

AGENDA
Cascade Charter Township Planning Commission
Monday, August 17, 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 July 20, 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 # 15-3229 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.**
- ARTICLE 7. Any other business.**
- ARTICLE 8. 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** *d. Approve with conditions*
 - b. Deny** *e. Recommendation to Township Board*
 - c. Approve**

MINUTES

Cascade Charter Township Planning Commission
Monday, July 20, 2015
7:00 P.M.

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Hammond, Lewis, Mead, Pennington, Rissi, Sperla, Waalkes, Williams
Members Absent: Robinson (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 Waalkes to approve the Agenda. Support by Member Rissi. Motion carried 8-0.

ARTICLE 4. Approve the Minutes of the May 18, 2015 meeting.

Motion by Member Lewis to approve the minutes of the May 18, 2015 meeting as written. Support by Member Rissi. Motion carried 8-0.

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

No one wished to speak to non-agenda items.

ARTICLE 6. Case #15-3253 Derek Benedict

Public Hearing

Property Address: 1961 Steketee Woods

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

Director Peterson presented the case. This is a private drive off of the end of Oliver Woods. This Applicant was before the Zoning Board of Appeals recently due to the height of the building. The building is 15.25' which would require a 40' setback and the Applicant was requesting a 10' setback. The Zoning Board compromised with a 20' setback. The sight plan that you have reflects that change. The building is about 1900 sq. ft. There is a slight discrepancy to the plans, as we count the outdoor porch and railing in the total square footage. They plan to match the style and architecture of the house. Given the size of the home and the size of the lots in the area, the size of the building seemed to fit in and

meet our requirements for buildings over 832 sq. ft. I have recommended that you approve their Special Use Permit to have this building as proposed. The one condition is that the building cannot be used for living space or to run a business.

Chairman Pennington asked the Applicant to come forward with comments.

Derek Benedict, 1961 Steketee Woods Lane came forward as the Applicant. I have discussed the plans with my neighbors and have signatures stating their approval. We have received approval from the Zoning Board for our variance. The design and construction of the building is going to match the house, with the pitch of the roof, cedar siding and shingles.

Member Rissi stated that the homeowners well is located nearby and I am assuming your septic is not located anywhere near the proposed structure. The Applicant stated that this was correct. The septic field is located in the NW corner.

Member Lewis stated that he hoped the Applicant was aware that all lighting on the structure must be down lighting. The Applicant stated that he was not planning on any lighting.

Member Sperla asked if there was any electrical or plumbing planned for the structure. The Applicant stated that there would be electric but no plumbing.

Member Sperla asked what the sq. ft. is of the building itself without the porch. The Applicant stated 1,888 sq. ft. under a roof with a 12'x20' porch to match the patio surrounding the pool.

Member Hammond made a motion to open the Public Hearing. Support by Member Mead. Motion carried 8-0.

No one wished to speak at the Public Hearing.

Member Mead made a motion to close the Public Hearing. Support by Member Rissi. Motion carried 8-0.

Member Waalkes made a motion that the Planning Commission approve Case #15-3253 Derek Benedict for a Special Use Permit to allow the construction of an accessory building in excess of 832 sq. ft. with the conditions stated.

- **Building may not be used for living quarters or business.**
- **Any lighting must be down cast and shielded.**

Support by Member Sperla. Motion carried 8-0.

ARTICLE 7. Case #15-3252 Advantage Label & Packaging Inc.

Property Address: 5575 Executive Parkway

Requested Action: The Applicant is requesting Site Plan Approval for a new label and packaging facility.

Director Peterson presented the case. This is located in the SW corner of the Township in Phase I of Meadowbrooke Business Park at the end of Executive Parkway. Phase II continues to the south where Lacks Industries has recently located. Manufacturing and office use is permitted in the Meadowbrooke Business Park. This is a 30,000 sq. ft. packaging and label facility being proposed. This meets our setbacks for square footage, parking etc. The only issue is the location of the curb cuts. There was an existing curb cut adjacent to the one across the street. They would like to move the curb cut further to the south. The only issues with the movement of the curb cut is a technical requirement for turning radius and the Road Commission was concerned that snow removal would block their new driveway. The Road Commission has required that the road easement be extended to allow a curb cut further to the south resolving the issue. The plans have been reviewed and approved by the Meadowbrooke Review Board. The Township Engineer had a couple comments. This part of Meadowbrooke is covered by the regional retention within the Plaster Creek Water Shed. All of this was planned for when Meadowbrooke was first developed. I recommend approval of the plan with the following conditions:

- Landscape Bond
- Compliance with the Road Commission Curb Cut requirements
- Final approval from the Township Engineer
- Final approval from the Drain Commissioner
- Sign and record the Storm water Maintenance Agreement
- Compliance with the Fire Department Letter

Member Lewis asked if the \$7,500 Landscaping Bond was necessary. Director Peterson stated that this is typical on any project.

Chairman Pennington asked the Applicant to come forward with comments.

Brandon Hartel, Wolverine Building Group on behalf of the Applicant, came forward to answer questions.

Member Hammond asked if there was a cul-de-sac necessary for snow removal. The Applicant stated that all the details had been worked out for the road extension as an easement from the Road Commission.

Member Mead asked if the proposed parking adequately planned for future development. The Applicant stated that it depends how the area is built out but

there is room for additional parking if necessary. Member Mead asked if there were any wetlands on the property. The Applicant stated that there were not.

Member Williams asked what the time frame was for the project. The Applicant stated that construction would begin soon with production beginning by the first of the year.

Member Lewis thanked the Applicant for coming to Cascade and for already going thru the Meadowbrook Review process prior to the meeting.

Member Lewis made a motion that the Planning Commission approve Case 15-3252 Advantage Label & Packaging Inc. Site Plan to allow the construction of a new label and packaging facility with the following conditions:

- Landscape Bond
- Compliance with the Road Commission Curb Cut requirements
- Final approval from the Township Engineer
- Final approval from the Drain Commissioner
- Sign and record the Storm water Maintenance Agreement
- Compliance with the Fire Department Letter

Support by Member Mead. Motion carried 8-0.

ARTICLE 8. Case #15-3232 Cascade Township

Public Hearing

Property Address: 5905 Broadmoor Avenue

Requested Action: The Applicant is requesting to rezone property to Planned Unit Development to allow for a mixed use zoning designation.

Director Peterson presented the case. This parcel is surrounded by M-37, Patterson and 60th Street. This is on our to-do list from our Annual Work Plan. We are looking to make this piece more attractive for development. The zoning of Industrial may not be the appropriate designation for this area. We discussed several options and considered several with the office category seeming to make the most sense. The owner liked the idea of office zoning with the option of a couple extra uses. The owner agreed with the idea of a PUD and has seen this document and approved it. The PUD will be Office Zoning District with allowances for restaurants and athletic facilities. We exempt out in the office category a couple of different athletic uses, essentially bowling alleys, ice rinks and athletic fields. Restaurants are also typically not permitted in Office Zoning Districts but will be allowed in this PUD. Given the changes happening in the area and with Davenport University it seemed to make sense. It fits well with our Mixed Use category. I am recommending Planning Commission approval to forward this PUD Ordinance to the Township Board. Atypically, this does not

include a site plan which would come at a later date and is recognized in the PUD Ordinance. This would essentially act as a new Zoning District.

Member Lewis asked if Tennis would be included under the athletic field designation. Director Peterson stated that it would be included.

Member Mead asked if the property owner had expressed interest in developing the property. Director Peterson stated that the owner was very interested in the PUD and the proposed changes.

Member Mead stated that there is a billboard on the property and what is the chances of getting that removed. Director Peterson stated that with the Sign Ordinance we cannot require them to remove the billboard as the property gets developed. It would require that it become their sign and would be required to be included in the square footage that they are allowed.

Member Mead made a motion to open the Public Hearing. Support by Member Hammond. Motion carried 8-0.

No one wished to speak at the Public Hearing

Member Mead made a motion to close the Public Hearing. Support by Member Lewis. Motion carried 8-0.

Member Mead made a motion to recommend for the Township Board to rezone this property to PUD as proposed by staff. Support by Member Sperla. Motion carried 8-0.

ARTICLE 9. Any other business

There was no new business.

ARTICLE 10. Adjournment

Motion made by Member Mead to Adjourn. Support by Member Waalkes . Motion carried 8-0. Meeting adjourned at 7:36 PM.

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

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: February 20, 2015
MEETING DATE: March 2, 2015
CASE: #15-3229 / RJV Ventures

GENERAL INFORMATION

- A. **Applicant:** Tom Guisti
PO Box 441
Ada MI 49301
- B. **Status of Applicant:** purchase agreement
- C. **General Location:** East side of Thornhills just south of Thornbook
- D. **Requested Action:** Amend PUD #55 to permit 10 unit single family detached homes.
- E. **Existing Zoning on Subject Parcels:** PUD #55
- F. **Zoning on Adjoining Parcels:**
N – PUD 36 and PUD 37
S – PUD 55
E – R2
W – PUD 39
- G. **Parcel Size:** Approximately 5.2 acre
- H. **Existing Land Use on Subject Parcel:** Vacant
- I. **Adjacent Area Land Uses:**
North - office/vacant
East - residential
South - senior housing
West - Residential

STAFF ANALYSIS

- A. The applicant is requesting Preliminary approval in order to develop the property into 10 single family detached units.
- B. The property is currently zoned as a part of the Sentinel Pointe development. When originally approved by the Township this area of the development was designated for a 40 unit elderly housing facility. Obviously that portion of the development has never occurred since the property is vacant today with the exception of the access road to the pump station.
- C. The new project is being developed as a condominium project , which basically means that they will not have individual lots for each unit. Essentially the property will be common areas outside of each structure. The project is being developed similar to other projects in the transitional areas (areas master planned community residential) of the township. Examples of these other projects include: Watermark, Park Place, Meadowood, Heathmoor, Gatehouse, The Summit, Highridge and Forest Hills Condominiums.
- D. Since the property is already zoned PUD as a part of the sentinel pointe project this project is being processed as an amendment to the PUD to change the 40 unit elderly housing facility to the 10 unit single family project.
- E. The development was originally introduced to the Planning Commission March 2, 2015. At that meeting we gave the applicant a list of issues to address which they have now done. The biggest change in the plan is the reduction of units from 15 to 10.
- F. This reduction in units has now allowed for some additional spacing of the units and more setback from surrounding properties. Again, this is very similar to the other condo projects that we have approved in the transitional areas.
- G. The applicant has designed a storm water system that meets our requirements. This has been reviewed and approved by the township engineer. The storm water maintenance agreement will be required before construction can begin.
- H. The current Master Plan designation for this property is community residential. This designation allows for a wide variety of projects including single family detached residential of densities of 4-6 units per acre.
- I. The master plan does recommend public roads which was a reaction to maintenance and long term care of the road. The establishment of an association with a proevision for road upkeep should be able to address this.
- J. The plan also includes sidewalk to Thornhills to connect to the pathway system.
- K. Traffic on Thornhills is relatively light for a collector road. The most recent traffic count (2013) has a 2 way count of just over 5,000. According to the KCRC a typical three lane road would have a capacity of 22-25,000. The addition of 10 single family homes would not be a problem for this road.

Standards

Section 16.03 of the Zoning Ordinance requires that a proposed 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. Keeping and updating the PUD will allow the Township to incorporate the requirements of today's standards to this section of the PUD.
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 current PUD allows for a much more dense development of 40 units. The change to less dense use would not increase the need for services for the property or place any more burden on the surrounding area.
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	Since the project complies with zoning use and the master plan it 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	The original plan for the one 40 unit elderly housing facility did not have the engineering detail to determine what the impact would be on the landscaping plan. However, it would certainly be more built up around the building. Whereas the new plan allows for more greenspace throughout the development, in a more traditional residential manner, that is consistent with how we have approved several other similar projects.
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	The developer would be purchasing the vacant property only and therefore we would only be updating the portion of the PUD Ordinance that addresses the 40 unit elderly housing facility. If broken out to create a new PUD we would still need to amend the current PUD to eliminate the 40 unit elderly housing facility.

Staff Recommendation

Staff recommends approval of the preliminary plan with the following condition:

1. Sign the storm water maintenance agreement.
2. Review and approval of condominium documents to ensure compliance with township requirements.

If approved, staff can begin to write a draft PUD ordinance for your review. This would also allow for any final details to be addressed prior to the Planning Commission recommendation to the Township Board. Once the PUD Ordinance is reviewed by the applicant you would be asked to make a recommendation to the Township Board.

ATTACHMENTS:

- APPLICATION
- SITE PLAN
- LOCATION MAP
- TOWNSHIP ENGINEER REPORT
- MASTER PLAN MAP AND EXCERPT
- PROPOSED ELEVATION
- PROPOSED RETAINING WALL EXAMPLE
- TRAFFIC COUNT MAP
- FIRE DEPT MEMO



July 16, 2015
Project No. G080322

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

Re: Round Hill, 3000 Thornhills Avenue
Site Plan Review

Dear Steve:

We have reviewed the site plan for the Round Hill development, located at 3000 Thornhills Avenue, prepared by Nederveld Associates, Inc. The proposed project is a 10 unit residential development. We provided comments on the site plan in letters dated February 12 and April 17, 2015. As a result, the site plan was revised several times. The current site plan and the basis of this review was received on June 30, and is dated April 27, 2015.

Stormwater and Drainage

Flood Control

The proposed project is a new development, so all improvements shall comply with the requirements of the Cascade Charter Township (Township) Stormwater Ordinance (SWO). The site is located in Stormwater Management Zone A, which requires detention of the 100-year storm event and infiltration where possible. The SWO also requires the first 0.5 inch of stormwater runoff be detained and infiltrated where conditions permit, or released over a 24-hour period.

Stormwater from the site will discharge to an infiltration basin sized to detain the 100-year storm event. The infiltration basin is located at the southwest corner of the site. Stormwater runoff from all impervious areas of the site will discharge to the infiltration basin. The infiltration basin was sized and designed in accordance with the SWO.

Roof drains from the rear of the structures will connect directly to the onsite storm sewer system that discharges directly to the infiltration basin. The roof drains from the front of the structures will discharge to the surface and continue down the street to catch basins that connect to the storm sewer system and infiltration basin.

The applicant provided two infiltration tests at the location of the proposed basin and the soils were found to be favorable for infiltration. The tests were taken at 2 to 4 feet below the bottom of the infiltration basin. The soils are described as dark brown poorly graded sand with silt. The infiltration rate used in the calculations to size the basin is half of the lowest rate tested as required by the SWO.

The applicant submitted information related to the existing drainage patterns of the site. A drainage map was provided that shows one-third of the site drains to the northwest corner of the site where a series of catch basins and storm sewer pipes collect the runoff and discharge it south to the Thornapple Hills County Drain (County Drain). One-third of the site flows towards the southwest portion of the property where it flows overland to the County Drain. The remaining one-third of the site flows towards the southeast corner of the property where it flows overland to the County Drain. The entire site discharges to the County Drain in one way or another. The proposed site plan, onsite storm sewer system, and infiltration basin will collect all runoff from



the developed portion of the property. In the event that a storm exceeds the design 100-year volume of the infiltration basin, it will overtop and flow into the County Drain. The proposed development will not alter the drainage district boundaries of the area.

Maintenance access is required for the infiltration basin. A 15-ft maintenance access route is provided to access the infiltration basin from the road. The applicant stated that maintenance will be accomplished using small track driven bobcats able to traverse the maintenance access slope. Debris that has deposited in the basin will be collected and disposed of. The applicant stated that dues collected from residents will fund maintenance activities on an as-needed basis.

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 design will infiltrate all stormwater runoff up to the 100-year event. This requirement has been satisfied.

Stormwater Runoff

The applicant provided stormwater calculations to size the infiltration basins. All stormwater runoff from the impervious areas of the site will be captured by the infiltration basin. Therefore, the site will not see an increase in rate or volume 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 attached 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 infiltration basin, and landscape maintenance of the infiltration basin to maintain the design volume and ensure the system is operating as it was designed. A summary of maintenance procedures was provided by the applicant, dated June 4, 2015, a copy of which should be attached to the maintenance agreement.

Utilities

Sanitary Sewer

The applicant has been working with the City of Grand Rapids (City) on the sanitary sewer service and issues with the existing Thornhills lift station. As summarized in our April 17, 2005 letter, the projected sewer discharge from the Round Hill development would not be detrimental to the Thornhills lift station on its own. However, the remaining capacity of the lift station in its current state is anticipated to be fully utilized by the Ridges of Cascade Development, currently under construction.

In an email dated June 3, 2015, the City stated they will purchase and complete the installation of upgraded impellers for the Thornhills lift station to accommodate both developments. The planned upgrade by the City will relieve the requirement of either development to participate in or have responsibility for the upgrade.

Mr. Steve Peterson
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July 16, 2015



Water

The proposed water line will tap into the 12-inch water main in Thornhills Avenue. It will extend through the proposed development and into the Library property to the north and tap into the existing 8-inch water main creating a looped system, as requested by the City. A permit from the Kent County Road Commission (KCRC) will be required for the water line crossing of Thornhills Avenue.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence around most of the site, silt sacks in catch basins, and erosion control revegetation mats on the steeper slopes of the site. The developed site has several areas of moderately steep slopes (3:1). Care should be taken following construction to properly stabilize these areas. The applicant will need to apply for and obtain a SESC from the KCRC prior to beginning any work.

Summary

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

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

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "N. Torrey", is written over a faint, illegible typed name.

Nathan R. Torrey, PE, CFM

jc2
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

Round Hill, 3000 Thornhills Avenue

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive stormwater runoff
All stormwater runoff from the site will be infiltrated onsite. In the event that a storm exceeds the design 100-year volume of the infiltration basin, it will overtop and flow into the Thornapple Hills County 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 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 tributary areas for each onsite catch basin as well as offsite areas.
- OK (4) Calculations for the final peak discharge rates
Calculations were provided for peak flow rates to the infiltration basin.
- OK (5) Calculations for any facility or structure size and configuration
Calculations were provided for sizing of the onsite storm sewer system and infiltration basin.
- 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 April 27, 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.
Offsite flow enters the property from the north. The applicant provided calculations to quantify the amount of offsite flow and provided a storm sewer design to capture and route it around 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 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 and appear appropriate given the expected work. 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 shown 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
- 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

FIRE DEPARTMENT MEMORANDUM



TO: STEVE PETERSON – COMMUNITY DEVELOPMENT DIRECTOR
FROM: JOHN SIGG – FIRE CHIEF
SUBJECT: SITE PLAN REVIEW FOR ROUND HILL DEVELOPMENT
DATE: JULY 14, 2015
CC: DOUG POOLMAN – FIRE INSPECTOR

After reviewing the site plan submitted we have the following comments.

- All addresses need to be posted and visible form the road.
- Radius of cul-de-sac need a minimum radius of 30 feet



July 6, 2015

Mr. Steve Peterson, Planning Director
Cascade Charter Township
2865 Thornhills Avenue SE
Grand Rapids, Michigan 49546

RE: 3000 Thornhills Avenue property – PUD Amendment Preliminary Development Plan

Dear Mr. Peterson:

On behalf of RJV Ventures, we have enclosed the following PUD Amendment Preliminary Development Plan for the proposed development of vacant property at 3000 Thornhills Avenue in Cascade Township, Michigan. The property is part of an existing PUD which has been approved for a 40 unit assisted living facility. Attached please find three (3) sets of plans and 1 set of supporting documentation for consideration at the August 3, 2015 Planning Commission meeting. A disc copy of this information is also attached. Supporting documentation attached includes:

- Email from Nathan Torry, FTCH that all engineering comments have been addressed.
- Letter from John Strunk, KCRC approving the proposed private street name.
- Email from Arden Postma indicating lift station sewer capacity issues are resolved.
- Drain pack submittal information related to site storm water management.
- Private Road Easement and Maintenance Agreement (“Draft”).
- Storm Water Runoff Facility Maintenance Agreement (“Draft”) and a copy of basin summary construction/maintenance requirements.
- Storm Water Drainage Easement (“Draft”)

Also attached please find a narrative to address your March 3, 2015 review comments and supporting statements to address Paragraph 3 items A. through J. of the Preliminary Development Plan Review checklist.

Should you have any questions or concerns, please do not hesitate to contact me at 616-575-5190. Thank you for your kind attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kyle D. Wilson".

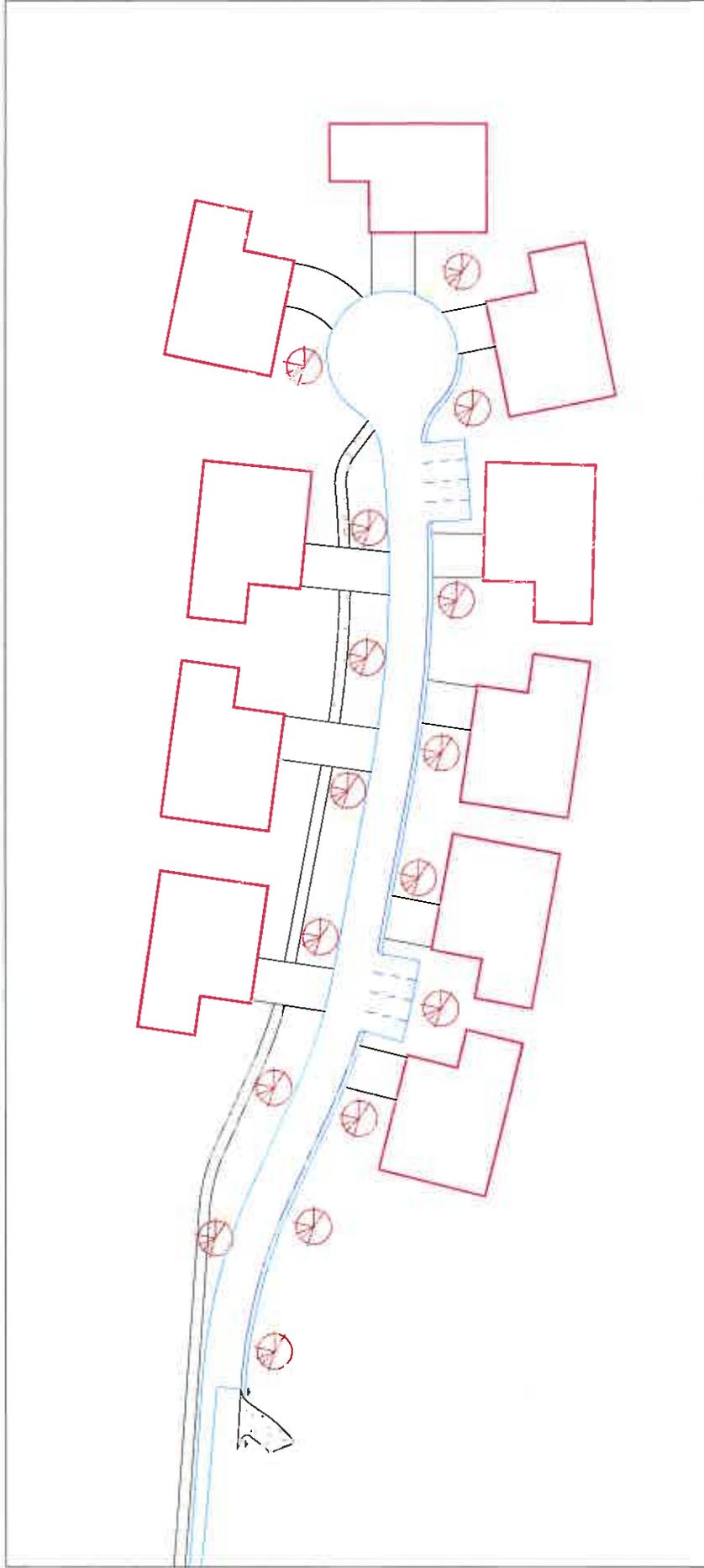
Kyle D. Wilson, P.E.
Project Engineer

K:\2014\144\14401335\OUTGOING\Twp Subm Cvr Ltr.PUD Amendment Preliminary Development Plan.2015.07.06.DOC

NARRATIVE

Response to Steve Peterson March 3, 2015 Review Letter

1. The final plan attached shows 10 total units as part of the fully developed site.
2. Dimensions of the proposed house shown on the detail provided on plan sheet C-205. The square footage of the house being proposed is 2,700 square feet of living space plus an additional 477 square feet of garage area.
3. Anticipated price point for the units is to be in the \$500,000 - \$600,000 price range.
4. An email has been received from Nate Torrey, FTCH (attached) indicating all engineering issues have been addressed. We understand the Township will receive a letter from FTCH indicating this also.
5. Final plans provided show all roof drains connecting to site storm sewers which drain to the on-site retention basin.
6. Based on the most recent discussions, we understand the pedestrian access/sidewalk connection to the library property is no longer desired. Plan sheet C-205 shows a proposed 15' wide grading easement along the north property line of this development to be granted by the Township. We understand Mr. Tom Giuisti of RJV Ventures has met with the Township Supervisor and received verbal permission that this would be granted.
7. A copy of the approval of the proposed road name is attached (March 6, 2015 letter from Mr. John Strunk, Kent County Road Commission).
8. Proposed section of the private road in a 66' easement is provided on plan sheet C-205 and will meet the requirements of Cascade Township zoning ordinance. A draft "Easement and Maintenance" document is also attached as part of this submittal.
9. See attached email from Mr. Arden Postma, P.E., City of Grand Rapids indicating lift station improvements are being made by Grand Rapids to address this development as well as The Ridges of Cascade.
10. Based on discussions with Mr. Postma, the public utilities shown have incorporated his comments, including looping the proposed watermain at the east end to public watermain providing a looped system. We will proceed through the check print process for approval of the public utilities upon PUD approvals from the Township.
11. A detail of the proposed street light is provided on plan sheet C-205 along with light pole locations.
12. Landscape plan completed by others is attached.
13. A 5' concrete sidewalk is proposed through the development as shown on the plans.
14. Photos of the retaining wall proposed to be used have been provided. Top of wall height is listed on plan sheet C-205.



STREET TREE LANDSCAPE PLAN

Round Hill - 3000 Thornhills Ave SE

 symbol	NUMBER OF PROPOSED TREES 16	TYPE OF TREE 'ACER PLATANOIDES' 'CRIMSON KING' - NORWAY MAPLE	SIZE OF TREE 2" - 3" caliper 10'-12' tall
---	---------------------------------------	---	---

Designed By:
 Ronald W. McCollum
 Landscape Architectural Designer
 P.O. Box 150843
 Grand Rapids, MI 49515
 (616) 437-2780
 thinksizle@gmail.com

Prepared For:
 RJF Ventures
 Tom Glusil
 P.O. Box 441
 Ada, MI 49301
 (616) 581-8744



**Board of County Road Commissioners
of the County of Kent**

1500 Scribner Ave., N.W. Grand Rapids, MI 49504-3299
(616) 242-6900 Fax # (616) 242-6980

**Chairman
Mark E. Rambo**

**Vice-Chairman
David M. Groenleer**

**Commissioner
Patrick G. Malone**

**Commissioner
William N. Stelfin**

**Commissioner
Cynthia Porter Jones**

**Steven A. Warren,
Managing Director**

**Gerald J. Byrne
Deputy Managing
Director - Operations**

**Wayne A. Herral
Deputy Managing
Director - Engineering**

**John L. Strauss
Director of Finance**

March 6, 2015

**Ms. Anya Lanford
Nederveld Assoc.
217 Grandville Ave SW Suite 302
Grand Rapids, MI 49503**

Dear Ms. Lanford;

**The private street name of Round Hill Court (Pvt) has been approved for your project off
Thornhills Drive in Cascade Charter Township.**

If you have any questions, you may contact me at (616)-242-6901 Ext. 6913.

Sincerely yours,

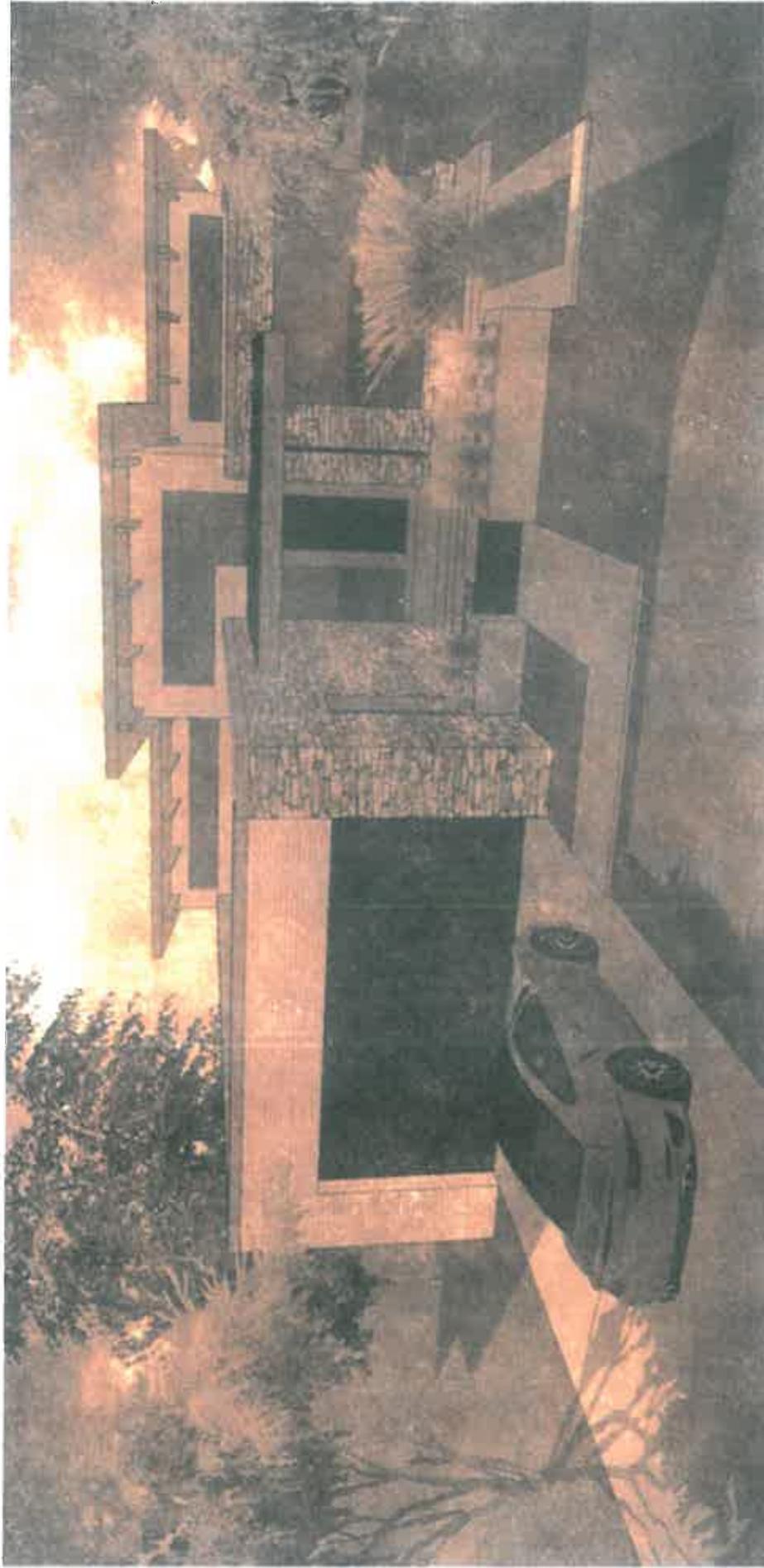
**John Strunk
Certification Engineer
Kent County Road Commission**

From: Postma, Arden [<mailto:apostma@grand-rapids.mi.us>]
Sent: Wednesday, June 03, 2015 1:56 PM
To: Steve (Steve@cascadetwp.com)
Cc: Schroeder, Charles; Lunn, Michael; Berrevoets, Michael; Rick Pulaski
Subject: Thornhills Lift Station

Steve,

The City of Grand Rapids has decided to purchase and complete the installation of the upgraded impellers for the Thornhills Lift Station. This will allow the pumped flow from the lift station to be increased from the existing 400 GPM flow up to the secondary design flow of 600 GPM. This upgrade of the lift station pumps/impellers pertains the ongoing and proposed developments that would discharge sewage to the Thornhills Lift Station (Ridges of Cascade and Roundhill). The planned upgrade by the City of Grand Rapids would relieve the requirement of either development to participate in or have responsibility for the upgrade.

Arden Postma, P.E.
Hydraulic Engineer
City of Grand Rapids
1900 Oak Industrial Drive NE
Grand Rapids, MI 49505
(616) 456-4201



Round Hill Condominiums
3000 Thornhills Ave
Cascade Twp, Michigan

March 02, 2015



create 3 architecture
616.734.9314
www.create3architecture.com



PUDMANVILLE RIVER DRIVE

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PUDMANVILLE

PUDMANVILLE
PUDMANVILLE



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

March 3, 2015

Tom Guisti
PO Box 441
Ada MI 49301

RE: 15-3229 RJV Ventures

Please consider this letter as notice of the March 2, 2015 Planning Commission meeting. At that meeting the Planning Commission reviewed your plan for the new residential development at 3000 Thornhills Ave. In order to proceed to the public hearing you will need to address the following:

1. Make a decision on the final number of units and revise the plans accordingly.
2. House size
3. You indicated that the price point is \$500-600k. Please verify this depending on the changes that you make.
4. Address the comments from the Township Engineer.
5. Roof drains from the units should be tied directly to the storm sewer system.
6. Provide pedestrian access to the library property. If this includes the need for a grading easement this will need to be addressed with the Township Manager prior to your submittal.
7. KCRC approve name of new road.
8. Provide required detail of new private road including maintenance agreement.
9. Review from the City of GR for access to pump station
10. Review from the City of GR for public utilities.
11. Incorporate and provide detail of the proposed street lights
12. Provide a landscape plan, including street trees, that includes detail of trees
13. Provide sidewalk along the new private road.
14. Provide detail of retain wall including height and how drainage will work

Once all of the above items are worked out and/or provided I will schedule your project for a public hearing.

Sincerely,
CASCADE CHARTER TOWNSHIP

Steve Peterson,
Planning Director

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

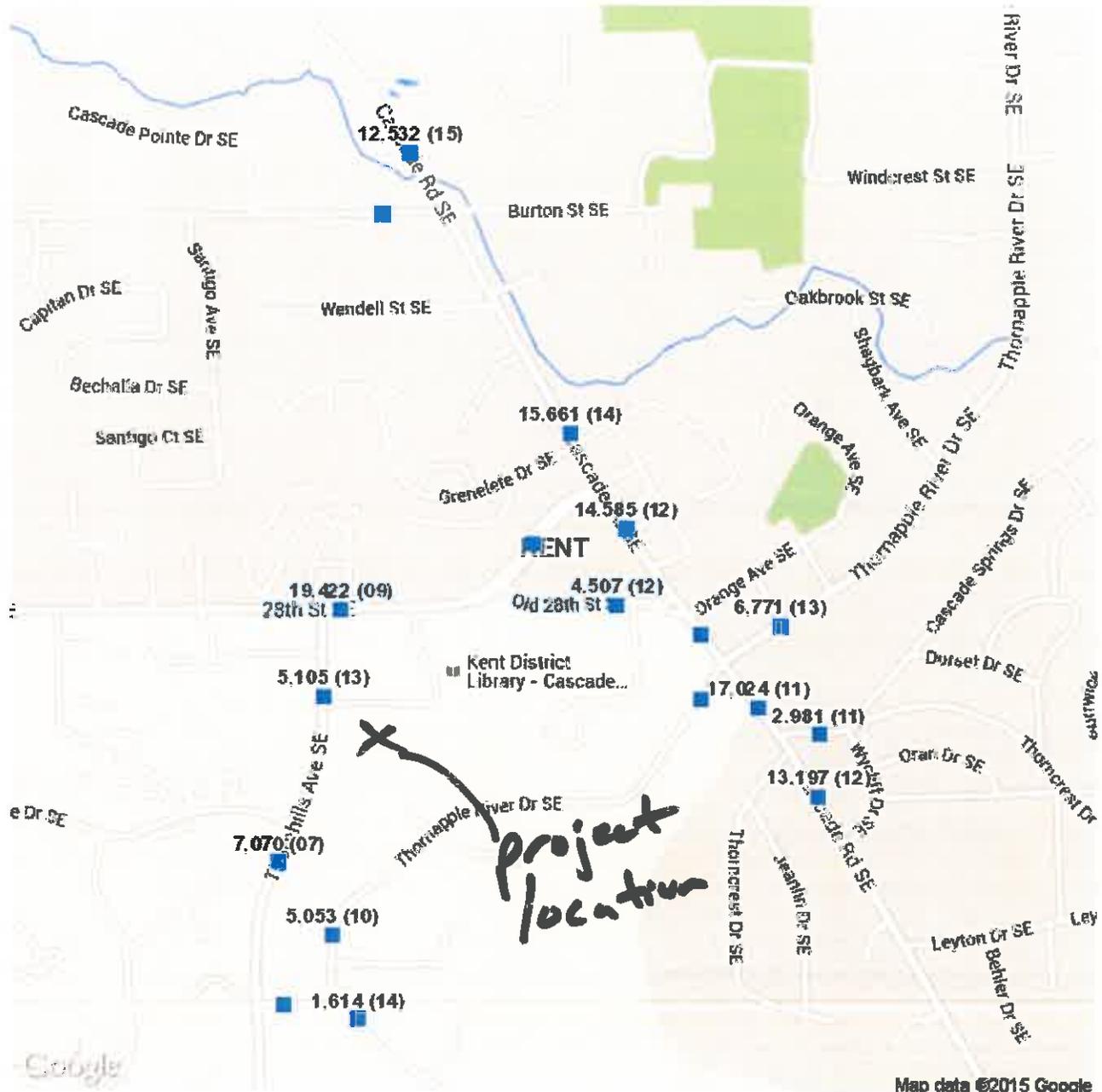
Clerk
949-1508

Fire
949-1220

Manager
949-1500

Planning
949-0224

Treasurer
949-6944



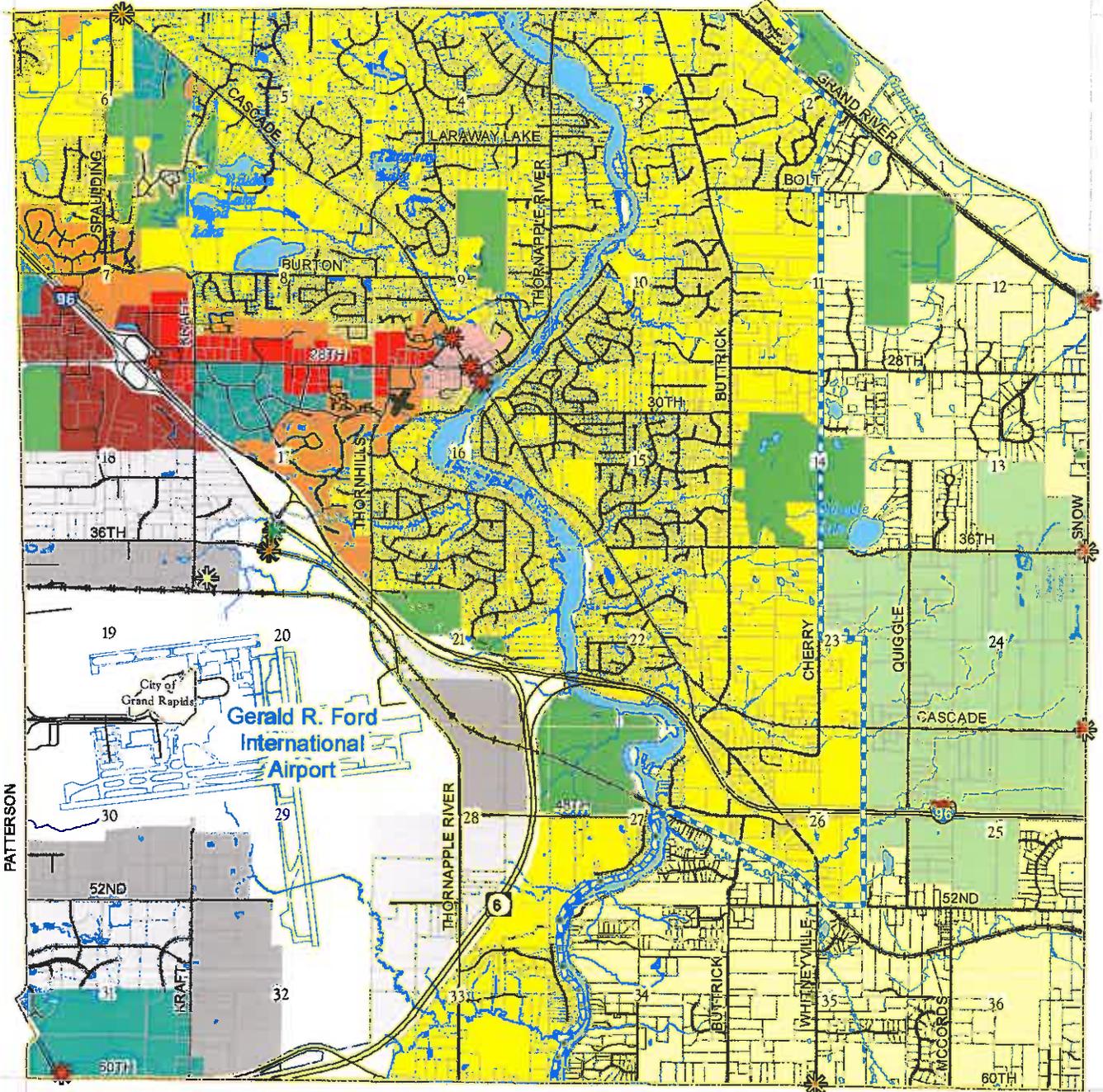
- TCDS Locations**
- Short
 - Continuous
 - WIM
 - Located Short
 - Located Continuous
 - Located WIM

Ada Twp

Lowell Twp

Caledonia Twp

City of Kentwood



Cascade Charter Township

Kent County, Michigan

Map 15 Future Land Use

Legend

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

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



W&W
Williams & Works

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This map and its contents represent a best effort and are intended to serve as a guide only. Williams & Works does not warrant, represent or make any other statement, and the user assumes all liability for any use of this map and its contents.

Williams & Works
Engineers, Planners, Surveyors

416.234.6500 phone • 416.234.1861 fax
5410 Chene Avenue NE • Grand Rapids, MI 49508

April 22, 2009

neighborhoods is a primary concern and measures should be taken periodically to assure proper coverage of these services. Private roads should be considered under certain circumstances, such as for the preservation of large stands of trees, or to preserve steep slopes, where drainage and run-off is a concern, or where important natural features have been identified in the Natural Feature Inventory.



COMMUNITY RESIDENTIAL

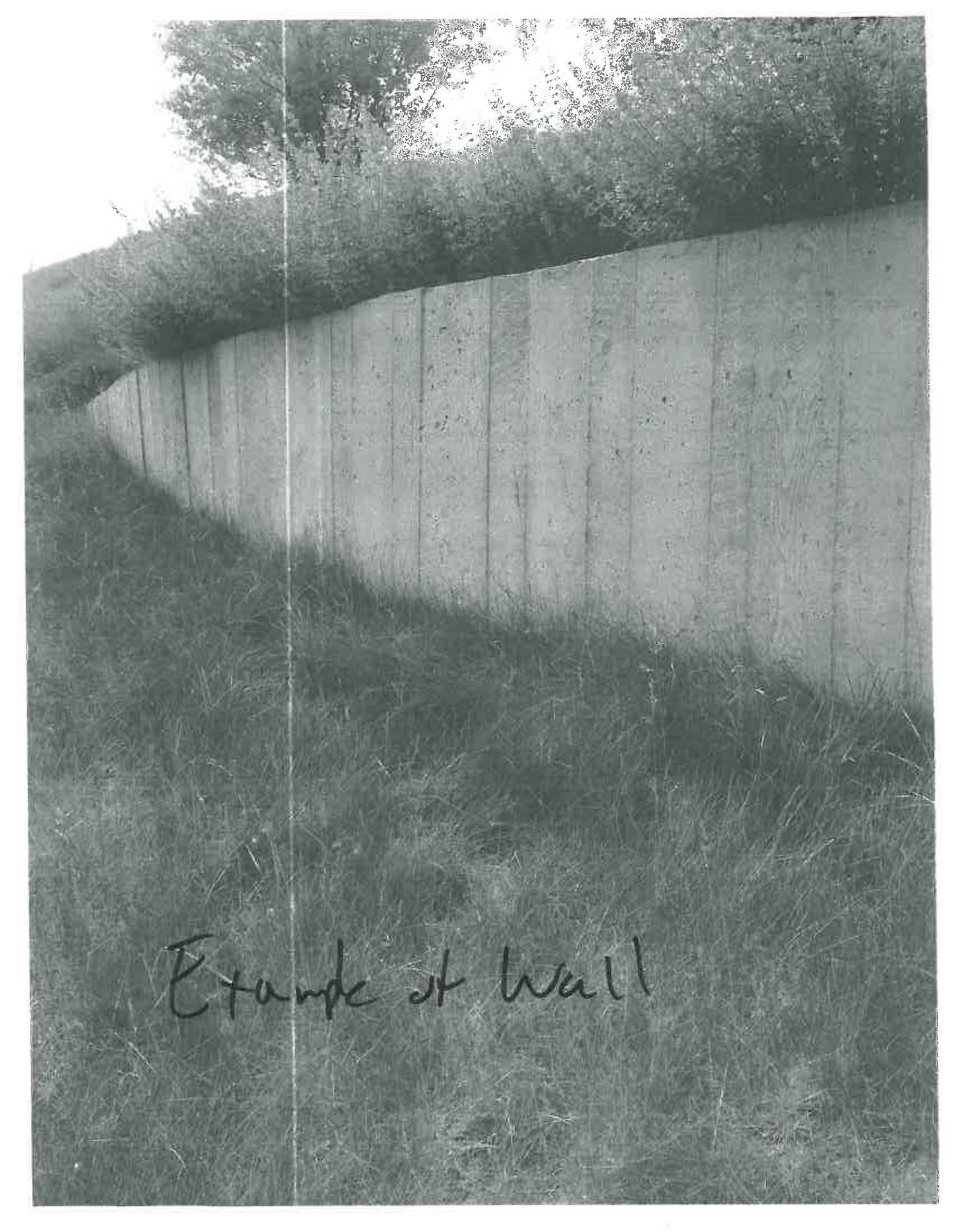
Description: The community residential land use designation is intended for attached or detached single family and multi-family housing. A project should be designed and developed to provide attractive, up-scale master planned living environments with amenities such as open spaces, walking paths, street trees, street lighting and attractive architectural style. Buildings and structures should be designed to minimize bulk and massing of attached living units.

Location: The community residential land use area primarily serves as a transition from commercial/mixed use and suburban residential uses along 28th Street. However, there are two areas where this use is proposed along the south side of Cascade Road north of Burton.

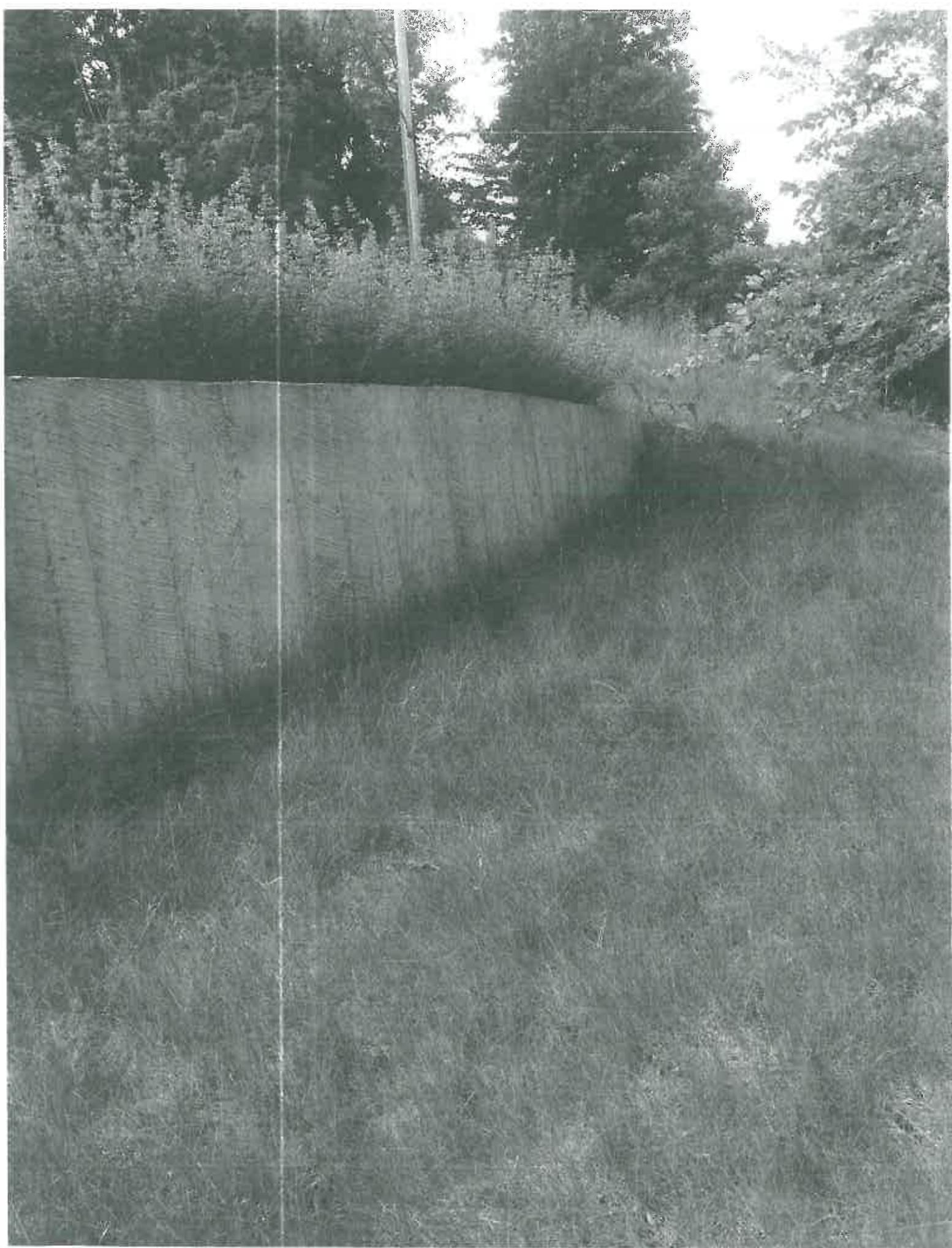
Desired Uses and Densities: Uses may include attached and detached residential dwellings, including projects that incorporate a variety of housing options, as well as assisted living and retirement communities. Master-planned retirement communities may also incorporate low-impact commercial uses internal and integrated within the development such as personal service establishments (barber shop or hair salon), post office, financial institution and other necessary uses for the convenience of the residents but not available for use by the general public. Development within the community residential area should include a walking system that connects to any existing or planned non-motorized pathway. The Township desires for the community residential areas to be served by mass transit in the future. Water and sewer must be available for new development or redevelopment in this land use category. Additionally, any natural features should be preserved and protected in projects located in the community residential land use area. Only public roads would be permitted in the community residential land use category. Allowable densities would range between 4-6 dwelling units to the acre.

VILLAGE COMMERCIAL

Description: This land use designation is intended to foster a pedestrian-scale, local shopping district confined to the parcels currently zoned for commercial use. It is not the intent of this land use plan to expand commercial uses either north or south along Cascade Road.



Etande at wall

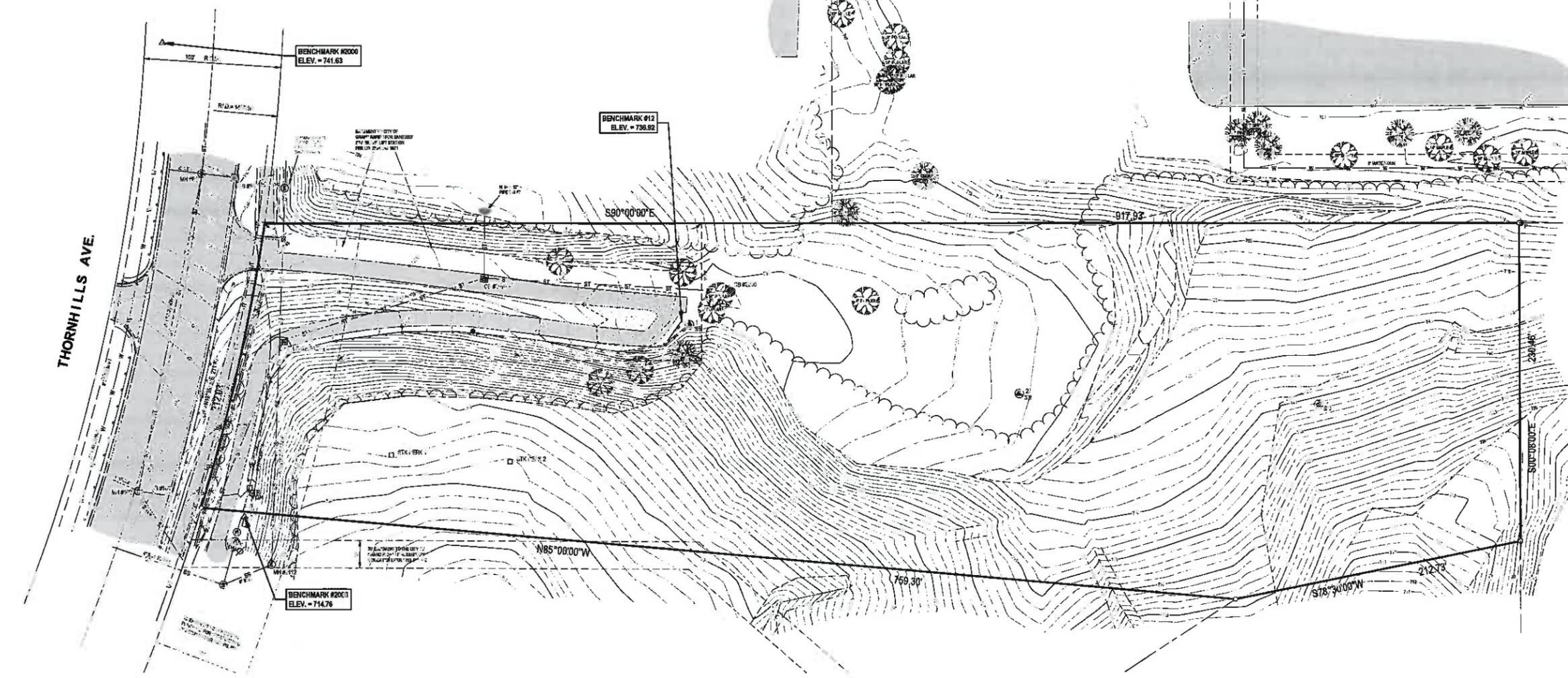
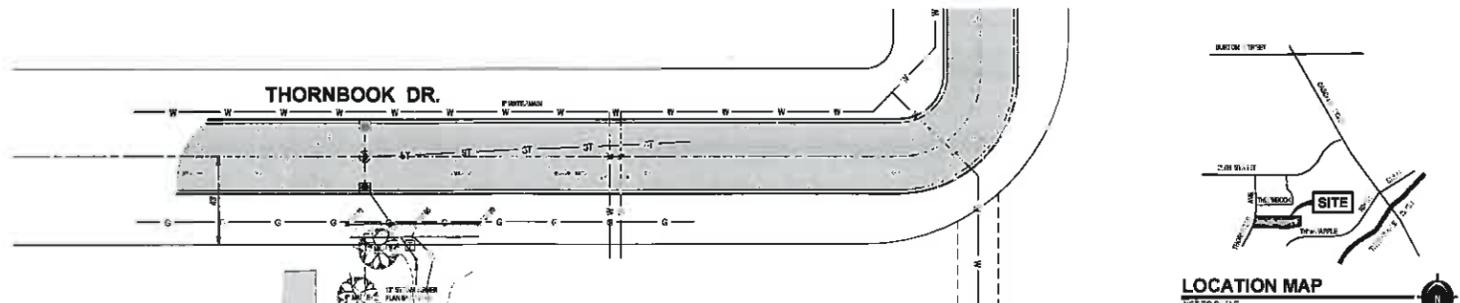


BENCHMARKS

BENCHMARK #12 ELEV. = 736.92 (NGVD29)
P.K. Nail in top of guard post on the NE end of guard rail.

BENCHMARK #2000 ELEV. = 741.63 (NGVD29)
Top of NW flange bolt on fly level on the W side of Thornhills Dr., 45' N of the S entrance to Cascade Twp. Office.

BENCHMARK #2003 ELEV. = 714.76 (NGVD29)
Cut square in top of NW corner of concrete base to power station at IRT station complex.



NEDERVELD
www.nederveld.com
800.222.1868

GRAND RAPIDS
217 Cascade Dr., Box 302
Grand Rapids, MI 49501
Phone: 616.781.3190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
R/J Ventures
Tom Glisati

P.O. Box 441
Ada, MI 49301
Phone: 616.581.8744

REVISIONS:

Rev.	Description	Date
1	Issue for Review	01/30/15
2	Check by RJD	01/30/15
3	Check by RJD	01/30/15
4	Check by RJD	01/30/15
5	Check by RJD	01/30/15
6	Check by RJD	01/30/15
7	Check by RJD	01/30/15
8	Check by RJD	01/30/15
9	Check by RJD	01/30/15
10	Check by RJD	01/30/15

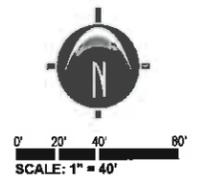
ROUND HILL
Existing Conditions Plan
3000 Thornhills Ave. SE
PART OF THE NORTHWEST 1/4 OF SECTION 16, T8N, R10W,
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:
14401335

SHEET NO:
C-201

SHEET: 1 OF 3



811 Know what's below. CALL before you dig.

UTILITY OF ANY KIND MAY BE LOCATED BY CALLING 811. IT IS THE RESPONSIBILITY OF THE CALLER TO PROVIDE ACCURATE LOCATION INFORMATION TO THE FIELD OPERATORS IN THE AREA.

NOTE: CALLING 811 DOES NOT GUARANTEE THE LOCATION OF UTILITIES. THE OPERATOR WILL ATTEMPT TO LOCATE UTILITIES TO THE BEST OF HIS/HER ABILITY. THE OPERATOR IS NOT RESPONSIBLE FOR DAMAGES TO UTILITIES OR PERSONS OR PROPERTY.

LEGEND

	Benchmark		Catch Basin
	Catch Basin		Elevation Marker
	Catch Basin		Tie
	Catch Basin		Utility Pole
	Catch Basin		Sewer
	Catch Basin		Water
	Catch Basin		Gas
	Catch Basin		Electric
	Catch Basin		Telephone
	Catch Basin		Fence
	Catch Basin		Chain/Fence
	Catch Basin		Topography
	Catch Basin		Hydrology
	Catch Basin		Grass
	Catch Basin		Gravel
	Catch Basin		Dirt/Asphalt
	Catch Basin		Road

DESCRIPTION

PART OF NW 1/4 QM AT NW COR OF SEC TH 900 00M 00S E ALONG N SEC LINE 1475.51 FT TO E LINE OF LOT 7 OF ARDEN HILLS PLAT EXT N TH S 00 00M 00S E ALONG SD EXT E LOT LINE & SD E LOT LINE & SD E LOT LINE EXT S 00 00M 00S E 1125.46 FT TO BEG OF THIS DESC - TH S 780 30M 00S W 212.73 FT TH N 850 00M 00S W 798.30 FT TO ELY LINE OF THORNHILLS AVE/100 FT WIDE TH NLY ALONG ELY LINE OF SD AVE TO A PT 895 FT S FROM N SEC LINE TH E PAR WITH N SEC LINE TO E LINE OF SD LOT 7 EXT S TH S 00 00M 00S E ALONG SD EXT E LOT LINE TO BEG * SEC 16 T8N R10W S.24 A.

SURVEYOR'S NOTES

- 1) Utility locations are derived from actual measurements or available records. They should not be interpreted to be exact locations; nor should it be assumed that they are the only utilities in this area.
- 2) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISC DIG AT TOLL FREE 1-866-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 3) Easements shown hereon are from previous survey by Euel Engineering, Inc., file no. 921534 dated 4/3/92. Actual Easement documents were not provided and therefore not reviewed for correctness or accuracy.

STRUCTURE INFORMATION

Catch Basin #93 Rim Elev. = 734.68 Full of Ice	Catch Basin #2010 Rim Elev. = 730.62 12" Conc. (WSW) = 718.04 12" Conc. (E) = 722.82 12" Conc. (N) = 718.07
Storm Manhole #84 Rim Elev. = 734.03 15" Conc. (N) = 729.03 15" Conc. (S) = 713.83 12" Clay (E-W) = 729.73	Catch Basin #2040 Rim Elev. = 733.60 12" Conc. (E-W) = 728.15
Storm Manhole #102 Rim Elev. = 725.60 15" Conc. (N) = 715.70 15" Conc. (SE) = 715.55 12" Conc. (E) = 721.50 12" Conc. (W) = 721.05	Catch Basin #2050 Rim Elev. = 719.87 15" Conc. (NE-S) = 710.82
Catch Basin #100 Rim Elev. = 726.11 12" Conc. (N) = 722.31	Sanitary Manhole #2112 Rim Elev. = 704.05 8" (N) = 661.88 8" (SSW) = 661.81
	Catch Basin #2240 (Beetle top) Rim Elev. = 737.60

