

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, October 5, 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 September 14, 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 # 15-3265 Randy Gaskin**  
**Public Hearing**  
**Property Address: 3505 Snow Ave**  
**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 # 15-3267 Paul Kucharczyk**  
**Public Hearing**  
**Property Address: 9150 52<sup>nd</sup> St**  
**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 # 15-3273 G Place LLC**  
**Property Address: 6812 Old 28<sup>th</sup> St**  
**Requested Action: Site plan approval for 600 sq ft addition**
- ARTICLE 9.      Case # 15-3268 Craig Baker**  
**Property Address: 4939 Starr St**  
**Requested Action: Site Plan Approval for 15,000 sq ft warehouse addition.**  
**warehouse facility.**

**ARTICLE 10.     Any other business.**

**ARTICLE 11.     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, September 14, 2015  
7:00 P.M.

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

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

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

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

**ARTICLE 4.** Approve the Minutes of the August 17, 2015 meeting.

Motion by Member Lewis to approve the minutes of the August 17, 2015 meeting as written. Support by Member Rissi. Motion carried 8-0.

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

No one wished to speak on non-agenda items.

**ARTICLE 6.** Case #15-3256 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.

Director Peterson presented the case. This is located in the agricultural zone. The Applicant is requesting approval for a 1,532 sq. ft. accessory building in their rear yard. The nearest property line is 60' away. This would allow for up to a 22' tall building. They are proposing a 16' tall metal sided building with asphalt shingles. In my opinion it is in the character of the area. The property itself is just shy of eight (8) acres and the house is 3,100 sq. ft. The size of the building would not be out of character for the area. Given the setbacks and the area this is located in, it did not trigger any other concerns that we would typically look for in a building of this size. My recommendation is that you approve the Special Use

Permit with our normal conditions that it cannot be used for living space or to run a business.

Member Lewis asked if this was the third accessory building on the property. Director Peterson stated that this was correct and with eight (8) acres the maximum allowed is three.

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

Robert Harmon, 4150 Cherry Lane came forward as the Applicant.

Member Sperla asked the Applicant the square footage of the other buildings on the property. The Applicant stated that the accessory building was small and brought in on a truck and is used for lawn equipment storage.

Member Rissi asked what the new accessory building would be used for. The Applicant stated that it would be used for storage. Member Rissi asked if there would be electric or heat in the building. The Applicant stated it was strictly for storage.

Member Rissi asked if there was an additional structure on the property. The Applicant stated that there was a carport next to the garage.

**Member Lewis made a motion to open the Public Hearing. Support by Member Robinson. Motion carried 8-0.**

No one wished to speak at the Public Hearing.

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

**Member Mead made a motion to approve Case 15:3256 to allow an accessory building in excess of 832 sq. ft. with the conditions that it is not used as living space or to run a business. Support by Member Sperla. Motion carried 8-0.**

**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.**

Director Peterson presented the case. This is located at the north end of the Township between Buttrick and Thornapple River Drive. The site is approximately 3 acres in the R-1 Zoning District. The Applicant is proposing a 1,440 sq. ft. building, 16' tall with proposed setbacks of 40' to the nearest property line which would allow up to an 18' tall building. There is another small accessory building on the property which makes this the last allowable building on the property. The property is a little over (3) three acres and the house itself is about 3,600 sq. ft. Taking into consideration the size of the house and property the 1,400 sq. ft. building is not out of character for others that we have done. I recommend approval of the Special Use Permit with our normal conditions that it cannot be used for living space or to run a business.

I did hear from a couple neighbors but for informational purposes and did not hear any comments one way or the other.

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

Jeff Shull, 7500 Buttrick came forward as the Applicant for any questions.

Member Rissi asked if there would be any plumbing, heating or electrical to the building. The Applicant stated that there would be electricity but no plumbing or heating.

**Member Rissi made a motion to open the Public Hearing. Support by Member Lewis. Motion carried 8-0.**

No one wished to speak at the Public Hearing.

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

**Member Rissi made a motion to approve the Special Use Permit for Case 15:3256 to allow an accessory building in excess of 832 sq. ft. with the conditions that it is not used as living space or to run a business. Support by Member Robinson. Motion carried 8-0.**

**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.**

Director Peterson presented the case. This is on the eastern side of the Township off of 28<sup>th</sup> Street and Foxfire Lane which is a private street running south off of 28<sup>th</sup> Street. The site is almost five acres, zoned Agricultural. The accessory building being proposed is almost 1,600 sq. ft. The location of the building is 90' from the closest property line which would allow up to a 22' building and they are proposing an 18' tall building. The building proposed is in the side yard as the road curves. The building would be steel siding with asphalt shingles. This is a pretty heavily wooded area on five (5) acres with the house measuring about 4,000 sq. ft. The size itself fits in with the area. I did have a couple neighbors stop in for information and the Applicant reached an agreement to make a couple minor modifications to satisfy one neighbor. The site is heavily wooded but it is deciduous trees. The Applicant agreed to plant evergreens along the back to help shield the neighbor to the east. The Applicant also agreed to lower the walls of the building from 15' to 13' feet and to increase the pitch of the roof to accommodate his own necessities while also compromising with the neighbor to the east. I am recommending approval of the Special Use Permit with our normal conditions that it cannot be used for living space or to run a business, and they add the 5-6 evergreens to the rear of the building and lower the walls of the building at least two feet from 15' to 13'.

Member Lewis asked if they changed the size of the building. Director Peterson stated that the foot print remained the same but the height of the walls changed as did the peak of the roof.

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

Jay Nehls, 3100 Foxfire Lane came forward as the Applicant. The Applicant stated that Director Peterson did a great job summarizing the compromises that were made between my neighbor and myself.

Member Hammond asked if they were using scissor trusses to accommodate the roof peak. The Applicant stated this was correct.

Member Lewis stated that he congratulates the Applicant for being proactive with his neighbor.

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

**Member Mead made a motion to approve the Special Use Permit for Case 15:3256 to allow an accessory building in excess of 832 sq. ft. with the conditions that it is not used as living space or to run a business, no less than 5 evergreens planted along the side and lowering the exterior walls a minimum of two feet to approximately 13' in height. Support by Member Rissi. Motion carried 8-0.**

**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.**

Director Peterson presented the case. The area we are looking at is Kraft Avenue where it dead ends into the airport, north of 52<sup>nd</sup> Street. The airport is to the north, to the north and east is the airport viewing area and to the south is 52<sup>nd</sup> Street. When we dealt with the development of the properties to the south of this, this building was actually shown on those plans. In between the buildings is a conservation and wetlands area. What they are proposing now is a 337,000 sq. ft. warehouse building. They do eventually plan to extend this development going west. This is the first phase of this project and it is in the Meadowbrooke PUD Zoning District and it meets those requirements.

They did give us a landscaping plan that does a nice job of landscaping the area along Kraft Avenue. Given the fact that they will be expanding to the west and with the airport to the north and the conservation area to the south it did not make sense to add additional landscaping in the area. I feel their proposal is adequate based on the circumstances.

The Applicant submitted a lighting plan to which I have requested some minor adjustments.

Access to the sight is off of Kraft Avenue and requires a Road Commission permit and they are currently in discussion and it does not look like there will be any issues. The fire department has reviewed the plans and had routine items but nothing that changes the site plan.

When the area to the south was developed there was concern by the airport and the FAA with the retention ponds attracting birds. Those items will need to be addressed and the comments from the airport and the FAA are in the packets.

The Township Engineer needs to review and approve the plans. This project will be a little more complicated with the airport and how the water will be treated at the wetlands. Essentially we believe it can all be addressed to everyone's satisfaction in regards to storm water. They have already received their soil erosion permit and they have started some site prep work which is certainly permitted.

The Meadowbrooke Review Board has reviewed the project and we are still waiting for their comments. I recommend approval for their Site Plan for their new warehouse building contingent on the following:

- \$5,000 Landscape Bond
- Approval of the curb cut
- Compliance with the Airport letter
- Compliance with the Engineering letter
- Approval of the Meadowbrooke Review Board

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

Mike Kelly, Wolverine Building Group, came forward on behalf of the Applicant.

Member Mead asked why they were choosing wall lighting as opposed to the standard parking lot lights. The Applicant stated that they have never used light poles for snow removal purposes. They have always been able to achieve the light levels needed without using the standard poles.

Member Williams asked when the project would be completed. The Applicant stated that asphalt cannot be poured until May which puts estimated completion at approximately May 17, 2016.

Member Lewis stated that the intent is for warehouse only and no industrial. The Applicant stated that it could be used for industrial but the intent is for warehouse only based on the number of dock doors. Warehouse function seems to be the biggest need around the airport.

Member Sperla asked if there were any plans to fill in the conservation area or wetlands. The Applicant stated that they are not allowed to touch that area. It is a conservation area and the old growth trees and the water that is there is untouchable and to remain intact.

**Member Rissi made a motion to approve the Site Plan for Case 15:3262 for a new warehouse facility contingent on the following conditions:**

- \$5,000 Landscape Bond

- Approval of the curb cut by KCRC
- Compliance with the Airport letter
- Compliance with the Engineering letter
- Approval of the Meadowbrooke Review Board

Support by Member Robinson. Motion carried 8-0.

**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.**

Director Peterson presented the case. It is essentially the same building, they have just moved the buildings location east. Administratively changes can be made but the scope of the changes required it to come back before the Planning Commission. The original approval was granted in May of this year. I have described this as essentially moving 1,500 feet to the east. The Site Plan still complies with all the conditions that we granted in May.

We did have them add some extra landscaping and storm water control devices because of the concern for the residential use nearby. The light concerns have also been addressed. There is no new access to the sight. The Applicant still needs to work with the Kent County Drain Commission on some storm water items and this is part of the conditions of the original plan. The Meadowbrooke Review Board did review the plan. There seems to be a little bit of confusion between Lacks and the Review Board for jurisdiction as this building crosses into Phase I and Phase II. I am recommending approval of the Site Plan with the following conditions:

- \$5,000 Landscape Bond
- Fire Department items addressed
- Compliance with Township Engineer letter
- Kent County Drain Commission approval

Member Lewis asked the buildings use. Director Peterson stated it is for warehouse distribution.

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

Pat Knight, Lacks Industries, 5460 Cascade Road came forward as the Applicant. The Applicant stated the building will be a distribution center with light assembly. This is not a plating or molding operation. It will create jobs. Right

now we will bring people from our current facility but have the ability to expand to double the size.

Director Peterson stated that Approval of the Meadowbrooke Review Board should be added to the conditions for approval.

**Member Speria made a motion to approve Case 15:3258 Lacks Enterprises' major changes to an approved site plan for a new warehouse distribution facility that includes light manufacturing with the conditions specified by staff:**

- \$5,000 Landscape Bond
- Fire Department items addressed
- Compliance with Township Engineer letter
- Kent County Drain Commission approval
- Meadowbrooke Review Board Approval

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

**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 an addition to the Lacks Corporate HQ building.**

Director Peterson presented the case. This is a PUD Amendment. The Golfview PUD includes this building, the Fishbeck building to the west, the two office buildings on Cascade Road and the old Lacks manufacturing facility to the south and two additional buildings. The different phases are included in the staff report. We essentially look at the Golfview PUD as essentially a built out development. There were some tradeoffs made at the time the Golfview PUD was approved. Originally there was another 10,000 sq. ft. building proposed in the development. That was eliminated after the original developer was not able to remove a billboard that he had promised to remove on Cascade Road.

There was a cap on the total number of office space back in the old Lacks development to the south. That area has all been occupied as well or built out. We had the cap on office space to stay true to the old Cascade Road Corridor Study that talked about certain areas with the old industrial use. As you get further off the road the buildings are over 10,000 sq. ft. where the trees hide them a little more from the roadway.

There were no center turn lanes on Cascade Road at the time of the PUD and traffic was a concern and not knowing the mixed use for the area and the impact it would have on traffic.

The Master Plan identifies this area as Mixed Use which essentially is a reflection of the uses that were already present. I would describe this proposed change as not being inconsistent with the Master Plan. The addition itself is about 10,000 sq. ft. and they have done a nice job of trying to respect the Cascade Road Corridor with both the size of the addition and they have added pitched roof features to both the new building and the existing building. The new site plan is showing some additional landscaping out front to shield the parking lot from Cascade Road. They have done a pretty good job of meeting the recommendations we have in place for buildings along the Cascade Road corridor. This is just the introductory meeting but this is the time that you can give additional recommendations that you would like to require before the Public Hearing. The recommendations that Staff is requiring are:

- Site Plan information
- Address storm water
- Provide Landscaping plans
- Address comments from the Fire Chief
- Approval from the neighbor for access from Arboretum Drive to Cascade Road.

I have heard from one of the other owners in the development that would like to explore options for expansion in the Golfview PUD as well.

Member Lewis stated that one of the ordinance requirements was an owner occupancy of the building. Will that stay in place? Director Peterson stated that Lack's would occupy this building.

Member Sperla asked where the storm water that comes off this site filters too. Director Peterson stated that the development was part of the Schoolhouse Creek Watershed. Member Sperla asked which District the site was in. Director Peterson stated A District which means they have to look into infiltration vs. detention. They are aware of all of the requirements.

Member Mead asked if the Applicant had ever experienced any water problems at the site. The Applicant stated that they had not experienced any water problems.

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

Mike Corby, Integrated Architecture, 4090 Lake Drive spoke on behalf of the Applicant. We wanted to explain the thinking behind the architecture. We are using hip roof forms that make it feel more campus like and from the road you are starting to reference the roof forms and the main building stays very

horizontal. We are adding a berm along Cascade Road to screen some of the parking both in the existing lot and what we are adding to the west. Our strategy is to make it look like several smaller buildings in a cluster rather than one large building. We will put some new finishes on the existing building so the new and the old are compatible. A new entry will be added and where the site drops off in the rear of the building, the juncture between the two buildings, will have a café and conferencing area.

Member Lewis asked if they were going to build a Leeds Certified building. The Applicant stated that it would be designed as a green building but will not pursue the Leeds Certification. We are using Leeds at the basis for the design of the building.

Member Mead asked if the back access was going to be an easement or a purchase. The Applicant stated they are looking into that now.

Member Sperla stated that there is a new Storm Water Ordinance and do you know how the existing storm water from this development been handled? The Applicant stated that they will be creating a retention basin in front that will still allow us to have the berm.

Vice Chairman Waalkes asked for clarification if the entire site had to be brought up to current standards or just the new construction. Director Peterson stated that the new construction would be up to current standards but they will not be required to update the entire site.

## **ARTICLE 12. Any other business**

- **YMCA signage**

We wrote into the YMCA P.U.D. Ordinance that they would need to present to the Planning Commission their wall signage package for approval. The wall sign is on the west wall facing Burton Street. The sign is an internally lit wall sign. The rest of their signs would be at the entrances: one on Burton and one on the Burton and Kraft intersection. All the signs meet the parameters of our sign ordinance in size, height and square footage. We gave them 100 sq. ft. maximum and they are at 91 sq. ft. All of their signs are under the allowance that we allowed them.

- **Construction at Cascade Recreation Park**

Vice Chairman Waalkes stated that the back entrance to the park is having work done and many residents in Forest Valley are very upset about the work being done without notification to the neighborhood. Director Peterson stated that this

is the handicap accessible entrance to the park. The entrance has always been there and is the official bike entrance to the park for the pathway system. There will be a couple of parallel parking spaces added as well as the pedestrian handicap accessible entrance.

- **Special Use Permit for Accessory Buildings**

Vice Chairman Waalkes opened the discussion to explore whether there should be changes made to the size threshold for a special use permit. Director Peterson stated that this would be added to our Work Plan for next year.

### **ARTICLE 13. Adjournment**

**Motion made by Member Sperla to Adjourn. Support by Member Mead.  
Motion carried 8-0. Meeting adjourned at 8:25 PM.**

Respectfully submitted,

Aaron Mead, Secretary  
Ann Seykora  
Julie Kutchins  
Planning Administrative Assistant

STAFF REPORT: Case # 15-3265  
REPORT DATE: September 23, 2015  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: October 5, 2015  
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:  
Randy Gaskin  
3505 Snow Ave  
Lowell MI 49331

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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): FP

GENERAL LOCATION: West side of Snow Ave just north of 36<sup>th</sup> St.

PARCEL SIZE: Approximately 2 acres.

EXISTING LAND USE  
ON THE PROPERTY: Residential

ADJACENT AREA  
LAND USES: Residential

ZONING ON  
ADJOINING PARCELS: FP

**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. With only two acres the property would only be allowed one accessory building. They do have a detached garage but that is permitted since they have no attached garage. The property also has two other small accessory buildings. Both of these will have to be removed in order to construct the new buildings.
3. The building is located in the rear yard. The building is planned to be 15 feet tall. The building is planned to be setback at least 40 feet to the closest property line. This allows for a building up to 18 feet tall.
4. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
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 roofing.
The size of the building in relation to the house, lot and zoning district.	The property is about 2 acres. The home has approximately 1,400 sq ft. of finished living space. This size building would be in large for the size of the home and 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 be consistent with others in the general area.
The topography and vegetation in the	Flat wooded

area.	
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The wooded area will make it 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

While the size of the building seems large in relation to the home and property, the new building seems consistent with the area while it's the house and property that are small for the area.

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.
2. Removal of the two small accessory buildings prior to obtaining a building permit.

Attachments:      Application package



3505 Snow Ave

SNOW AVE

JODELL DR

NIMROD ST

PICKFORD DR

FOXFIRE LN

BLOOMINGTON HILL DR

QUIGLEY AVE

SETTLING DR

LAKE CREST CT

BURWOOD HILL CT

WOOD DUCK LN

CHERRY LN

36TH ST



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: RANDY GASKIN  
 Address: 3505 SNOW AVE  
 City & Zip Code: LOWELL, MICH, 49331  
 Telephone: 616 490 2252  
 Email Address: RANDY\_GASKIN@HOTMAIL.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 32X48 POST FRAME ACC. BOG  
BOAT PERSONAL STORAGE

(\*\*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\*\*:**

COMMENCING AT THE NORTHEAST CORNER OF  
THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 13 TOWN 6 NORTH,  
RANGE 10 WEST, RUNNING THENCE WEST 330 FEET  
THENCE SOUTH 264 FEET THENCE EAST 330 FEET THENCE NORTH 264  
(\*\*Use Attachments if Necessary) TO THE PLACE OF  
BEGINNING

PERMANENT PARCEL (TAX) NUMBER: 41-19 13-400-006

ADDRESS OF PROPERTY: 3505 SNOW AVE LOWELL MI 49301

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)
<u>RAWY GASKIN</u>	<u>3505 SNOW AVE</u>
_____	<u>LOWELL, MICH, 49301</u>

**SIGNATURES**

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

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

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

RAWY GASKIN  
Applicant – Print or Type Name

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

 8/21/2015  
Applicant’s Signature & Date

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

Rev. 7/24/14

## NOTICE OF PUBLIC HEARING

The Cascade Charter Township Planning Commission will hold a public hearing to consider the following request.

APPLICANT: Randy Gaskin

CASE NO. #15-3265

REQUEST: The applicant is requesting a Type I special use permit to construct an accessory building over 832 sq ft.

PROPERTY LOCATION: 3505 Snow Ave

PUBLIC HEARING DATE: Monday October 5, 2015

TIME: 7:00 pm

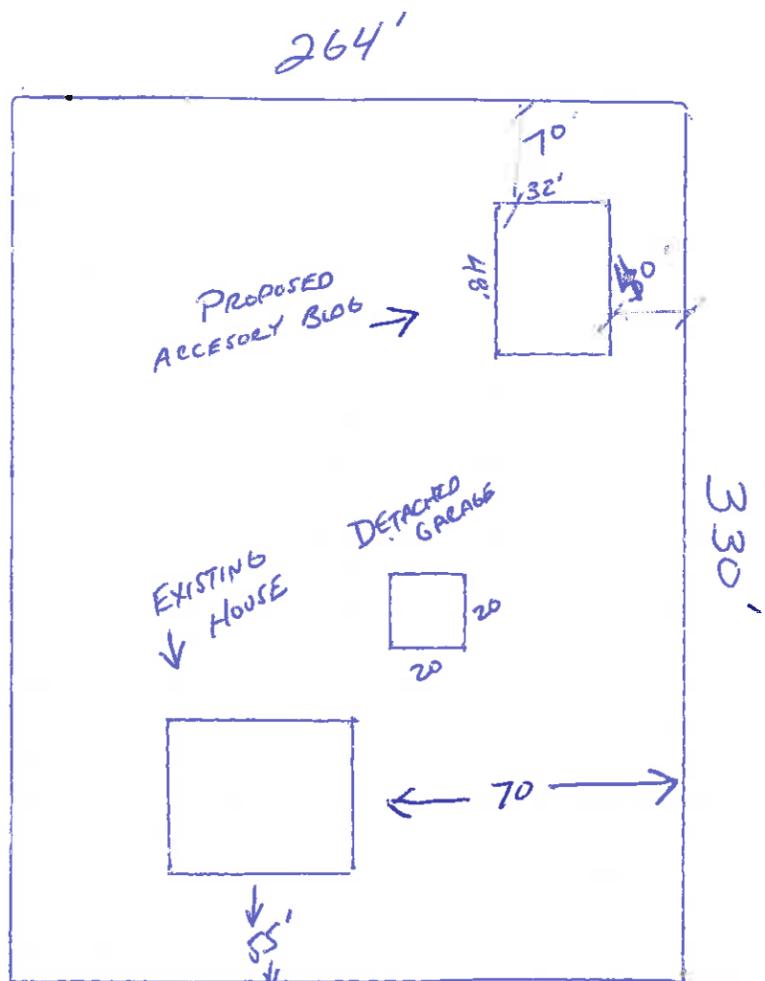
LOCATION: Cascade Library – Wisner Center  
2870 Jacksmith Drive, SE  
Grand Rapids, MI 49546

All information relative to this request may be reviewed in the office of the Planner (949-0224) located at 2865 Thornhills, SE, Grand Rapids, Michigan, 49546.

Cascade Charter Township  
Planning Commission

*Jim and I do not have a problem with Randy Gaskin's plans to erect a building as long as it is not on the road. I'm sure Randy would build it at the rear of his property.*

*Donnie Groeters  
3530 Snow Ave.*

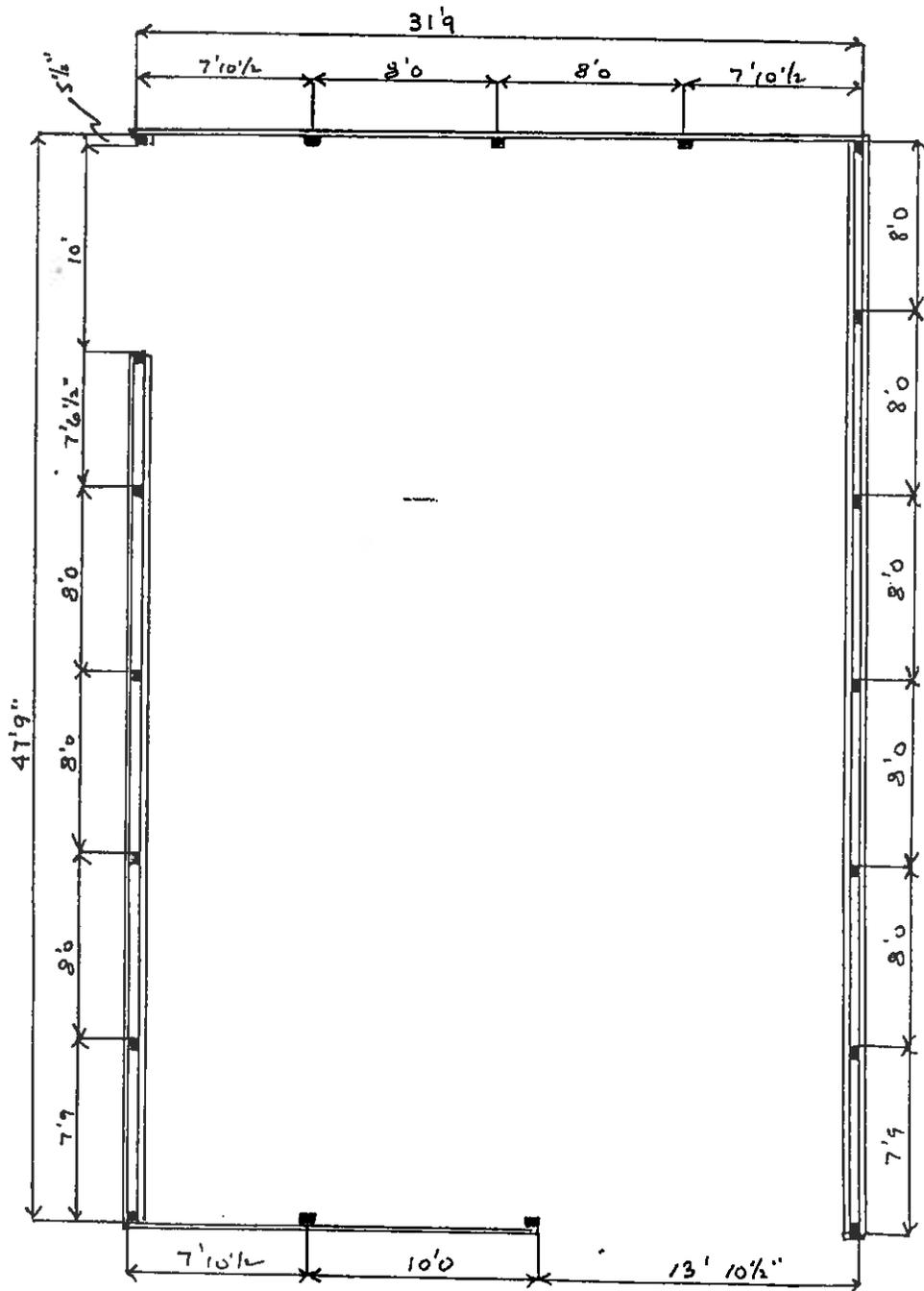
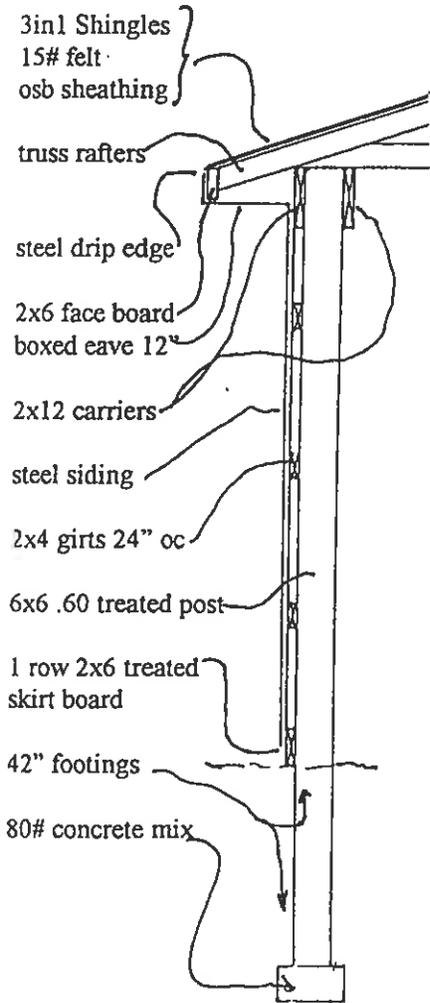


-----  
CENTER LINE OF SNOW

# MENOMINEE

- 32x48x12' Pole Bldg
- 3' steel entrance door
- Steel Siding & Shingle roof
- Flush gables & 12" oh Eaves
- one row skirt board
- one service door
- One 10'x12' Slider On Eave Side
- One 14'x12' Slider On Gable End

12' SIDEWALLS  
 4/12 ROOF PITCH  
 STEEL HUNTER GREEN SIDING  
 TO BLEND INTO WOODS  
 SHINGLES TIMBERLINE WEATHERWOOD  
 10x12 OVERHEAD DOOR





STAFF REPORT: Case # 15-3267  
REPORT DATE: September 23, 2015  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: October 5, 2015  
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:

Paul Kucharczyk  
9150 52<sup>nd</sup> St  
Alto MI 49302

---

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: West side of Snow Ave just north of 36<sup>th</sup> St.

PARCEL SIZE: Approximately 2.98 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 1,728 sq ft in the rear yard. The building will be used for residential storage.
2. With less than 3 acres the property would only be allowed one accessory building. They do not have an attached garage so this building would count as the garage. The small building on the east side of the home will count as the one and only accessory building.
3. 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 56 feet to the closest property line. This allows for a building up to 18 feet tall.
4. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
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 steel roofing.
The size of the building in relation to the house, lot and zoning district.	The property is almost 3 acres. The home has approximately 1,500 sq ft. of finished living space. This size building would be large for the size of the home and 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 and steel roof would be consistent with others in the general area.
The topography and vegetation in the area.	Flat open

Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The setbacks would prevent the building from adversely affecting any views.
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.

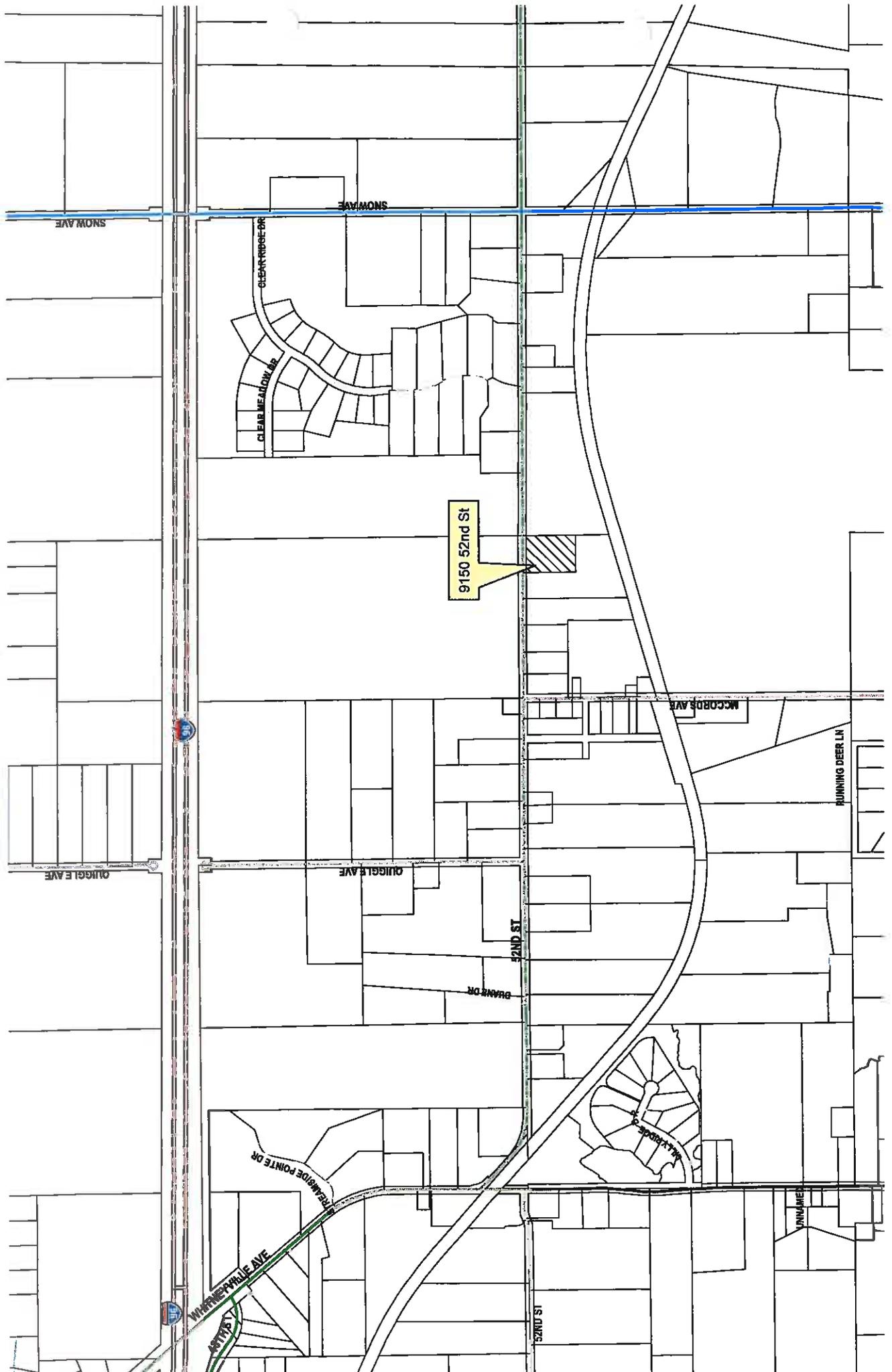
### STAFF RECOMMENDATION

While the size of the building seems large in relation to the home and property, the new building seems consistent with the area while it's the house and property that are small for the area.

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



SNOW AVE

SNOW AVE

CLEAR MEADOW DR

CLEAR MEADOW DR

9150 52nd St

MCCORDS AVE

RUNNING DEER LN

QUIGG ST

QUIGG ST

52ND ST

BRAND DR

TRAMPE PONTE DR

WARRIOR PHASE AVE

WARRIOR PHASE AVE

VAN NUNE

52ND ST





# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: PAUL A KUCHARCZYK  
 Address: 9150 52ND ST SE  
 City & Zip Code: ALTO MI 49302  
 Telephone: 616-340-0601  
 Email Address: andyburma83@yahoo.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:\*\***

POLE BUILDING FOR PERSONAL STORAGE  
ATVS, BOAT, VEHICLE STORAGE AND REPAIR  
WOOD WORKING, RV STORAGE

(\*\*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\*\*:

N 433 FT E 300 FT OF NE 1/4 NW 1/4 SEC 36  
T 6 N R 10 W 2.98 AC.

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -36-126-006

ADDRESS OF PROPERTY: 9150 52ND ST SE ALTO MI

PRESENT USE OF THE PROPERTY: PRIMARY RESIDENCE

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)

PAUL A KUCHARCZYK  
Applicant – Print or Type Name  
*Burma J. Kucharczyk*

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

*Paul A Kucharczyk*  
Applicant's Signature & Date  
*Burma J. Kucharczyk*

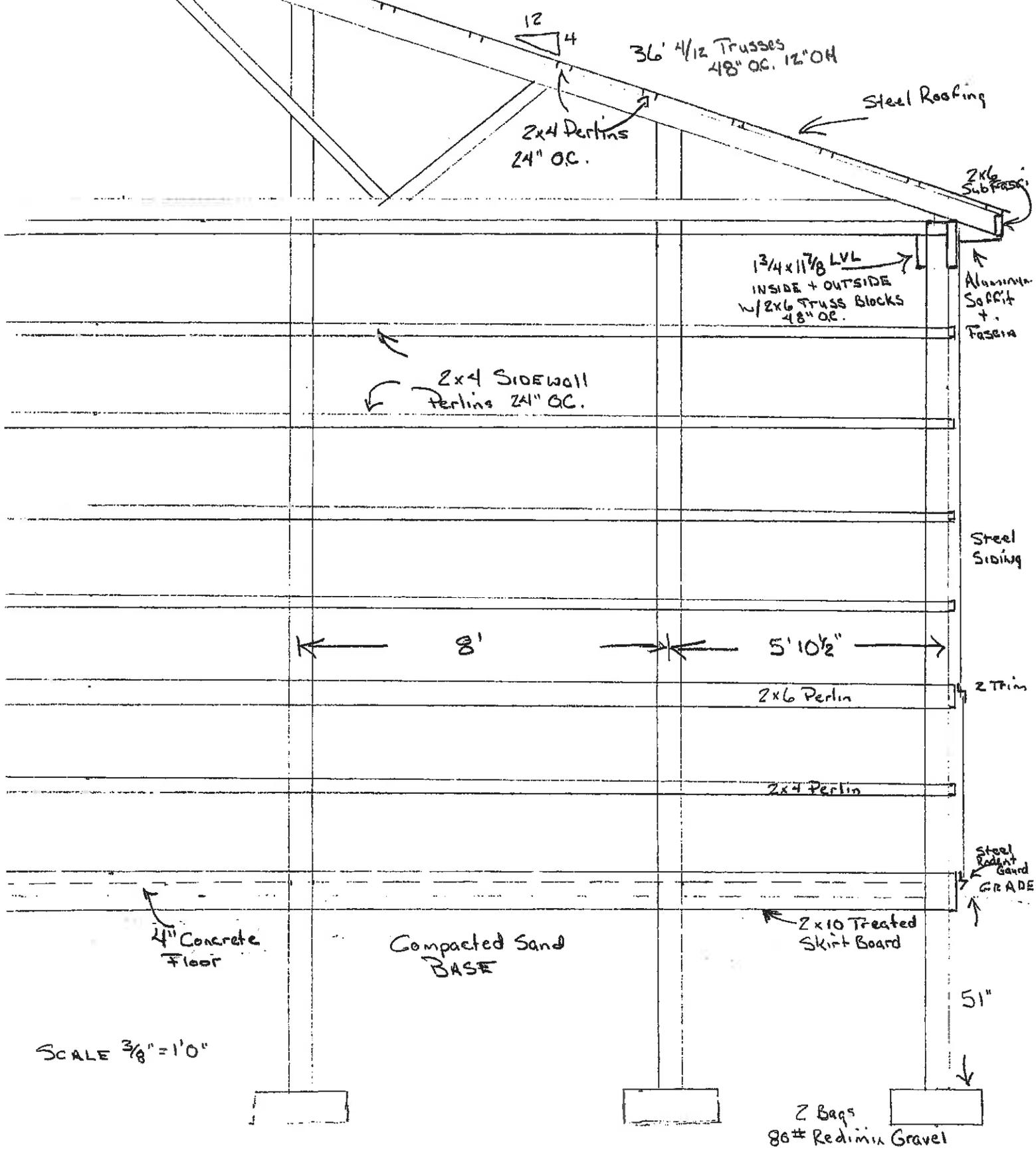
PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Rev. 7/24/14



# BIG L CORPORATION - CLARKSVILLE YARD

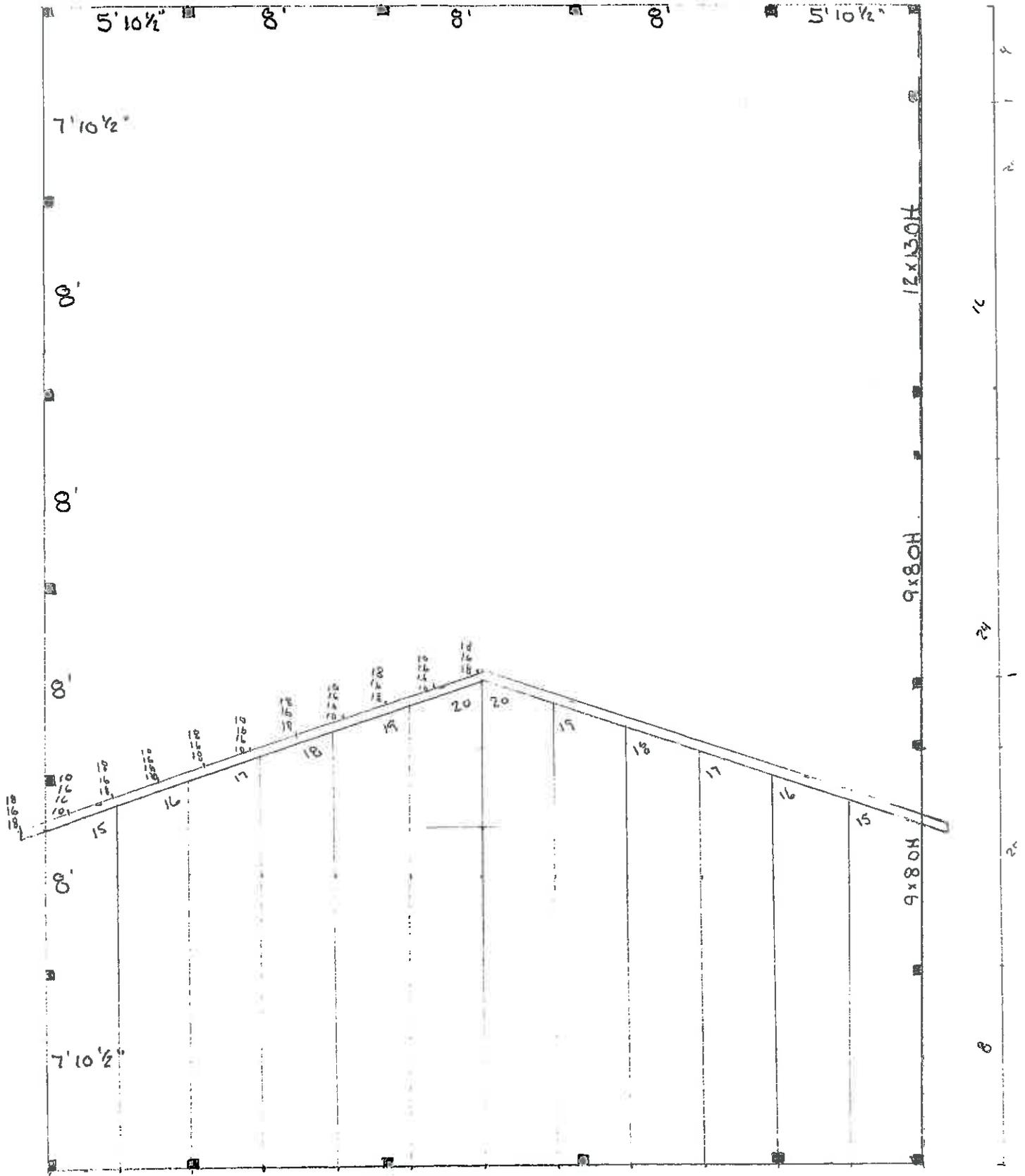
425 S. Main St.  
Clarksville, MI 48815  
Phone: (616) 693-2227



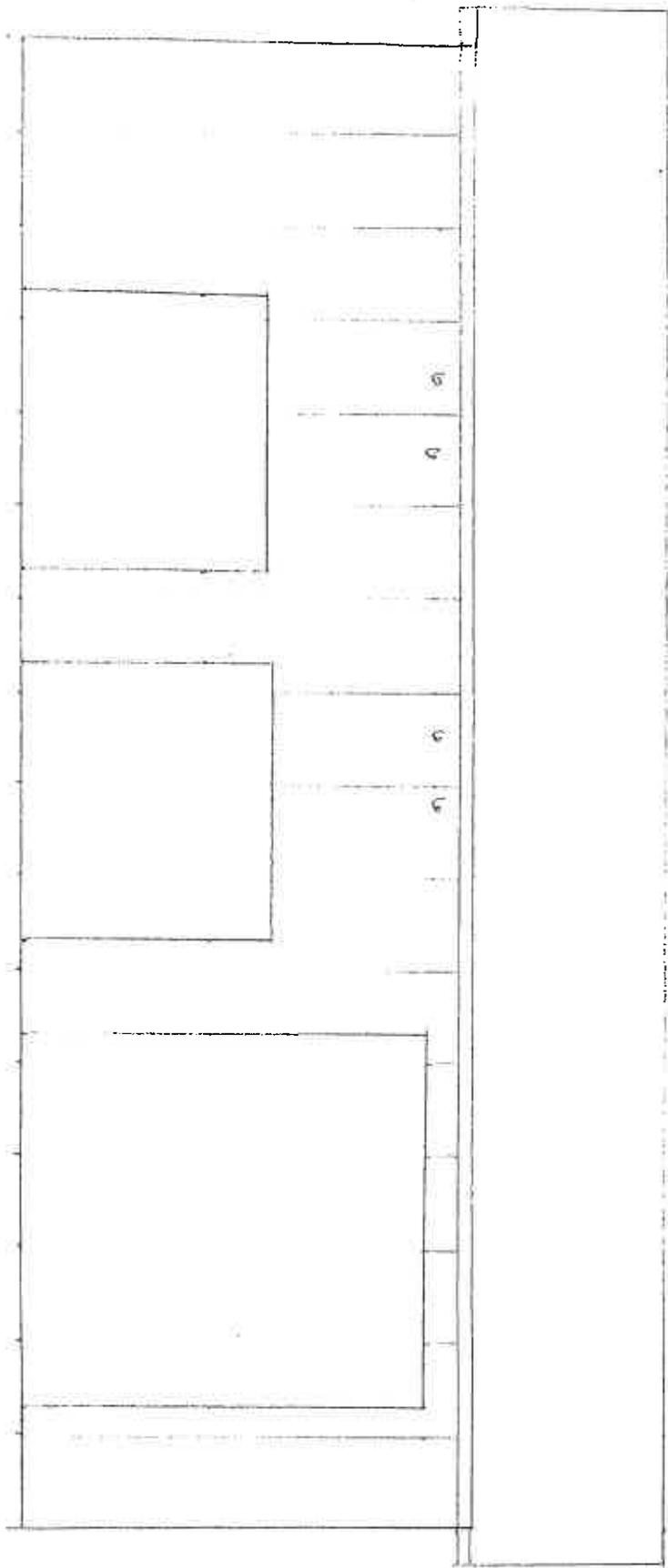


# BIG L CORPORATION - CLARKSVILLE YARD

425 S. Main St.  
Clarksville, MI 48815  
Phone: (616) 693-2227



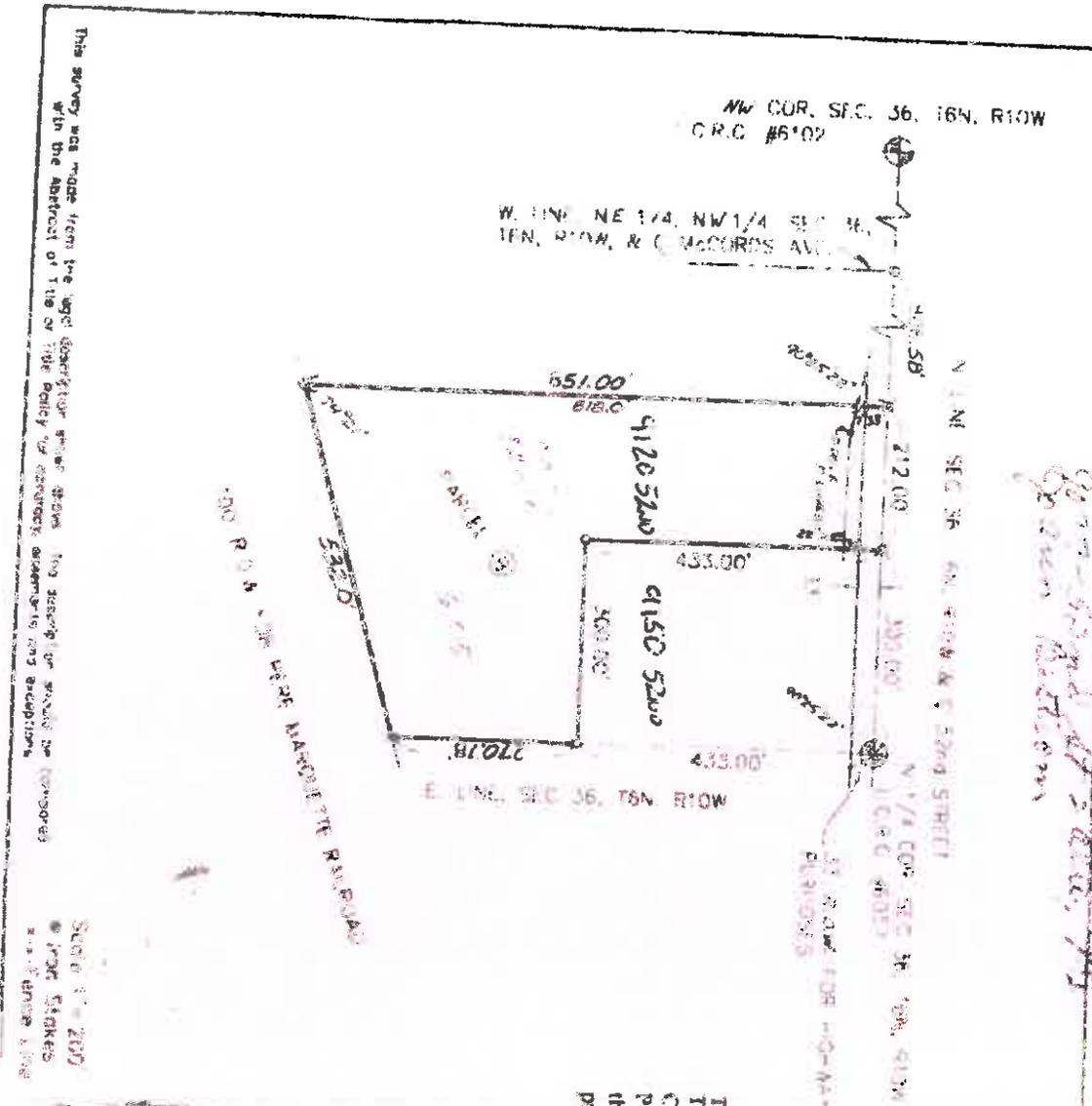
SCALE 3/16" = 1' 0"



Google Maps Google Maps



Imagery ©2015 Google, Map data ©2015 Google 100 ft



*9120-57nd St  
Greenfield, Wis*

*Prop # 44-19-36-12C-015*

*Prop Address 9120 57nd St*

**PROPERTY DESCRIPTION**  
Parcel B

The East 512 feet of  
That part of the NE 1/4 of the NW 1/4 of Section 36, T6N, R10W,  
Cascade Township, Kent County, Michigan lying Northerly of the  
Pete Marquette Rated right-of-way, except the North 433 feet of  
the East 300 feet thereof. Subject to a right-of-way for highway  
purposes over the North 33.0 feet thereof.

Survey for  
David and Mary Ann Bestrom  
9077 - 52nd Street, SE  
Alto, MI 493102

THIS SURVEY WAS MADE BY THE SURVEYOR, CLIPPING WITH THE EQUIPMENTS OF  
SECTION 1 & 2, 35 OF 1920, and that 300 feet was performed  
and the same is subject to a right-of-way 300 feet wide.

*Paul E. Van Kooten*

W.S.E. 156-08E3

R.L.S. 7 6618

**MEDENA, VAN KOOTEN & ASSOCIATES**

CONSULTING ENGINEERS & SURVEYORS SINCE 1955  
407 STATE ST. SE  
GRAND RAPIDS, MI 49503  
PHONE (616) 451-2035  
FAX (616) 451-0225

DATE 11-22-96

This survey was made from the legal description shown above for securing the corners  
with the Abstract of Title or Title Policy of coverage, accuracy and description.

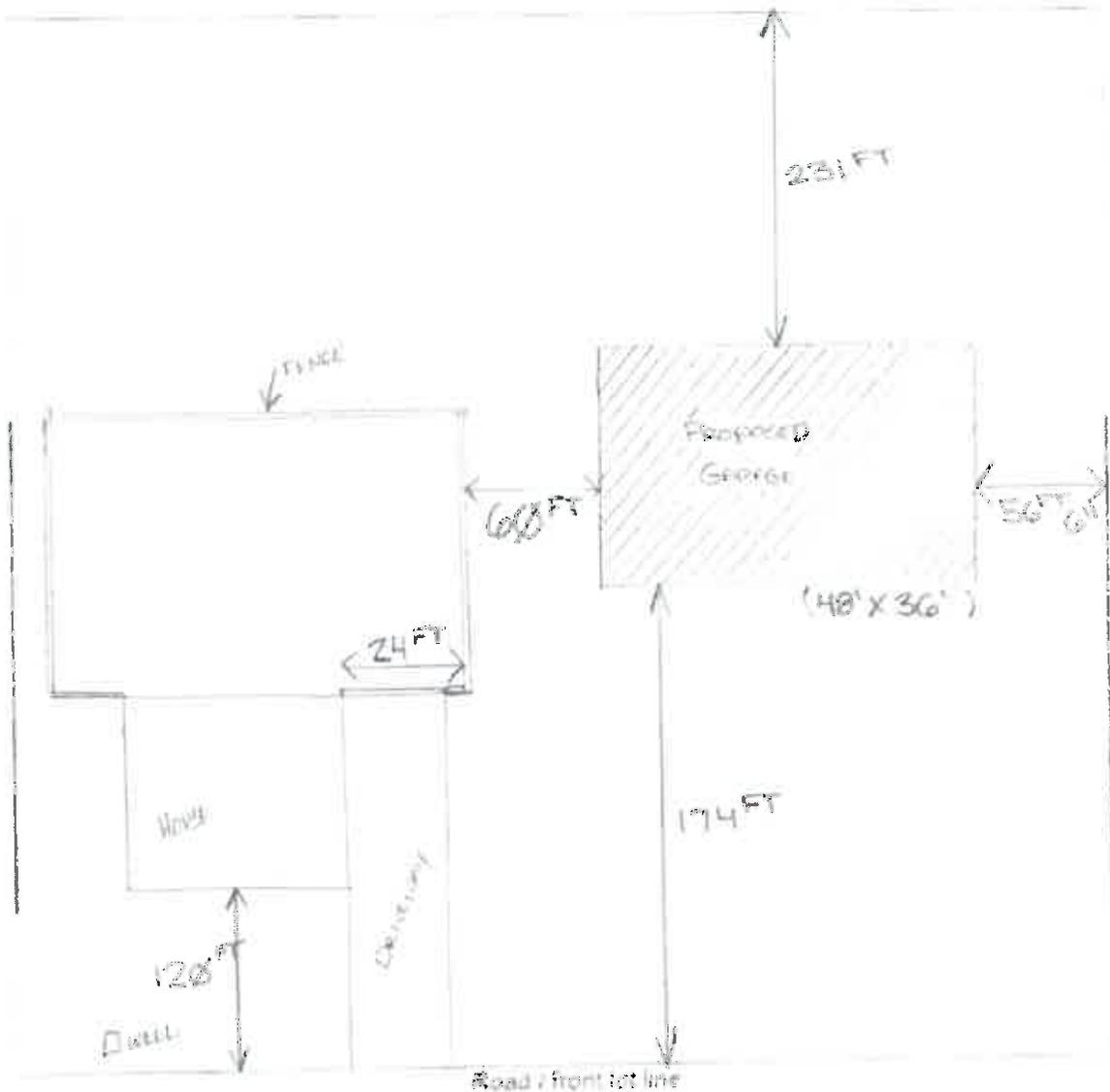
Scale 1" = 200'  
• 1/4" = 50'  
• 1/8" = 25'

# Site Plan

Address: 9150 52ND ST SE ALTO, MI 49302

PAHL A.

Contact name/number: ANDY KUCHARZYK 616-340-0601



\*\*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 # 15-3273  
REPORT DATE: September 24, 2015  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: October 5, 2015  
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:  
G Place LLC  
5723 Manchester Hills Dr  
Grand Rapids MI 49546

---

STATUS  
OF APPLICANT: Owner

REQUESTED ACTION: Site plan approval for 600 sq ft addition.

EXISTING ZONING OF  
SUBJECT PARCEL: B1 Village Business

GENERAL LOCATION: Cascade Rd and Old 28<sup>th</sup> St.

PARCEL SIZE: approximately 15,000 sq ft

EXISTING LAND USE  
ON THE PARCEL: Furniture store

ADJACENT AREA  
LAND USES: N – Gas station  
E – Office  
S – Office  
W- Office

ZONING ON ADJOINING  
PARCELS: B1, Village Business

**STAFF COMMENTS:**

1. The applicant is requesting site plan approval in order to construct a 600 sq ft addition. This is an approximate 26% increase in the size of the building. Anything over 5% requires full site plan approved by the Planning Commissions
2. The applicant remodeled the building in 2011 to conform to the village design standards.
3. The owner has recently reconfigured the property lines (they own the property to the south) in order to accommodate this addition.
4. The addition conforms to the setback, building height and parking regulations of the B1, Village Business zoning district.
5. The Township Fire Department has reviewed and approved the plans.
6. The Township Engineer has reviewed and approved the plans. A maintenance agreement and SESC is required.

**STAFF RECOMMENDATION**

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

1. Recording of the storm water maintenance agreement prior to a building permit being issued.
2. Obtain a SESC permit from KCRC.

Attachments:        Application  
                              Site Plan



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: G Place, LLC

Address: 5723 Manchester Hills Drive SE

City & Zip Code Grand Rapids, MI 49546

Telephone: (616) 975-3002

Email Address: rene.granay@gmail.com

**OWNER: \* (If different from Applicant)**

Name: Same as applicant

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 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:\*\*

Portobello Road is proposing a 600 sf building addition to the south of their existing building located at 6812 Old 28th Street (6820 Old 28th is their mailing address).

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

see site plan

(\*\*Use Attachments if Necessary)

**PERMANENT PARCEL (TAX) NUMBER:** 41-19 -16-201-019

**ADDRESS OF PROPERTY:** 6812 Old 28th Street SE (note Portobello's mailing address is 68

**PRESENT USE OF THE PROPERTY:** retail

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

**Name(s)**

**Address(es)**

just the applicant

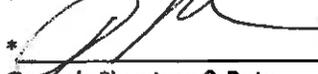
**SIGNATURES**

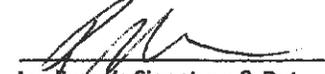
*I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review 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.)*

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

Rene Granger  
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**





October 1, 2015  
Project No. G080322

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

Re: Portobello Road  
Site Plan Review

Dear Steve:

We have reviewed the site plan for Portobello Road, located at 6812 Old 28th Street, prepared by Nederveld. The current site plan and the basis of this review are dated September 22, 2015. The proposed project includes a 600 square-foot addition to the existing building located onsite and storm sewer improvements.

## Stormwater and Drainage

### Flood Control

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the storm water drainage characteristics of the development site. The proposed project includes additional impervious surfaces that will alter the existing drainage characteristics of the site. Therefore, the proposed improvements must comply with the requirements of the SWO.

The site is located in Storm Water Management Zone A, which requires retention ponds and infiltration to the greatest extent possible as allowed by the local soil conditions. Retention basins shall be designed to store runoff from a single 100-year storm event. The SWO also requires that the first 0.5-in of storm water runoff be detained and released over a 24 hour period.

The proposed stormwater design will discharge all runoff from the roof of the structure to an underground infiltration basin. Roof drains will be tied directly to the infiltration basin. The infiltration basin is sized for the 100-year storm event. An area of offsite flow will be conveyed around the building addition by a grass-lined swale to the infiltration basin. The applicant provided calculations showing the infiltration basin can accommodate the additional flow from the offsite area.

The applicant provided infiltration tests taken at an adjacent property to the south, part of the proposed Thornapple Hilltop Townhomes development. The soils for the two adjacent sites are similar. The infiltration tests indicate the soils are suitable for stormwater infiltration.

### Water Quality Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and infiltrated where conditions permit, or released over a 24-hour period. The first 0.5 inch of runoff from the proposed building addition will be captured by the underground infiltration basin. This requirement has been satisfied.

\\FTCH\ALLPROJECTS\2008\080322\WORK\CORR\LT\_PETERSON\_PDRTOBELLO\_2015\_1001.DOCX



### **Stormwater Runoff**

The applicant provided stormwater calculations to size the underground infiltration basin. All stormwater runoff from the impervious areas of the site will be captured by the basins. Therefore, the site will not see an increase in peak flow rate of stormwater leaving the site.

### **Drainage Plan**

The applicant has submitted drawings, calculations, and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the included checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review.

### **Utilities**

No new utility services are proposed for the building addition. The new building will tie-in to the existing building's water and sanitary sewer services.

### **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 perimeter of the project. The applicant will need to apply for and obtain a SESC from the Kent County Road Commission 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 an SESC permit prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

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

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "N. Torrey", is 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*

**Portobello Road**

**Drainage Plan Checklist**

- OK (1) Location of the development site and water bodies that will receive stormwater runoff  
*All stormwater runoff from the building addition will discharge to an underground infiltration basin.*
- 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.  
*Tributary areas for the proposed building addition and offsite areas were provided by the applicant.*
- OK (4) Calculations for the final peak discharge rates  
*Calculations were provided by the applicant.*
- OK (5) Calculations for any facility or structure size and configuration  
*The applicant provided calculations for sizing of the underground infiltration basin.*
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades  
*The site plan includes design information for the underground infiltration basin and existing/final grades.*
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant offsite and onsite drainage outlet restrictions other than culverts should be noted on the drainage map.  
*A small area of offsite flow enters the property. The applicant provided the tributary area and calculations showing the proposed stormwater design will accommodate the offsite flow.*
- 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.*

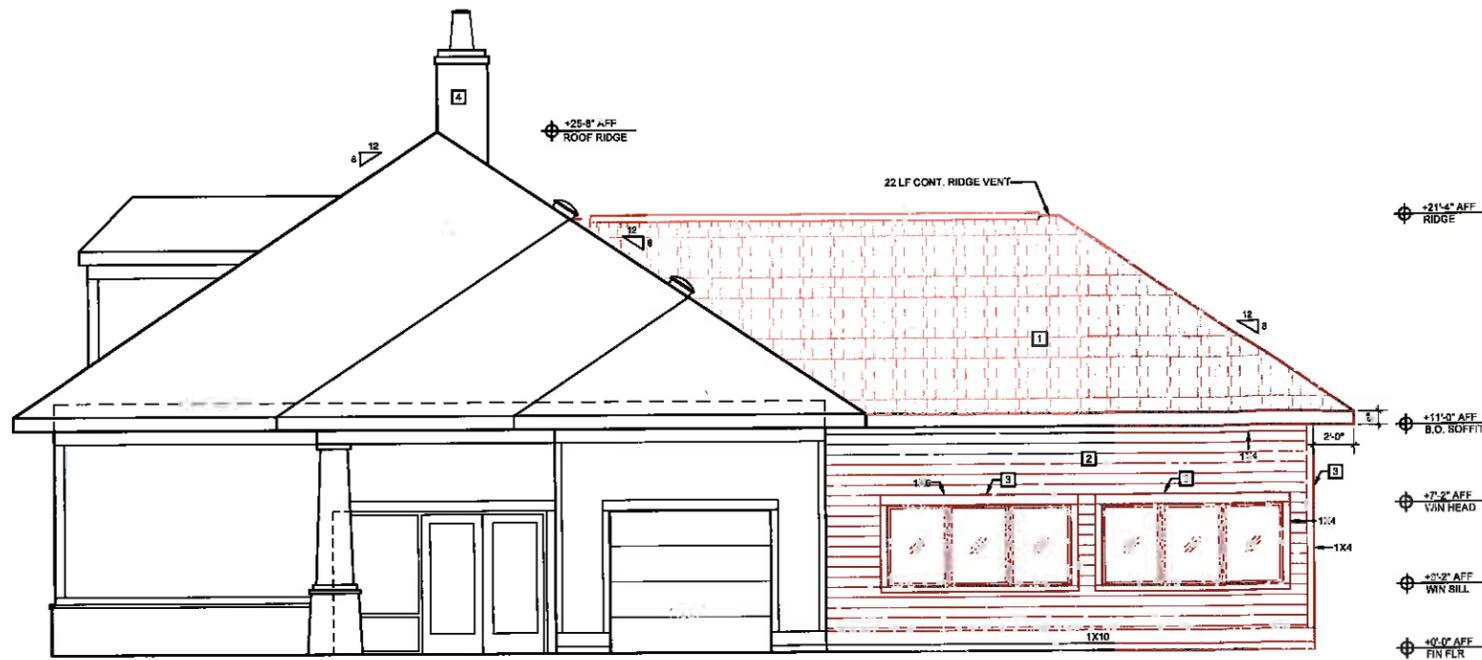


- OK (9) Plan to ensure the effective control of construction site stormwater runoff and sediment track-out onto roadways  
*Soil Erosion and Sedimentation Control (SESC) measures are included on the site plan. SESC falls under the review and approval of the KCRC, and a permit is needed before construction 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



Revisions:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project No: 215099  
Issue Date: 8/31/15  
Reviewer: KCD  
Drawn By: MTD

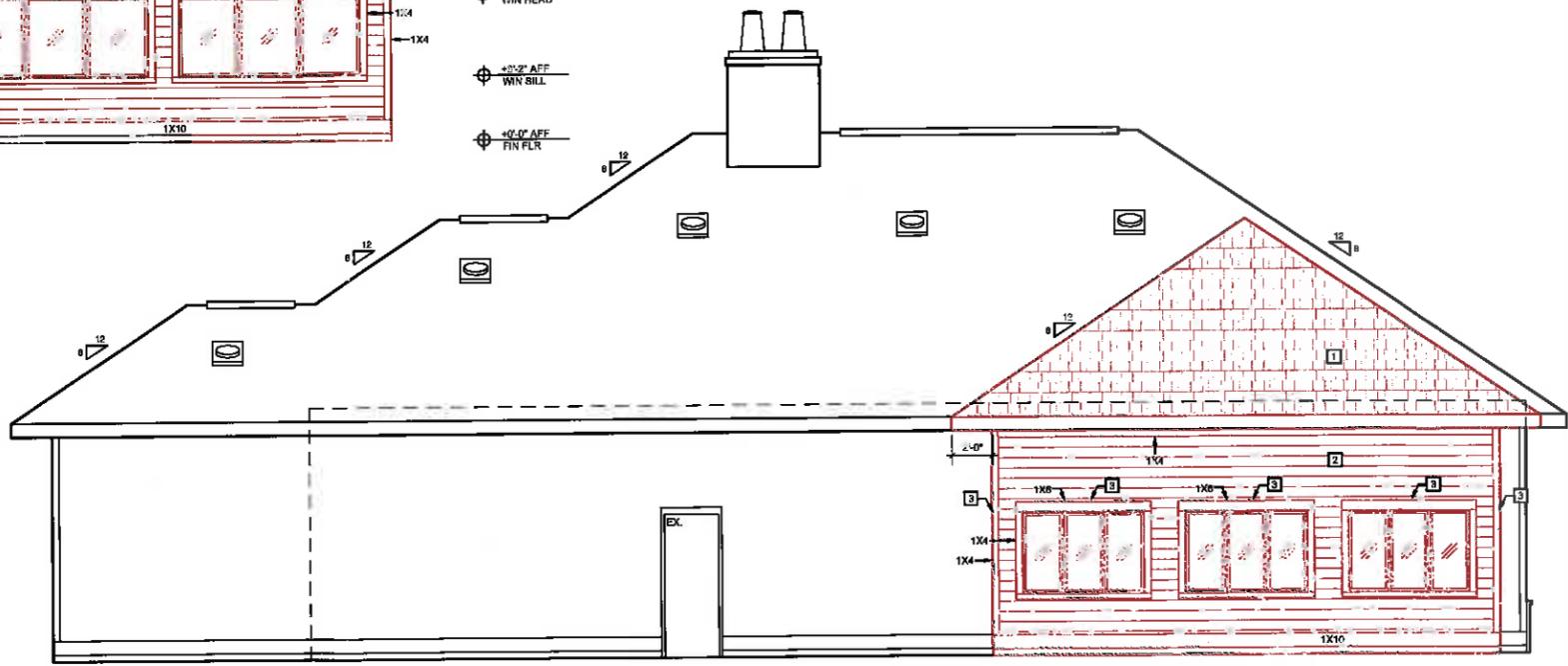


**1. West Exterior Elevation**  
SCALE: 1/4" = 1'-0"  
0' 2' 4' 6'

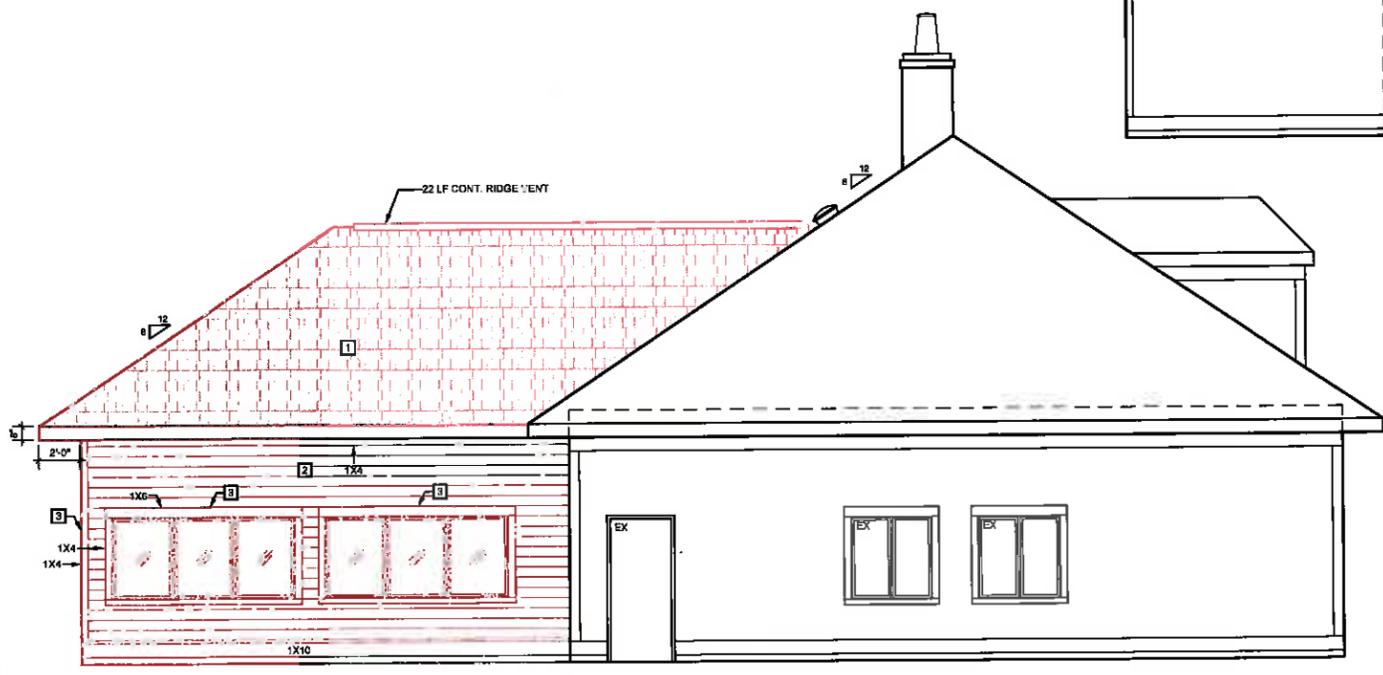
EXISTING    ADDITION

**Material Legend**

LABEL	MATERIAL	FINISH
1	ASPH ARCHITECTURAL ASPHALT SHINGLES	TBD
2	FC-1 FIBER CEMENT SIDING	TBD
3	FC-2 FIBER CEMENT TRIM BOARD	TBD



**2. South Exterior Elevation**  
SCALE: 1/4" = 1'-0"  
0' 2' 4' 6'



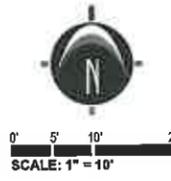
**3. East Exterior Elevation**  
SCALE: 1/4" = 1'-0"  
0' 2' 4' 6'

ADDITION    EXISTING

**NEDERVELD**  
 www.nederveld.com  
 800.222.1868  
**GRAND RAPIDS**  
 217 Lombard Street, N.E.  
 Grand Rapids, MI 49503  
 Phone: 616.772.5100  
**ANN ARBOR**  
**CHICAGO**  
**COLUMBUS**  
**HOLLAND**  
**INDIANAPOLIS**  
**ST. LOUIS**

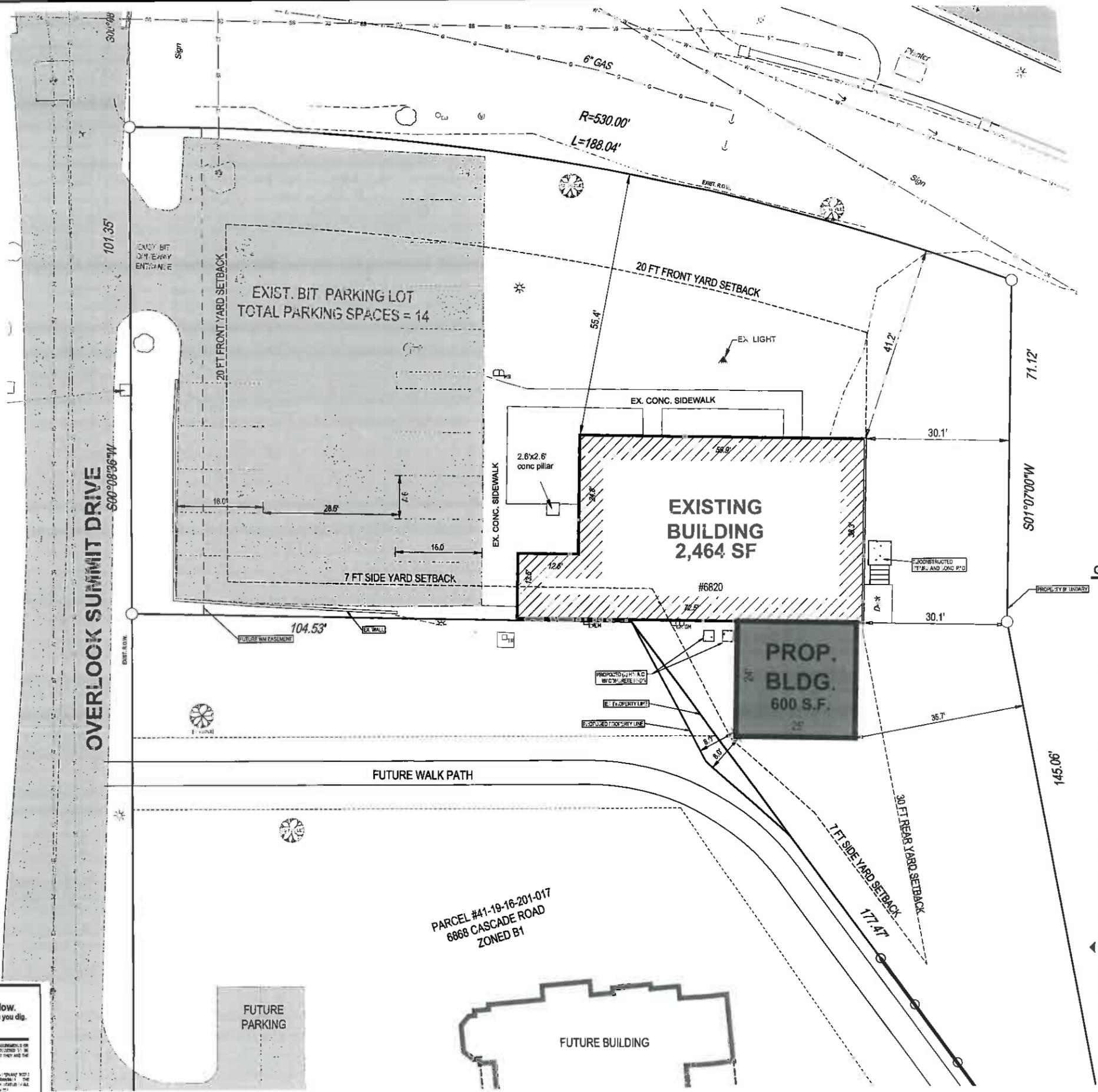
**PREPARED FOR:**  
 Dixon Architecture  
 Attn: Ken Dixon  
 P.O. Box 404  
 Suite 203 - 519 Ada Drive SE  
 Ada, MI 49301  
 Phone: 616.682.4570

**REVISIONS:**  
 Title: Site Plan for Expansion of Existing Building  
 Date: 08/14/16  
 Drawn By: [Signature] Check By: [Signature] Date: 08/14/16



**LEGEND**

[Symbol]	EXISTING BITUMINOUS
[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED BITUMINOUS
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED BUILDING



**GENERAL NOTES**

- ZONING OF PROPERTY:** B-1 VILLAGE BUSINESS
- ZONING REQUIREMENTS:**
  - MINIMUM LOT AREA = 20,000 SF
  - MINIMUM LOT WIDTH = 100 FT
  - MAXIMUM BUILDING HEIGHT = 30 FT
  - MINIMUM GREEN SPACE = NOT APPLICABLE
  - MINIMUM ALLOWED BUILDING SETBACKS:
    - FRONT YARD = MINIMUM 10 FT; MAXIMUM 20 FT
    - SIDE YARD = 7 FT MINIMUM / 10 FT TOTAL BOTH SIDES
    - REAR YARD = 30 FT
- SUMMARY OF LAND USE:**
  - A) TOTAL ACRESAGE FOR ADJUSTMENT = 0.52 AC (APPROX. 22,540 SF) (EXCLUDING R.O.W.)
  - B) TOTAL ACRESAGE AFTER LOT LINE ADJUSTMENT = 22,876 SF (0.52 AC)
  - C) FOOTPRINT AREA OF EXISTING BUILDING = 2,464 SF
  - D) FOOTPRINT OF PROPOSED BUILDING ADDITION = 600 SF
  - E) THE ADDITION WILL BE USED FOR ADDITIONAL DESIGNER SPACE.
  - F) PROPOSED BUILDING HEIGHT = APPROX. 25 FT (MATCH EX.)
  - G) ZONING OF SURROUNDING PARCELS = B-1 TO NORTH, WEST, EAST. PUD TO SOUTH
- PARKING REQUIREMENTS:**
  - A) MIN. REQUIRED PARKING SPACE: 8' WIDE x 18' LONG (24 FT TWO-WAY AISLES)
  - B) NUMBER OF PARKING SPACES REQUIRED = 13 (BASED ON 1 PER 250 SF RETAIL)
  - C) NUMBER OF EXISTING SPACES PROVIDED = 14
- THIS PROJECT IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS (PANEL 2608140025A).
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, SILT FENCING, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- NO NEW SIGNS ARE PROPOSED AT THIS TIME. ANY FUTURE SIGN SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE CASCADE TOWNSHIP ZONING ORDINANCE.
- UTILITIES SHOWN APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- THE SITE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES.
- NO NEW LIGHTING IS PROPOSED AT THIS TIME. ANYALL FUTURE LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. FUTURE LIGHTING SHALL HAVE SHOE-BOX TYPE FIXTURES AND SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE CASCADE TOWNSHIP ZONING ORDINANCE.
- THE STORM WATER RUNOFF FROM THE SITE WILL BE COLLECTED AND ACCOMMODATED AS REQUIRED PER CASCADE TOWNSHIP.
- THE SITE SOIL IS PRIMARILY CHELSEA LOAMY FINE SAND PER THE KENT COUNTY SOIL SURVEY MAPS.
- THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE, WITH CONSTRUCTION STARTING IN THE FALL OF 2016.
- THE PARCEL NUMBER FOR THE PROPERTY IS PP# 41-19-16-201-017.
- THE ADDRESS OF THE PROPERTY IS 6812 OLD 26TH STREET.
- ACCESS SHALL BE MAINTAINED TO CONSTRUCTION SITE PRIOR TO ANY COMBUSTIBLES BEING INSTALLED. (19" WIDE, LESS THAN 10" GRADE AND HOLD A 30 TON TRUCK)
- THE ADDRESS SHALL BE POSTED AND VISIBLE FROM THE ROADWAY PER TOWNSHIP AND KENT COUNTY ROAD COMMISSION REGULATIONS.

**PORTOBELLO ROAD EXPANSION**  
 Site Layout Plan

**STAMP:**

**PROJECT NO:**  
 15400884

**SHEET NO:**  
**C-205**

**SHEET:** 2 OF 3

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

UTILITY LOCATIONS AND DEPT'S ARE SHOWN FROM ACTUAL MEASUREMENTS OR RECORDS. IF YOU ARE NOT SURE, CALL 811. IT'S FREE AND IT'S THE ONLY WAY TO BE SURE YOU DON'T DIG INTO ANY UTILITIES. IT'S YOUR RESPONSIBILITY TO CALL 811 BEFORE YOU DIG.



STAFF REPORT: Case # 15-3268  
REPORT DATE: September 24, 2015  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: October 5, 2015  
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:  
Craig Baker  
First Companies  
4380 Brockton Dr SE  
Suite 1  
Grand Rapids MI 49512

---

STATUS  
OF APPLICANT: developer

REQUESTED ACTION: Site plan approval for 15,000 sq ft warehouse addition.

EXISTING ZONING OF  
SUBJECT PARCEL: PUD 29 – I-96 Office Park

GENERAL LOCATION: North terminus of Starr St adjacent to I-96.

PARCEL SIZE: approximately 3.8 acres

EXISTING LAND USE  
ON THE PARCEL: Industrial

ADJACENT AREA  
LAND USES: E – Office  
W – Drain/residential  
N – I-96  
S- Industrial

ZONING ON ADJOINING  
PARCELS: E – PUD 29  
W – R1  
N – PUD 27  
S- PUD 29

**STAFF COMMENTS:**

1. The applicant is requesting site plan approval in order to construct a new 15,000 sq.ft. building addition.
2. This development was approved in the early 1980's. at that time the plans showed an addition to the building that allowed for a 30,000 sq ft addition.
3. The development adheres to the PUD requirements and follows the industrial underlying zoning.
4. Although there is some residential zoning to the west of the property the detention pond sits between the two uses providing a significant buffer (at least 300 feet).
5. Outside of some new lights on the building, which meet our lighting requirements, no other improvements are needed to accommodate the addition.
6. The Township Fire Department has reviewed and approved the plans.
7. The Township Engineer has reviewed and approved the plans. A maintenance agreement and SESC is required.

**STAFF RECOMMENDATION**

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

1. Prior to a building permit being issued, supply the township with the SESC permit and the executed storm water maintenance agreement

**Attachments:**            Application  
                                  Site Plan  
                                  Twp Engineer Letter



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Craig Baker - First Companies  
Address: 4380 Brockton Drive SE; Suite 1  
City & Zip Code Grand Rapids, MI 49512  
Telephone: (616) 698-5000  
Email Address: craig@firstcompanies.com

**OWNER: \* (If different from Applicant)**  
Name: Clean Rooms Real Estate, LLC  
Address: 3718 Buchanan Avnue SE  
City & Zip Code: Grand Rapids, MI 49546  
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 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 a 15,000 sq. ft. warehouse addition to the existing building.

(\*\*Use Attachments if Necessary)

**-SEE OTHER SIDE-**

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

Please refer to plan.

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

(\*\*Use Attachments if Necessary)

**PERMANENT PARCEL (TAX) NUMBER:** 41-19 07-301-018

**ADDRESS OF PROPERTY:** 4939 Starr Street

**PRESENT USE OF THE PROPERTY:** Clean Rooms International

**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)

Craig Baker  
Applicant – Print or Type Name

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

  
Applicant's Signature & Date 8/27/2015

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



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Printed 9/24/2015 8:52:04 AM



October 1, 2015  
Project No. G080322

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

Re: Clean Rooms International  
Site Plan Review

Dear Steve:

We have reviewed the site plan for Clean Rooms International, located at 4939 Starr Street, prepared by Exxel Engineering Inc. The current site plan and the basis of this review are dated September 28, 2015. The proposed project includes a 15,000 square-foot addition to the existing building located onsite and storm sewer improvements.

## Stormwater and Drainage

### Flood Control

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the storm water drainage characteristics of the development site. The proposed project includes additional impervious surfaces that will alter the existing drainage characteristics of the site. However, this particular site discharges to an existing regional detention basin designed for the proposed building addition, as described below.

Stormwater runoff from the existing site and building discharges to an existing regional detention basin located just to the north of the property. The proposed stormwater design is to discharge runoff from the building addition to the same detention basin.

The existing regional detention basin is located in an easement dedicated to the Kent County Drain Commissioner (KCDC). The applicant contacted the KCDC to determine if the detention basin was designed for the proposed building addition. The KCDC responded that the easement is written to the KCDC and not a district, so the basin is not a county drain and not under the KCDC jurisdiction. The KCDC also sent the applicant additional design information for the detention basin. The design information indicated the detention basin was originally designed to accommodate the proposed building addition, therefore the stormwater design is acceptable.

### 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. All stormwater runoff from the site will discharge to an existing regional detention basin designed for the proposed building addition.



### **Stormwater Runoff**

The existing regional detention basin was sized for the proposed building addition, so additional stormwater calculations were not required. All stormwater runoff from the impervious areas of the site will discharge to this detention basin.

### **Drainage Plan**

The applicant has submitted drawings, calculations, and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the included checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review.

### **Utilities**

No new utility services are proposed for the building addition. The new building will tie-in to the existing building's water and sanitary sewer services.

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

### **Summary**

The proposed stormwater design is to discharge all runoff from impervious areas to an existing regional detention basin. The detention basin was originally designed to accommodate the proposed development; therefore, the stormwater design is acceptable. The applicant will need to apply for and obtain an SESC permit prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

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

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

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

**Clean Rooms International**

**Drainage Plan Checklist**

- OK (1) Location of the development site and water bodies that will receive stormwater runoff  
*Stormwater runoff from the site discharges to an existing regional detention basin. The detention basin was originally designed to accommodate the proposed development.*
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map.  
*Existing and proposed contours are indicated on the site drawing. Soil map information is not required for this project.*
- NA (3) Development tributary area to each point of discharge from the development  
*The existing regional detention basin was sized for the proposed development, so additional stormwater calculations, including tributary areas, are not required.*
- NA (4) Calculations for the final peak discharge rates  
*The existing regional detention basin was sized for the proposed development, so additional stormwater calculations are not required.*
- NA (5) Calculations for any facility or structure size and configuration  
*The proposed building addition does not include new stormwater structures, only roof drains that tie-in to an existing storm sewer system.*
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades  
*The site plan included roof drain invert elevations and existing/final grades for the building addition.*
- NA (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.*

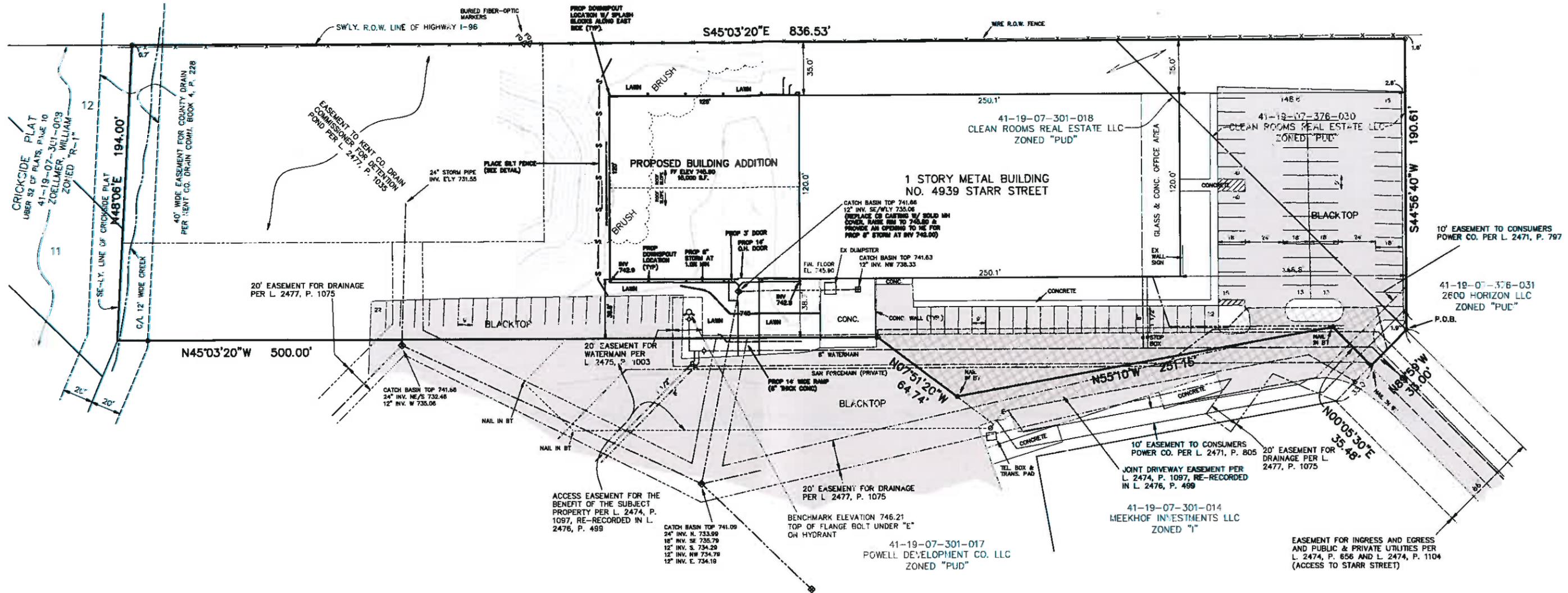
NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned stormwater runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities 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.*

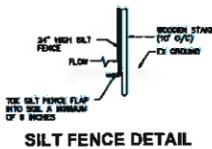
OK (14) Other information necessary for the Township to verify the drainage plan complies with the Township's design and performance standards for drains and stormwater management systems

HIGHWAY I-96 (300' WIDE LIMITED ACCESS PUBLIC HIGHWAY)



SOIL EROSION CONTROL NOTES:

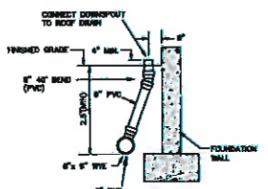
- ALL NON PAVED AREAS TO BE TOPSOILED (4" MIN.) & SEEDED.
- PLACE SILT FENCE AS SHOWN ON PLAN & PER DETAIL.



SILT FENCE DETAIL

STORM SEWER NOTES:

- STORM SEWER (8") & ROOF DRAIN LEAD (8") SHALL BE PVC SDR-35.



ROOF DRAIN CONNECTION DETAIL

GENERAL NOTES:

- DESCRIPTION AS FURNISHED:  
THAT PART OF THE SOUTH/EAST FRACTIONAL 1/4, SECTION 7, TOWN 8 NORTH, RANGE 10 WEST, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH-WEST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 59 MINUTES EAST 1258.24 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS EAST 1875.0 FEET ALONG THE EAST LINE OF THE 1/80<sup>TH</sup> 1/2 OF THE SOUTH 80 ACRES OF SAID SOUTHWEST FRACTIONAL 1/4 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 60 DEGREES 59 MINUTES WEST 33.0 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS EAST 35.48 FEET; THENCE NORTH 55 DEGREES 10 MINUTES WEST 251.15 FEET; THENCE NORTH 07 DEGREES 51 MINUTES 20 SECONDS WEST 64.74 FEET; THENCE NORTH 45 DEGREES 03 MINUTES 20 SECONDS WEST 500.0 FEET TO THE SOUTHEASTERLY LINE OF CRICKSIDE PLAT; THENCE NORTH 48 DEGREES 08 MINUTES EAST 194.0 FEET ALONG SAID PLAT TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY I-96; THENCE SOUTH 45 DEGREES 05 MINUTES 20 SECONDS EAST 836.53 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44 DEGREES 59 MINUTES 40 SECONDS WEST 190.81 FEET TO THE PLACE OF BEGINNING.
- PP #41-19-07-301-018 & #41-19-07-378-030  
THESE PARCELS CONTAIN 3.87 ACRES
- PARKING REQUIREMENTS:  
WAREHOUSE = 87 SPACES / 1000' = 10 SPACES  
OFFICE = 3 SPACES / 1000' = 9 SPACES  
REQUIRED PARKING = 79 SPACES  
PROVIDED PARKING = 101 SPACES
  - EXISTING ZONING = PUD
  - NO NEW SIGNAGE IS PROPOSED.



Know what's below.  
Call before you dig.



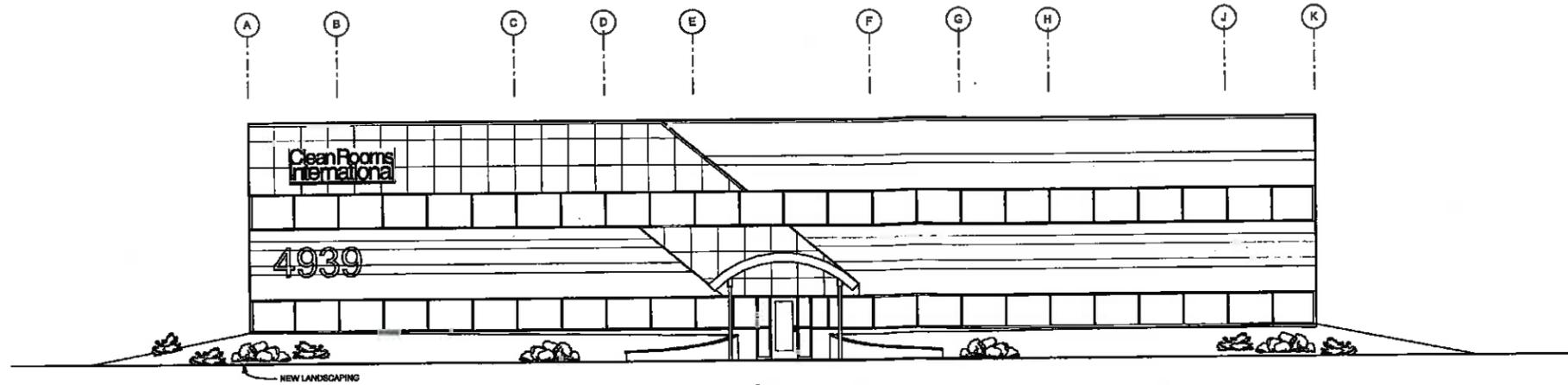
LOCATION MAP

SCALE : 1"=30'

LEGEND

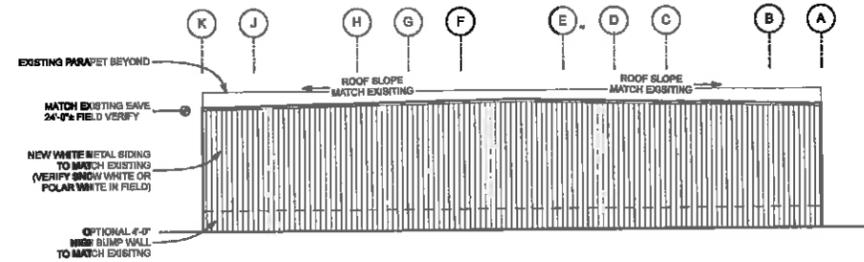
- = IRON STAKE FOUND
- ▽ = HYDRANT
- ◇ = VALVE
- = CATCH BASIN
- = FENCE LINE

<b>SITE PLAN</b>		
FOR: CLEAN ROOMS INTERNATIONAL 4939 STARR ST. SE		
IN: PART OF THE SW 1/4, SECTION 7, T8N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN		
REVISED:		
DRAWN BY: MK APPROVED BY: DJS DATE: 05-08-11	FILE NO: 111154E SHEET 1 OF 1	excel engineering, inc. planners • engineers • surveyors 3252 Old 1st St. S.W. • Grand Rapids, MI 49508 Phone: (616) 531-3900 Fax: (616) 571-2121 www.excel-engineering.com



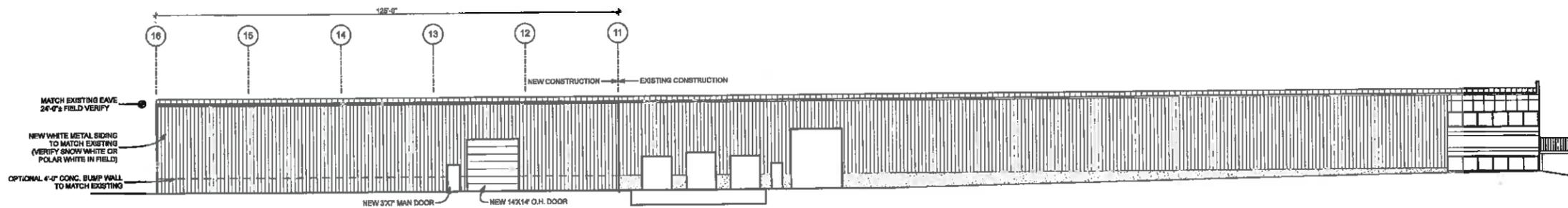
**1. Existing Front Elevation**

SCALE: 1/8" = 1'-0"



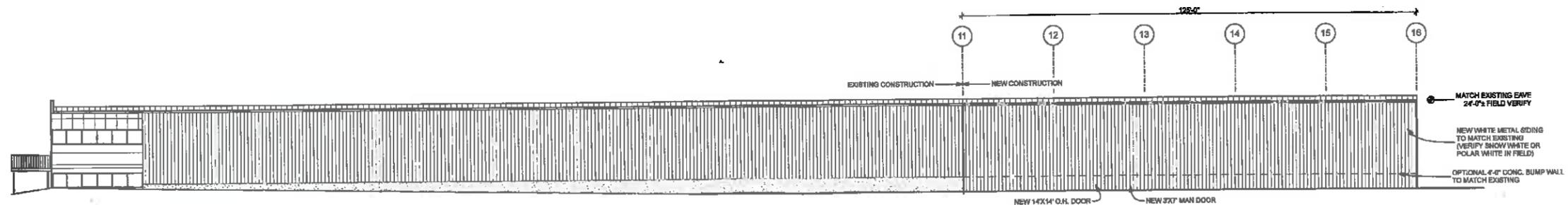
**2. North Elevation**

SCALE: 1/16" = 1'-0"



**3. West Elevation**

SCALE: 1/16" = 1'-0"



**4. East Elevation**

SCALE: 1/16" = 1'-0"

Revisions	

Project No:	210024
Issue Date:	4/15/11
Plot Date:	4/15/11
Reviewer:	DRM
Drawn By:	DRM