be granted by the Planning Department. The Planning Department will review the proposed land division under the criteria of the Land Division Act and the Cascade Charter Township Zoning Ordinance. In no case shall any lot be smaller than 2 Acres in size.

Section XIII. Utilities .

- A. Public Water and Sanitary Sewer - All buildings within the Project shall be served by public sanitary sewer and water at the developer's expense. No building permits will be issued for any construction within the Project until final approval of the public utility system is approved by the City of Grand Rapids and Cascade Township. This does not preclude the applicant from starting on Phase 1. However, no Occupancy permit will be granted for Phase 1 until the utilities are approved.
- B. Stormwater Drainage - All proposed stormwater drainage facilities shall be reviewed and approved by the Township Engineer and the Kent County Drain Commissioner's office prior to the development of the Project. The Developer shall provide the Township Planning Department with copies of all correspondence and permits

received from the Kent County Drain Commissioner and Michigan Department of Environmental Quality regarding stormwater disposal and wetland issues.

- C. The Developer shall provide all necessary easements within the Project for telephone, 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 XIV. Lighting

The required lighting section of the Zoning Ordinance as amended shall regulate lighting for the entire project. Furthermore, the total height of individual light poles shall be limited to a maximum of 20 feet high. The use of wall pack and/or unshielded lights is discouraged unless in areas not viewed by the public or passerby.

Section XV. Soil Erosion Control Requirements.

Prior to each phase of construction, 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 building on the site.

Section XVI. Performance Guarantee.

To insure compliance with this Ordinance and any conditions herein, Cascade Township may require reasonable performance guarantees, as authorized under the Township Rural Zoning Enabling Act to insure 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 necessary to insure completion of the improvements.

Section XVII. Reimbursement of Review Fees.

The Developer shall re-imburse the Township for all fees associated with the review of the Project. These fees may include, but not be limited to, legal, engineering, publishing, and planning review fees.

Section XVIII. 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. The conversion of a manufacturing building to a office complex is viewed as a more compatible use to adjacent residential and recreational land uses.

In relation to the underlying zoning (R1, Residential and PUD, Planned Unit Development) the Township finds the Project will not result in a material increase in the need for public services. Utility extensions and construction will be the responsibility of the Developer and will not place a material burden upon the subject property or 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. All stormwater created by this development will be maintained on site.

The Project has been determined by the Township to be compatible with the General Development Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance. The Project is also consistent with the standards recommended in the Cascade Road Spaulding Avenue Corridor Study.

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

The Township finds the Project to have more wetlands, 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 project until some of the buildings may be sold to other parties.

Section XIX. Effective Date.

This Ordinance shall become effective upon publication of the ordinance, or a summary thereof, in The Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township. All prior Planned Unit Development ordinances that were previously approved for this property shall become null and void.

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

YEAS: Timmons, Kleinheksel, Goodyke, and Julien

NAYS: Johnson, Carpenter, and Parrish

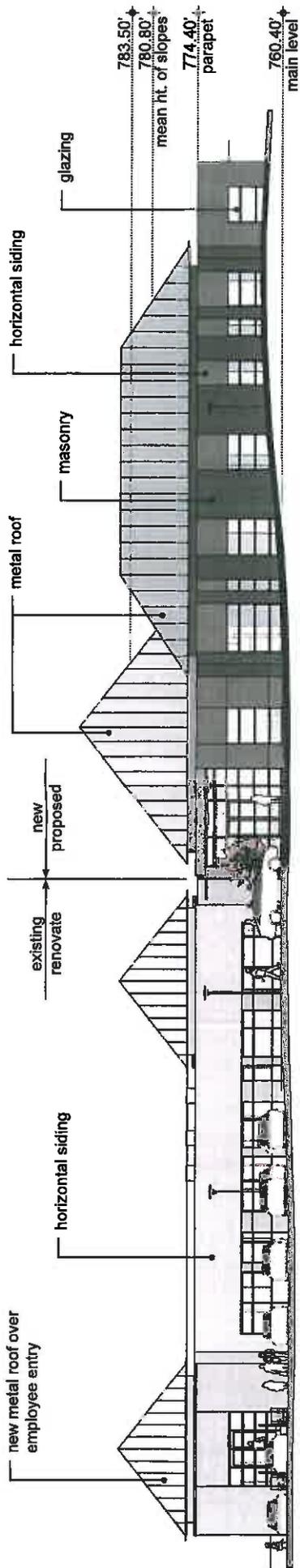
ABSENT: None

Marlene Kleinheksel
Cascade Charter Township Clerk

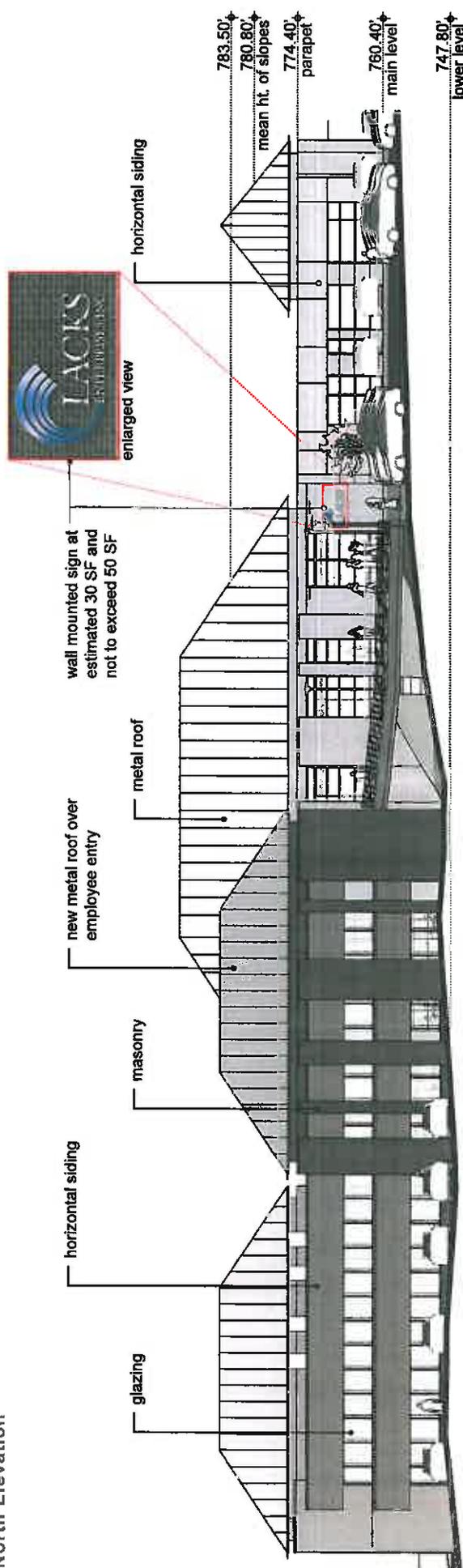
CERTIFICATION

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 30th day of September, 1999.

Marlene Kleinheksel
Cascade Charter Township Clerk



North Elevation



East Elevation

