

AGENDA
Cascade Charter Township Planning Commission
Monday, September 11, 2017
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order**
Record the attendance
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the August 21, 2017 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 # 17-3367 Cascade One LLC**
Public Hearing
Property Address: 1701 Spaulding Ave. SE
Requested Action: The applicant is requesting a Preliminary Approval to Rezone to P.U.D to allow for a 31 lot plat.
- ARTICLE 7. Case # 16-3309 Reibel PUD-Redwood**
Property Address: 6370 28th Street SE
Requested Action: Recommendation to the Township Board for approval of the P.U.D. amendment and site plan.
- ARTICLE 8. Case # 16-3341 Oak Harbor Preserve**
Property Address: 7901 48th, 7735 48th & 4580 Little Harbor
Requested Action: Recommendation to the Township Board for approval of the P.U.D. amendment and site plan.
- ARTICLE 9. Case # 17-3390 East Imports**
Property Address: 6095, 6115, 6143 28th St SE & 6120 Charlevoix Woods Ct.
Requested Action: Recommendation to the Township Board for approval of the P.U.D. amendment and site plan.
- 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** *d. Approve with conditions*
 - b. **Deny** *e. Recommendation to Township Board*
 - c. **Approve**

MINUTES
Cascade Charter Township
Planning Commission
Monday, August 21, 2017
7:00 P.M.

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

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Revised Agenda.

Motion was made by Member Robinson to approve the Revised Agenda. Supported by Member Rissi. Motion carried 7 to 0.

ARTICLE 4. Approve the Minutes of the August 7, 2017 Meeting.

Motion was made by Member Mead to approve the Minutes as written. Supported by Member Rissi. Motion carried 7 to 0.

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

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

**ARTICLE 6. Case #16-3341 Oak Harbor Preserve
Public Hearing**

Property Address: 7901 48th, 7735 48th & 4580 Little Harbor

Requested Action: The Applicant is requesting to rezone approximately 40 acres to P.U.D. to allow for 31 Site Condominium units.

Director Peterson stated that the Applicant is requesting Preliminary Plan Approval in order to rezone approximately 40 acres for a Site Condominium Planned Unit Development called Oak Harbor Preserve. This rezoning request is for 31 single-family site condo units.

This project was introduced to the Planning Commission in November of 2016. At that meeting, the Applicant was given the following items to complete before the public hearing could be scheduled.

1. Review and approval by KCRC for street names and drive locations;
2. Provide some analysis/evaluation of the impact on neighboring wells and possible protected plant species on the property;
3. Plans indicating the private roads meet the township's design standards;
4. Approval from the Township Engineer;

5. Provide a detailed plan that is acceptable to the KCHD to address the concerns from the August 31 2016 review; and
6. Stake the rear property line behind the homes on Little Harbor Drive.

Director Peterson went on to state that Applicant has drawn a plan showing how the property could be developed with 31 lots using 50% open space with a minimum of 21,000 sq. ft. per lot. This plan meets the subdivision ordinance for density.

The Applicant is seeking P.U.D. rezoning in order to increase the minimum lot size to achieve a better design for the subdivision. The proposed plan provides for 29% of the developable acreage to be left as open space and a minimum lot size of 25,000 sq. ft. with an average lot size of 27,085. Basically, Applicant is asking to reduce the amount of open space from 50% to 29% in exchange for increasing the minimum lot size to 25,200 sq. ft.

The development will be served by wells and septic. The Applicant has a report from the KCHD dated August 31, 2016. In that letter, they found some levels of arsenic in the ground water. As such, the KCHD is requiring certain provisions to deal with the arsenic.

The open space that is being provided is mainly located along the perimeter of the project.

The development would be utilizing private streets. The location of the curb cuts off from 48th and Buttrick will have been approved by the KCRC. They will be paving the short section of Buttrick Avenue North of 48th Street. This is a public road and will need to meet KCRC standards. No sidewalks are planned and would not connect to any planned or future pathways.

The Board had previously approved this project in 2006 and awarded several extensions. However, the Applicant never initiated the project so it has expired. They essentially would like to have the same project approved once again. Because it has expired, they need to go through the entire approval process again.

This project includes some of the property that was considered for the 48th Street sand mine in 1998. Some neighbors expressed concern for their wells and possible plant species on the property. The Applicant has provided some documentation that these issues have been evaluated and taken into account for their project.

A neighbor at 4445 Whitneyville Avenue has worked out a private easement to his property across the project. That easement should be shown on the plans.

The Township Engineer has approved the storm water plan.

Director Peterson recommends approval of the Preliminary Plan with the condition the Applicant comply with the Township Engineer memo dated July 21, 2017.

If the Board approves this project, Applicant will come back for a recommendation to the Township Board when the P.U.D. Ordinance language is completed and the plans

are updated to comply with the conditions of your preliminary approval. After the Board's recommendations, the Township Board will consider the matter at the final public hearing.

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

Mr. Randy Veenstra came forward on behalf of Applicant to answer any questions the Board may have.

A brief discussion followed basically regarding drainage, how deep and whether it would be detention or retention (detention).

Motion was made by Member Rissi to open Public Meeting. Supported by Member Robinson. Motion carried 7-0.

Several members of the public came forward to ask a variety of questions of the Applicant and to voice their concerns to the Board. These questions and concerns consisted mostly of number of lots compared to the original plan, drainage for storm water and impact to neighboring properties, property line stakes, location of septic and wells and maintenance (or lack thereof) of those septic and wells that would have on neighboring sewer and drinking water, and traffic flow on 48th and Buttrick.

Mr. Veenstra, the Board and Director Peterson answered all questions and addressed the concerns posed by the public.

Motion was made by Member Rissi to close Public Hearing. Supported by Member Robinson. Motion carried 7-0.

Motion was made by Member Mead to approve the Preliminary Plan with the condition that Applicant comply with the Township Engineer memo dated July 21, 2017 and that Staff proceed with the preparation of the P.U.D. ordinance language. **Supported by Member Katsma. Motion carried 7-0.**

ARTICLE 7. Case #17-3390 East Imports

Public Hearing

Property Address: 6095, 6115, 6143 28th Street SE & 6120 Charlevoix Woods Ct.

Requested Action: The Applicant is requesting Preliminary Plan approval to expand P.U.D. 67 (East Imports) for a new parking lot at 6120 Charlevoix Woods Ct.

Director Peterson stated that Applicant is requesting an expansion that would accommodate a new parking lot for the automotive dealer. Applicant has purchased three buildings to the East, as well as the vacant property where they want to place the new parking lot. This amendment would only add the now vacant lot at 6120 Charlevoix Woods Ct. and allow them to add it to their existing P.U.D. The other building along 28th Street are not part of the plan.

The project does maintain the emergency vehicle connection from Charlevoix Woods Ct. to 28th Street.

The Township Engineer will need to approve the storm water plan for the new parking lot.

The new parking lot does not meet the township's interior parking lot landscaping requirements, but the township did not apply that to the existing car storage area either.

Extra effort was put into the plan to try and ensure the integrity of the Master Plan by not using any of the property North of the "old" B2 zoning line for anything other than storm water/landscaping and parking, since these activities could occur with other permitted uses in P.U.D. 58.

If rezoned to allow for the expansion, the remaining portion of P.U.D. 58 will still provide the transition that the community residential designation calls for and would not cause a conflict with the residential users to the North.

The Fire Department and DDA director has reviewed and approved the plans.

The Planning Commission did a basic plan review at the July 17, 2017 meeting. At that meeting, the Applicant was asked to address the following items:

1. Maintain the existing parcels for the buildings on 28th Street;
2. Show the new parking area combined to the dealership parcel;
3. Storm water approved by the Township Engineer;
4. Provide a copy of the emergency access easement;
5. Provide a landscape plan; and
6. Provide a lighting plan showing compliance with township standards.

All of these items have been addressed by Applicant.

Director Peterson recommends approval of the plan. If approved, Staff will put together the P.U.D. ordinance amendments with the Applicant for the Board's review so a recommendation can then be made to the Township Board.

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

Mr. Simon came forward on behalf of Applicant to give a brief overview of the project and presented an updated landscaping plan.

A question and brief discussion was had with regards to directional signage for the lot. Mr. Tom Rothwell came forward to let the Board know that they will look into that matter, and yes, would most likely add directional signage to avoid any confusion.

Motion was made by Member Rissi to open Public Hearing. Supported by Member Pennington. Motion carried 7-0.

No one from the public came forward.

Motion was made by Member Rissi to close Public Hearing. Supported by Member Robinson. Motion carried 7-0.

Motion was made by Member Rissi to approve the Preliminary Plan. Supported by Member Rissi. Motion carried 7-0.

ARTICLE 8. Any other business

Next meeting will be September 11, 2017

ARTICLE 9. Adjournment

Motion was made by Member Mead to adjourn. Supported by Member Katsma. Motion carried 7 to 0. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,
Scott Rissi, Secretary

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: September 6, 2017
MEETING DATE: September 11, 2017
CASE: #17-3367 -Cascade One

GENERAL INFORMATION

- A. Applicant: Cascade One LLC
Dave Barker
2721 Arbor Chase NE
Grand Rapids MI 49525
- B. Status of Applicant: Owner
- C. General Location: The property is located on the west side of Spaulding north of Abbeydale – 1701 Spaulding.
- D. Requested Action: Rezone to P.U.D. to allow for 31 lot plat.
- E. Existing Zoning on Subject Parcels: ARC, Agricultural Rural Conservation
- F. Zoning on Adjoining Parcels: North – ARC
South – R2 and PUD Abbeydale and Tall Pines
East – R1 frontage along Spaulding Ave
West – City of Kentwood
- G. Parcel Size: Approximately 36 acres
- H. Existing Land Use on Subject Parcel: Vacant
- I. Adjacent Area Land Uses:
North – Koetsier's Greenhouse/Wetland Mitigation for M-6
South – Residential
East – Residential
West – Residential

STAFF ANALYSIS

- A. The applicant is requesting Preliminary approval in order to rezone approximately 36 acres for a new Planned Unit Development called Cascade One. This rezoning request is for 31 single-family lots.
- B. This project is similar to the project they applied for in 2014. At that time the project was proposed for 27 single family lots. Due to the increase in the number of lots and the numerous layout changes I have determined that this should move forward as a new project rather than just an update of the old one. The developer has provided all new information for this new project.
- C. The property is currently zoned ARC, and the master plan recommends this area for Low Density single family residential.
- D. The applicant is requesting to cluster the homes in an open space concept with the development on the upland areas of the property.
- E. The developer is choosing to develop the project under our subdivision ordinance using the 25% open space method. This allows lot sizes as small as 25,000 sq ft. with public sewer and water. Since they are seeking approval with lots sizes less than that they are requesting PUD rezoning. Lots range in size from 15,000 sq ft to 28,000 sq ft.
- F. They have submitted a test plan showing how they could meet the 50% open space method with 14,500 sq ft lots and have 33 lots without needing PUD rezoning approval.
- G. The applicant is attempting to use the 25% open space development technique for this project. The open space or common areas need to be clearly identified on the plan, along with a plan showing how they calculated the density to make sure it fits with our subdivision ordinance.
- H. These lots sizes would compare to those in the Jennydale, Abbeydale and Tall Pines subdivisions. However these subdivisions do not provide any open space or common areas.
- I. The subdivision includes the use of new public roads. This is a change from the new project was originally presented. The main issue was regarding the slope of the road connecting to Spaulding Ave. The developer has now received approval from the KCRC for the new road design and will proceed as a public road. The road names will need to be approved by KCRC.
- J. The development is proposed to be served by both public sewer and public water. The utility plans have been approved by the Township Engineer.
- K. The Township Engineer has also approved the Storm water plan for this project.
- L. The plan includes bot a connection to Spaulding and Abbeydale Dr.

- M. The plan does include a pedestrian connection from our path on Spaulding through the development to Cavalcade Dr in Kentwood. This will be a private walk that will be open to the public. This is similar to how we handled Manchester/Stoneshire and Watermark.
- N. The path crosses the Martin Beek Drain. The KCDC will have to permit the work in the drainage easement. This crossing is planned to be wooden boardwalk and would be part of the general common element to be maintained by the association.
- O. The applicant is also proposing to connect to the Abbeydale subdivision to the south. This was contemplated when Abbeydale was constructed in the late 80's and early 90's. Due to the topography issue the development does not plan to connect the north for future development of that area.
- P. The site is impacted by some small wetland areas which should be evaluated for need of any MDEQ permits.
- Q. As we have done with other open space developments we have tried to include the most sensitive areas within the open space areas. This helps to protect these areas from being used or disturbed by future owners. The developer has done this on the site as well which requires the PUD rezoning to allow for some smaller lots than allowed, but this is only because they are keeping some the drainage system in the common areas.
- R. The plan includes an area about 3.8 acres in size that they are leaving out of the project. This area has direct connection to Cavalcade Dr in Kentwood. This area would be able to accommodate two parcels.
- S. The applicant has indicated the subdivision will have light poles and street trees in the development.
- T. The developer is also proposing smaller setbacks than normal to accommodate the smaller lot sizes. This is something that has been done with other projects, i.e. Watermark, Manchester, Burton Pointe.

Standards

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

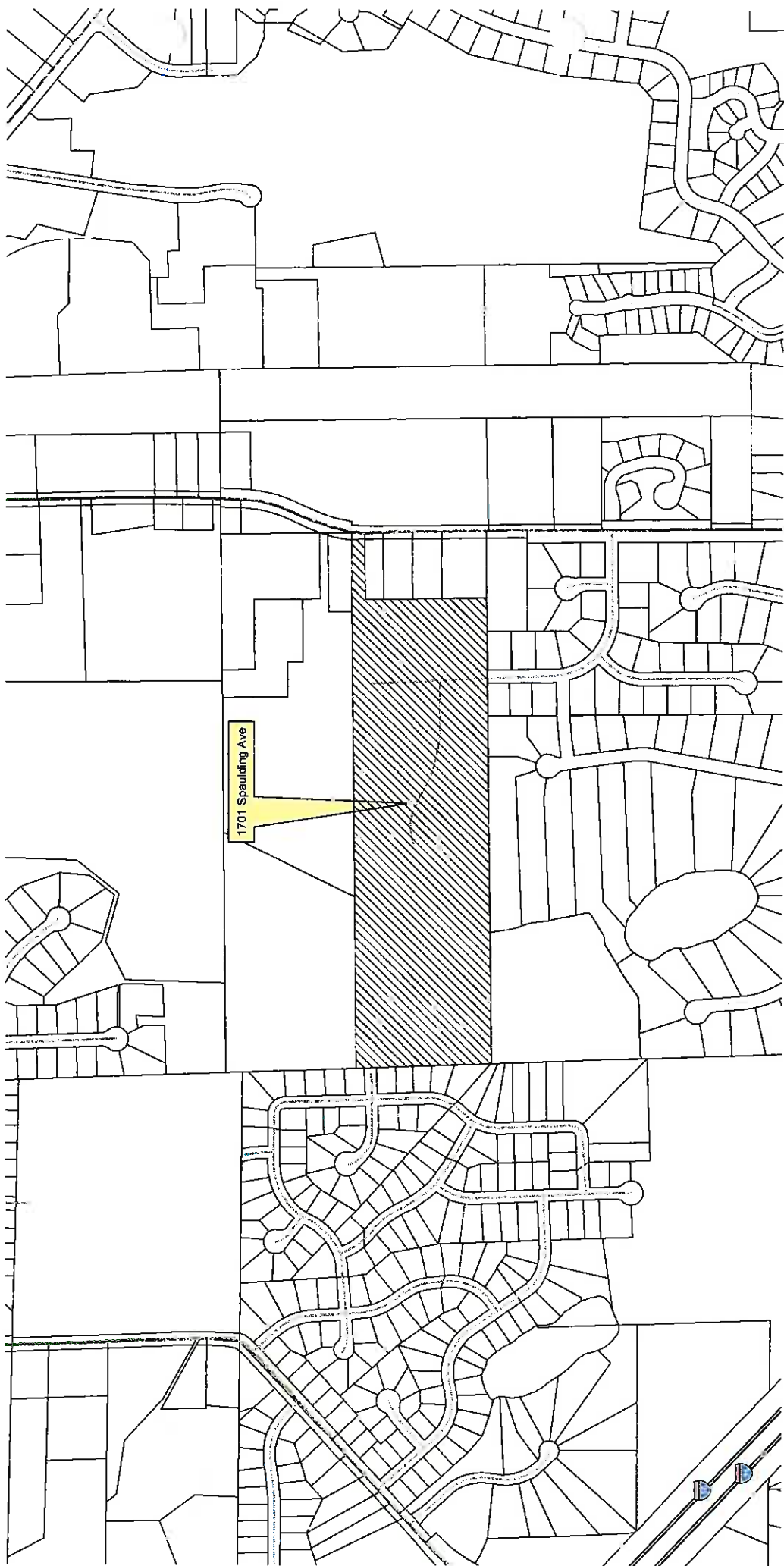
Standard	Staff Comment
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	The planned development is very similar to other residential PUD's. They have shown how they could develop the property with 33 lots by right and have chosen to use the PUD to develop it with 31 lots with some lot size exceptions.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and	The density of the use is consistent with zoning and the master plan.

shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment	
The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter	The overall use is compatible.
In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties	Being that the plan is consistent with the master plan I would not find any negative economic impacts associated to the surrounding properties.
The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development	met
The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township	met

Staff Recommendation

Staff recommends approval of the plan. Once approved, we will put together the P.U.D. ordinance amendments with the applicant for your review so you can make a recommendation to the Township Board.

Attachments: Site Plan
 Application
 Location Map



5/15/17

Steve Peterson
Planning Director
Cascade Township
2865 Thornhills SE
Grand Rapids, MI 49546

Dear Steve:

Attached for your review the following:

1. 4/27/17 Email from Brian Bueche informing us that The Kent County Road Commission has reviewed our plans and the board is favorable with allowing the 8% slope.
2. Test Plan prepared by MVK Engineering
3. Revise the plans prepared by MVK Engineering showing a sidewalk on one side of the road connecting from Spaulding Ave to the walk going to Kentwood, including the exception area.
4. MVK has met several times believes the plans address any storm water, sanitary sewer and public water supply issues that the Township Engineer may have.
5. 2/17/16 Email from Angie Latvaitis stating the discharge from the site would require a permit from the Kent County Drain Commission 3/8/17 Email from Brad Boomstra Kent County Drain Commission giving MVK his recommendation which MVK will incorporate into the design.
6. 10/12/15 Email from Luis Saldivia stating that installation of a walking path and creek crossing would require a permit from the MDEQ
7. Driveway permit issued by the City of Kentwood for the connection to Cavalcade.
8. The project is a Site Condominium the pedestrian connection to Kentwood including the wooden boardwalk crossing the creek would be a general common element and will be maintained by the condominium association along with the other general common elements. Where the connection crosses Parcels A and B at the western end of the property it will be located within an easement benefiting and maintained by the site.

Sincerely,

Ed Pynnonen
Cascade One LLC
648 Pleasant Street
Saugatuck, MI 49453



August 17, 2017
Project No. 080322

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

Re: Meadows at Abbeydale
Site Plan Review

Dear Steve:

We have reviewed the site plan for Meadows at Abbeydale, located at 1701 Spaulding Avenue, prepared by Medema, Van Kooten & Associates. The current site plan and basis of this review is dated June 29, 2017. The proposed project is a 31-lot residential development with associated road and utility improvements. The 37-acre site is located in the Plaster Creek watershed, sub-drainage district Cascade West.

Stormwater and Drainage

Flood Control

The proposed project is a new development, so all improvements shall comply with the requirements of the Cascade Charter Township (Township) Stormwater Ordinance (SWO). The site is located in Stormwater Management Zone B, which requires detention of the 25-year storm event and a direct connection (overland or underground) of the 100-year storm event, or detention of the 100-year storm event. The SWO also requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period.

The proposed stormwater management design includes a detention basin located at the southwest corner of the development. 14.3 acres of the site drains to the detention basin, 4.3 acres drains to an existing pond located at the east end of the development, and the remaining 18.3 acres is either landscaped open space, floodplain, or undeveloped. The detention basin was sized for the 25-year storm event for the entire 37-acre parcel and is therefore oversized for the actual drainage area of 14.3 acres. The design was intended to be conservative. The detention basin discharges through an outlet control structure to the Martin and Beak county drain, a Kent County Drain Commissioner (KCDC) drain.

The entrance drive to the development increases in grade from Spaulding Avenue into the site. It was not possible to capture stormwater runoff from the entrance drive and convey it to the detention basin located at the southwest corner of the site. The applicant attempted to discharge the entrance drive runoff to the Martin and Beak drain, located along the west side of Spaulding Avenue; however, the KCDC stated this drain was at full capacity and would not accept stormwater from the development.

The current stormwater design is to discharge runoff from the entrance drive to an existing pond located at the east end of the site. Stormwater runoff from the entrance drive will spill into a roadside ditch and a series of culverts will convey it to the pond. No stormwater runoff will enter Spaulding Avenue or the Martin and Beak drain. The facilities were sized for the 100-year storm event. FTCH requested the applicant provide calculations showing the proposed development would not increase the volume of runoff to the existing pond as it may impact existing property owners along Spaulding Avenue. The applicant provided a drainage analysis showing the existing drainage area to the pond is 6.0 acres and the proposed development would reduce this to 4.3



acres. The 100-year runoff volume to the pond will be reduced from 1.9 acre-feet to 1.4 acre-feet as a result of the proposed development.

Water Quality Control

The SWO requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period. The stormwater detention basin outlet structure is designed to meet this requirement. Calculations and design details were provided by the applicant. The proposed design is in accordance with the SWO.

Stormwater Runoff

The applicant provided stormwater calculations to size the onsite detention basin. Calculations were also provided to determine the amount of stormwater runoff entering the existing pond. All stormwater runoff from the impervious areas of the site will discharge to the detention basin or pond. Therefore, the site will not see an increase in 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. The maintenance agreement and plan should include at a minimum, cleaning of catch basin sumps, sediment and debris removal from the detention basin, and landscape maintenance of the detention basins to maintain the design volume and ensure the system is operating as it was designed.

Utilities

New public water and sanitary sewer is proposed for the development. The applicant coordinated the design with the City of Grand Rapids (City). New 8-inch water main and 8-inch sanitary sewer will connect to existing utilities in Abbeydale Drive at the south side of the site. Several of the lots will be served with force main laterals with private individual pumps. City permits will be required for the water and sanitary sewer connections prior to construction taking place.

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, silt sacks in catch basins, and seeding with mulch at all disturbed areas of the site. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate given the expected work.

Summary

The proposed stormwater design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain a number of permits (SESC, water and sewer from the City, Kent County Road Commission for the new driveway, and KCDC for the detention basin discharge to the County drain) prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

Mr. Steve Peterson
Page 3
August 17, 2017



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

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

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

Nathan R. Torrey, PE

pmb

Attachment

By email

cc/att: Mr. Michael L. Berrevoets, PE – FTCH



Cascade Charter Township

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, 5/14/2008

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

NR – Not Received, Needs Follow-up, See Comments

Meadows at Abbeydale

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 is discharged to a detention basin or existing pond located onsite. The detention basin discharges through an outlet structure to the Martin and Beak County drain.
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map
Existing and proposed contours 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
Applicant provided calculations in design of the onsite storm sewer system and detention basin.
- 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
The drainage map did not indicate any major offsite drainage routes flowing into the site.
- 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 KCRC and 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.
- NR (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 was not provided and is 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

Cascade Township Planning

Cascade MI

Case No 17-3367, 1701 Spaulding Ave

I am unable to attend a public hearing September 11, 2017 to discuss development of a parcel located at 1701 Spaulding Ave. I reside at 5101 Abbeydale Dr and welcome new neighbors and understand a desire to develop property. I would like the township to consider the following which may or may not currently be part of the new development:

If Abbeydale Drive is extended to a neighborhood of homes it should be extended as a public road which the existing road is. Continuation of the road should be similar in width as this would be the main road through both a new development and Abbeydale Meadows.

If the road transitions to a private or narrower street consideration could be given to a gate similar to what exists between Abbeydale Meadows and Tall Pines which easily allows emergency vehicle access.

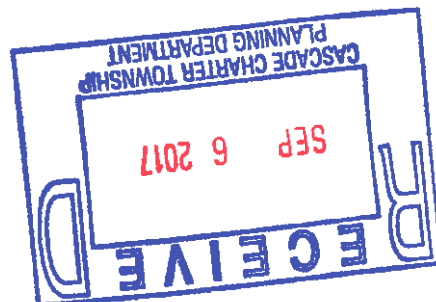
Road access at Spaulding to a new development should be adequate to allow simultaneous entrance and exit of vehicles comparable in width to Abbeydale Meadows entrance.

The existing developments west of Spaulding between Burton and Cascade Rd have multiple homesites with one primary entrance per neighborhood (Tall Pines, Jennydale, Abbeydale Meadows). The new development could in similar fashion have one entrance off Spaulding Ave. If a second entrance via Abbeydale Drive is desired please strongly consider the concerns and impact on the adjoining neighborhood and if the majority would like to see fewer new homesites please factor this into a decision. The number proposed will greatly impact an existing subdivision. During the initial 1990s development of Abbeydale Meadows there was a potential for more homesites, a dozen or so homes, nothing close to 31.

Thank you for any consideration to the above items which may already be addressed by the property owner, township and road commission. Increased traffic is not something most people look forward to but extension of a road is not a bad thing. Safety and enjoyment of all residents in the area I am certain are being considered as decisions are made.

Barbara Lovinger 616-450-4040

BLovingg@aol.com



Steve

From: tback1@aol.com
Sent: Wednesday, September 06, 2017 4:55 PM
To: Steve
Subject: Cascade 1 - Sept 11,2017 public hearing

Steve,

I am unable to attend the public hearing next Monday, but would like to share a concern of mine.

With respect to Cascade 1, the meeting is to rezone the property to a Planned Unit Development with 31 home sites. If the primary access to this development is Abbeydale Drive, I am opposed to this. My understanding is that a primary entrance is being considered at Spaulding Avenue. I urge the Township not to make any decisions on this development until the primary entrance off of Spaulding Avenue is formally approved by the Kent County Road Commission.

Tom Back

Steve

From: Bueche, Brian <bbueche@kentcountyroads.net>
Sent: Tuesday, September 05, 2017 5:07 PM
To: abbeydalehoa@gmail.com
Subject: Meadows at Abbeydale -- proposed development

Ms. Ingrid Anastasiu (*HOA Abbeydale Estates*),

As follow-up to our telephone conversation this morning, I am sending you this email to expand on some of the items we discussed.

The **general process** of developing a new public road for take-over by the Kent County Road Commission is as follows:

- (1) Formal project plan submittal to municipality (usually township)
- (2) Municipality (usually township) tentative preliminary planning and board approval of the development plan for conformance with ordinance provisions and processes.
- (3) Formal project plan submittal to Road Commission (and other agencies as required)
- (4) Road Commission Board preliminary approval (and other agencies as required)
- (5) Municipality preliminary approval of project plan
- (6) Developer's engineer prepares improvements final construction plans to meet Municipal, Road Commission, and other agencies requirements
- (7) Municipal, Road Commission, and other agencies review and approve construction plans
- (8) Developer hires contractor to build proposed public (and private) improvement to meet requirements
- (9) Municipal, Road Commission, and other agencies accept the satisfactorily built improvements
- (10) Municipal, Road Commission, and other agencies take-over the satisfactorily built improvements for use by the public
- (11) Road Commission maintains public streets

The developer has the financial and physical responsibility to build the proposed public street(s) to meet Road Commission requirements.

A project's schedule is that of the developer's providence, meaning that the developer determines when their project will be submitted for Municipal, Road Commission, along with other agencies for required reviews and approvals, including responses to questions and comments. The developer's scheduling providence includes build-out phasing along with the contract award and completion of improvements construction.

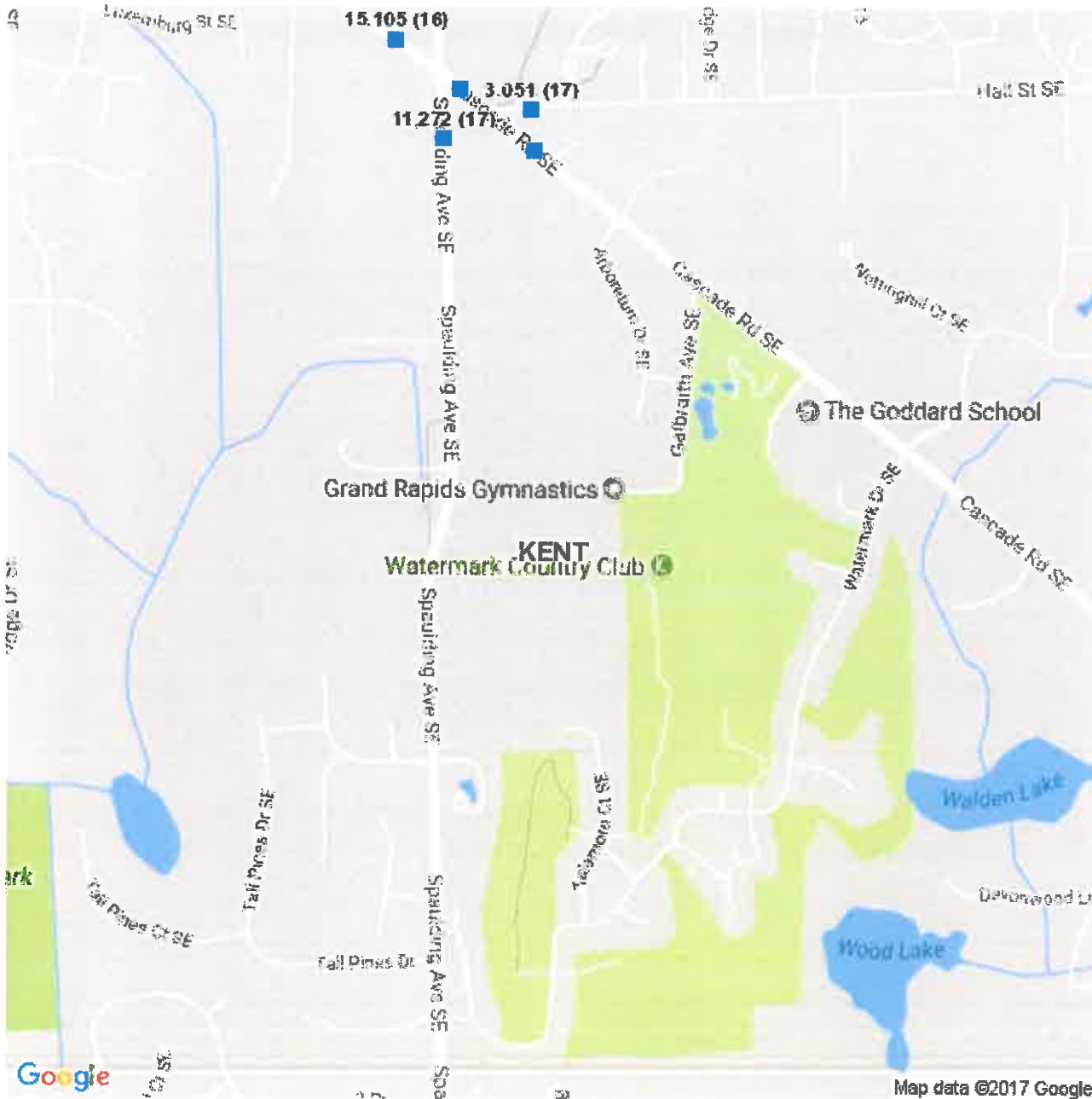
KCRC staff has been working with the developer and their professional designs to find workable design solutions to the unique topography issues of this site related to providing acceptable public street access and extension.

The developer has shared with KCRC conceptual layout and grading plans to work out major design issues; however, has not made a formal submittal for Board consideration of preliminary approval.



Brian Bueche, P.E.
Engineer for Plats & Public Streets
p. (616) 242.6901 ext. 6911 | f. (616) 242-6974
bbueche@kentcountyroads.net

Kent County Road Commission
1500 Scribner Avenue NW, Grand Rapids, MI 49504
kentcountyroads.net

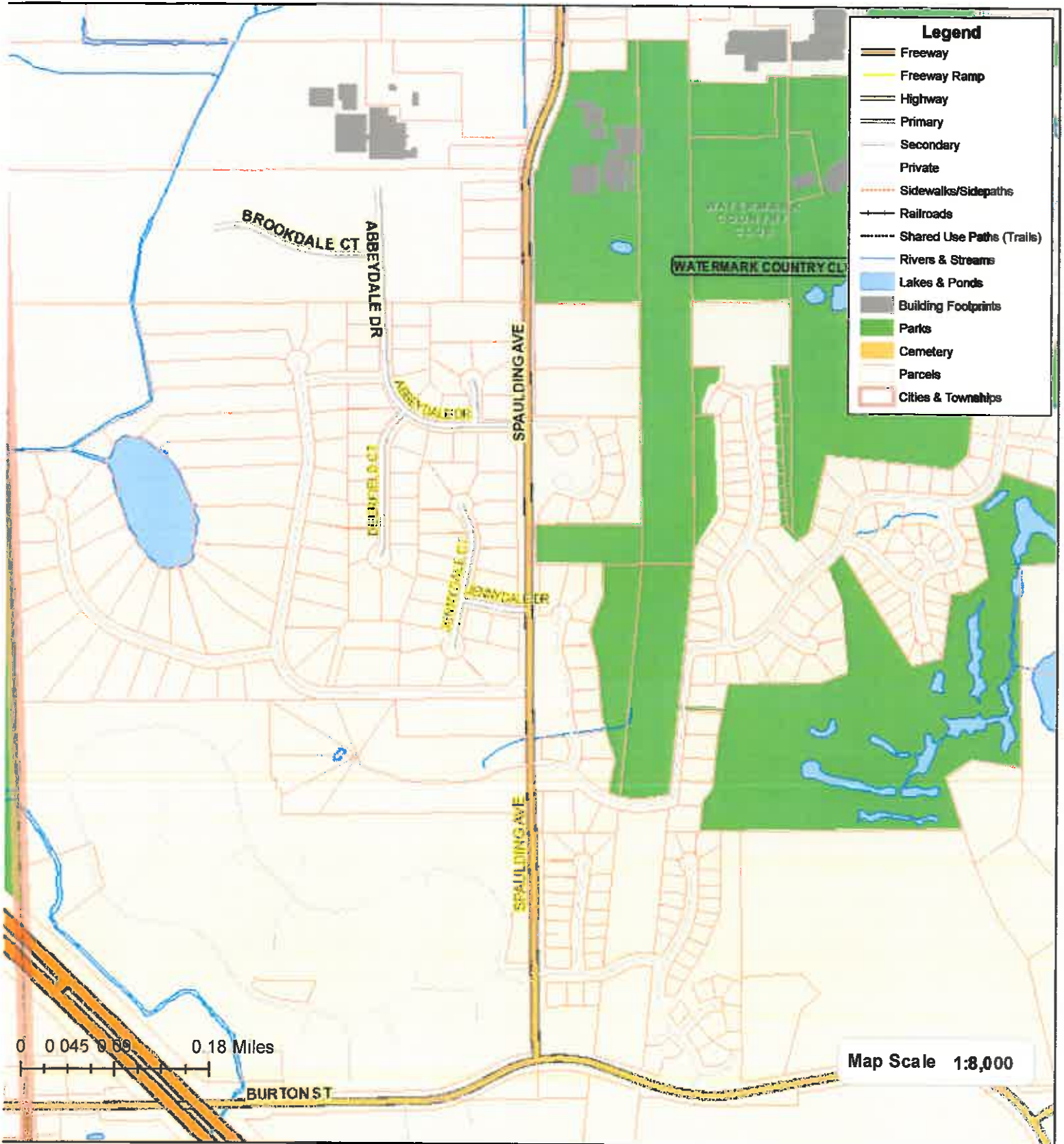


Google

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

TITLE



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Printed 9/6/2017 2:16:51 PM

Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: 16-3309/Riebel PUD-Redwood
Meeting Date: September 11, 2017

At the Public hearing on August 7, 2017 the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the PUD amendment for the project.

The PUD Ordinance has been reviewed by the applicant and addresses all of their comments as well as the approval from August 7. I recommend that you forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan.

The Township Board will hold an additional public hearing to consider your recommendation.

Attachments: Proposed PUD Ordinance
Site Plan

CASCADE CHARTER TOWNSHIP
Ordinance #_ of 2017
AN ORDINANCE TO AMEND ORDINANCE #2 OF 2005, THE
RIEBEL DEVELOPMENT
PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to the Riebel Development PUD Ordinance

Section IV. Purpose:

This first paragraph of the section shall be deleted and replaced with:

The Project occupies approximately 14.5 acres of land, that formally was is the site of a legal non-conforming industrial operation as well as an existing Pizza Hut restaurant. These existing uses currently occupy a total of 4 buildings on the 14.5 acres. The Project is comprised of two separate areas: "Area A" and "Area B" which may be developed by separate Developers. Area A is located upon land currently comprised of Units 2, 3 and 4 in the Cascade Market Place Condominium (the "Condominium") identified in the Master Deed of Cascade Market Place recorded June 14, 2005 as Instrument No. 20050614-0069327 and amended by Amendment No. 1 to Master Deed of Cascade Market Place recorded January 2, 2007 as Instrument No. 20070102-0000046 (together, the "Master Deed"), and is proposed to be developed into a mix of different uses involving general retail, restaurant, offices, and a bank. Area B is approximately 9.968 acres in size, located upon land currently comprised of Unit 1 of the Condominium identified in the Master Deed, and is proposed to be developed into a single story 61 unit multi-family residential apartment development. Due to its size, magnitude, mixture of land uses and the timing of development over a period of years, in which market conditions may change, special land use regulations are deemed necessary by Cascade Township to establish this Planned Unit Development (PUD) District for the Project.

Section VI. Permitted Uses

This section shall be deleted and replaced with:

For land and buildings, the permitted uses for the Riebel PUD within Area A are as follows:

- A. Retail Uses;
- B. Offices/Fitness
- C. One stand alone bank identified as building F.
- D. Restaurants, not to include fast food¹. The non fast food restaurant use is limited to a total of 19,588 sq.ft. This includes the stand-alone restaurants identified as buildings E and G on the approved PUD site plan as well as 11,168 sq.ft of non fast food restaurant within the rest of the development. The 11,168 sq ft should be based on seating capacity of the restaurant.
- E. Drive up window service for the restaurants shall be limited to Buildings E and

G. A drive up window may also be included as a part of Building 1D . This use will be reviewed through the Special Land Use procedures of the Township. The use will only be permitted provided that the applicant can demonstrate, to the Township's satisfaction, that the user of the drive up window will be low impact user that will not result in creating any traffic problems with the rest of the development. The Drive up window and any of its infrastructure shall only be constructed after the approval of the Special Use.

For land and buildings, the permitted uses for the Riebel PUD within Area B are as follows:

F. 61 unit apartment complex with one manager residence

Section VII. Master Development Plan.

This first paragraph of this section shall be deleted and replaced with:

The Project shall conform in as much as reasonably possible to the master development plan approved by the Township Board and signed by the Township on November 7, 2007. The intent of the Developers is to develop the Project as 3 buildings within Area A and a 61 unit apartment project within Area B. Each building and its associated parking, landscaping, etc., will be required to submit site plans prior to any site work for each building, or site improvement, provided, however, that the Developer of Area B may submit one site plan for all buildings within Area B. This will allow the Township to ensure that all required infrastructure is constructed with the appropriate phase and that only those areas needed to be disturbed for each phase, are the areas planned to be disturbed. The Planning Commission shall review and approve all building or site improvement plans prior to the construction of each building or site improvement.

Section VIII. Specific Development Regulations.

Paragraphs C., D., E., and F. shall be deleted and replaced with:

- C. Elevation Plan – The elevations for the commercial buildings shall be consistent with the elevation plan dated 10/14/07 within Area A and with the elevation plan dated __/__/17 within Area B. This will be ensured at the time of site plan approval for each building.
- D. Minimum Parking Requirements – Parking for each of the individual uses shall comply with the requirements of the Cascade Charter Township Zoning Ordinance Shared parking shall be allowed between all portions of the Project within Area A. Shared parking shall be allowed between all portions of the Project within Area B. There shall be no shared parking permitted between Area A and Area B of the Project.

E. Cross Access

- i. The Developer of Area A shall be responsible to provide and record irrevocable cross access easements for this Project within Area A. Cross access shall be provided in two locations on the Project within and adjacent to Area A, including common area of the Condominium Project, sufficient to allow the Project within Area B to obtain access to 28th Street. These cross access easement areas must be constructed so they can easily be connected to the adjoining properties (i.e. grade and location). They must also be constructed and must be open and ready for any possible connection before a building permit is issued for the third building in the Project within Area A.
- ii. On the west side of the Project within Area A, the Riebel PUD Project shall allow for an irrevocable cross access to the Cascade Centre parcel (PPN 41-19-8-17-226- 002, 6250 - 28th Street) as shown on the approved site plan.
- iii. On the east side of the Project within Area A, the Riebel PUD Project shall allow for an irrevocable cross access to (PPN 41-19-8-16-101-014, 2845 Thornhills) as shown on the approved site plan.
- iv. Once the irrevocable access drives are constructed they shall remain open at all times, including the winter months and shall be free of snow and ice for clear passage. These cross access agreements shall be recorded prior to the occupancy of any portion of the Riebel PUD Project. This PUD Ordinance will provide the legal means to allow cross-access with these other parcels if and when the adjoining parcels are ever required to obtain Township approval.

F. Sidewalks

The Developer of Area A shall be responsible to design and construct a 7-foot wide, concrete sidewalk along the entire 28th Street frontage of the PUD property. The plans shall be reviewed and approved by the Township engineer prior to commencing any construction. The sidewalk along 28th St. shall be constructed prior to the issuance of the third building permit in the Project within Area A. The location of the sidewalk along 28th St. must be placed so it can easily be extended both east and west of Area A. The sidewalks within Area B shall be as shown on the approved site plan dated __/__/17.

The interior network of sidewalks will be constructed along with each building. The sidewalks serving an apartment building within Area B must be completed before such apartment building is issued an occupancy permit. The entire interior network of sidewalks within Area B must be completed before the last apartment building within Area B is issued an occupancy permit.

Section IX. Design Guidelines, Requirements and Limitations.

Paragraph 1 (Building A, B, C and D) shall be deleted and replaced with the following:

1. Buildings within Area B (Proposed 61 unit Multi-Family)

This portion of the project shall be developed as follows:

- a. Maximum Building Height – 18.5 feet.
- b. Setbacks – No part of the buildings may extend closer to any lot line than shown on the approved and signed site plan dated __/__/17.
- c. Parking – Each dwelling unit may have a 2-car enclosed garage. There may be a total of 10 guest parking spaces and 2 ADA parking spaces for the leasing office.
- d. Maximum number of dwelling units – 61; Leasing office -1.

Section X.4 Signs.

Paragraph number 4 shall be deleted.

Section 2. Effective Date

This PUD Ordinance amendment shall become effective upon publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

Section 3. Effect

The Cascade Charter Township Zoning Ordinance, as amended, and the remainder of Ordinance #11 of 2002, as amended, except as otherwise expressly amended herein, shall remain in full force and effect.

The foregoing Ordinance amendment was offered by Board Member _____ supported by Board Member _____. The roll call vote being as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

ORDINANCE DECLARED ADOPTED.

Sue Slater
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the ___th day of _____ 2017.

Sue Slater
Cascade Charter Township Clerk

Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: #16-3341/Oak Harbor PUD Amendments
Meeting date: September 11, 2017

At the Public hearing on August 21, 2017 the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the PUD amendment for the project.

The PUD Ordinance has been reviewed by the applicant and addresses all of their comments as well as the approval from August 21. I recommend that you forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan.

The Township Board will hold an additional public hearing to consider your recommendation.

Attachments: Proposed PUD Ordinance
Site Plan

CASCADE CHARTER TOWNSHIP
Ordinance #__ of 2017
AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP
ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE
OAK HARBOR PRESERVE
PLANNED UNIT DEVELOPMENT PROJECT.

Cascade Charter Township (the "Township") Ordains:

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

The application received from Randy Koetje of Koetje Builders and Developers (hereinafter referred to as the "Developer") for Planned Unit Development designation for the proposed Oak Harbor Preserve Planned Unit Development Project (hereinafter referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval at the _____ Planning Commission meeting. The Project is recommended for rezoning from R1, Single Family Residential to PUD, Planned Unit Development, thus permitting a site condominium development. This action requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendations and the Cascade Charter Township Board of Trustees' action on the _____, 2017.

Section II. Legal Description.

The legal description of the Project is made up of the following:

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 6 NORTH, RANGE 10 WEST, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 27, SOUTH 88°10'32" WEST, A DISTANCE OF 79.86 FEET; THENCE ALONG THE CENTERLINE OF 48TH STREET AS RECORDED IN LIBER 60, PAGE 476, MISCELLANEOUS RECORDS OF KENT COUNTY, MICHIGAN, FOR THE FOLLOWING THREE COURSES; THENCE 496.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT BEING NON-TANGENT WITH THE LAST DESCRIBED LINE, SAID CURVE HAVING A RADIUS OF 1910.00 FEET, A CENTRAL ANGLE OF 14°54'09", AND A CHORD WHICH BEARS NORTH 84°23'40" WEST, A DISTANCE OF 495.39 FEET; THENCE ALONG A LINE BEING NON-TANGENT WITH THE LAST DESCRIBED CURVE, NORTH 76°56'12" WEST, A DISTANCE OF 859.55 FEET; THENCE 15.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 301.60 FEET, A CENTRAL ANGLE OF 2°52'13", AND A CHORD WHICH BEARS NORTH 78°22'18" WEST, A DISTANCE OF 15.11 FEET; THENCE NORTH 01°07'20" WEST, A DISTANCE OF 138.56 FEET; THENCE NORTH 88°10'32" EAST, A DISTANCE OF 99.00 FEET; THENCE NORTH 01°07'20" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 88°10'32" WEST, A DISTANCE OF 46.00 FEET; THENCE NORTH 01°07'20" WEST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 88°10'32" WEST, A DISTANCE OF 43.00 FEET TO THE EAST LINE OF LITTLE HARBOR ON THE HILLSBORO AS RECORDED IN LIBER 83 OF PLATS, PAGES

37-38, PUBLIC RECORDS OF KENT COUNTY, MICHIGAN; THENCE ALONG THE EAST LINE OF LITTLE HARBOR ON THE HILLSBORO FOR THE FOLLOWING THREE COURSES; THENCE NORTH 01°07'20" WEST, A DISTANCE OF 154.00 FEET TO THE SOUTH LINE OF LOT 3, LITTLE HARBOR ON THE HILLSBORO, THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 88°10'32" EAST, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF LOT 3, LITTLE HARBOR ON THE HILLSBORO; THENCE NORTH 01°07'20" WEST, A DISTANCE OF 642.00 FEET TO THE NORTHEAST CORNER OF LOT 7, LITTLE HARBOR ON THE HILLSBORO; THENCE NORTH 31°38'08" EAST, A DISTANCE OF 158.10 FEET; THENCE NORTH 23°42'04" EAST, A DISTANCE OF 373.15 FEET; THENCE NORTH 88°14'20" EAST, A DISTANCE OF 119.09 FEET; THENCE NORTH 01°45'40" WEST, A DISTANCE OF 110.00 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTH 621.0 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 27, NORTH 88°14'20" EAST, A DISTANCE OF 24.98 FEET TO THE SOUTHWESTLY RIGHT-OF-WAY LINE OF I-96 (300 FEET WIDE); THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF I-96 FOR THE FOLLOWING TWO COURSES; THENCE SOUTH 31°34'20" EAST, A DISTANCE OF 1124.21 FEET; THENCE 607.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2060.08 FEET, A CENTRAL ANGLE OF 16°53'51" AND A CHORD WHICH BEARS SOUTH 40°01'16" EAST, A DISTANCE OF 605.36 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 27, SOUTH 01°07'20" EAST, A DISTANCE OF 585.60 FEET TO THE POINT OF BEGINNING. CONTAINING 40.43 ACRES OF LAND, MORE OR LESS.

Section III. General Provisions.

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

Section IV. Purpose.

The Project occupies approximately 40 acres of land in the Township. The Project will be a site condominium development containing 31 single-family site condominium units. Approximately 29% of the property is to be preserved as open space. This technique has been chosen by the Developer to give it and the eventual owners of each unit more control over the Project's aesthetics and appearance. This development technique provides the Developer with the ability to develop the Project in a manner to meet market expectations where more traditional mechanisms such as creating subdivision plats do not.

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

Section V. Approval Limitations.

- A. The provisions of this Ordinance/Ordinance amendment ("this Ordinance") are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township, except as

otherwise expressly provided herein. In the event that a development issue or site plan element is not expressly addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall apply. Furthermore, all other applicable Cascade Charter Township ordinances shall still govern the Project where applicable.

- B. Except as expressly otherwise provided herein, the Developer and his assigns must meet all applicable provisions, ordinance requirements, and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for construction, operation, or use.
- C. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD if the Township finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.
- D. All conditions contained herein and in the final approved site plan shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval, approved site plan, and ordinance amendment. The Project must be constructed and operated, and all properties therein used, in strict compliance with the PUD approval (including this Ordinance and the final approved site plan), and no deviations can occur without prior formal written approval by the Township. So-called minor deviations shall not occur unilaterally by the Developer or its successors, tenants, or assigns. Any deviation without prior formal written approval by the Township will constitute a violation of this Ordinance and the Cascade Charter Township Zoning Ordinance.
- E. **This approval document shall be recorded with the Kent County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.**
- F. Failure to comply with the site plan or any condition of approval herein shall be deemed to be both a nuisance per se and a violation of the Cascade Charter Township Zoning Ordinance.
- G. **Prior to recording a copy of this document as specified in Section V(E) hereof, the Developer shall type the following statement onto the end of this document (or add an additional page to the document) as follows, and shall sign and date the same:**

“I, Randy Koetje, have fully read the above PUD ordinance amendment, understand its provisions and fully agree with all requirements and conditions contained in the same, on behalf of myself and my assigns, successors and transferees in and to the property involved.”

Section VI. Site Condominium Documents and Plans.

- A. Specific controls relating to architectural elements, common elements of the site condominium project, construction materials, size and space requirements, improvements and out buildings, specific prohibitions and rules of conduct shall be governed by site condominium bylaws and master deed. These restrictions shall become part of this Ordinance by reference.
- B. The Project shall be developed exactly in accordance with the site plan approved and signed by the Township. The site plan shall indicate where each building envelope will be located and shall provide appropriate measurements demonstrating compliance with Section 16.11(2) of the Zoning Ordinance. Engineering plans and documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting the requirements of Section 16.11(4) of the Zoning Ordinance and also meeting recognized, acceptable engineering standards and practices. Once it has been determined that the plans have met Township requirements, the Township Engineer shall sign and mark these plan documents as “Approved,” and forward them to the Developer. Only approved plan documents shall be recorded with the appropriate county and state agencies.
- C. The number of building sites may be reduced or consolidated within the Project only after the review by and written approval of the Township Planning Department. The proposed changes to the site/survey plan to reduce or consolidate building sites shall be reviewed by the Planning Department to ensure compliance with the Cascade Charter Township Zoning Ordinance, this PUD Ordinance, and any other requirements. Once approved by the Planning Department, the amended site/survey shall then be recorded with the Kent County Register of Deeds Office and the appropriate state agencies by the Developer at his cost. A copy of the recorded site/survey plan shall be forwarded to the Planning Department, so that accurate files regarding the development can be maintained.

Section VII. Permitted Uses.

The permitted uses for the Oak Harbor Preserve PUD are as follows:

- A. Single Family Residences.

- B. Accessory buildings customarily incidental to a single family residence, subject to the provisions of Section 4.08 and 4.09 of the Cascade Charter Township Zoning Ordinance, as it may be amended.
- C. Signs. All signs for the Project shall conform with Section 6.02 of the Cascade Charter Township Sign Ordinance (Ordinance 14 of 1997, as amended).

Section VIII. Design Guidelines, Requirements and Limitations.

The Project shall be developed in exact accordance with the site plan approved by the Township. No alterations, expansions or additions may occur as to the Project without a formal amendment to this Ordinance, unless expressly otherwise authorized herein.

- A. Maximum Number of Residential Units - The maximum number of single-family detached site condominium units within the Project shall be limited to thirty-one (31) units.
- B. Maximum Building or Structure Height - 35 feet or 2½ stories whichever is the less.
- C. Setback Requirements

All site condominium buildings and structures shall meet the following minimum setback requirements:

- 1. Front Yard Setback: 35 feet
 - 2. Side Yard Setback: minimum of 10 feet with both sides totaling at least 20 feet
 - 3. Rear Yard Setback: 25 feet. With the exception of lots 7-10 and lots 12-15 which have a minimum 40 foot rear yard setback
- D. Minimum Floor Area

Each dwelling on a site condominium unit shall contain a minimum of:

- 1. One Story & Bi-Level – 1,600 square feet on the main floor, top floor of a bi-level, finished livable area above grade level, exclusive of garages, decks, porches and breezeways.
 - 2. Two Story – 2,000 square feet, with a minimum of 800 square feet on the first floor, finished livable area above grade level, exclusive of garages, decks, porches and breezeways

Section IX. Private Street Development.

- A. The Developer shall submit a street construction, maintenance, and pavement plan consistent with Section 16.11(4)(f) of the Zoning Ordinance. The Developer may establish private streets to serve the Project provided the roads are constructed in

accordance with the “Cascade Charter Township Engineering Design Requirements and Standards for Private Streets” and the following specifications:

1. The road grades shall not exceed a six percent (6%) grade. All grades shall be sufficient to allow safe ingress/egress of emergency vehicles.
 2. The private streets shall be posted with signs stating the street names. These signs shall be consistent with Kent County Road Commission standards and requirements and shall be installed at the Developer’s cost.
 3. Any private street shall intersect any public road at a 90 degree angle.
 4. Copies of any permits required by the Kent County Road Commission to connect the private street to any public road shall be provided to the Township Planning Department by the Developer.
- B. In accordance with Section G of the “Cascade Charter Township Engineering Design Requirements and Standards for Private Streets,” the Developer of the Project shall provide a disclosure statement on all property deeds to all owners of the private street, all those who utilize the private street and all persons securing a building permit to construct a building or structure served by the private street, by applying for and securing a building permit for construction of a building or structure that utilizes the private street, all such persons shall use the private street at their own risk and the Township (and its employees, officials, and agents) shall not be responsible for any aspect of the private street.
- C. In accordance with Section I of the “Cascade Charter Township Engineering Design Requirements and Standards for Private Streets,” it shall be the responsibility of the Developer and its successors or the individual property owners to fully maintain and keep the private access street in good repair at all times and to ensure that snow and ice is removed in a timely fashion during the winter.
- D. No combustible building materials may be erected on the Project until a temporary access road is constructed to within 100 feet of the furthest point of a structure. Such road shall be a minimum 18 feet wide and be able to support 20 tons on a single axle with dual wheels and standard road tires.

Section X. Temporary Buildings.

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

Section XI. Utilities.

- A. Water and Septic – The individual units in the Project will be served by individual private wells and individual private septic systems. Such systems shall be designed, installed, and maintained pursuant to all applicable requirements of the Kent County Health Department and the state of Michigan.
- B. Stormwater Drainage - All proposed stormwater drainage facilities shall be reviewed and approved by the Township Engineer, and the Kent County Drain Commissioner's office, and the Michigan Department of Environmental Quality (if it has jurisdiction) prior to the development of the Project. The Developer shall provide the Township Planning Department with copies of all correspondence and permits received from the Kent County Drain Commissioner and the Michigan Department of Environmental Quality regarding stormwater disposal.
- C. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. Said easements shall be recorded with the Kent County Register of Deeds and be provided to each utility provider for their records.
- D. Exterior Lighting. All street lighting shall either be installed prior to the issuance of any certificate of occupancy for the first building in the Project or paid for prior to the issuance of any certificate of occupancy for the project.

Section XII. Soil Erosion Control Requirements.

The Developer shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the Project. This plan shall be reviewed and approved by the Township Engineer prior to commencing any excavation on the site.

Section XIII. Performance Guarantee.

To ensure compliance with this Ordinance and any conditions herein, the Township may require reasonable performance guarantees to ensure completion of improvements such as, but not limited to, landscaping, drainage, lighting, roads, and utilities. The Township Board, Engineer, or Planning Department may require such guarantees at any time they deem reasonably necessary to ensure completion of the improvements. The form (including the bank or surety involved), duration, and amount of the performance guarantee as shall be approved by the Township.

Section XIV. Permanent Common Open Space.

The permanent common open space area is to remain in its present undeveloped state in perpetuity. To ensure this occurs, the following regulations shall apply to the permanent common open space area:

- A. No buildings, structures, fences, or driveways shall be erected, constructed or placed within the common open space area. All improvements shown on the approved site plan dated _____, may encroach into this area provided they are consistent with the development plan for this Project.

Section XV. The Gerald R. Ford International Airport.

Within the recorded Master Deed, the Developer shall expressly disclose in writing that the Project is located in the vicinity of the Gerald R. Ford International Airport and that there may be noise, vibration, and property valuation impacts associated with such location.

Section XVI. Consistency of the Master Deed and/or Deed Restrictions/Covenants with the PUD Approval.

If the Project will be a condominium project (in whole or in part), the master deed (and attachments) shall be reviewed and approved by the Township Attorney prior to final recording to ensure consistency with this Ordinance. If some or all of the Project will be governed by deed restrictions/restrictive covenants apart from a condominium master deed, such deed restrictions/restrictive covenants shall be reviewed and approved by the Township Attorney before recording to ensure consistency with this Ordinance.

Section XVII. Consistency With Planned Unit Development (PUD) Standards.

The rezoning to Planned Unit Development will result in a recognizable benefit to the ultimate users of the Project and to the community. Current and future residents will recognize the benefits of a residential development that offers a low-density land use.

In relation to the underlying zoning (R1) the Township finds the Project will not result in a material increase in the need for public services, facilities and utilities and will not place a material burden upon the subject property and the surrounding properties. The Project is not anticipated to cause undo impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been approved by the Township Engineer and the appropriate County and State agencies.

The Project has been determined by the Township to be compatible with the 1999 Comprehensive Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance. The Project has been determined to be a "Residential" use, which is consistent with the Cascade Township Comprehensive Plan.

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

The Township finds the Project to have at least the same amount of green areas and usable open space than would typically be required by the Township Zoning Ordinance.

Finally, the Township recognizes the Project will be under single ownership or control. The Township recognizes that the Developer or its assigns will retain ownership and control of the

Premises until a majority of the site condominium units are purchased for single family residential purposes.

Section XVIII. Effective Date.

This Ordinance shall become effective seven (7) days after publication of the ordinance, or a summary thereof, in *The Grand Rapids Press*, a newspaper of general circulation within Cascade Charter Township.

The foregoing Ordinance was offered for adoption by Board Member _____, supported by Board Member _____. The roll call vote being as follows:

YEAS:

NAYS:

ABSENT:

Sue Slater
Cascade Charter Township Clerk

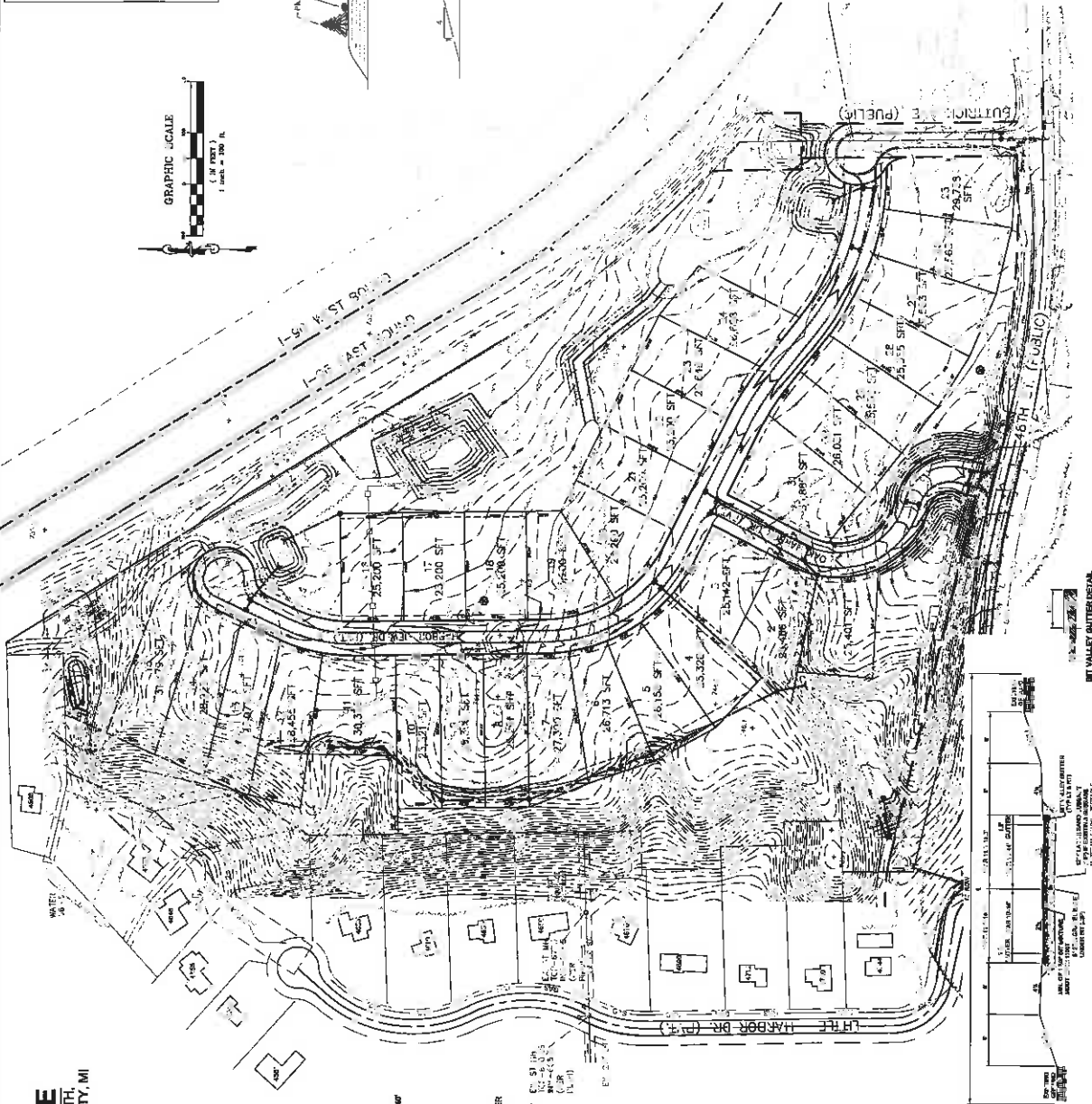
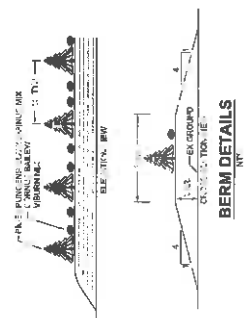
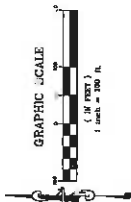
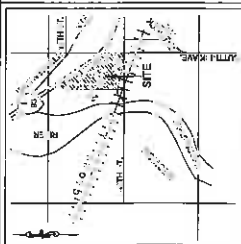
CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the ____ day of _____ 2017.

Sue Slater
Cascade Charter Township Clerk

References

5.2.5

REVISIONS

ABRAMS
EPA SURVEY CORP., INC.
1000 UNIVERSITY AVENUE, SUITE 100
ANN ARBOR, MI 48106-1500
TEL: 313/763-1100 FAX: 313/763-1101

DATE OF PHOTO: MONDAY, APRIL 13, 1992

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1 OF 1

SITE LAYOUT

OAK HARBOR PRESERVE

Geonstra & Associates, Inc.
ONLY EXPERTS & SURVEYORS

CASCADE TWP
MICHIGAN

Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: Case #17-3390 East Imports PUD Amendment
Meeting Date: September 11, 2017

At the Public hearing on August 21, 2017 the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the PUD amendment for the project.

The PUD Ordinance has been reviewed by the applicant and addresses all of their comments as well as the approval from August 21. I recommend that you forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan.

The Township Board will hold an additional public hearing to consider your recommendation.

Attachments: Proposed PUD Ordinance
Site Plan

CASCADE CHARTER TOWNSHIP
Ordinance #_ of 2017
AN ORDINANCE TO AMEND ORDINANCE #1 OF 2004, THE
EAST IMPORTS
PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to the East Imports PUD Ordinance

Section Legal Description

The section shall be amended to add the following property:

INSERT NEW LEGAL HERE

Section IV. Purpose:

This section shall be amended to read as follows:

The Project occupies approximately 11.8 acres of land. The Project is proposed to be expanded to allow for a new (Subaru) new and used automobile sales and related uses. The Planned Unit Development technique has been chosen by the Developer to provide more control over the Project's aesthetics and appearance. This development technique provides the Developer with the ability to develop the Project in a manner to meet market expectations and develop the project in a unified manner with the existing East Imports PUD (Porsche and Audi) new and used automobile dealership.

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

Section VII. Design Guidelines, Requirements and Limitations.

This section shall be amended to read as follows:

B. Parking

1. A total of 578 parking spaces are provided. With at least an additional 60 spaces being deferred until needed for a total of 638 if all parking is constructed. A minimum of 50 spaces must be reserved for customer parking with the rest of the parking allowed to be used for display of vehicles for sale. No vehicles are allowed to be displayed anywhere on the site except for an approved parking space as shown on the approved site plan.

Section VIII. Landscaping

This section shall be amended to read as follows:

The project shall provide landscaping according to the approved landscape plans as drawn by Concept Design Group dated 1/02/14 and the parking expansion plans drawn by Nederveld dated 7/25/17. The developer shall be required to deposit a Performance guarantee for landscaping prior to obtaining a building permit.

Section XIV Lighting

This section shall be amended to read as follows:

The required lighting section of the Zoning Ordinance as amended shall regulate lighting for the project. The lighting at this project is limited to only those lights and those types of lights as indicated on the approved photometric lighting plan as drawn by Concept Design Group dated 11/10/03 and the updated lighting plan dated 12/30/13 for the Subaru site and the parking expansion plan dated 7/25/17. Furthermore, the total height of individual light poles is limited to the height indicated on the plan as well. All lights on the site are to be downcast or "shielded" type lights. If the developer chooses to utilize LED lights the new plan will be reviewed administratively by the Planning Department for compliance with our lighting regulations

Section 2. Effective Date

This PUD Ordinance amendment shall become effective upon publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

Section 3. Effect

The Cascade Charter Township Zoning Ordinance, as amended, and the remainder of Ordinance #11 of 2002, as amended, except as otherwise expressly amended herein, shall remain in full force and effect.

The foregoing Ordinance amendment was offered by Board Member _____ supported by Board Member _____. The roll call vote being as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

ORDINANCE DECLARED ADOPTED.

Sue Slater
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the ____th day of _____ 2017.

Sue Slater
Cascade Charter Township Clerk

