

AGENDA
Cascade Charter Township Planning Commission
Monday, August 8, 2016
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the July 11, 2016 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 16:3309 Riebel / PUD Redwood
Public Hearing
Property Address: 6370 28th St
Requested Action: Preliminary Plan to amend the Riebel Development
to allow 60-unit apartment complex**
- ARTICLE 7. Case #16-3297 Cascade Township
Access Management Regulations Discussion**
- ARTICLE 8. Any other business**
- ARTICLE 9. 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, July 11, 2016
7:00 P.M.

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

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

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

ARTICLE 4. Approve the Minutes of the June 6, 2016 Meeting.

Motion was made by Member Robinson to approve the Minutes as presented. Support by Member Sperla. Motion carried 8 to 0.

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

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

ARTICLE 6. Case #16:3311 Thomas Lee Borisch
Public Hearing

Property Address: 5292 Dayenu Drive

Requested Action: The applicant is requesting a Type I Special Use Permit to construct an accessory building over 832 sq. ft.

Director Peterson stated the Applicant is requesting permission to construct a 100' x 50' accessory building (5,000 sq. ft.). The building will be 16 feet tall as measured to the midpoint. The building would be used for personal storage of a large boat and RV, a place to work on said boat and RV, as well as classic car storage. The building will be placed in the front yard approximately 93 feet to the side property line and 50 feet to the road right of way. The building will be built with steel siding and roofing.

In the Applicant's favor, (1) being on the river, they are allowed to have it in the front yard, (2) with between 3 and 6 acres, they would be allowed to have two accessory buildings, and (3) the building would not be seen by anyone other than the existing family member on the adjacent lots.

Director Peterson recommended the Commission approve the request to construct the new building with the condition that the building would not be used for living space or to run a business.

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

Mr. Borisch came forward with no additional comments except to answer any questions the Commission might have. Discussion ensued regarding the size and use of the building, electrical, plumbing and sewer. Also discussed was the illegal business that was in another building his father owned. Mr. Borisch assured the Commission that business would go away.

Motion was made to open the public hearing by Member Rissi and supported by Member Sperla. Motion to open was carried 8 to 0.

One neighbor came forward, Mr. Ronald Hyde, to address a concern over excessive noise from the property if this project goes forward. Specifically, revving cars, explosions and gunfire. Director Peterson explained that the Applicant would need to abide by the Township's noise ordinance. Anything else (specifically gunfire, disturbing of the peace) would need to be addressed by the Kent County Sheriff's office.

Motion was made to close the public hearing by Member Rissi and supported by Member Pennington. Motion to close was carried 8 to 0.

Motion was made by Member Lewis and supported by Member Rissi to approve the request for a Type I Special Permit to construct the accessory building over 832 sq. ft. with the condition that it not be used for living space or any business. Motion to approve carried 8 to 0.

ARTICLE 7. Case #16:3314 Bud Reynolds

Public Hearing

Property Address: 5701 Buttrick Avenue

Requested Action: The applicant is requesting a Type I Special Use Permit to construct an accessory building over 832 sq. ft.

Director Peterson stated the Applicant is requesting permission to construct a 32' x 40' accessory building (1,25 sq. ft.). The building will be 14 feet tall as measured to the midpoint. The building will be used for personal storage of lawn equipment, cars, etc. This building will be built to match the home. The building will be placed in the rear yard and 10 feet from the side property line, which meets the setback requirements. There is an existing accessory building and as this property only allows for one accessory building, the existing building will be removed after the new building is built.

Director Peterson recommends this project for approval under the following conditions: (1) the building is not used for living space or to run a business, and (2) the small shed is removed from the property within 1 month after completion of the new building.

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

Mr. Bud Reynolds came forward to state he needs the accessory building for storage only. Not much discussion was had.

Motion was made to open the public hearing by Member Pennington and supported by Member Rissi. Motion to open was carried 8 to 0.

No one came forward to speak at the public hearing.

Motion was made to close the public hearing by Member Rissi and supported by Member Robinson. Motion to close was carried 8 to 0.

Motion was made by Member Rissi and supported by Member Williams to approve the request for a Type I Special Permit to construct the accessory building with the condition that it not be used for living space or any business and that the existing building be removed one month after the new building is built. Motion to approve carried 8 to 0.

ARTICLE 8.

Case #16:3307 Gertrude Roelofs

Public Hearing

Property Address: 9554 52nd Street S.E.

Requested Action: The applicant is requesting a Type I Special Use Permit to construct an accessory building over 832 sq. ft.

Director Peterson stated the Applicant is requesting permission to construct a 68' x 56' accessory building (3,808 sq. ft.). This building will be 17.6 feet tall as measured to the midpoint. The building will be used for personal storage of cars, lawn equipment, etc. They are requesting this new building because the old building recently burned down. While the original building was legal non-conforming, they did receive a variance to rebuild what they are proposing.

This building will be placed in the rear yard and 20 feet from the side property line. This does not meet our standards, but they have been issued a variance. The variance was awarded in the May meeting and after much discussion, the Applicant agreed to reduce the size of the building, lower the total height and increase the sideyard setback.

Director Peterson recommends this project for approval with the condition that the building is not used for living space or to run a business.

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

Nate Roelofs came forward on behalf of this mother to give background and summarize why the building was needed and answer any questions the Commission might have. No questions were asked of the Applicant.

Motion was made to open the public hearing by Member Pennington and supported by Member Lewis. Motion to open was carried 8 to 0.

No one came forward to speak at the public hearing.

Motion was made to close the public hearing by Member Rissi and supported by Member Sperla. Motion to close was carried 8 to 0.

Motion was made by Member Robinson and supported by Member Sperla to approve the request for a Type I Special Permit to construct the accessory building with the condition that it not be used for living space or any business.

ARTICLE 9. Case #16-3310 Cascade Paper Convertor

Property Address: 4935 Starr Street

Requested Action: Site Plan Approval for a 7,200 sq. ft. addition.

Director Peterson stated the Applicant is requesting site plan approval of a new 7,200 sq. ft. warehouse addition to the building. The addition is located in the rear and side of the building. The addition meets the rear and side yard setback requirements. The use of the addition will be additional warehouse space. The addition is basically taking up existing asphalt that was used for trucks. The slight increase in impervious will need to meet the storm water ordinance. Some trees will need to come down along the west property line. Significant existing landscaping will be kept to avoid the need to plant any new landscaping. The Township Fire Department has reviewed and approved the plan. The Township Engineer has reviewed and approved the plans. A SESC permit will be required. An updated storm water agreement will be needed with the updated site plan.

Director Peterson recommends the Site Plan be approved for the building addition under the following conditions. (1) Supply the Township with the SESC permit and the executed storm water maintenance agreement prior to construction, and (2) compliance with the Township Engineer letter dated July 6, 2016.

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

Mr. Gibbs, an engineer for the project came forward to answer any questions posed by the Commission. No discussion followed.

Motion was made to approve the Site Plan by Member Rissi and supported by Member Robinson with the following conditions: (1) Supply the Township with the SESC permit and the executed storm water maintenance agreement prior to construction, and (2) compliance with the Township Engineer letter dated July 6, 2016.

ARTICLE 10. Case #16:3316 Leisure Living, LLC

Property Address: 5042, 5044 Cascade Road and 1225 Spaulding

Requested Action: Basic Plan Review to rezone property to P.U.D to allow and independent living, assisted living, and memory care complex.

To begin, Member Pennington wanted to let the Commission know that his firm has been working on this project, however, he is not personally involved. He wanted to disclose this in case the Commission wanted him to recuse himself with regard to this project. The Commission felt his recusal was not needed.

Director Peterson stated that the Applicant is requesting a Basic Plan Review in order to construct 138 new units for independent living and memory care. This development would be restricted to people receiving care. The project consists of three different properties totaling 18 acres. The current Master Plan designated for this property is Community Residential. Attached and detached assisted living is a housing type in this master planned area. The need for a traffic study is essential, given the issues that the KCRC has had with Cascade Road and Spaulding and the close proximity of the drive to the intersection. The project is located along the pedestrian path and should connect to the pathway to allow for internal connections to the development. The storm water design for the site will need to meet the Township's storm water ordinance and sewer and water to accommodate the project are being addressed by the developer. It would help to get prospective drawing for the neighbors to show how the buildings would impact the residential uses.

Director Peterson feels this project is a good fit in terms of the Master Plan. Details just need to be hammered out.

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

Mr. Colin Kraay of Leisure Living came forward and made a presentation about Leisure Living and the planned community. If approved, groundbreaking would be the Spring of 2017.

Mr. Justin Longstreth of Moore & Bruggink then came forward to add comments with concern about the traffic. A traffic assessment has been completed. A traffic comparison between this project, an office building and an apartment complex. This project would generate considerably less traffic than an office building or apartment complex.

Discussion ensued regarding concepts of care, activities for residents, rates and differences between this facility and others, the drive approach and the probability of some wetlands mitigation.

The storm water design, the sewer and water will need to be approved before the public hearing. A traffic study and prospective drawings will also be made before the public hearing.

No action is required by the Commission at this point.

ARTICLE 11. Any other business.

There was no other business.

ARTICLE 12. Adjournment.

**Motion was made by Member Pennington to adjourn. Supported by Member Lewis.
Motion carried 8 to 0. The meeting was adjourned at 8:26 p.m.**

Respectfully submitted,
Scott Rissi, Secretary

DRAFT

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: July 13, 2016
MEETING DATE: August 8, 2016
CASE: #16-3309/Riebel PUD-Redwood

GENERAL INFORMATION

- A. **Applicant:** Redwood USA LLC
- B. **Status of Applicant:** Developer
- C. **General Location:** South side of 28th St just west of Thornhills.
- D. **Requested Action:** Preliminary Plan Review to amend the Riebel development to allow 60-unit apartment complex.
- E. **Existing Zoning on Subject Parcels:** Riebel development P.U.D.
- F. **Zoning on Adjoining Parcels:**
 - N – B2
 - S – PUD 39
 - E – B2
 - W – PUD 39
- G. **Parcel Size:** Approximately 10.2 acres
- H. **Existing Land Use on Subject Parcel:** Vacant/office
- I. **Adjacent Area Land Uses:**
 - North - Commercial
 - East - Office
 - South - Multi-family residential
 - West - Commercial

STAFF ANALYSIS

- A. The applicant is requesting Preliminary Plan Review in order to construct a 60- unit apartment complex and one manager unit.
- B. The original project allowed for the area behind Pizza Hut, Macatawa bank and Culvers to be developed into a mix of office, restaurant and retail. That portion of the project has never been done. They are now asking to modify the PUD to allow the multifamily development.
- C. This is the same developer who put the project in on the north of WalMart. They would essentially like to copy that project in this new location. That project was not only successful for the applicant but the township has not received any complaints regarding the project.
- D. The original office mix use project allowed for up to approximately 120,000 sq ft.
- E. One of the design elements of the Riebel Development PUD was to increase pedestrian non-motorized connections into and throughout the development. They have provided access throughout the site for pedestrian including access to the east and north to 28th St.
- F. As with all of our residential projects they will have to provide a written discloser about being near the airport
- G. The current Master Plan designation for this property is Mixed Use. This designation is a reflection of the uses that are already there and suggests that residential uses would be in the range of 6-8 units per acre. This project does would be consistent with the master plan. The development is proposed at 6 units per acre.
- H. The current traffic count in the area is about 19,000. Generally a 5 lane road has capacity for about 35,000. The development already has access to the east to get to Thornhills and access is also planned to the west but that will only be developed when the adjoining property owner to the west is required to provide access.
- I. The project is still being reviewed by the Township Engineer. Although it does not appear that any of the issues won't be able to be addressed, the applicant has yet to answer all of their concerns. Therefore the applicant has asked us to table the matter until they are ready

Standards

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

Standard	Staff Comment
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	The property is already zoned PUD. The changes they are asking for are consistent with the master plan but require the amendment to the PUD since no residential use was originally permitted.

In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment	The type of use and density is consistent with the master plan would not result in a material increase in the need for public services.
The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter	The project is consistent with the master plan
In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties	The underlying zoning/use of the area is commercial and the amendment to allow the residential use would not result in an unreasonable negative economic impact
The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development	Although we don't require landscape buffers of residential projects. This plan is very similar to the commercial plan in terms of buffers. The development contains landscaping along the edges and has a large buffer the in the rear of the lot.
The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township	Although there are other owners in the PUD, this project only involves one property in the PUD.

Staff Recommendation

Staff recommends holding the public hearing and tabling your decision until the Township Engineer is satisfied that they have addressed his concerns. Once the engineer is satisfied it will come back to the Planning Commission for a decision.

ATTACHMENTS:

- APPLICATION
- SITE PLAN
- EMAIL FROM APPLICANT REQUESTING TO DELAY THE PROJECT

Steve

From: Kellie McIvor <KMcIvor@byRedwood.com>
Sent: Thursday, August 04, 2016 3:40 PM
To: Steve
Cc: Richard Batt
Subject: Bayberry Chase - Monday's Meeting

Hi, Steve—

Because of the various title, legal, and engineering items involved in resolving Grand Rapids' requests regarding the sanitary and water easements at Bayberry Chase, we will not have an executed sanitary/water easement from our neighbor in hand by Monday. Would you please pull us from the Monday agenda?

We'll keep working with urgency on this issue, and aim for the September meeting.

Thanks, and have a great afternoon—

Kellie

Kellie McIvor
Vice President of Development

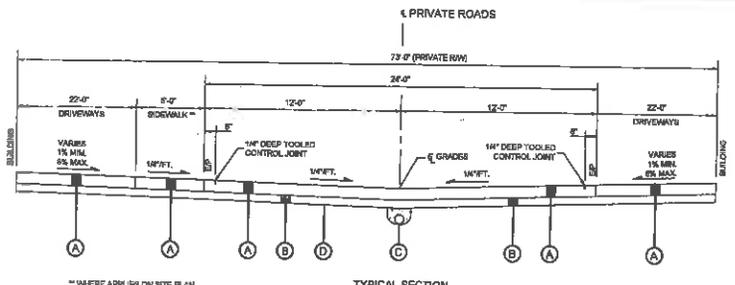
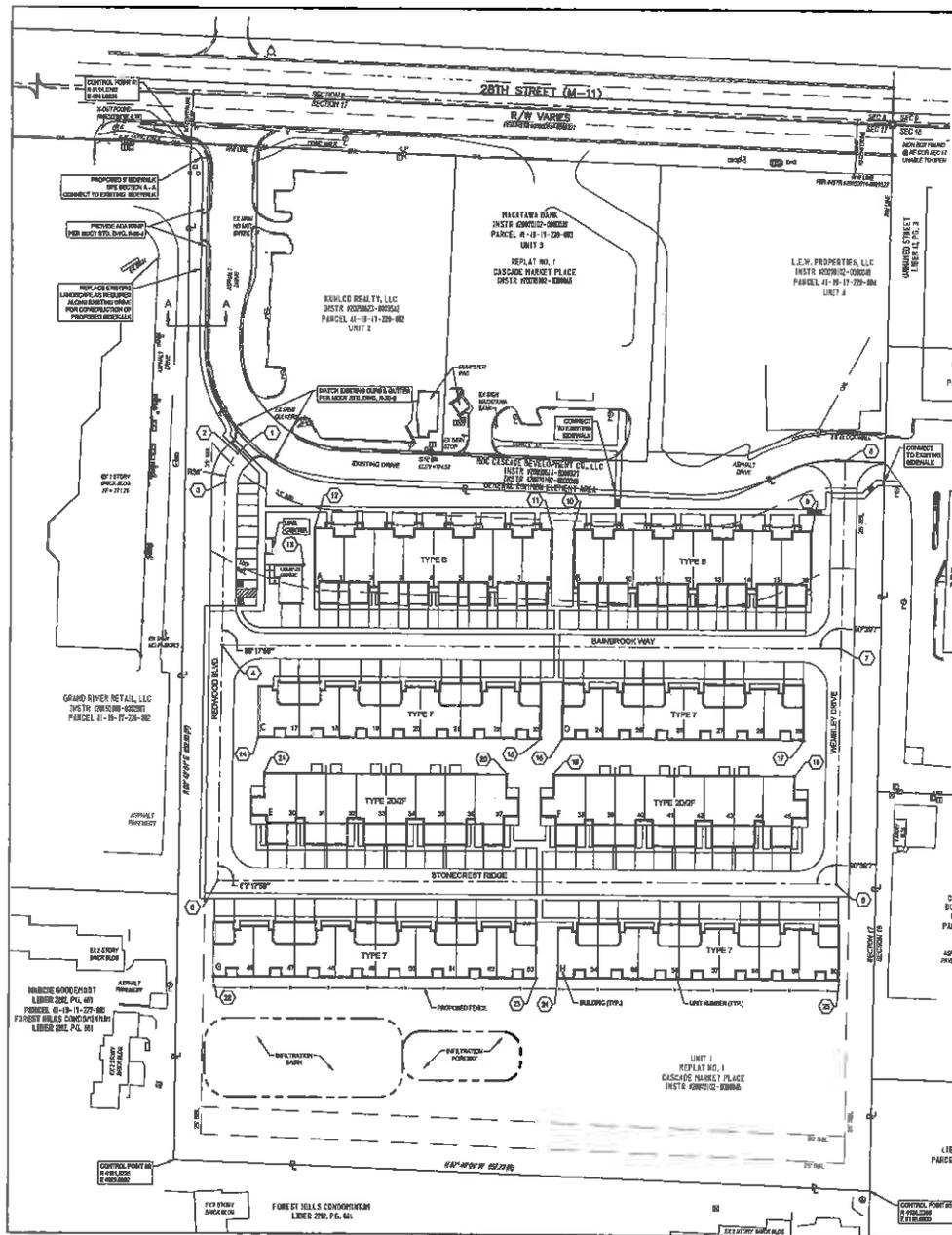
Redwood Living, Inc.
23775 Commerce Park, Suite 7
Beachwood, OH 44122
c: 216.254.8425
kmcivor@byRedwood.com
www.byRedwood.com

Redwood Living is on a mission



[click here to discover why](#)

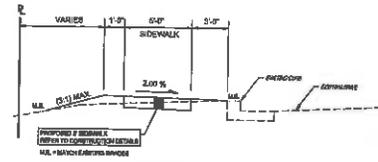
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TYPICAL SECTION
PRIVATE ROAD
NTS

LEGEND

- DESCRIPTION
- A 4" FIBER REINFORCED CONCRETE
 - B 2" CRUSHED AGGREGATE BASE (MOOT 24A)
 - C 4" UNDERDRAINING PER FOOT STD. DWS. R-80-E
 - D SUBGRADE COMPACTION (17P)



SECTION A-A
NTS

UNIT TYPE CHART

UNIT TYPE	# OF UNITS
TYPE B	16 (22%)
TYPE 20	12 (00%)
TYPE 2F	4 (7%)
TYPE 7	28 (46%)
TOTAL UNITS	60 (100%)
LEASING OFFICE	1

HORIZONTAL CONTROL POINTS

POINT #	NORTHING	EASTING
1	4835.752	228.0189
2	4822.587	486.8807
3	4798.8189	487.8254
4	4822.5783	694.6388
5	4623.8345	487.0325
6	4622.8648	679.3658
7	4844.8535	616.4781
8	4818.4390	617.4862
9	4764.3382	619.3546
10	4764.3382	602.5587
11	4764.3382	482.8557
12	4764.3382	488.2868
13	4718.8903	484.0088
14	4764.3382	487.1909
15	4764.3382	487.1907
16	4854.5386	482.7487
17	4858.8208	512.1943
18	4828.8207	613.0181
19	4828.8207	478.0222
20	4828.8207	481.0281
21	4828.8207	481.0325
22	4828.8207	482.8557
23	4828.8207	482.8557
24	4828.8207	482.8557
25	4828.8207	482.8557
26	4828.8207	482.8557

REFER TO SHEET C5-1 FOR SITE PLAN LAYOUT
REFER TO SHEET C5-2 FOR GRADING PLAN
REFER TO SHEET C5-7 FOR UTILITY LAYOUT

BENCH MARKS

SITE BM

CROSS NOTCH ON SOUTHEAST CORNER OF A CONCRETE TRANSFORMER PAD LOCATED ON THE NORTH SIDE OF THE ACCESS ROAD BETWEEN CULVER'S & THE SUBJECT PROPERTY, 337 FEET WEST OF THE WEST DRIVE TO MACATAWA BANK, 241 FEET SOUTHWEST OF A LIXHT POLE AT THE REAR OF THE PARCEL LOT FOR CULVER'S.
ELEVATION: 774.58 (NAVD L3)

REFER TO ORIGINAL ALTAZOOM TOPOGRAPHIC SURVEY PREPARED BY CESQ, INC. DATED 05/06/06

NOTE: AS AN AID TO THE CONTRACTOR, VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROVIDED ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THESE PLANS AND PROVIDED IN THESE PLANS ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND TYPE OF ALL UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES AND UNDERGROUND STRUCTURES.



BEFORE YOU DIG
CALL MISS DIG
1-800-487-1711

OVERALL SITE PLAN AND TYPICAL SECTION

BAYBERRY CHASE APARTMENTS

KEWASKUM COUNTY, WISCONSIN
DASCONE TOWNSHIP

CESQ
www.cesqinc.com
200 SPRINGWOOD DRIVE, SUITE 202
P.O. BOX 1685, WISCONSIN, WI 53090

ISSUE: PERMIT SET
DATE: 07/07/2016
JOB NO.: 782197
DESIGN: RB
DRAWN: RB
CHECKED: DK
SHEET NO. C5.0

REFER TO SHEET C5.0 - OVERALL SITE PLAN

LEGEND

PROPOSED

- ↓ SITE SIGNS
- ▭ CONCRETE ROADS
- ▭ CONCRETE DRIVEWAYS
- ▭ CONCRETE PATIOS
- ▭ CONCRETE SIDEWALKS
- ⊗ PARKING SPACES

REFER TO SHEET OF SERIES FOR CONSTRUCTION DETAILS

CODED NOTES:

1. "TOP" SIGN (R1-1)
2. "ADA PARKING" SIGN (R1-3)
3. "SLOW" SIGN (W4-8)
4. "SPEED LIMIT" SIGN (R2-1)
5. MATCH EXISTING PAVEMENT

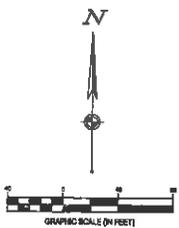
GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL GARLAND TOWNSHIP MOOT AND M.I.O.B.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVAL, PERMITTING AND INSPECTION AS NECESSARY PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS REFER TO EDGE OF PAVEMENT AND/OR FACE OF BUILDING WHERE APPLICABLE.
3. ALL SIDEWALKS ARE 5 FEET WIDE, UNLESS OTHERWISE NOTED.
4. STANDARD PARKING STALL DIMENSIONS ARE 10 FEET IN WIDTH BY 20 FEET IN DEPTH.
5. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. REFER TO LANDSCAPE PLANS FOR PLANTING.
7. EXTERIOR LIGHTING WILL BE PROVIDED BY CARRIAGE LIGHTS AFFIXED TO UNIT EXTERIORS. ALL CARRIAGE LIGHTS ARE ON AUTOMATIC PHOTOCELL AND CANNOT BE CONTROLLED BY COMMUNITY RESIDENTS. REFER TO PHOTOMETRIC PLAN FOR ADDITIONAL INFORMATION AND DETAILS.
8. TRASH PICK-UP WILL BE REMOVED BY CURBSIDE PICK-UP.

BENCHMARK

SITE BM
 CROSS HATCH ON SOUTH-EAST CORNER OF A CONCRETE TRANSFORMER PAD LOCATED ON THE NORTH SIDE OF THE ACCESS ROAD BETWEEN CHALKERS & THE SUBJECT PROPERTY, 35 FEET WEST OF THE WEST CURVE TO MADISON BANK, 21 FEET SOUTH-EAST OF A LIGHT POLE AT THE REAR OF THE PARKING LOT FOR CULVERS.
 ELEVATION 774.38 (NAVD 88)
 REFER TO ORIGINAL ALTAIR/CSG TOPOGRAPHIC SURVEY PREPARED BY CESQ, INC. DATED 05/06/2018

NOTE: AS AN AID TO THE CONTRACTOR, VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THIS PLAN AND PROVIDED IN TABLE FROM FIELD DATA AVAILABLE. HOWEVER, THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION, DEPTH, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED.
 IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED.
 THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY MISS DIG AT 1-800-462-3171, THREE BUSINESS DAYS PRIOR TO THE START OF ANY CONSTRUCTION.



SITE PLAN

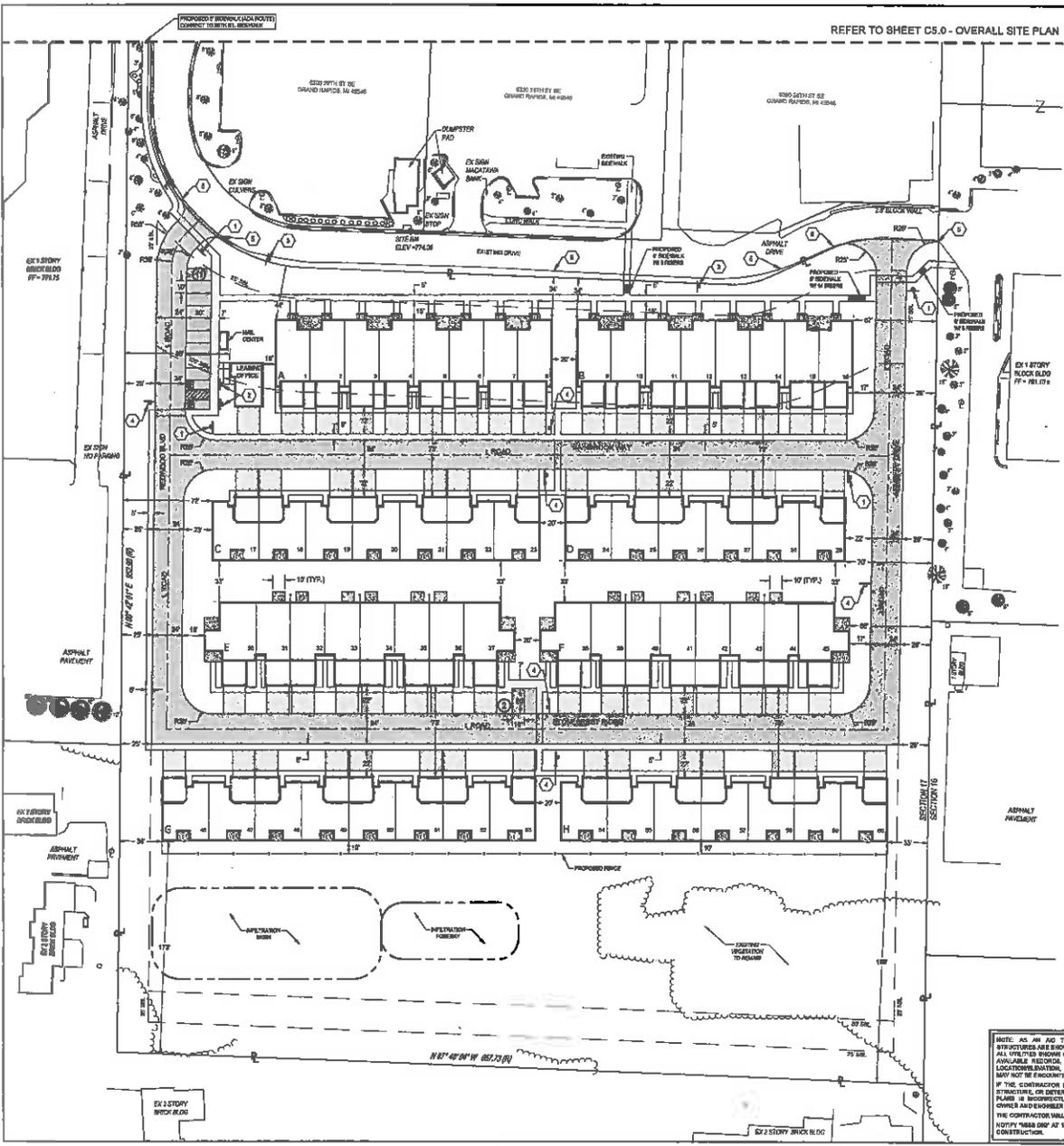
BAYBERRY CHASE APARTMENTS

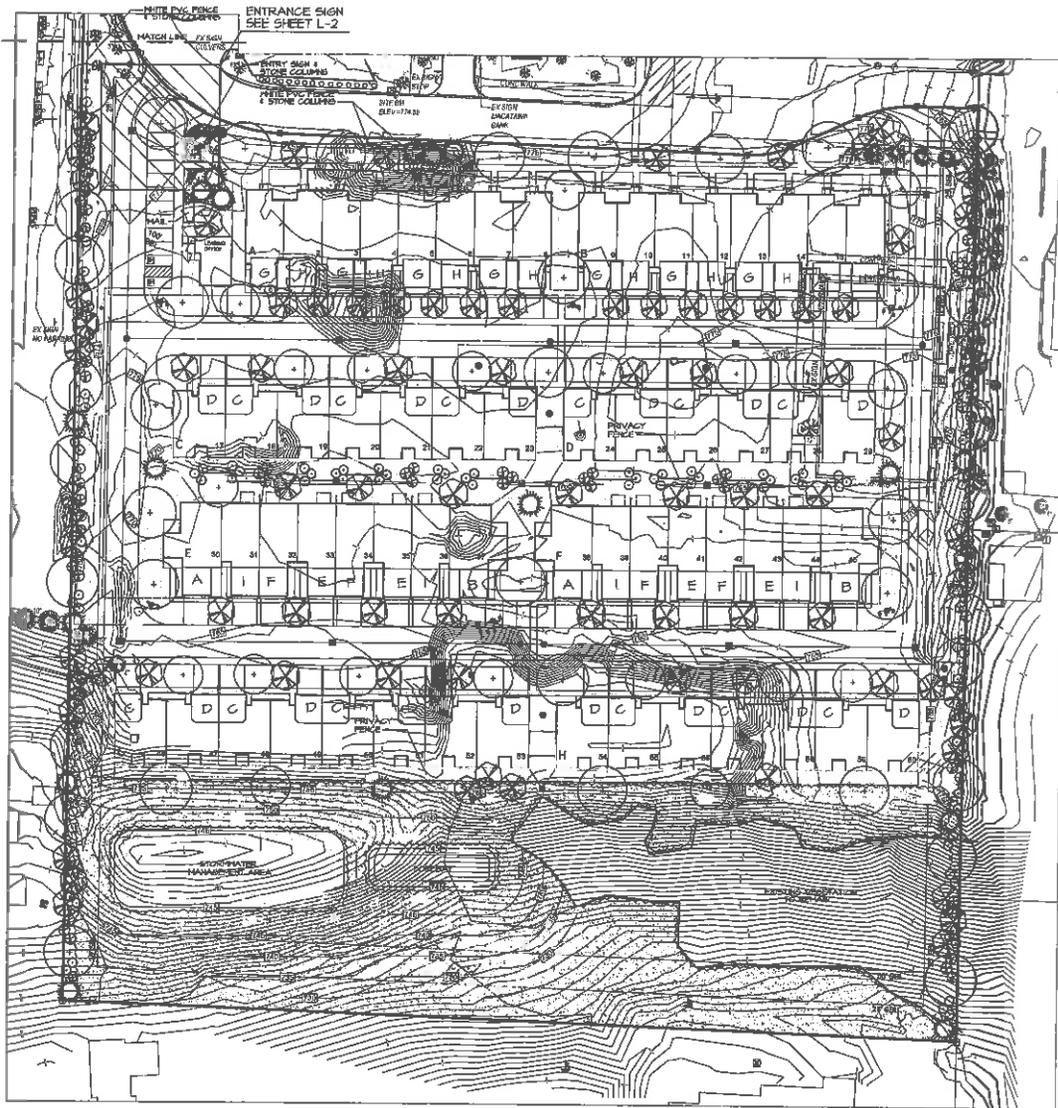
GARLAND TOWNSHIP, WISCONSIN

cesq

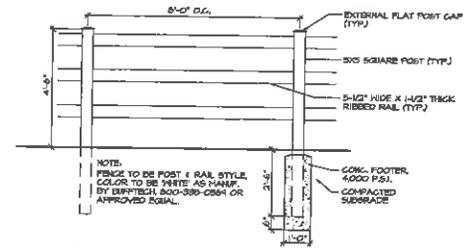
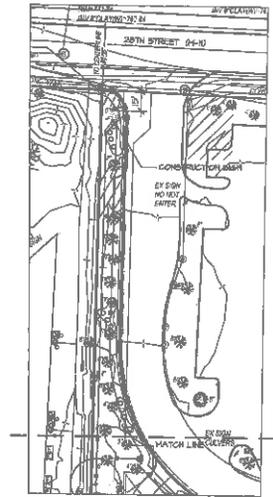
VICTOR C. SCHROEDER
 348 S. WISCONSIN AVENUE
 MADISON, WISCONSIN 53703
 PH: (608) 655-0000 FAX: (608) 784-5048

ISSUE: PERMIT SET
 DATE: 07/20/18
 JOB NO.: 702107
 DESIGN: RB
 DRAWN: RB
 CHECKED: DK
 SHEET NO.: C5.1





SITE LANDSCAPE PLAN
SCALE: 1"=40'



3-RAIL PVC FENCE
NOT TO SCALE

PLANTING LEGEND

- SHADE TREES - 2-1/2' cal.
-DWARF
-L-ROSE
- STREET TREES - 2-1/2' cal.
-L-STRIP BERRY TREE
-L-ORANGEAN
-L-RED B.
- ORNAMENTAL TREES - 2' cal.
-L-ORANGEAN
-L-ROSEAN
-L-ORANGEAN
- EVERGREEN TREES - 2' H.
-L-ORANGEAN
-L-ROSEAN
-L-ORANGEAN
- DECIDUOUS/PERENNIAL SHRUBS - 24" H.
-L-ORANGEAN
-L-ROSEAN
-L-ORANGEAN
- EXISTING TREES
- GRASSES/PERENNIALS - #2 cont.
-L-ORANGEAN
-L-ROSEAN
-L-ORANGEAN
- NATIVE MEADOW MIX
-L-ORANGEAN
-L-ROSEAN
-L-ORANGEAN



DALE JAMES MUELLER
LANDSCAPE ARCHITECT
NO. 1217
STATE OF MICHIGAN
LICENSE EXPIRES 07/01/2025

CAWSE & ASSOCIATES, INC.
Landscape Architecture • Land Planning

547 E. Washington Street • Chagrin Falls, OH 44023
440-247-7003/Fax 440-247-7143



LANDSCAPE PLAN
BAYBERRY CHASE
CASCADES TOWNSHIP, MICHIGAN
BAYWOOD ACQUISITIONS, LLC
3975 COMMERCE PARK ROAD, SUITE 7, BEACHWOOD, OHIO 44123

Date	Notes
08-30-16	DRW PLAN
08-30-16	ISSUED
07-01-16	REVISED
07-08-16	REVISED

Job No: 1628
File: pdm_baycpr.dwg

L-1

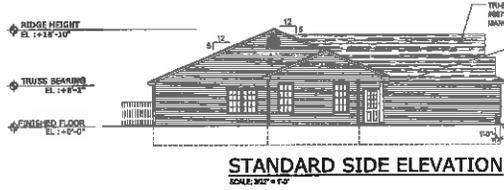
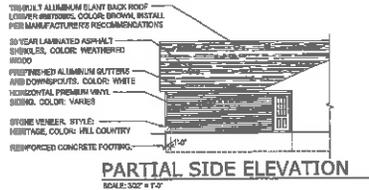
Sheet 1 of 3
TOWN OF BAYWOOD, OHIO



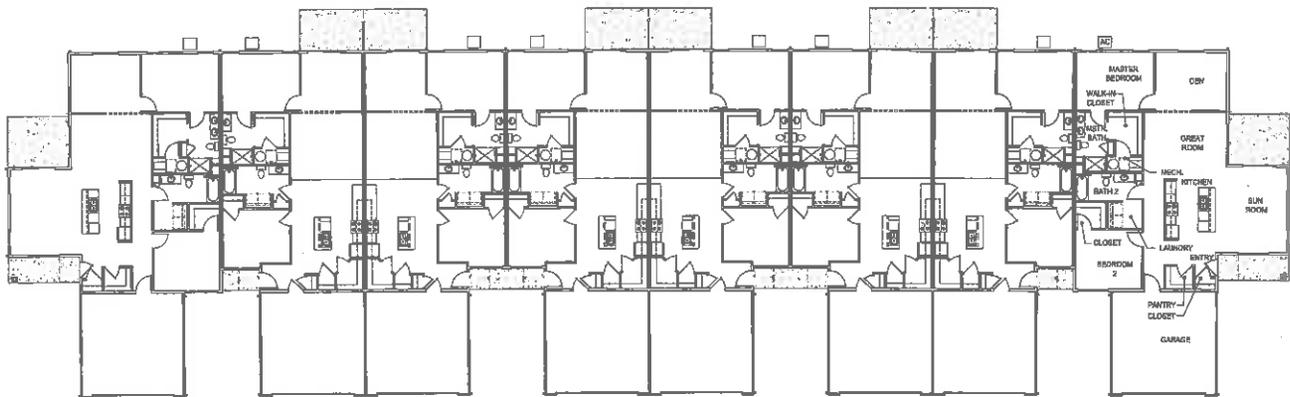
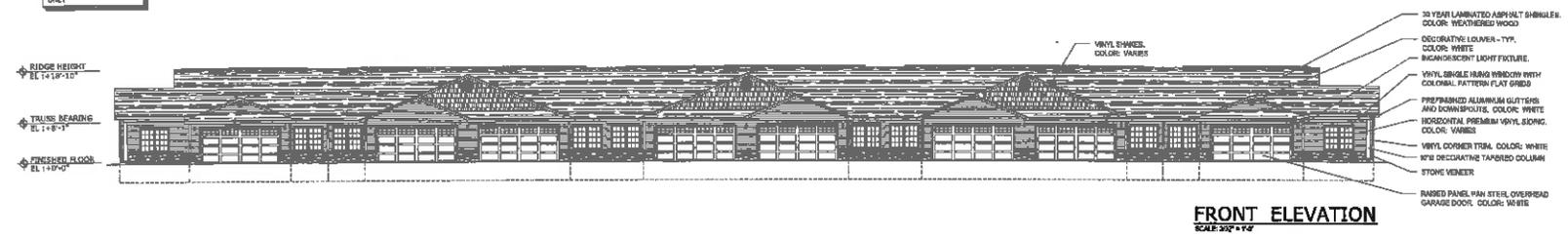
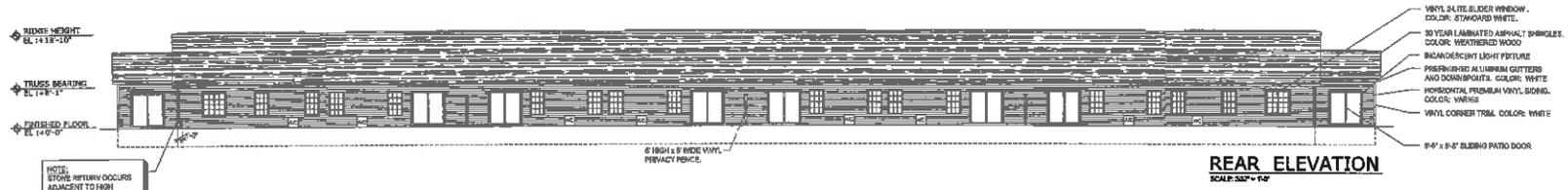
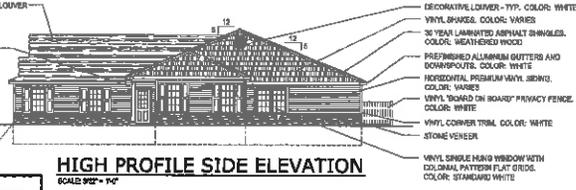
HAYDENWOOD - FRONT

NOTE!!! THIS DRAWING IS NOT FOR CONSTRUCTION

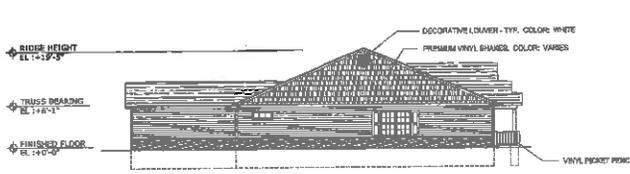
REVISIONS



NOTE: HIGH PROFILE ELEVATION OCCURS AT STREET VIEW ONLY

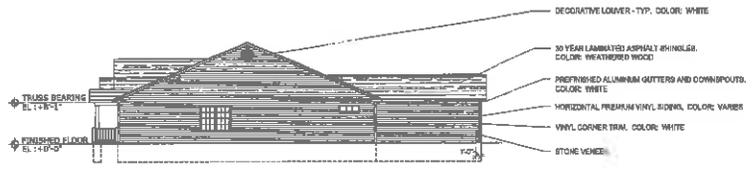


FLOOR PLAN AND ELEVATIONS - TYPE 2
 PROJECT #: 10516
 DATE: JUNE 30, 2016
BAYBERRY CHASE
 287N STREET
 GRAND RAPIDS, MI

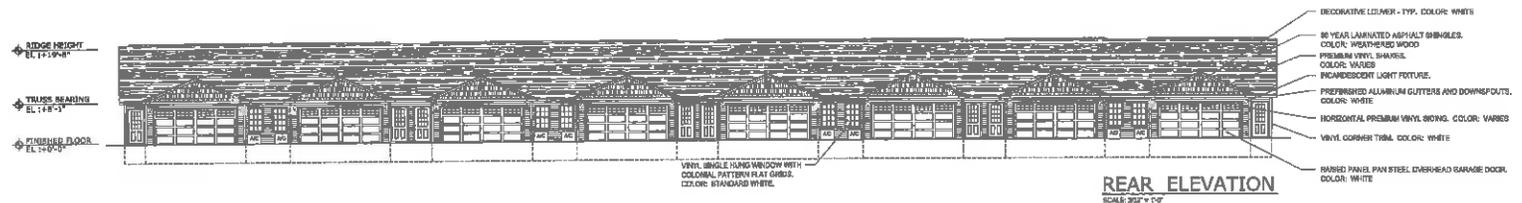


HIGH PROFILE SIDE ELEVATION
SCALE: 3/8" = 1'-0"

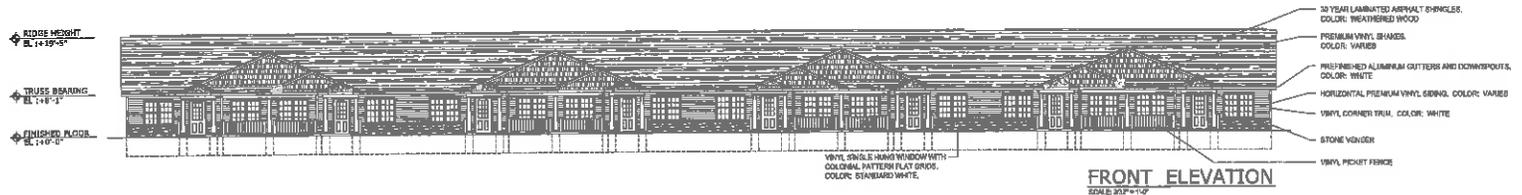
NOTE:
HIGH PROFILE ELEVATION OCCURS AT START VIEW ONLY



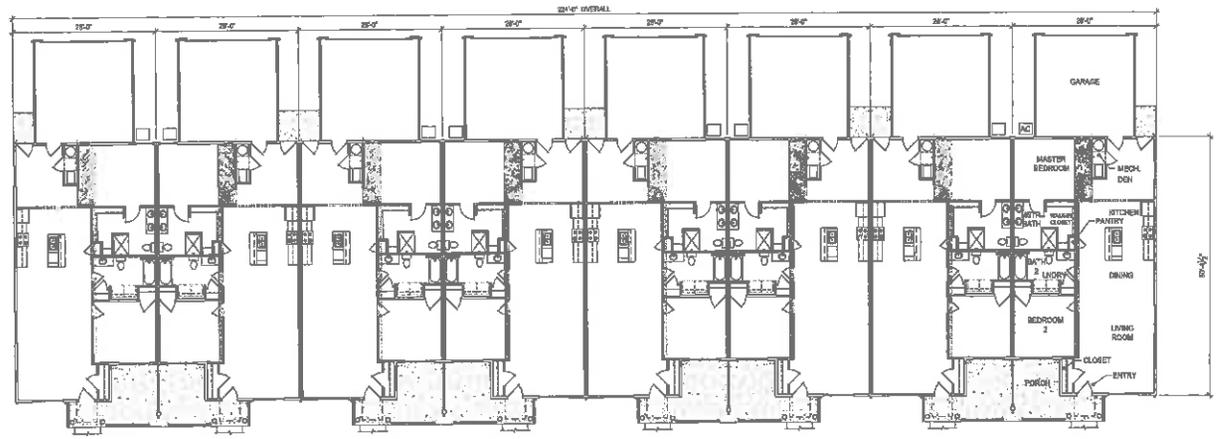
STANDARD SIDE ELEVATION
SCALE: 3/8" = 1'-0"



REAR ELEVATION
SCALE: 3/8" = 1'-0"



FRONT ELEVATION
SCALE: 3/8" = 1'-0"



OVERALL FLOOR PLAN
SCALE: 3/8" = 1'-0"

PRELIMINARY
NOTE!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

REVISIONS

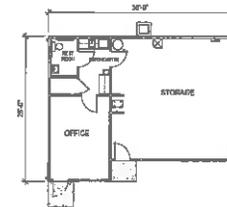
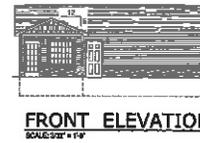
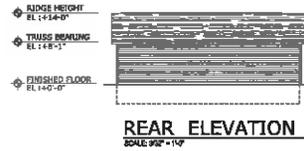
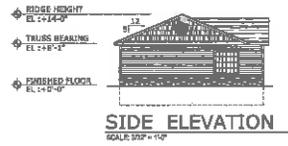


FLOOR PLAN AND ELEV. - HAYDENWOOD
PROJECT #: 10516
DATE: JUNE 03, 2016
BAYBERRY CHASE
28TH STREET
GRAND RAPIDS, MI

PRELIMINARY

**NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION**

REVISIONS



OVERALL FLOOR PLAN
SCALE: 3/8" = 1'-0" LEADING OFFICE



MPG
MANN • PARSONS • GRAY
ARCHITECTS

FLOOR PLAN AND ELEV. - LEASE OFFICE

PROJECT #: 10518
DATE: JUNE 30, 2018

BAYBERRY CHASE

28TH STREET
GRAND RAPIDS, MI

A1.4
4 OF 4

PLANNING COMMISSION MEMORANDUM

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: Access management regulations
Meeting Date: August 8, 2016

One of the items on our work plan this year is to review our Access Management regulations (essentially driveway spacing). I presented this to you earlier this year in March. At that time, we reviewed the idea of modifying our standards by moving away from using speed limits and moving toward road classification. We have had this reviewed by a traffic engineer who has provided a different suggestion. His suggestion is to not have any specific standards but rather have a person to review each request on a case by case. I do not believe this is a workable approach for Cascade Township as we do not have the staff with the expertise, nor the needed amount of time to review each driveway cut on a case by case.

I have concluded that it would be better for us to stay with our current system rather than go with the changes suggested by the traffic engineer.

Attachments: traffic engineering report

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June 22, 2016

Mr. Steve Peterson
Community Development Director
Cascade Township
2865 Thornhills Drive SE
Cascade, MI 49546

RE: Driveway Spacing Ordinances

Dear Steve:

It was a pleasure to meet with you on May 17th and discuss the potential changes to your driveway spacing ordinance regarding speed limits. I have taken some time to review the changes, the potential impacts going forward as well as consulted with a few other engineers in our office. The following below is a summary of our evaluation and recommendations:

Existing Conditions

The existing conditions for the driveway spacing are detailed in Table 19-A of the Cascade Township Zoning Ordinance with additional clarification noted in the complete section 19.04. Currently, the driveway spacing requirements are correlated to the posted speed limit on the adjoining roadway which varies from 100 feet to 300 feet. It is stated that any deviance from these guidelines need to be in the form of a variance from the Zoning Board of Appeals but limited to only one step down in posted speed or it needs to have a common driveway with the adjacent parcel.

Modifying Existing Ordinance

It is understood that two of the primary concerns for the township is access management and traffic calming. The memo dated March 21, 2016 indicates the intent to remove the speed limit as the determining factor for driveway spacing. One of the discussed suggestions was to change the determining factor from speed limit to roadway classification. (State Road, Arterial, Collector, etc).

Discussion on Impacts to Modification

The current statute of having the driveway spacing dependent on the roadway speed limit provides the safest overall condition. The larger distances between driveways allows for adequate perception-reaction and stopping of traffic on the main road as someone exits. The drawback to this statute is that not all of the existing lot widths meet adequate width for this spacing. The only options

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provided for are a variance or common drives. Both of these options require documentation which will be coupled to the property descriptions in perpetuity regardless of ownership or use. Furthermore, there is little flexibility for the township to have input on the location of drives until it reaches the Zoning Board of Appeals. Reducing the driveway spacing specifically in the zoning ordinance will allow for closer drives, but does not give the township any control over the application of these spacing's. Another consideration is that if a value less than stopping distance is specified in the ordinance, in the event of a dispute, the township could potentially have to justify spacing in regards to safety.

Recommendation

Upon reviewing the intent, the proposed changes as well as potential liability to the township, it is our recommendation that the township consider not placing specific values in the ordinance but rather provide language to designate a person or representative of the township to review proposed driveway spacing on a case by case basis. This will allow for the township to have additional control over area specific driveway spacing and also take into account other considerations. Such considerations would be: traffic volumes, number of lanes, character of the area, pedestrian movements, vertical and horizontal alignment, sight distances, in addition to posted vehicular speed. Other benefits would include reducing the number of variances needed to be considered by the zoning board of appeals and avoid unnecessary shared drives.

To make the case by case evaluation consistently applied, we recommend a set of criteria be included with the ordinance language for the reviewer to follow. Some examples could be: Making sure the design is not excessively close to existing drives, the proposed location does not adversely impact vehicular or pedestrian safety, there is adequate sight distance for drivers on the primary roadway, etc. These criteria should be listed in order of evaluation by the representative such that the criteria can be applied consistently for each case.

It has been my pleasure to work with the township on this evaluation. Should you have any questions or require additional information please contact me.

Respectfully Submitted,



Joshua P. Dudicz, P.E.
Associate