

AGENDA
Cascade Charter Township Planning Commission
Monday, August 2, 2021
7:00 pm
2870 Jacksmith Ave

- 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. Disclose any Conflict of Interest**
- ARTICLE 5. Approve the Minutes of the July 12, 2021 Meeting**
- ARTICLE 6. Approve the Minutes of the July 19, 2021 Meeting**
- ARTICLE 7. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 8. Case #21-3652/Waugh**
Public Hearing
Property Address:7630 Cascade Rd
Requested Action: The applicant is requesting approval of a Special Use
Permit for an accessory building over 832 sq ft.
- ARTICLE 9. Case #21-3643/Golf Club at Thornapple Pointe**
Property Address: 7211 48th St
Requested Action: The applicant is requesting site plan approval for a 2,061
sq ft addition.
- ARTICLE 10. Old Business**
• MIOSHA Complaint - Roundhill
- ARTICLE 11. Any Other Business**
- ARTICLE 12. Adjournment**

Meeting format

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| 1. Staff Presentation | <i>Staff report and recommendation</i> |
| 2. Project presentation- | <i>Applicant presentation and explanation of project</i> |
| a. PUBLIC HEARINGS | |
| i. Open Public Hearing. <i>Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants</i> | |
| ii. Close public hearing | |
| 3. Commission discussion – | <i>May ask for clarification from applicant, staff or public</i> |
| 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 12, 2021
7:00 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chairman Rissi called the meeting to order at 7:01 P.M.
Members Present: Katsma, Noordhoek, Rapin, Deering, Rissi, Moxley, Noordyke, Korstange, and Meurlin
Members Absent: None
Others Present: Planner Brian Hilbrands, and those listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Deering to approve the current Agenda. Supported by Member Katsma. Motion carried 8 to 0.

ARTICLE 4. Disclosed Any Conflict of Interest

No Member Disclosed any Conflicts of Interest

ARTICLE 5. Approve the Minutes of the June 21, 2021 Meeting.

Motion was made by Member Katsma to approve the Minutes of June 21, 2021. Supported by Member Noordyke. Motion carried 8 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak to non-agenda items.

There were no comments made.

ARTICLE 7. Case #21-3644/Thornapple Pines LLC Public Hearing Property

Address: 7650 Timber Bluff

Requested Action: The applicant is requesting approval to add a lot (7650 Timber Bluff) to the Timber Bluff private street. The public hearing is to consider exceptions to the private street regulations in order to accommodate the additional access to the private street.

Planner Hilbrands stated the applicant is requesting an exemption from the private street ordinance to allow 7650 Timber Bluff to be added to the private street for access. Timber Bluff was created in the late 70's and most of the road meets the private road design standards with the exception of the most southern portion, approximately the last 200 feet.

There was a lot split in 1996 and 7670 Timber Bluff was allowed to be split to create a 3 acre parcel and the remaining property (7650 Timber Bluff) was to be added to the adjacent parcel. The owner at the time did not complete the combination and so 7670

Timber Bluff does not have access to the existing Timber Bluff private road easement. This results in the addition of a lot to the non-conforming road.

After an inspection, Timber Bluff is considered non-conforming, at the southern end, for a variety of reasons:

- a. The width of easement is less than 66 feet
- b. Lack of a turnaround
- c. Road width – less than 18 feet
- d. There are no shoulders
- e. The grade is greater than 6%
- f. The maintenance agreement does not include the required disclosure statement.

Timber Bluff currently serves 14 parcels up to the original end of the road and another two (2301 Buttrick and 7670 Timber Bluff) for a total of 16 parcels. Adding 7650 Timber Bluff would increase the number of parcels to 17 and 19 parcels is the limit for dead end private streets.

One of the reasons an existing non-conforming private road is required to be brought up to standards is when a lot is added to the road. There are opportunities for design modifications to be requested so the property owner does not have to meet all the standards.

The Township Board has granted several exceptions over the year and generally attach conditions requiring some type of improvement. The applicant stated they have no plans to build on or develop the lot at this time.

Private road exception requires a public hearing at the Planning Commission who then make a recommendation to the Township Board for final consideration.

Planner Hilbrands stated that staff recommends approval of the private street exception based on the memo from the Fire Chief with the following conditions:

1. Provide a recorded deed restriction that requires the property owner to upgrade the road or request another exception before the property can be built on or split.
2. The deed restriction must be approved by the township prior to it being recorded.

(Member Meurlin joined the meeting).

The applicant spoke with Planner Hilbrands and stated after the public hearing they would like the decision tabled in order to put together the deed restriction and then have the Planning Commission consider the request with the deed restriction. Legal counsel was okay with that request.

Member Noordyke asked if the request is tabled after the public hearing, will another public hearing be required with the addendum? Planner Hilbrands stated one public hearing is required but staff can inform the homeowners association of the follow up meeting but another public hearing is not required. Member Noordyke stated due to the amount of public at the meeting for this case, he would like a second public hearing held.

Member Meurlin apologized for being delayed and requested to recuse himself from the case due to his history with Amway and the families.

Chair Rissi asked the applicant for comments. Attorney David Smith stated he is representing the applicant along with Katie Donaldson. Attorney Smith stated the reason this is coming up now is because there is a private sale in the works. The two lots with adjacent acreage are intended to be sold but with no development. The purchaser wants to make sure there is access to the parcels. The Township design standards, as interpreted by the township, states Timber Bluff must conform to the current standards, but there can be an exception. The Fire Chief has raised concerns, which the attorney and applicant understand, that when the parcel (Parcel I(R)) is built upon, the fire chief would like to make sure there is emergency access and a turnaround for access. The attorney did not have time to prepare a deed restriction before the meeting. That is why they are asking for the item to be tabled. Attorney Smith states the township ordinance requires a maintenance agreement, which does exist for the rest of the private road but a maintenance agreement would have to be developed for the Parcel H & I. They also understand that any other construction would have to satisfy any other ordinance requirements and the township would be deemed as a party in the document. However, there is no intention to develop this property but simply trying to implement the easement that was established in 1979.

Motion was made by Member Noordyke to open Public Hearing. Supported by Member Rapin. Motion carried 8 to 0.

Chairman Rissi asked for comments from the public. Stacy Beauford is the President of the Timber Bluff Architectural Committee. He had a chance to meet with Planner Hilbrands. A lot of residents on Timber Bluff felt communication has been a little sparse. They received the notice but did not have a lot of the details. The concern is that although the applicant's attorney states the lot will not be developed, they want to know what the cost will be to the neighborhood and what is the neighborhood's obligation? Mr. Beauford does not know who the purchaser is but they were concerned about whether the lot would be developed, safety concerns, cost to existing residents on the street and the future of the property.

David Overholt, 7673 Timber Bluff Dr., requested that the deed restriction refer to the Timber Bluff architectural committee covenants to make sure any future development be in line with the existing covenants.

Bill Mills, 2161 Hearthside, was inquiring where Parcel I(remainder) is and asked which parcel is being sold. Chairman Rissi indicated parcel I(R) is being sold. Mr. Mills asked even though they are stating the parcel will not be built on there is no guarantee that won't happen. Chair Rissi stated the applicant would like to leave their options open for the future. Mr. Mills asked why access wasn't considered when these were previously split. Chairman Rissi stated the information is available on the township website regarding the case.

Scott VanLente, 2154 Hearthside Dr., asked that part of the easement seems to be part of the driveway. Is there a deed restriction regarding the driveway? Why would the applicant want special consideration not to create the regular road but no consideration to not develop the road into an addition to the road? Member Noordyke stated they are asking to extend the road that is existing and should they decide to do some improvements, they

must follow the Fire Chief recommendations. Mr. VanLente then asked about the purchase of the property and the road not accessing other properties. He wants some real information and does not want a house behind him.

Motion was made by Member Deering to close the Public Hearing. Supported by Member Rapin. Motion carried 8 to 0.

Chairman Rissi asked if Fire Chief Magers would like to address the Planning Commission. Chief Magers asked for questions from the board. Member Noordyke asked the Chief to give a summary of what he would request if the property were developed. Chief Magers stated the fire department doesn't give an option on whether a property is developed but offers information on emergency access. With this request, the fire department felt without a house or plan, there wasn't a lot to offer but was concerned about access for emergency trucks on this road if it were to develop.

Member Moxley asked what the slope is on the road? Chief Magers believes it's about 10% and that is the max they like to handle.

Chair Rissi asked about the distance of the area. He felt it was around 250'. Chief Magers agreed and stated he spent some time back there looking at the area.

Attorney Smith returned to the podium to answer questions. He stated the communication wasn't great and Katie will meet with the architectural committee to discuss issues like cost and safety. Attorney Smith said the buyer has no intention to develop the property but the buyer has every right to develop the property. Attorney Smith offered information about the other private roads in the area. Member Rissi asked if all three parcels have access or just Parcels I&H? Attorney Smith stated, to his knowledge, just I&H.

Member Noordyke asked if the buyer can be disclosed. Attorney Smith said No, he represents the seller.

Member Korstange asked if the three parcels are owned by the same entity and if they paid for road maintenance? Attorney Smith indicated yes they are owned by the same entity but he doesn't know if they contribute to the road maintenance.

Motion made by Member Noordyke to table to allow Attorney Smith to come back with a recommendation on the deed restrictions. Supported by Member Rapin. Motion carried 8 to 0.

Chairman Rissi stated this item will be on a future meeting and requested staff to send out notices to the neighbors. The notice should make a reference to the website.

**ARTICLE 8. Case #21-3640 Cascade Township
Public Hearing**

Requested Action: To amend the zoning ordinance to allow Temporary Outdoor uses as a use permitted by right and permitted by administrative site plan approval with certain criteria.

Planner Hilbrands stated at the June 7 Planning Commission meeting, a public hearing

was scheduled for a potential zoning amendment. The Township has been doing this during COVID to allow businesses a streamlined approval for temporary outdoor uses with administrative site plan approval.

Member Meurlin inquired about the timeframe for approval and questioned whether a year is temporary.

Chairman Rissi was concerned about the 12-month timeframe. Member Meurlin felt a different outdoor structure is needed if it goes for the entire year and thought it was more seasonal.

Planner Hilbrands states some of the businesses have been using these regulations year around.

Chairman Rissi asked how many businesses have been using these regulations? Planner Hilbrands stated 5 or 6.

Member Meurlin asked is the fire department would have to approve any heating element that is used? Planner Hilbrands stated approval from the building inspector and fire department is required.

Motion was made by Member Rapin to open Public Hearing. Supported by Member Noordyke. Motion carried 9 to 0.

No public comments were made.

Motion was made by Member Meurlin to close the Public Hearing. Supported by Member Korstange. Motion carried 9 to 0.

Chairman Rissi mentioned timing and electrical concerns seemed to be the biggest concerns but feels that needs to be left to the building official and fire department.

Member Katsma asked if the use can be approved by the building official for a 3 season or 4 season use.

Member Korstange stated maybe we need to look at this in a couple different ways, either as an emergency temporary use or something more permanent.

Member Meurlin stated the site plan should be specific. This requires a little more careful thought due to aesthetics, etc.

Planner Hilbrands stated he felt this was a general benefit for all businesses in the township and it has been well received by the business community.

Member Noorkhoek stated pre-pandemic we had restaurants using outdoor seating. During the pandemic these regulations were fine but now that the pandemic is over, the township should go back to the pre-pandemic regulations.

Member Rissi asked if there is a difference between the igloos and wooden structures.

Planner Hilbrands stated pre-pandemic these could be used on an existing patio but could not spill out into the sidewalk or parking lots.

Member Deering stated as fall or winter approach there may be people not comfortable with indoor seating and she is supportive to offer the ability for restaurants to provide outdoor seating. It also lends to the vibrancy of the business community.

Chairman Rissi stated if the timeframe were shorter that may discourage some businesses from putting up temporary structures. Member Rapin indicated there is a cost for businesses to put these up and a longer timeframe may produce a nicer product.

Member Deering stated the pandemic is not over for the business community.

Member Noordyke asked if the Planning Commission can recommend this with structures removed by December, 2022 and then it can be considered during the master plan discussion.

Member Noordhoek stated that this hasn't been a problem and the businesses that have requested it have received approval.

Member Katsma likes the idea of the extension but with a review of every 6 months.

Member Korstange asked staff what other communities are doing with these temporary, outdoor structures.

Chairman Rissi asked staff to reach out to businesses and inquire whether they want these and how long is reasonable to have these structures.

Member Noordyke stated he see's more than 5 or 6 businesses with these structures and asked if staff is looking the other way.

**Motion made by Member Meurlin to table. Supported by Member Noordyke.
Motion carried 9 to 0.**

ARTICLE 9. Review 2021 Work Plan

Chairman Rissi stated his intent was not to get into a long discussion about editing the work plan. There are a lot of new Planning Commission members and he wanted the commission to see the plan and review it.

Member Meurlin asked whose work plan it is since there are a variety of projects included.

Chairman Rissi stated the work plan was developed after a joint meeting with boards/commissions. The topics were received from community surveys.

Member Meurlin stated he does not understand why the Gathering Space is

number one on the work plan due to comments from the board meeting. The township website has problems and does not reflect Cascade. The work plan should be PFAS focused. We know we are not getting into potential projects with the airport. If this work plan is from 2019, the work plan is dated and provides irrelevant information.

Member Noordhoek stated a current line of questions is being developed for the strategic plan.

ARTICLE 11. Old Business

Barrier at Library property along south property line – Planner Hilbrands stated he spoke with Manager Swayze regarding this request. Manager Swayze spoke with the library and they had no concerns and did not feel a barrier was needed.

Member Meurlin stated this is Township property and not library property so the township would be liable for incidents.

Member Moxley stated they have filled the slope in but it's still a 45 degree slope out there and he considers it dangerous.

Member Meurlin stated we are not doing anything about it because of the library.

Assistant Manager Fast reiterated Manager Swayze made the decision on a retaining wall.

Chairman Rissi suggested it gets reviewed again and if it's still a concern they reach out to Manager Swayze.

Member Moxley suggested there is a line of trees that a person could walk through and roll down the hill. He believes we need barriers with orange tape.

Member Meurlin asked if the property is in compliance with the approved grading plan.

Member List – Chairman Rissi believes Cassie sent a member list but commission members have not received one. Planner Hilbrands stated he can send a member list out.

Assistant Manager Fast stated if any member needs a picture taken, either Katie (Human Resource Generalist) or Assistant Manager Fast could help with that.

Rules of Conduct – Chairman Rissi stated this has been discussed quite a bit and Member Meurlin worked on it and presented it to Chairman Rissi. The information

in the packet is for introduction and Member Meurlin will highlight some items. The members will take it home and review it further and bring it back for additional discussion.

Member Meurlin stated this addresses the policy issues and allows input from the Planning Commission at the next meeting. It will then be presented to the township board. He questioned whether these rules of conducts only for legal compliance or transparency. He asked if Cascade has some general ethical principles of behavior?

Assistant Manager Fast stated there is a personnel manual.

Member Meurlin continued to discuss the rules of conduct.

Member Rissi commented on the Disclosure of Conflict and stated that there is a fine line when a member should recuse themselves from an agenda item.

Member Korstange stated she thought the Planning Commission was going to put together Rules of Conflict but this seems more like a survey and she was not sure how to respond to it.

There was discussion on what information the attorney needs to put a document together.

Chairman Rissi stated the Planning Commission needs to bring this back at the next meeting before discussing with legal counsel. This is a document to get the members thinking.

ARTICLE 12. Any Other Business

Strategic Plan

Member Noordhoek stated the Strategic Plan is going to be very detailed and labor intensive and the Planning Commission is going to be very involved in the process. He stated Member Meurlin is going to write a document about how the Planning Commission will be involved.

Member Meurlin stated the Township Board agenda has an agenda item to discuss the Strategic Plan. This process will help align citizens, government, staff and board of trustees and commissions. The goal is to front load the process to get input from the citizens.

Member Rissi asked if the members had an opportunity to read the letter and resolution Member Meurlin put together for the township board.

Member Meurlin stated the Strategic Plan must come to the Planning Commission for approval before it goes to the board.

Member Noordyke stated he thinks the letter and resolution are well written and there is nothing controversial in the document.

Member Moxley stated he thinks it is a great document and questioned what CIP (Capital Improvement Plan) is? He had a few other changes.

**Motion made by Member Noordyke to adopt the resolution with removing the Charlevoix median strips, fixing the vision typo and defining the CIP acronym.
Supported by Member Moxley.**

Member Rapin stated he has not read the document and asked if he should abstain from the vote. He was told to abstain.

Motion approved 8 to 0 with Member Rapin abstaining.

Roundhill Development

Member Moxley stated he was at the Roundhill Development and he is very concerned about the retaining wall constructed by the developer as well as the slope. He spoke with Brian Wilson at the Township Building Department to inquire about code issues. Brian Wilson stated the 2015 Building Code does not make provision to putting some type of guard rail in place unless there is some type of sidewalk, etc. in place. Member Moxley stated he feels a letter should be sent to Brian Wilson regarding this concern and that a fence/barrier must be in place before building permits are issued for units 5 & 6. He read the letter to the Planning Commission that he would like to submit to the Building Department on behalf of the Planning Commission.

Discussion followed about making this request

It should be sent to Brian Wilson and copy the Supervisor.

ARTICLE 13. Adjournment

**Motion was made by Member Meurlin to adjourn. Supported by Member Katsma.
Motion carried 9 to 0. The meeting was adjourned at 9:34 p.m.**

Respectfully submitted,
Brett Katsma, Secretary

MINUTES

Cascade Charter Township
Planning Commission
Monday, July 19, 2021
7:00 P.M. Hybrid Meeting
2870 Jacksmith Ave SE

ARTICLE 1. Acting Chairman Noordyke called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Moxley, Vice Chairman Noordyke (acting as Chairman), Rapin, Korstange, and Meurlin
Members Absent: Chairman Rissi, Secretary Katsma, and Deering
Others Present: Director Steve Peterson, Planner Brian Hilbrands, Assistant Manager Fast, Legal Counsel Anne Seurnyck of Foster Swift, and those listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Moxley to approve the current Agenda. Supported by Member Rapin. Motion carried 6 to 0.

ARTICLE 4. Disclose any Conflict of Interest.

None disclosed.

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

No public comments.

**ARTICLE 6. Case #21-3629/Bob Morse
Public Hearing**

Property Address: 6390 and 6420 28th St

Requested Action: The applicant is requesting a preliminary plan approval to amend the existing P.U.D. to allow for the construction of a new car wash and coffee shop.

Planner Hilbrands stated that the Commission saw its last application at the June 7, 2021 meeting for a basic plan review and at that meeting a recommendation was given that the applicant move forward with their basic plan which included the car wash and coffee shop on one parcel. The applicant submitted the additional information required after the basic plan review for the public hearing at this meeting.

Planner Hilbrands stated that the applicant is proposing approximately 5240 square foot car wash, the 550 square foot coffee shop with 32 parking spaces, including vacuum spaces.

Planner Hilbrands noted that the zoning ordinance allows for one building with the primary use on a parcel and adding the coffee shop would be an exception to that. The

PUD could accommodate the 12 vacuums shown on the plan, two of which they are asking for exceptions for since they are within the 50 foot required setback. The two setbacks are smaller than the 100 feet that are required in the V2, but they are in line with the other buildings in the PUD.

Planner Hilbrands stated that the plan does include cross access to the parcel to the east. The Commission is asking for a cross access easement to be recorded for that access, which is coming from the curb cut from 28th St, which is being realigned with the curb cut across the street. Road Commission has reviewed that preliminarily, but the applicant will need to apply with the Road Commission for any additional comments.

Planner Hilbrands noted that the plan shows a retaining wall on the south property line by the bay of parking with a maximum height of 6.5 ft, and it will have a railing on top of it. The application is in the process of vacating the right of ways in the portion in between the two pre-existing parcels and combining all of the parcels. The vacation combination will have to be finalized.

Planner Hilbrands stated that the plans show that both buildings are showing signs that exceed the allowed 100 square feet, so a revised signed plan will need to be submitted.

Planner Hilbrands stated that both the Fire Department and Township Engineer have reviewed and approved the plans. The applicant will need to receive a number of permits before beginning construction, such as soil erosion. The applicant will need to submit a storm water maintenance agreement to the Township.

Planner Hilbrands stated that at the last meeting, one of the Planning Commission's requirements was to remove the coffee shop building after a certain amount of time if it becomes vacant. The applicant agreed to remove the building if it is vacated for a period of 18 months or longer. Planner Hilbrands stated that this agreement can be written into the PUD ordinance to codify it.

Planner Hilbrands stated that the applicant has been in ongoing discussions with other members of the PUD, including Culver's and Macatawa Bank, regarding the condo association that exists and the shared areas. The applicant will need to provide a maintenance plan or agreement for the shared private streets and access drives, and that document will need to be recorded.

Planner Hilbrands stated that the zoning ordinance required a 25 foot buffer yard along the property lines. There are a few areas along the south property line that the buffer yard is less than 25 feet. Planner Hilbrands advised that what the applicant is requesting is consistent with the other properties in the PUD. The applicant is providing an extensive landscaping plan. As part of this, the applicant is required to provide a \$20,000 landscaping bond before beginning construction.

Planner Hilbrands stated that if preliminary plan approval is provided, the staff will begin drafting the amendments to the PUD ordinance and bring back to the Planning Commission for final recommendation to the Township Board.

Planner Hilbrands stated that staff are recommending approval of the preliminary plan

with the eight conditions noted in the staff report. He advised that a number of these are some of the typical conditions that need to be addressed before building permits can be issued. The applicant will need to revise signage plans and also a maintenance agreement for the shared private streets and access drives before the application is brought back for final recommendation of the Planning Commission and to the Township Board.

Member Meurlin asked if the applicant will be bringing back a stormwater maintenance agreement. Planner Hilbrands advised that the applicant will be, though it has only been required in the past before building permits are issued. Member Meurlin stated that other recent projects have had difficulties with stormwater. Planner Hilbrands advised that the applicant's engineers would be able to speak more to that.

Member Moxley asked if the plan is acceptable to the property owner to the east. Planner Hilbrands stated that the property owner is present and will likely speak to the question.

Member Rapin asked if Planner Hilbrands had heard from any of the neighbors to the south of the property. Planner Hilbrands stated that he has not heard from the property owners to the south, but the applicant has been in contact with them, as a small parcel was purchased from them. To his knowledge, they are aware of the plan.

Applicant Bob Morris, land planner Jim Morgan from RJM Designs, Doug Stalsonburg from Exxel Engineering were present for questions from the Commission. Applicant Morris thanked Planner Hilbrands for his guidance through the process.

Member Moxley asked the grade difference between the property to the west and the property to the east. Doug Stalsonburg answered that to the east the grade is about 65 and, on the west, it is about 72. Member Moxley stated that this might make grading on the drive a challenge. Doug Stalsonburg advised that the driveway will be rebuilt to connect to the property to the east will be about five feet to grade to the neighbor to the east.

Member Meurlin asked the applicant, land planner, and engineer to talk about the underground stormwater system. Doug Stalsonburg advised that there are a series of catch basins that catch the water and deliver it by pipe to the underground system. The structures are half-mooned shape and they are designed to leach into the soil all of the stormwater. Soil boring and infiltration tests were done that proved that the soil was capable of accepting the water. The system also has an overflow pipe with a connection to a catch basin on 28th St which falls into the new driveway. The Kent County Road Commission approved the connection and that is an emergency overflow.

Member Meurlin asked if there are ways that sediment could get into there. Doug Stalsonburg advised that they will be putting sumps in all of the catch basins, and they will lay the connecting pipe system with a perforated pipe so that some of the water will be leached into the soil while traveling through the pipe. The underground system has a collection chamber than can be pumped out to remove any collection of sediment.

Member Noordhoek asked how many lineal feet will be used to construct the

underground stormwater system from the applicant's property into the neighbor's property. Doug Stalsonburg advised that it would be 60 feet from the steepest part of the driveway.

Member Korstange asked what happens to the stormwater in regard to the 60 feet of the driveway to the neighbor's property. She asked if there is an adequate system in place to get rid of the stormwater. Doug Stalsonburg advised that there are a set of catch basins that will bring it back to the underground system 10 feet from the property line.

Member Rapin thanked the applicant for the iterative process and conversations to get to this point. Applicant Bob Morris echoed the comments and complimented the Planning Commission on the collaborative effort.

Member Meurlin asked if the guardrail on top of the retaining wall was part of a zoning ordinance. Doug Stalsonburg advised that there is a rail. Planner Hilbrands advised that it was on the site plan submitted by the applicant because it was good common sense. Member Moxley stated that it could be a fence instead of a guardrail.

Motion was made by Member Meurlin to open public hearing. Supported by Member Moxley. Motion carried 6 to 0.

1. John Safapour, Safapour Properties 6444 28th Street-Complimented the Planning Commission and colleagues for putting together a plan and he is excited about the beautification of the property. He requests that a cross access easement parcel be required at the corner of Cascade and Thornhills as a condition instead of a recommendation to ensure safety. Applicant Bob Morris is willing to make it a condition.
2. Lee Ott, Macatawa Bank-Asked that the applicant reconsider rerouting their exiting traffic a different way that would not cause more traffic. He is really happy about the new businesses coming to the area. Planner Hilbrands advised that there were safety concerns in other areas where a driveway has been proposed.

Motion was made by Member Meurlin to close public hearing. Supported by Member Moxley. Motion carried 6 to 0.

Member Korstange requested further discussion about the driveway and exit of the plan. Jim Morgan from RJM Designs advised the various exits. Member Meurlin noted that the different exits that a person could take away from the bank's exit would not be the easiest exits. Applicant Bob Morris noted that the busy hours of the car wash and the bank would not be at the same times. Member Meurlin suggested that if it became a problem, signage could be put up that directs traffic.

Member Moxley requested information about the rectangular drawings with circles in them on the grading plan. Doug Stalsonburg advised that it is part of the underground carwash system for water reclamation.

Motion was made by Member Moxley to approve Case # 21-3629 as submitted by the applicant with the conditions recommended by Staff. Supported by Member

Korstange. Motion carried 6 to 0.

ARTICLE 7. Old Business

Rules of Conduct Discussion

Member Meurlin asked Director Peterson to summarize the additional rules he tells members orally in addition to the Rules of Conduct regarding restrictions on Members communicating with each other. Director Peterson does not recall any restrictions beyond the Rules of Conduct given out annually to Commission Members.

Acting Chairman Noordyke recalled that Director Peterson would go through the Rules of Conduct, and would cite examples that Members should not talk with other Members about upcoming agenda items or make deliberations outside of this meeting. Director Peterson stated that he has advised that the safest thing Members can do is to keep all deliberations in the Board room.

Member Meurlin asked Legal Counsel Anne Seurnyck with Foster Swift, whether this is usual in municipalities in the State of Michigan. Legal Counsel responded that the ordinance is more in-depth in respect to the ex parte communication and site visits. She stated that the zoning ordinance already has defined what a conflict of interest is, and the Planning Commission cannot do anything that is in conflict with that.

Extensive discussion followed regarding conflict of interest and Rules of Conduct.

Acting Chairman Noordyke asked Director Peterson if the email addresses for the Commission had been approved. Director Peterson stated that he notified Manager Swayze. Assistant Manager Fast advised that the decision between analog and cloud servers has to be made before email addresses will be given once it is known what address form they will take.

Member Meurlin asked Director Peterson whether or not site visits should be done by Members. Director Peterson advised that site visits are helpful. Extensive discussion followed.

Acting Chairman Noordyke suggested that legal counsel to write a draft of Rules of Conduct. Member Rapin stated that he thought the Commission was asking legal counsel for feedback on the Commission's current Rules of Conduct, and it was received. He does not agree that the Commission needs to have legal counsel rewrite the Rules of Conduct, as she provided information stating that they are sufficient. Member Korstange stated that the Rules of Conduct also give space for members to police themselves. Member Moxley advised that he would prefer to have an attorney draft the rules to be more efficient, though he believes they will be close to what is already in place. Acting Chairman Noordyke requested that legal counsel draft Rules of Conduct. Legal Counsel Seurnyck asked if the Commission wants to keep the communication out of site visits and the prohibition from talking to others outside of the meetings. Member Korstange would like to hear the legal opinion. It was agreed that there would be a softening of the ex parte communication rules.

Acting Chairman Noordyke asked Brian to send the draft to Chairman Rissi for review and

then to the group for the next meeting in August.

Brian advised that the next meeting on August 2 will include a site plan review and special use permits.

ARTICLE 8. Any Other Business

Acting Chairman Noordyke read a message from Manager Swayze regarding the potential barriers and the library property. He asked Vanessa Walstra if she would like to put barriers around the property for their activities next to Roundhill, and she declined at this time. Manager Swayze has contacted the risk management team from the Township's property and liability insurance carrier to do a walk-through and make recommendations from a risk management perspective. It will include the property line from the Roundhill retaining wall to the retention basin area, as well as any other areas of concern. A follow-up report will be provided to the Planning Commission once the property walk is complete. Member Meurlin requested that the walk-through report be added to Old Business. Acting Chairman Noordyke advised that Chairman Rissi will be following up on the report. Members Meurlin and Moxley discussed the Roundhill project, specifically the retaining wall and the slope. Member Noordhoek requested that the Township have MIOSHA do a site visit. Director Peterson advised that he will have staff contact MIOSHA.

Member Meurlin opened a discussion about the 2021 Work Plan that Director Peterson had on the agenda for the last meeting. The community gathering space with ice rink, Buttrick Station outbuilding, purchase of a bobcat for the pathways, and replacing the fire chief's vehicle as part of the Capital Improvement Plan. He noted that the Township Board placed the building of Fire Station Number One, local road maintenance, new phone system, and hose replacement, and LED lighting conversion as the priority projects. PFAS project was added late in the process.

Member Korstange wanted to know staff's part in the CIP process in conjunction with the Township Board. Director Stevenson advised that the work plan comes from the master plan. The ranking order was made by a joint meeting between all of the committees and the Board. The CIP process starts with the Township Manager sending out a request for new projects to all of the departments. Once he compiles all of the requests, he presents the CIP to the Planning Commission for approval.

Member Meurlin asked when the public input took place for the Master Plan. Director Peterson advised that it took place in 2018-2019 before the master plan was approved.

Acting Chairman Noordyke asked Director Peterson when the Work Plan will come up for review. Director Peterson stated that it was up for review in January. Member Meurlin asked if money is being spent on the outdoor gathering space. Director Peterson stated that it was a better question for the DDA. Member Meurlin asked if the recent website revision satisfies the Communication/Hot Topic item on the Work Plan. Director Peterson answered yes, that it is on the new website. Member Meurlin asked if any of the members of the Planning Commission present noticed any improvements to the website. Member Korstange answered that she noticed the question portion of the website. She also stated she could not find the Board Meeting

minutes, and Member Meurlin stated he could not find the Comprehensive Plan easily.

Member Meurlin asked Director Peterson if he was be able to bring someone in from Fishbeck to look at the south retaining wall because of a safety issue. Director Peterson advised that our engineer has inspected the site and will provide the reports to the Comission. Member Moxley commented that the toured the site and saw where the catch basin should be, and it was covered with erosion mat. Acting Chairman Noordyke asked Director Peterson to look into the catch basin discussed. Director Peterson said he would do so.

Member Korstange asked if the Township has the ability to prohibit builders from doing projects if they have not followed the rules. Director Peterson stated that legal counsel has advised that the Township cannot stop a builder from doing a new project, even if they have violated rules in other projects. Acting Chairman Noordyke asked staff if they could request a memo from legal counsel regarding the remedies of these situations.

ARTICLE 9. Adjournment

Motion was made by Member Moxley to adjourn. Supported by Member Rapin. Motion carried 6 to 0. The meeting was adjourned at 9:45 p.m.

Respectfully submitted,
Krissi Brott, Deputy Clerk

STAFF REPORT

STAFF REPORT: Case #21-3652/Waugh
REPORT DATE: July 23, 2021
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: August 2, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:
Daniel Waugh
7630 Cascade Road SE
Grand Rapids, MI 49546

STATUS
OF APPLICANT: Property owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building larger than 832 square feet.

EXISTING ZONING OF
SUBJECT PARCEL(S): R1

GENERAL LOCATION: West side of Cascade Road, just south of Kenrob Drive

PARCEL SIZE: Approximately 1.85 acres

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: All Residential

ZONING ON
ADJOINING PARCELS: All R1

STAFF COMMENTS:

1. The applicant is requesting permission to construct an accessory building on the property. The building will be 24' x 50' (1,200 sq ft).
2. The building will be 13' tall as measured to the midpoint of the roof.
3. This requires a minimum of a 10-foot setback to the side property line and a 25-foot setback to the rear property line. The applicant shows a setback of 10' to the nearest side

property line, and a setback of 57' to the rear property line. The building will also have to be at least 10' from the house.

4. With less than 3 acres the applicant is only permitted to have one accessory building on the property. This will be the only accessory building.
5. The applicant has indicated that the building will be used for hobby use and storage of vehicles.
6. The size of the building is "normal" for the zoning district. The lot might be a little on the smaller side, but we have seen a number of requests for similar size accessory buildings on similar size lots.
7. The building is planned to have shingled roofing and painted plywood siding to match the house. This would be considered normal for the area.
8. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
9. It should be noted that accessory buildings cannot be used for living space or to run a business.

Conditions for Special Use Permit Approval

Upon review of a Type 1 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.

Factors	Comment
The intended use of the building.	The applicant has indicated that the building will be used for hobby use and storage of vehicles.
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have painted plywood siding and shingled roofing.
The size of the building in relation to the house, lot and zoning district.	The property is about 1.85 acres and the home has about 2,050 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the general area.
The topography and vegetation in the area.	Flat and wooded.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact.

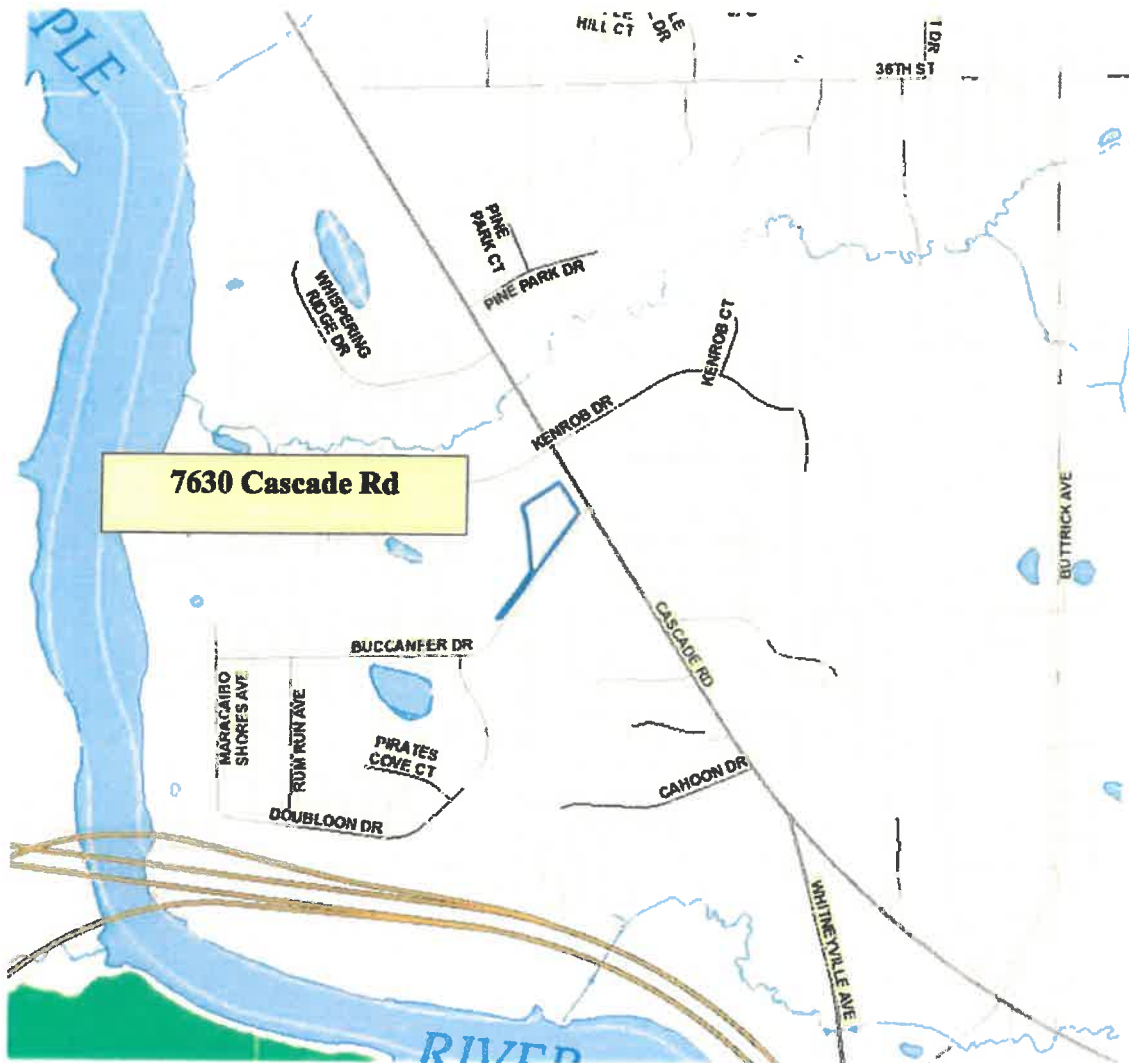
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoining property views.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION:

I recommend that you approve the special use permit as requested with the following conditions. The building should be in compliance with all applicable zoning ordinance regulations, including:

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.

Attachments: application package, accessory building inventory





CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT:

Name: DANIEL WAUGH
Address: 7630 CASCADE ROAD, SE
City & Zip Code: GRAND RAPIDS, MI 49546
Telephone: 616 437-8946
Email Address: DANWAUGH627@GMAIL.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:**

REMOVE EXISTING 24x24' ACCESSORY BUILDING
REPLACE EXISTING WITH NEW 24x50' BUILDING

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

SEE ATTACHMENT

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 22 - 176 - 018

ADDRESS OF PROPERTY: 7630 CASCADE ROAD, SE

PRESENT USE OF THE PROPERTY: 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)

CATHERINE WAUGH

7630 CASCADE RD

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)

DANIEL WAUGH
Applicant – Print or Type Name

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

Applicant's Signature & Date

7/2/2021

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

7630 Cascade Road, SE
Accessory Building
Permit Request 2021

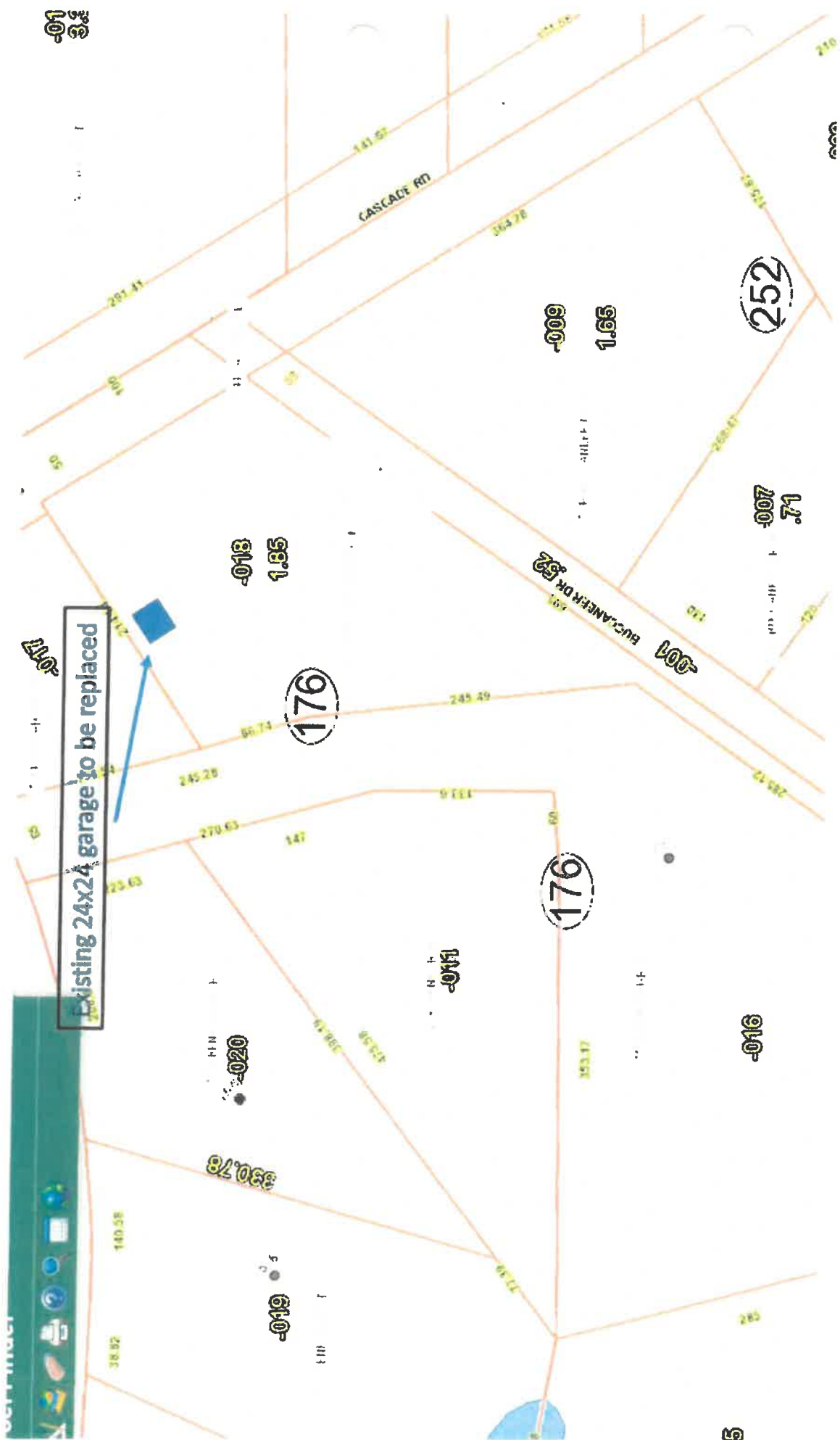
Daniel Waugh
7630 Cascade Road, SE
Grand Rapids, MI 49546
616.437.8946
danwaugh627@gmail.com

Overview:

- Owner to remove existing 24x24' accessory building at of rear of property.
- Owner to replace existing with new 24x50' (1,200 sq. ft.) accessory building.
 - Existing 24x24' building cement floor/footings to be repurposed for new building.
 - Additional 24x26' cement floor/footings to be added adjacent to existing cement floor/footings.
 - Existing building location is within township set back guidelines; as will the new building.
- New accessory building will be of wood construction and shingled roof to match the house.
- New accessory building will have gable roof with 2' overhangs; 13' roof height (5/12 slope)
- Sections of existing driveway will be removed and replaced to better manage rain water drain-off.

Accessory Building Purpose:

- The new building will be used as the old building was for the last 16 years:
 - Hobby use (arts & crafts, etc)
 - Personal vintage car and vintage motorcycle and Vespa storage and associated minor maintenance (e.g.: cleaning, detailing, fluid changes).
 - The bigger building will relieve congestion of the old.



Existing 24x24 garage to be replaced

01
33

-018
1.85

176

-020

-019

-009
1.85

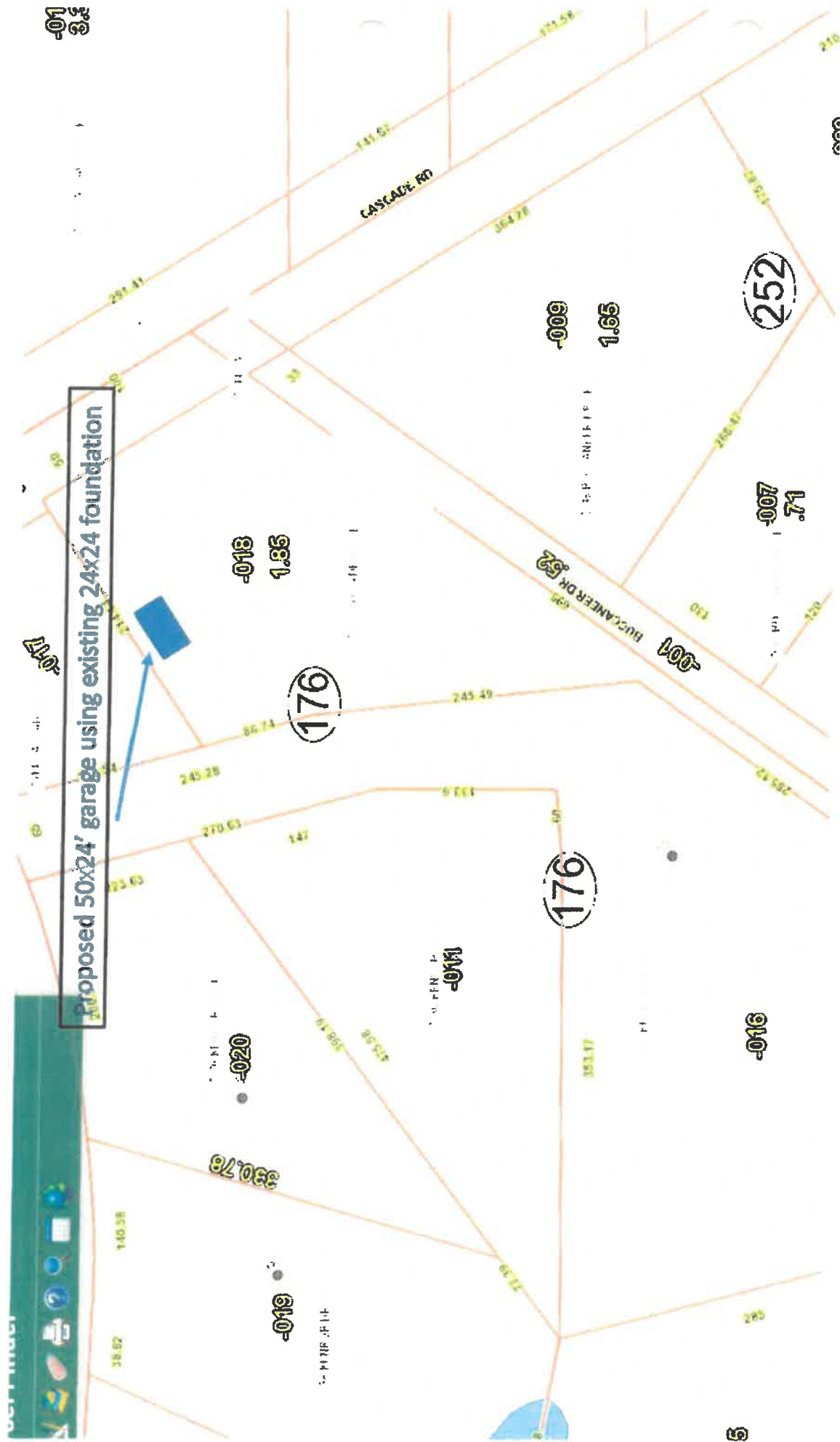
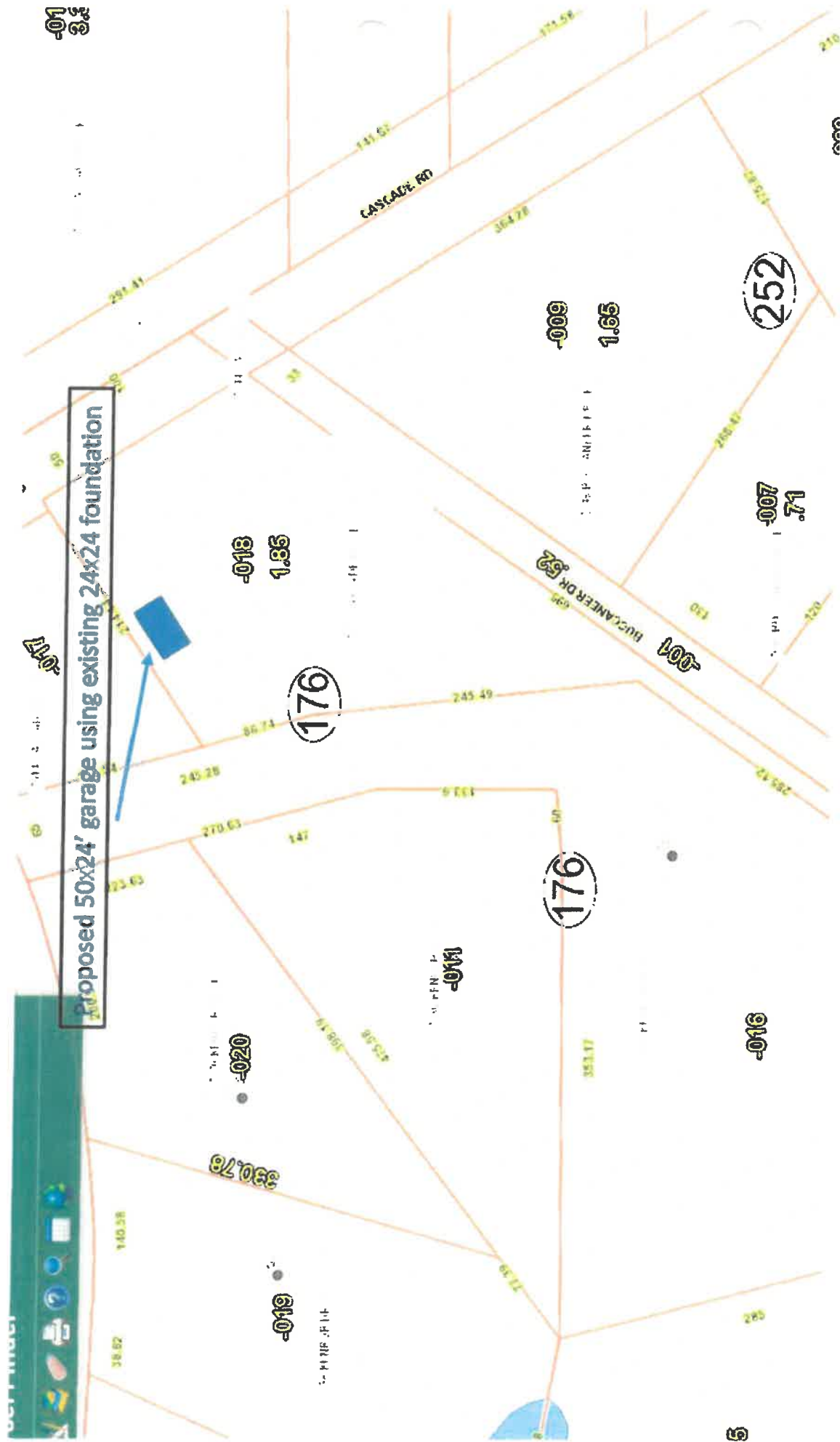
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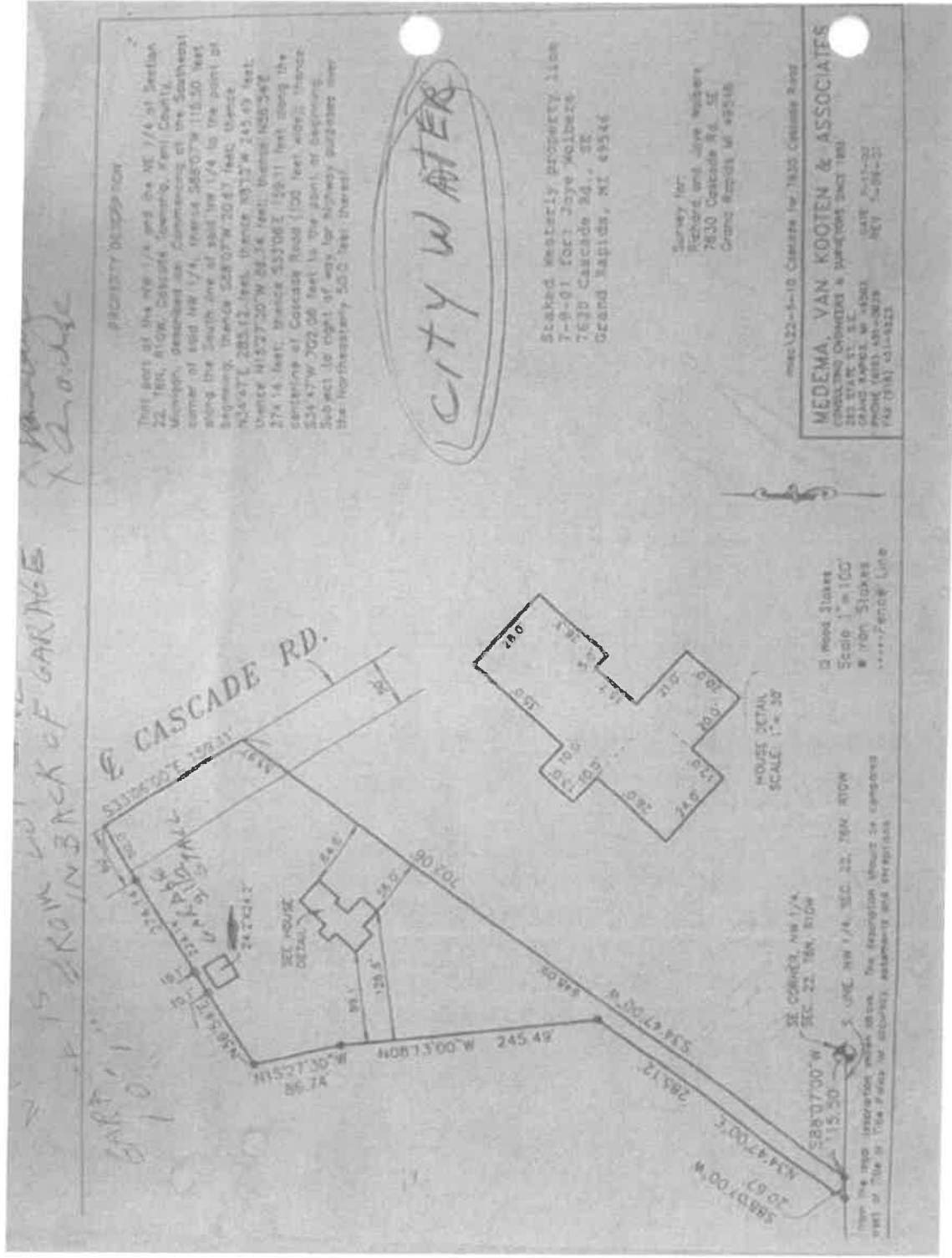
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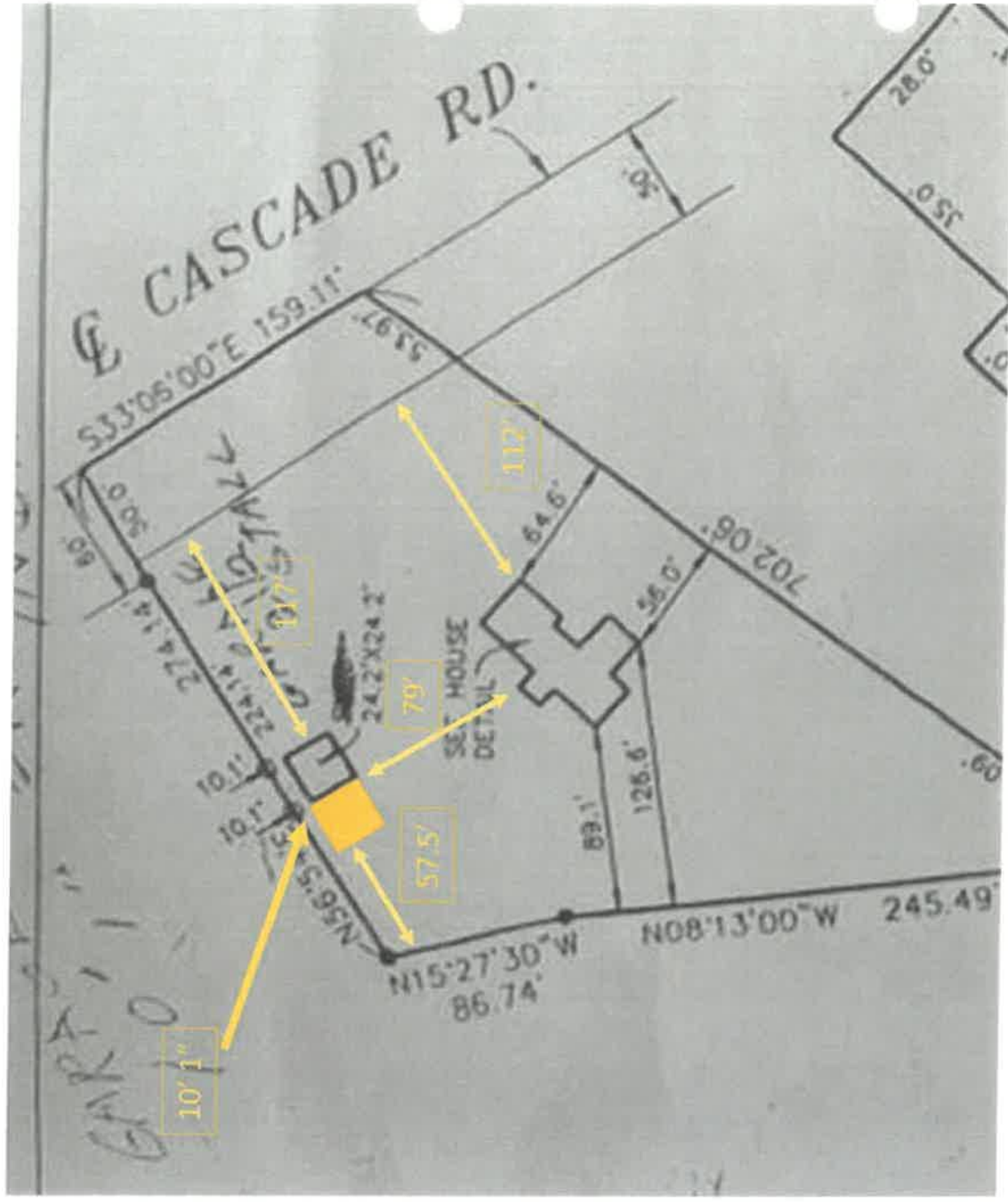
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Property Survey
7630 Cascade Road
Daniel & Catherine Waugh



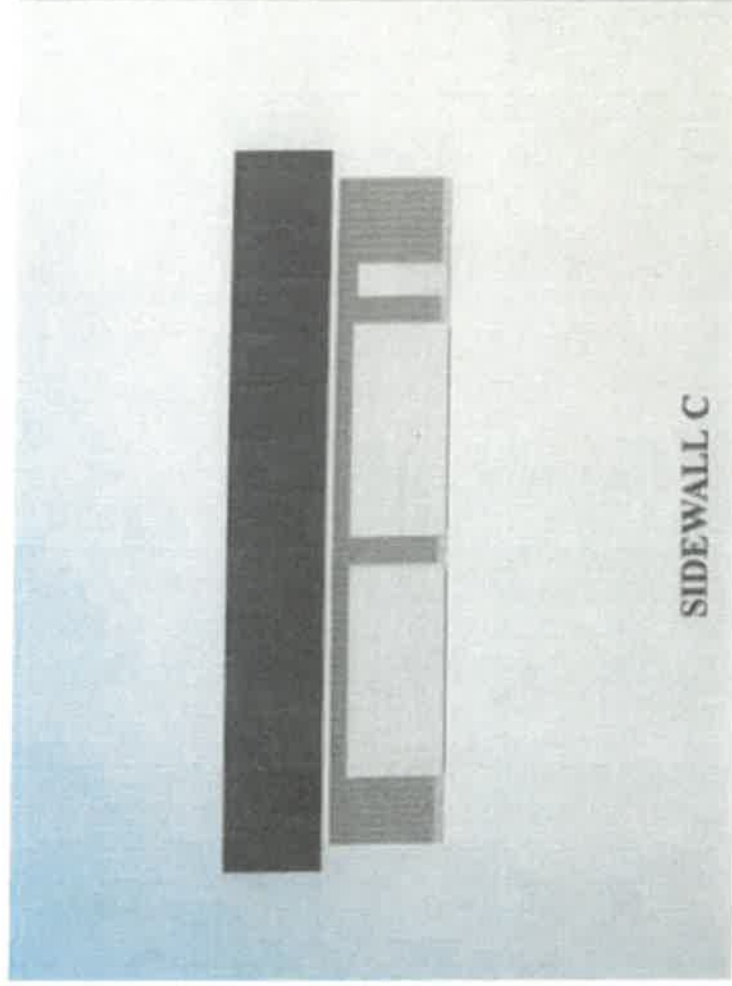


Survey highlights/critical measurements:

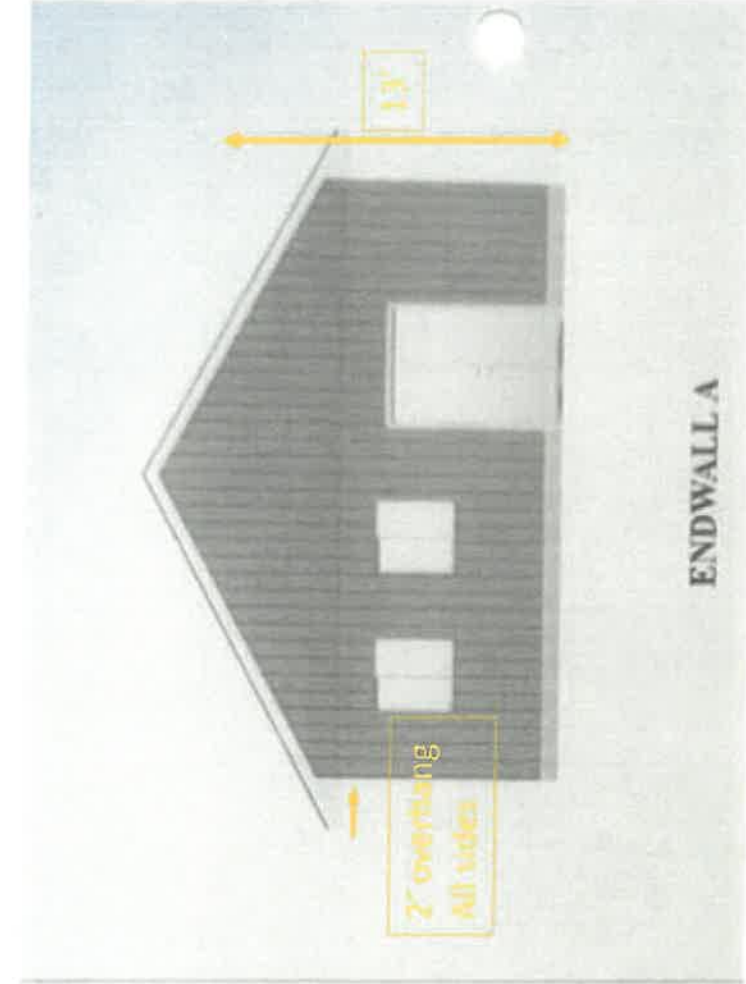
A: Garage meets setback requirements of 10' from property rear (10.1') and side (57.5').

B: Garage meets property front requirements; 'behind the house' in regards to Cascade Rd frontage.

Orange box represents adjacent cement addition to follow the same property line parallel, creating a 50x24' building.



SIDEWALL C: Facing the house (south)



SIDEWALL A: Facing the woods (west)



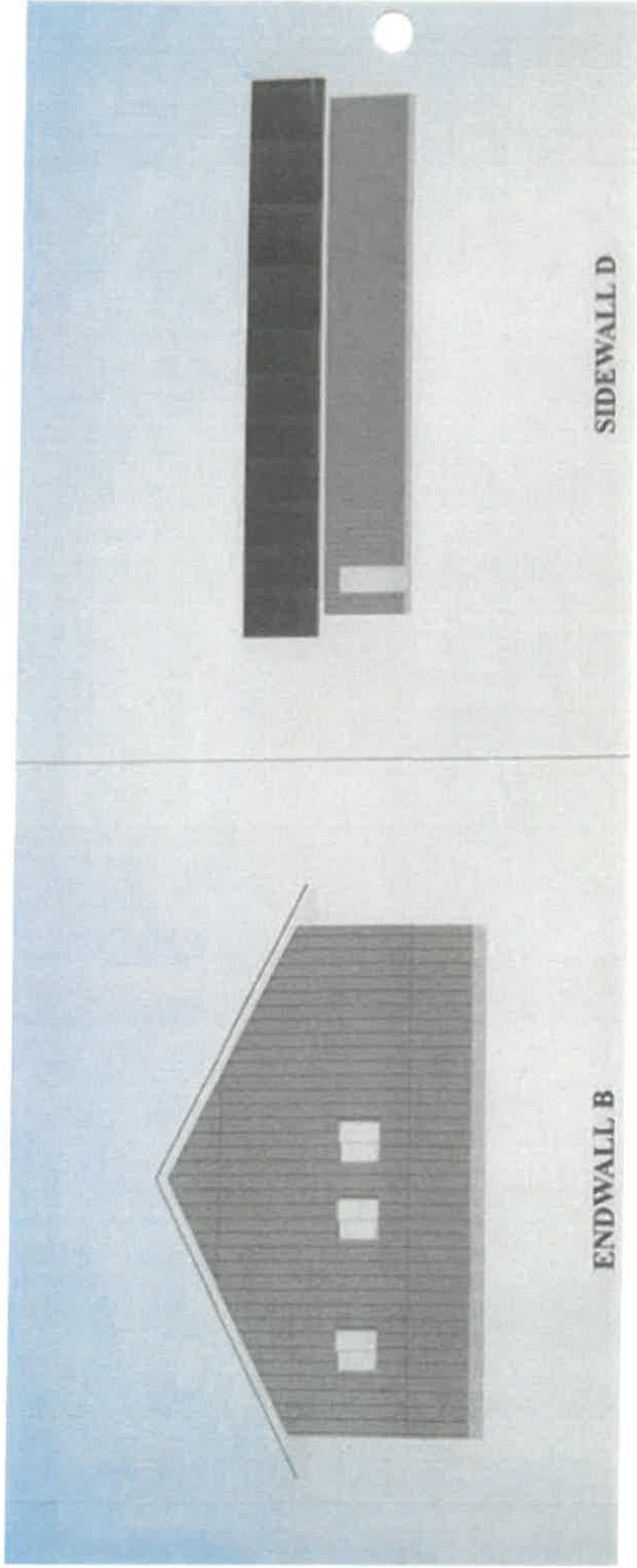
Roof Construction:

- Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle) (21-Pieces)
- This will be an exact match to the house.



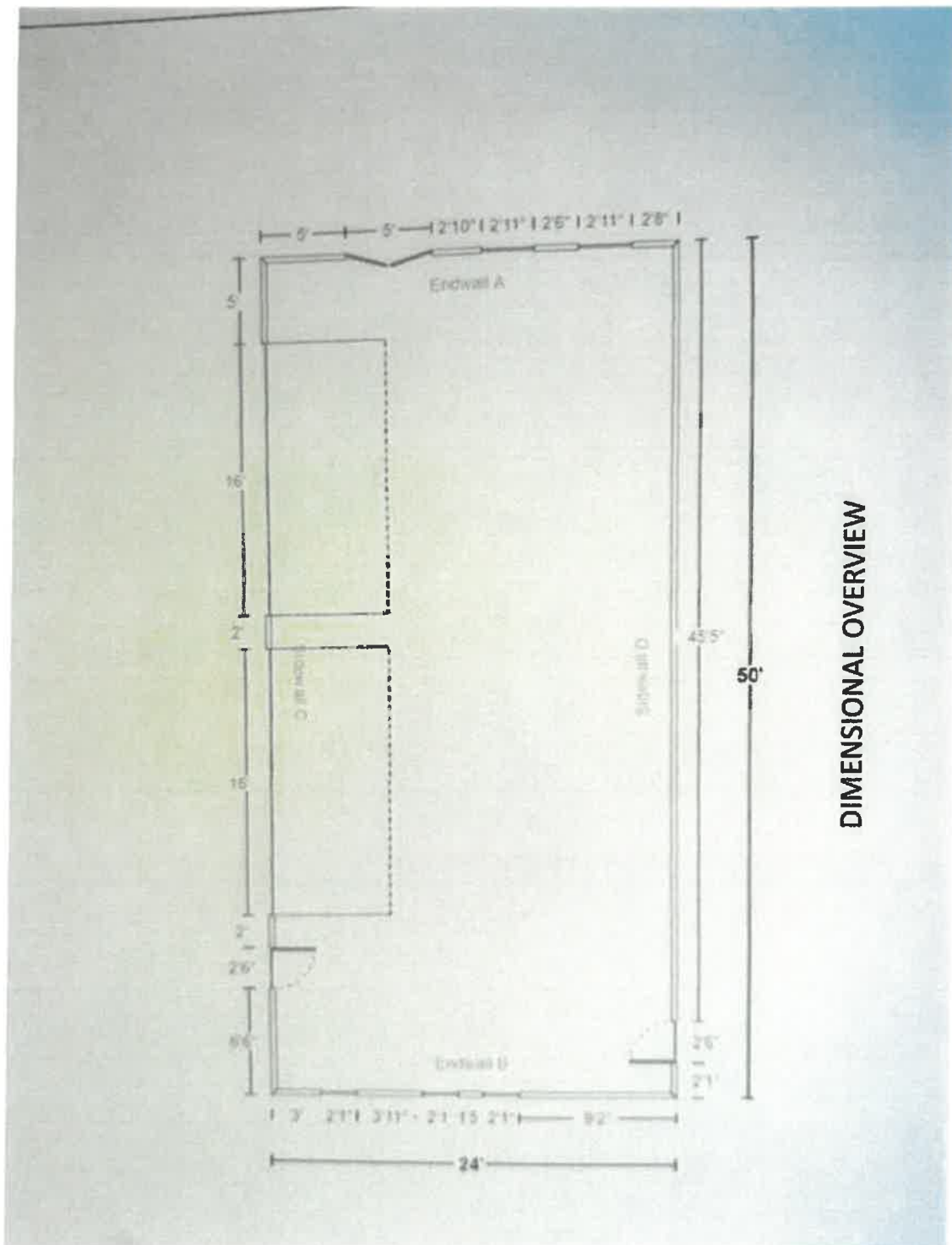
Exterior Wall Construction:

- Plywood Siding Panel T1-11 4 IN OC.
- This will be an exact match to the house.
- Painted to match house color.



**ENDWALL B: Facing front of property
(Cascade Road)**

**SIDEWALL D: Facing rear of property
(neighbors garage)**



DIMENSIONAL OVERVIEW

View from the house deck



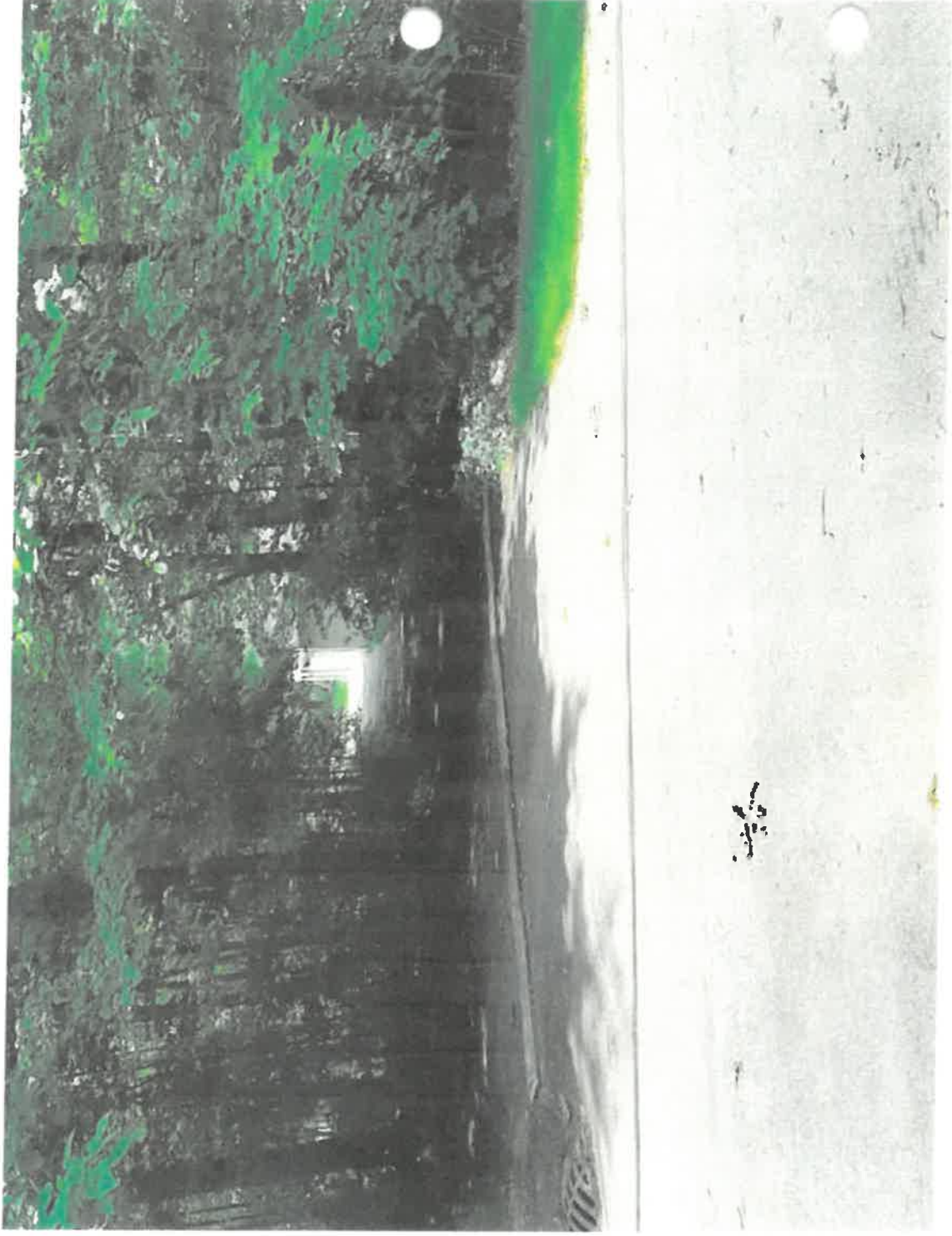


Viewing east, 30' in from west property line. Note approximately 8' drop from Cascade Road to garage.

Note stake in foreground represents west edge of new garage.



View from Cascade
Pathway, Cascade Road



Accessory Building Inventory 2010-2021 (6/22/21)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10-2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10-3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10-3017	Halfmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
20-3589	Dykhouse	2645 Meadow Crossing	ARC	1,634	13	7,900
20-3598	Maslowski	9585 60th St	ARC	1,296	2	1,900
20-3601	Poolman	6667 60th St	ARC	4,288	4.5	3,800
20-3616	Staples	5288 Buttrick Ave	ARC	1,300	2.3	4,500
21-3637	Seely	4200 Cherry Ln	ARC	1,224	0.97	1,100
21-3638	Davis Fila Construction	6541 60th St	ARC	4,000	14.7	2,905

Accessory Building Inventory 2010-2021 (6/22/21)

12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
20-3600	Grzywacz	8683 Cascade Rd	FP	1,440	3.7	4,000
21-3625	Randall Burri Builder	4670 Quiggle Ave	FP	1,728	3.6	1,700
13-3161	Epique Homes	1415 Ballybunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500
18-3494	Stibitz	3494 Bloomington Hills	PUD 66	1,500	1.39	2,200
10-3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
19-3561	Hayes	3570 Buttrick Ave	PUD 61	1,200	2.2	2,600
21-3619	Krause	2439 Sturbridge Dr	PUD 65	1,728	6.6	4,000
21-3631	Bigger	4983 Clear Ridge Dr	PUD 72	1,200	1.2	2,800
10-3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10-3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hackett	1547 Briarcliff Dr	R1	1,400	2.2	7,500
14-3190	Aaron Schaap	1910 Laraway Lake Dr	R1	2,604	13	8,200
14-3197	John Shipley	7373 Biscayne Way	R1	1,000	2.6	3,200
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Steketee Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
16-3301	Keeler	8100 45th st	R1	1,504	1.2	2,500
16-3311	Borisch	5292 Dayenu	R1	5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1	1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1	1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1	1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1	1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1	1,296	0.95	3,000
18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
19-3567	Brinks	1596 Buttrick Ave	R1	1,296	1.5	2,700
20-3595	Mayton	1468 Buttrick Ave	R1	1,326	1.8	4,700
21-3621	Engler	7080 Hidden Ridge	R1	3,312	4.4	7,000

Accessory Building Inventory 2010-2021 (6/22/21)

11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg						
Avg ARC				2,137	11.13	3,430
Avg FP				2,318	16.92	2,763
Avg PUD				1,857	6.95	2,483
Avg R1				1,786	3.16	3,603
				2,098	6.47	4,588

STAFF REPORT

STAFF REPORT: Case #21-3643/Golf Club @ Thornapple Pointe
REPORT DATE: July 23, 2021
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: August 2, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:

Golf Club @ Thornapple Pointe DBA Redwater Group
5500 Cascade Road SE, Ste 200
Grand Rapids, MI 49546

STATUS

OF APPLICANT: Lessee

PROPERTY LOCATION: 7211 48th St SE

REQUESTED ACTION: Site Plan Review for a 2,061 sq ft addition

EXISTING ZONING OF
SUBJECT PARCEL(S): ARC

GENERAL LOCATION: North side of 48th St, east of M-6

PARCEL SIZE: Approximately 311 acres

EXISTING LAND USE
ON THE PROPERTY: The Golf Club at Thornapple Pointe

ADJACENT AREA
LAND USES: N,W – Golf course
S,E – Residential

ZONING ON
ADJOINING PARCELS: N,W,E – ARC
S – R1

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct a 2,061 sq ft addition to the existing clubhouse building, an elevated deck, expansion of an existing concrete patio, and regrading of the driving range. The site plan was reviewed under Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.

2. The addition complies with all of the required height, area, setback, and parking regulations of the ARC zoning district. It will not be increasing the height or reducing the setback of the building.
3. The existing building was built in 1997 and is approximately 5,150 sq ft.
4. The site currently has approximately 181 parking spaces. With the addition, the minimum parking requirements would call for 139 spaces, so there is adequate parking.
5. No new access to the property is being requested so no review by the KCRC was needed.
6. The site plan has been reviewed and approved by the Fire Department.
7. The Gerald R Ford Airport staff are aware of and have reviewed the project.
8. The Township Engineer has reviewed and approved the plan. Their review letter is included in your packet.
9. No new landscaping is being proposed.

Section 21.07: Criteria For Site Plan Approval:

The Planning Commission shall use the following criteria in evaluating a site plan submittal:

1. Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.
2. Whether there are ways in which the configuration of uses and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and proposed use and structures.
3. The extent to which natural features and characteristics of the large trees, natural groves, watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate, of scenic easements, natural buffering, and other techniques for preservation and enhancement of the physical environment.

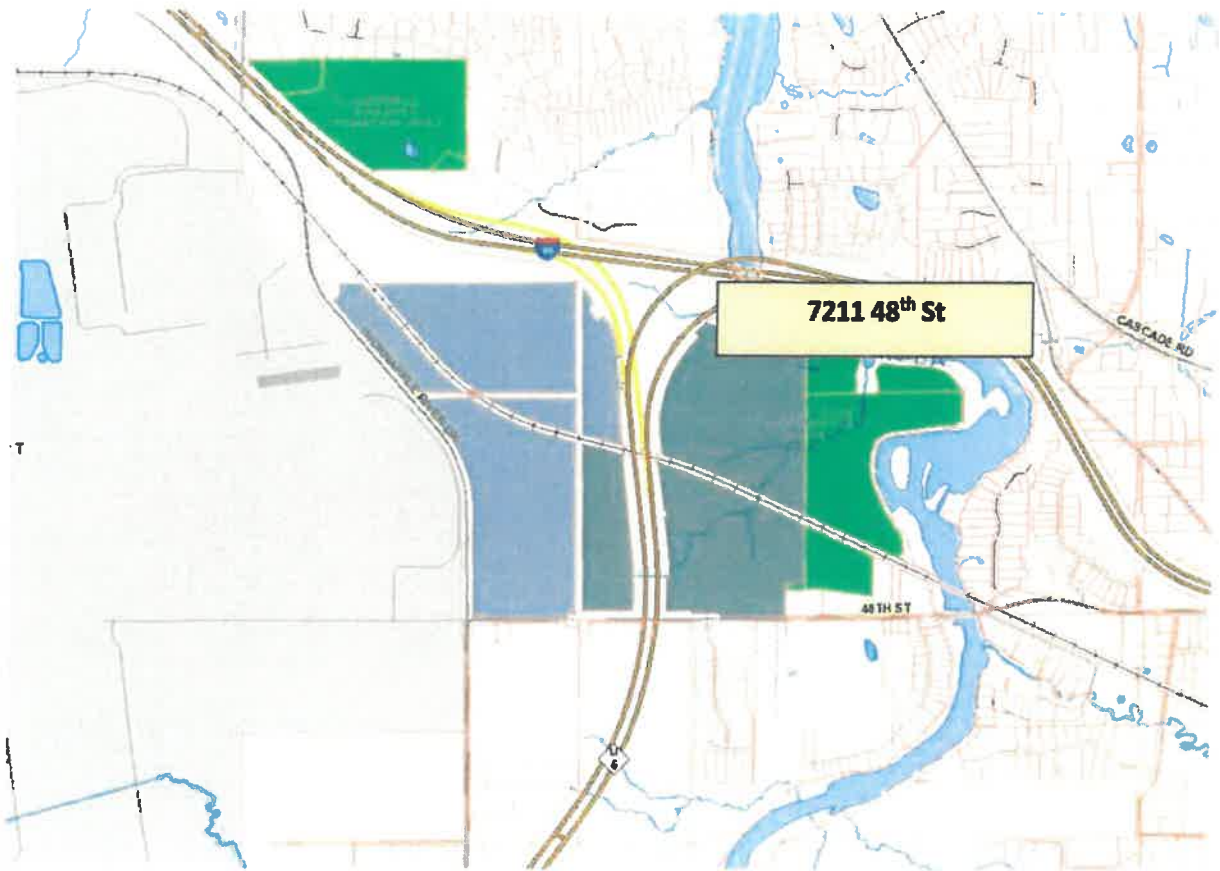
STAFF RECOMMENDATION:

Staff is recommending Site Plan Approval for the 2,061 sq. ft. building addition and the additional work with the following conditions:

1. The applicant complies with the Township Engineer letter dated July 22, 2021, and all necessary permits are obtained before construction begins.

ATTACHMENTS:

**Application
Site Plans
Township Engineer letter**





July 12, 2021

Mr. Steve Peterson, Community Development Director
Cascade Charter Township
5920 Tahoe Drive, SE
Grand Rapids, MI 49546-7192

Re: Thornapple Pointe Golf Course – Special Land Use Application
7211 48th Street SE, Cascade Township, Michigan

Dear Mr. Peterson:

Included with this cover letter, please find one hard copy and one PDF of the following items being submitted for Special Land Use review/approval for Thornapple Pointe Golf Course.

1. Application
2. Project Narrative
3. Clubhouse Site Plan Set (11x17 & 24x36)
4. Driving Range Modifications Site Plan (11x17 & 24x36)
5. Architectural Plans for the Clubhouse Modifications (11x17 & 24x36)
6. Check – \$500 (previously submitted on 06/11/2021)

These items are being submitted for the Planning Commission meeting on August 2, 2021.

If you have any questions or concerns, please feel free to contact me at (616) 575-5190 or jbarr@nederveld.com.

Sincerely,

R. Jack Barr, PE
Project Manager



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Golf Club @ Thornapple Pointe DBA Redwater Group (Steve Plakmeyer)

Address: 5500 Cascade Road SE; Ste 200

City & Zip Code Grand Rapids, MI 49546

Telephone: (616) 340-0879

Email Address: splakmeyer@watermarkcc.com

OWNER: * (If different from Applicant)

Name: Gerald R. Ford International Airport Authority

Address: 5500 44th Street SE

City & Zip Code: Grand Rapids, MI 49512

Telephone: (616) 233-6000

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:**

Modifications of club house and outdoor seating area; Driving range regrading.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

see attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 28-200-024

ADDRESS OF PROPERTY: 7211 48th Street SE, Grand Rapids, MI 49512

PRESENT USE OF THE PROPERTY: Golf Course

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

Name(s)

Address(es)

Gerald R. Ford International Airport Authority

5500 44th Street SE, Grand Rapids, MI 49512

Golf Club @ Thornapple Pointe

7211 48th Street SE, Grand Rapids, MI 49512

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.)

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

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

6/10/2021

Golf Club @ Thornapple Pointe
Steve Plakney - Ed Walker
Applicant - Print or Type Name

[Signature]
Applicant's Signature & Date

6/10/2021

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

Rev. 7/24/14

LEGAL DESCRIPTION

PART OF SE 1/4 OF SEC 21 & PART OF SW 1/4 OF SEC 22 & PART OF NW 1/4 OF SEC 27 & PART OF NE 1/4 OF SEC 28 DESC AS - COM 273.69 FT S 88D 45M 50S W ALONG N LINE OF SW 1/4 SW 1/4 OF SEC 22 & 1367.19 FT S 89D 51M 07S W ALONG N LINE OF S 1/2 SE 1/4 OF SEC 21 FROM INT OF N LINE OF SW 1/4 SW 1/4 OF SEC 22 & SLY LINE OF RELOCATED STL US16 /I-96/ TH SLY 313.64 FT ALONG A 1017.05 FT RAD CURVE TO RT /LONG CHORD BEARS S 42D 46M 16S E 312.40 FT/ TH S 56D 03M 49S W 82.02 FT TH SELY 160.29 FT ALONG A 935.03 FT RAD CURVE TO RT /LONG CHORD BEARS S 29D 01M 32S E 160.09 FT/ TH N 65D 53M 08S E 82.02 FT TH SLY 185.10 FT ALONG A 1017.05 FT RAD CURVE TO RT /LONG CHORD BEARS S 18D 54M 02S E 184.85 FT/ TH S 11D 42M 55S E 232.36 FT TH S 7D 32M 52S E 2317.11 FT TH SLY 854.176 FT ALONG A 4303.76 FT RAD CURVE TO RT /LONG CHORD BEARS S 1D 51M 43S E 852.77 FT/ TO N LINE OF 48TH ST TH N 89D 33M 52S E ALONG SD N LINE 379.24 FT TO A PT 33.0 FT N 0D 48M 35S W ALONG E SEC LINE & 312.87 FT S 89D 33M 52S W ALONG N LINE OF SD ST FROM SE COR OF SEC 28 TH NLY 448.55 FT ALONG A 4682.04 FT RAD CURVE TO LT /LONG CHORD BEARS N 0D 44M 05S E 448.38 FT/ TH N 87D 59M 25S E 39.70 FT TH NLY 456.37 FT ALONG A 4721.74 FT RAD CURVE TO LT /LONG CHORD BEARS N 4D 46M 43S W 456.20 FT/ TH N 7D 32M 52S W 282.03 FT TH N 82D 27M 08S E 32.48 FT TH N 7D 32M 52S W 65.62 FT TH S 82D 27M 08S W 32.48 FT TH N 7D 32M 52S W 680.72 FT TO NLY LINE OF C&O RR R/W /100 FT WIDE/ TH E 63.23 FT ALONG N LINE OF SD RR R/W ON A 6549.93 FT RAD CURVE TO RT /LONG CHORD BEARS S 74D 14M 23S E 63.23 FT/ TH N 7D 32M 51S W 345.27 FT TH NELY 1185.59 FT ALONG A 1509.17 FT RAD CURVE TO RT /LONG CHORD BEARS N 23D 10M 53S E 1155.34 FT/ TH N 44D 18M 47S W 65.62 FT TH NELY 205.55 FT ALONG A 1574.78 FT RAD CURVE TO RT /LONG CHORD BEARS N 49D 25M 35S E 205.40 FT/ TH NELY 39.69 FT M/L ALONG A 1574.78 FT RAD CURVE TO RT /LONG CHORD BEARS N 53D 53M 11S E 39.63 FT/ TO CONTOUR 666 FT ON LT BANK OF THORNAPPLE RIVER TH ELY ALONG SD CONTOUR LINE TO E LINE OF W 1/2 SW 1/4 OF SEC 22 TH S ALONG SD E LINE TO N LINE OF SEC 27 TH S ALONG E LINE OF W 1/2 NW 1/4 OF SEC 27 TO N LINE OF S 400 FT OF NW 1/4 OF SEC 27 FT TH W ALONG SD N LINE TO W LINE OF E 220 FT OF W 1/2 NW 1/4 OF SEC 27 TH S ALONG SD W LINE TO E&W 1/4 LINE OF SEC 27 TH W ALONG E&W 1/4 LINE SEC 27 TO W 1/4 COR OF SEC 27 TH W ALONG E&W 1/4 LINE OF SEC 28 TO ELY LINE OF RELOCATED THORNAPPLE RIVER DR /120 FT WIDE/ TH N ALONG ELY LINE OF SD DR 33.0 FT TH E 196.60 FT TH N 17.0 FT TH W TO ELY LINE OF SD DR TH NWLY ALONG ELY LINE OF SD DR TO N LINE OF S 1/2 S 1/2 OF SEC 21 TH E ALONG SD N LINE TO BEG EX C&O RR R/W /100 FT WIDE/ & EX PART OF NW 1/4 OF SEC 27 & PART OF NE 1/4 OF SEC 28 DESC AS - COM AT W 1/4 COR OF SEC 27 TH N 88D 53M 31S E ALONG E&W 1/4 LINE 340.44 FT TH N 1D 06M 29S W 65.62 FT TH S 88D 53M 31S W 340.10 FT TH N 0D 18M 48S E 32.81 FT TH S 89D 33M 52S W 309.04 FT TH SLY 65.55 FT ALONG A 4682.10 FT RAD CURVE TO RT /LONG CHORD BEARS S 3D 04M 42S W 65.55 FT/ TH S 89D 33M 52S W 379.24 FT TH NLY 72.15 FT ALONG A 4303.82 FT RAD CURVE TO LT /LONG CHORD BEARS N 3D 20M 37S E 72.14 FT/ TH S 89D 33M 52S W 633.21 FT TH S 0D 52M 42S E 39.37 FT TH S 89D 33M 52S W 176.36 FT TH S 0D 26M 08S E 65.62 FT TO S LINE OF SEC 28 TH N 89D 33M 52S E ALONG SD S LINE 1496.83 FT TO BEG & EX COM 1318.86 FT N 0D 48M 27S W ALONG N&S 1/4 SEC 21 LINE & 1492.97 FT S 89D 32M 08S W ALONG N LINE OF S 1/2 SW 1/4 SEC 21 FROM S 1/4 COR SEC 21 TH S 0D 27M 52S E 145.72 FT TH S 54D 03M 19S W 93.21 FT TO NELY LINE OF RELOCATED THORNAPPLE RIVER DR /120 FT WIDE/ TH NWLY 238.56 FT ALONG SD NELY LINE ON A 1213.24 FT RAD CURVE TO RT /LONG CHORD BEARS N 33D 25M 49S W 238.17 FT/ TO N LINE OF S 1/2 SW 1/4 SEC 21 TH N 89D 32M 08S E ALONG SD N LINE 205.50 FT TO BEG EX 44TH ST R/W & EX BURGER DR R/W * SEC'S 21, 22, 27 & 28 T6N R10W 311.59 A.

NARRATIVE

THORNAPPLE POINTE GOLF COURSE

PROJECT DESCRIPTION:

The golf course and driving range are on leased land from the Gerald R Ford International Airport Authority. The golf course was originally reviewed and approved by the Township as a Special Use in February 1996. The proposed project would expand the clubhouse and regrade the driving range.

PARKING ANALYSIS:

The table below shows there is existing parking on site to support the proposed addition. In addition, the event center use doesn't reach peak parking demand until after the golf course and clubhouse uses are winding down for the day. The owner has not had any parking shortage issues in their operation of the facility to date. The table below shows the capacity of the clubhouse seating is 272 (per code 15sf per person/seat), the architectural plans for the addition show only 123 seats are proposed for the restaurant/bar.

Event Center Building

Use	Floor Area (SF)	Seating Capacity (based on 15sf per seat/person)	Township Required Parking Ratio	Parking Required	Parking Provided in West Parking Area
Receptions, assembly	5,560	370	1 space / 4 seats	93	85

Clubhouse Building

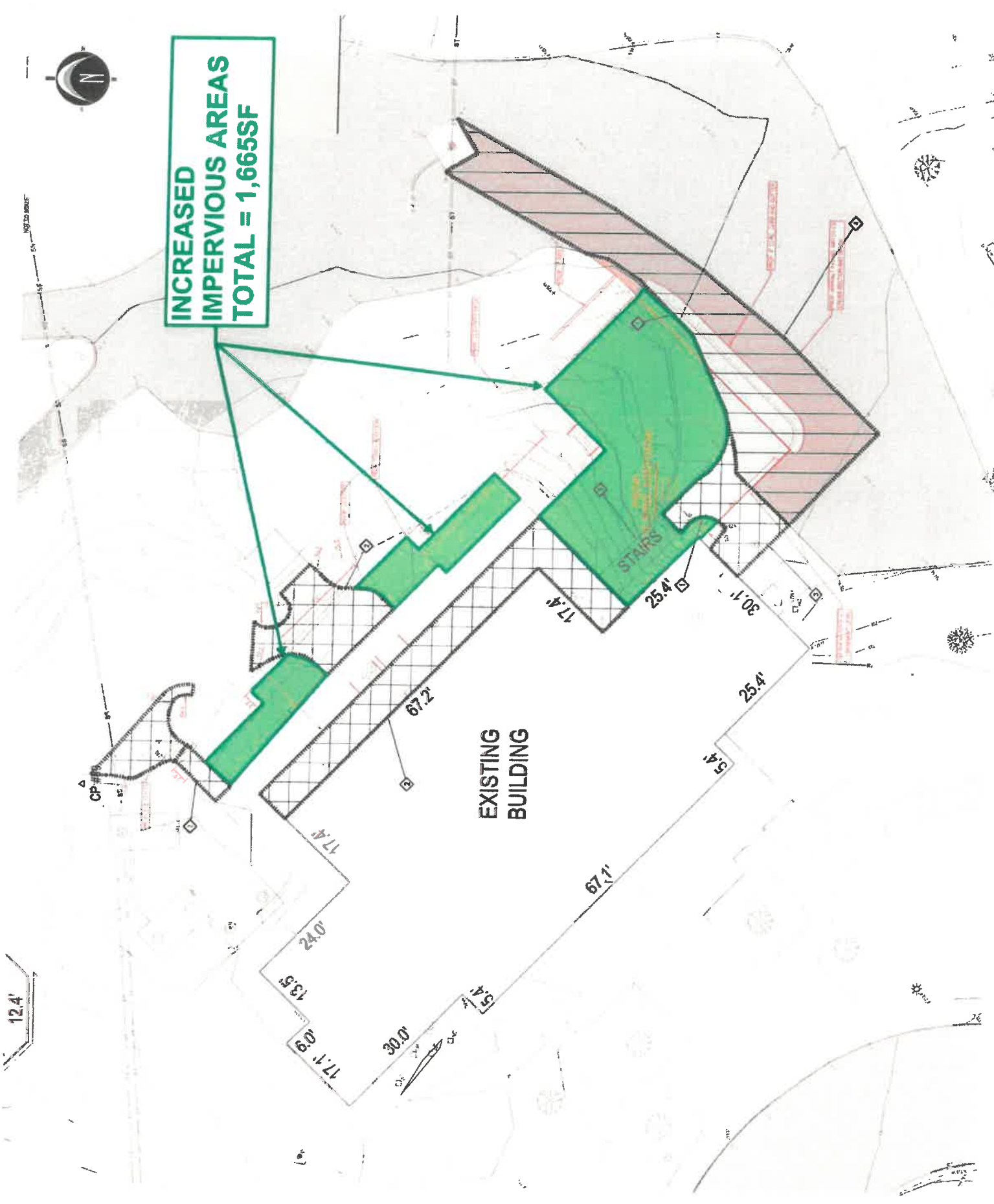
Use	Floor Area (SF)	Seating Capacity (based on 15sf per seat/person)	Township Required Parking Ratio	Parking Required	Parking Provided on East Parking Area
Lower Level					96
Storage	5,779	0	0	0	
Mechanical	900	0	0	0	
Total	6,679	0	0	0	
Main Level					
Vestibule	56	0	0	0	
Main Entry Corridor	192	0	0	0	
Men's Restrooms	208	0	0	0	
Women's Restrooms	124	0	0	0	
Coat Closets	24	0	0	0	
IT	9	0	0	0	
Kitchen, Cooler	746	0	0	0	
Pantry	85	0	0	0	
Locked Storage	67	0	0	0	
Bar, Dining	4,082	272	1 space / 4 seats	68	
Storage	164	0	0	0	
Pro Shop	838	0	4 spaces / 1,000 sf	3	
Office	98	0	3 spaces / 1,000 sf	1	
Total	6,693			72	

STORMWATER MANAGEMENT:

Improvements to the driving range will be primarily limited to re-grading the area. The south area designated for the tee box will be lowered approximately 11'. This material will then be used to fill an existing depression in the middle of the range. An existing culvert will be replaced with a new 36" culvert to maintain the existing stormwater routing. The surface grade of this area will maintain existing flow patterns and the whole area will be seeded with grass, matching the existing conditions. The existing cart path will be adjusted to the new grade, but no increase in impervious area is proposed.

Improvements to the clubhouse will include a 2,061 square foot addition, an elevated deck, and expansion of an existing concrete patio. The addition creates a minimal increase in impervious area for the overall site. The runoff from the improvements will remain on site, ultimately discharging to the Thornapple River after traveling approximately 3,300 feet through the golf course via overland flow, ditch flow, and through various existing wetlands. Considering these conditions, stormwater detention was deemed unnecessary for the improvements. A trench drain will be installed near the proposed overhead door for the basement of the addition. This is to convey runoff away from the door and prevent flooding in the basement. The storm pipe has been sized for a 100 year storm event.





**INCREASED
IMPERVIOUS AREAS
TOTAL = 1,665SF**

**EXISTING
BUILDING**

STAIRS

124'

24.0'

13.5'

17.1'

10.9'

30.0'

15.4'

67.1'

17.4'

24.0'

67.2'

17.4'

25.4'

30.1'

25.4'

51.4'



EXISTING STORMATER FLOWS

Experiences... New Dimensions



NEDERVELD
www.nederveld.com
800.271.1865
GRAND RAPIDS
Grand Rapids, MI 49508
Phone: 616.221.1865

PLAN
INDIANAPOLIS

PREPARED FOR:
Thornapple Pointe
Clubhouse
5000 Thornapple Street SE
Grand Rapids, MI 49508

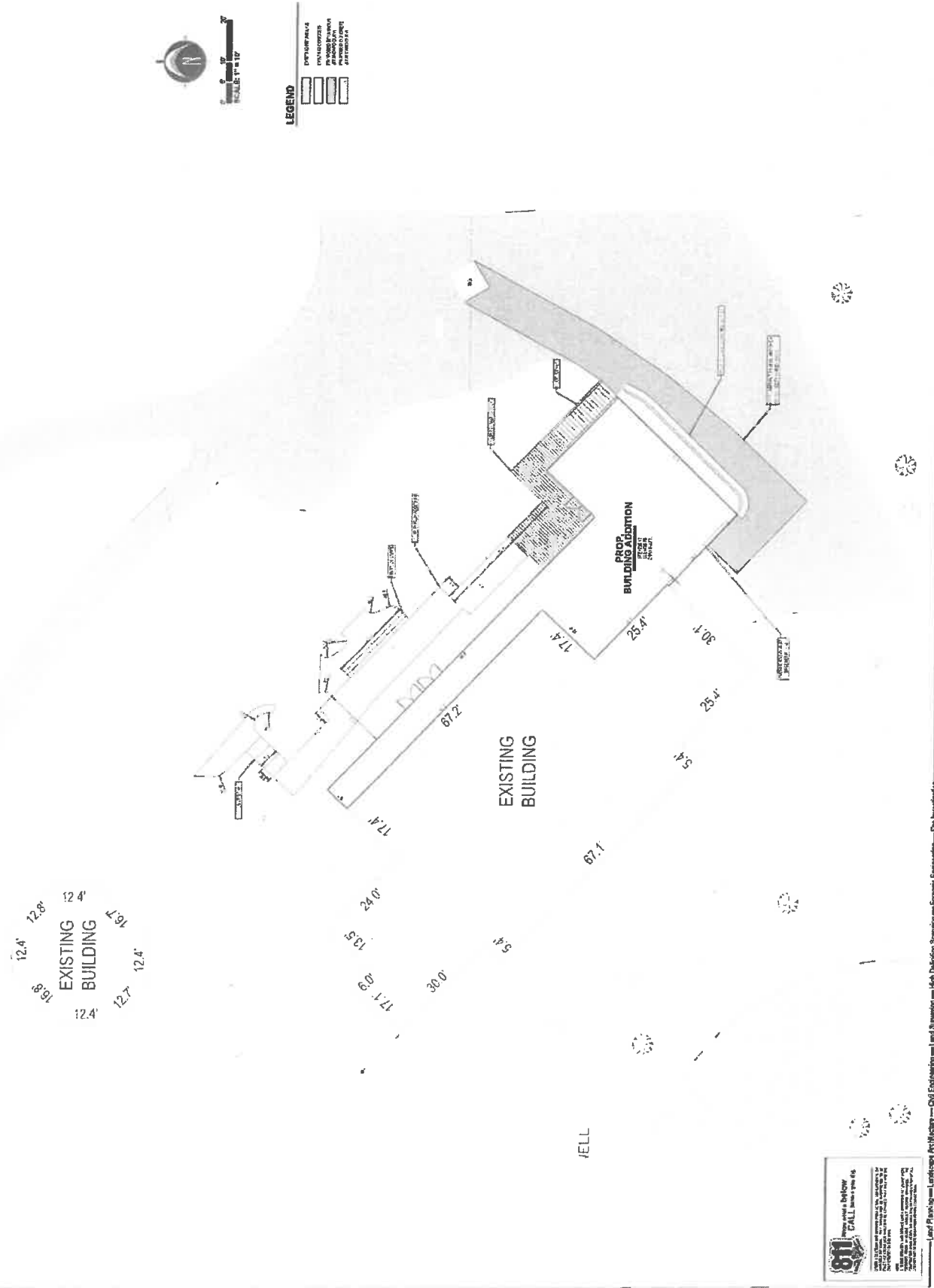
REVISIONS:
1. As Per City of Grand Rapids
2. As Per City of Grand Rapids
3. As Per City of Grand Rapids
4. As Per City of Grand Rapids

**Thornapple Pointe
Clubhouse Layout Plan**
7211 48th Street SE
PART OF THE NORTHWEST 1/4 OF SECTION 28, T4N, R30E, W6E
CLATSOP COUNTY, OREGON



STAMP:

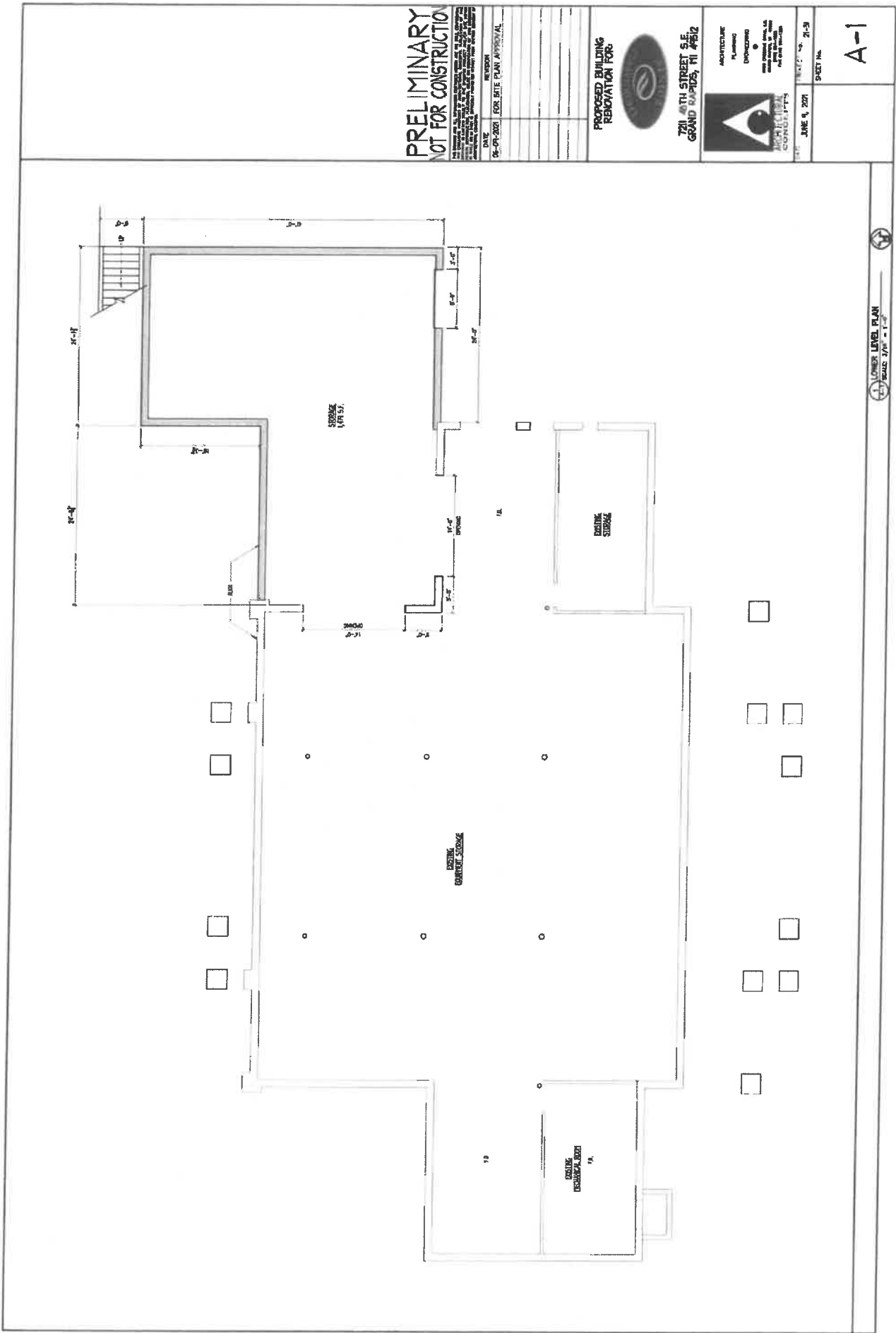
PROJECT NO: 21400181
SHEET NO: C-205





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**PRELIMINARY
NOT FOR CONSTRUCTION**

DATE: 06-04-2001 FOR SITE PLAN APPROVAL
REVISION: 1

PROPOSED BUILDING
RENOVATION FOR



721 4TH STREET S.E.
GRAND RAPIDS, MI 49502

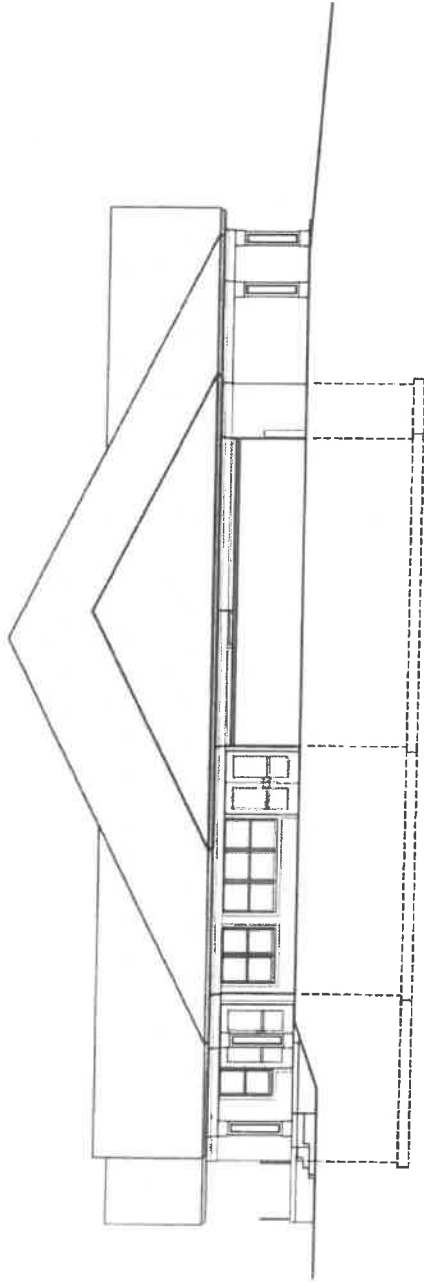
ARCHITECTURE
PLANNING
DESIGN
CONSULTING
ARCHITECTURAL
FIRM

JUNE 4, 2001 SHEET NO. 21-30

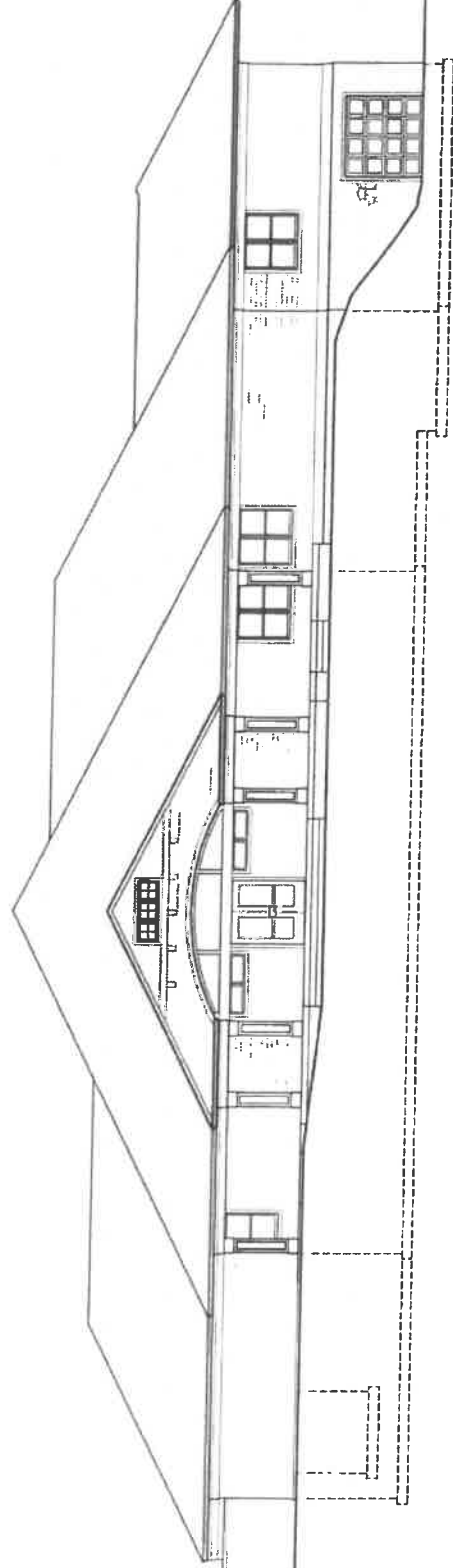
A-1

LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

A-2



WEST ELEVATION
SCALE 3/8" = 1'-0"



SOUTH ELEVATION
SCALE 3/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 06-04-2020
REVISION: FOR SITE PLAN APPROVAL

PROPOSED BUILDING
RENOVATION FOR:

7211 45TH STREET S.E.
GRAND RAPIDS, MI 49512

ARCHITECTURAL
CONCEPTS

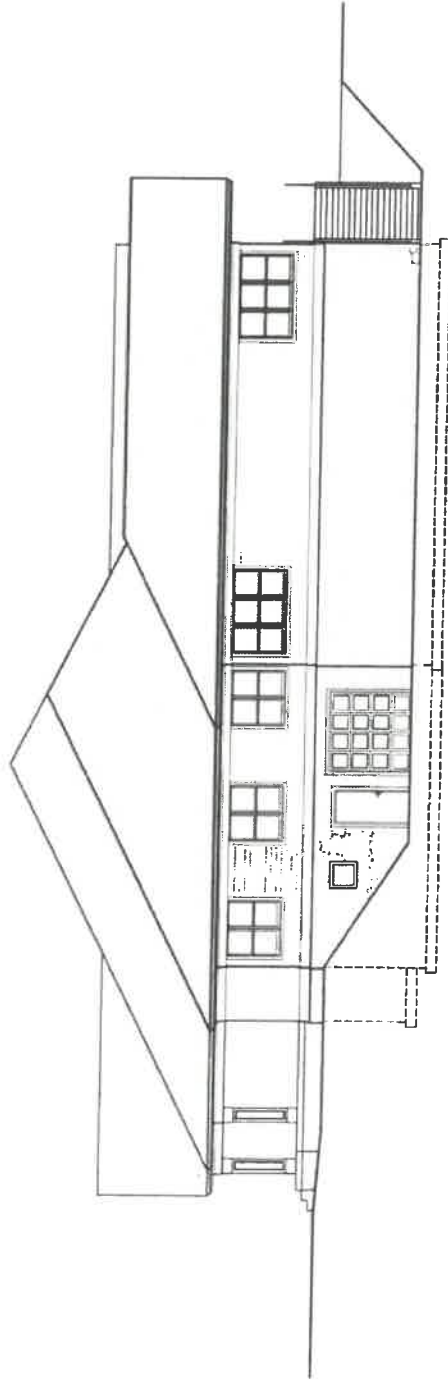
ARCHITECTURE
PLANNING
ENGINEERING

7211 45TH STREET S.E.
GRAND RAPIDS, MI 49512

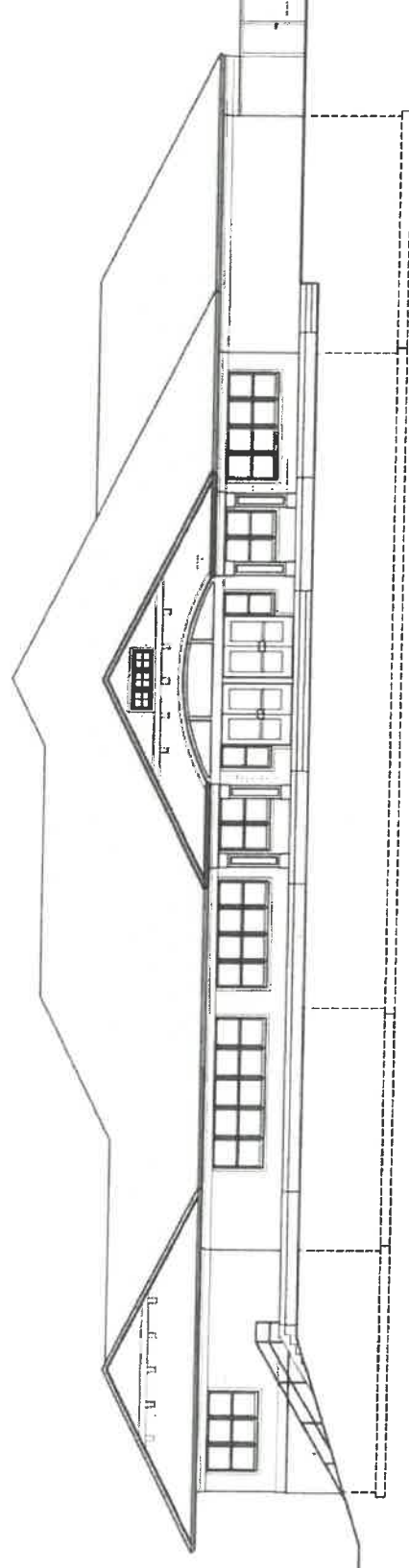
DATE: 06-04-2020

PROJECT NO. 21-21

SHEET NO. A-3



EAST ELEVATION
SCALE: 3/16" = 1'-0"



SCHE 3/15 1-8
NORTH ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION

PREP WITH PLAN APPROVED	100% - 100% - 100%
REVIEW	100%

**PROPOSED BUILDING
RENOVATION FOR:**

[illegible]

JUNE 9, 2021	21-31
	SHEET No.

A-4

July 22, 2021
Project No. 170168

Brian Hilbrands
Planner
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546

**Thornapple Pointe Golf Course
Site Plan Review**

Dear Brian:

We have reviewed the site plan for Thornapple Pointe Golf Course prepared by Nederveld. The proposed project is a 2,000-square-foot building addition to the golf course clubhouse, new elevated deck, and site improvements. The project also includes improvements to the golf course driving range. The current site plan and basis of this review are dated July 12, 2021. The site is in the Thornapple River watershed, subdrainage district GRFIA Northeast.

Stormwater and Drainage

Flood Control

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the stormwater drainage characteristics of the development site. The site is located in Stormwater Management Zone A, which requires retention of the 100-year storm event and infiltration where possible.

Stormwater runoff from the clubhouse area generally flows to the northeast through the golf course and ultimately to the Thornapple River. Stormwater is conveyed through the golf course by overland flow, ditch flow, and through wetland areas, a distance of 3,000 feet. The applicant indicated there is no existing stormwater detention for the clubhouse area, other than natural detention and wetlands throughout the golf course.

The 2,000-square-foot clubhouse building addition increases the impervious area of the site by 1,665 square feet. The applicant provided calculations indicating this is less than 1-percent of the total impervious area of the site. This is a negligible amount given the size of the site. Therefore, the stormwater retention requirement was waived. Future site improvements will need to meet the SWO and retention requirements and shall not be piecemealed together in small increments.

Improvements to the golf course driving range will be limited to regrading the area. The southern area at the tee boxes will be lowered eleven feet. An existing culvert near the center of the driving range will be replaced with a new 36-inch culvert to maintain the existing stormwater flow patterns. The applicant provided stormwater calculations to size the new 36-inch culvert. Existing cart paths will be replaced to fit the new grades. No increase in impervious area is proposed.

The proposed stormwater management design is in accordance with the SWO.

Utilities

New water or sanitary sewer utilities are not proposed for the project

Soil Erosion and Sedimentation Control

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

Summary

The proposed stormwater management 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.

Sincerely,



Nathan R. Torrey, PE
Senior Civil Engineer

Attachment

By email

Copy: Michael L. Berrevoets, PE – Fishbeck

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

Thornapple Pointe Golf Course

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
All stormwater runoff from the site flows into the golf course and ultimately the Thornapple River.
- 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 have been provided.
- OK (3) Development tributary area to each point of discharge from the development
Stormwater calculations and tributary areas were provided by the applicant.
- OK (4) Calculations for the final peak discharge rates
The applicant provided calculations for design of the onsite storm sewer system.
- OK (5) Calculations for any facility or structure size and configuration
Stormwater runoff calculations were provided by the applicant.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided a utility plan showing all proposed stormwater runoff facilities.
- 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 off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
Offsite drainage areas were not indicated by the applicant.
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
A construction schedule was included on the plans.
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the Kent County Road Commission, a permit is needed before construction can begin.

- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The applicant provided calculations and design details for construction of the onsite storm sewer system.
- NA (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water 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 that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement is not required.
- OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water 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 that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems