

AGENDA
CASCADE CHARTER TOWNSHIP ZONING BOARD OF APPEALS
TUESDAY, May 12, 2026
5:30 PM
2870 JACKSMITH AVE SE

Public may access the meeting via video conference software Zoom

Webinar ID: 864 6665 9382

<https://us02web.zoom.us/j/86466659382>

- 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 September 9, 2025 meeting.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 7. Appointment of 2026 Zoning Board of Appeals**
Requested Action: Zoning Board of Appeals to select 2026 Officers
- ARTICLE 8. Case #26-3920 – Public Hearing**
Applicants: Pioneer Construction, Tyler Bartis, Owner Christina Keller
Property Address: 4950 37th Street SE
Parcel Number: 41-19-19-100-033
Requested Action: Dimensional variance to reduce the front yard setback along the north property line from 100 feet to 10.7 feet.
- ARTICLE 9. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 10. Other Business**
- ARTICLE 11. Adjourn**

**CASCADE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**TUESDAY, May 12, 2026
5:30 PM**

ARTICLE 5.

Approve the Minutes of the September 9, 2025 Meeting

Minutes
Cascade Charter Township
Zoning Board of Appeals
Tuesday, September 9, 2025
5:30 pm
2870 Jacksmith Ave. SE

ARTICLE 1. Chairman Berra called the meeting to order at 5:30 pm.

Members Present: Noordhoek, Berra, Rowland, Milliken
Members Absent: Mead (excused)

Others Present: Community Development and Planning Director Andrea Hendrick,
Zoning Administrator Ryan Sennett, Planning Administrative Assistant Nick Govan and
others listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

**Motion was made by Trustee Noordhoek to approve the current agenda
Supported by Member Milliken.
Motion carried unanimously.**

ARTICLE 4. Disclose any Conflicts of Interest

There were no conflict of interest.

ARTICLE 5. Approve the Minutes of the May 13, 2025 meeting.

**Motion was made by Trustee Noordhoek to approve the Minutes of the May 13,
2025 meeting.
Supported by Member Milliken.
Motion carried unanimously.**

ARTICLE 6. Acknowledge visitors and those wishing to speak

There weren't any visitors that wished to speak.

ARTICLE 7. Case #24-3895 – Public Hearing

Applicant: Carrie Borchers & Dan Wilder

Property Address: 8751 Cascade Rd. SE

Parcel Number: 41-19-23-400-009

Requested Action: Seeking a variance of 13.8 ft to the south property line front yard setback for the construction of an Accessory Building.

Zoning Administrator Ryan Sennett presented the application, explaining that the property is a corner lot with frontages on both Cascade Road to the south and Quiggle Avenue to the east. The property currently has a single-family dwelling and an existing detached accessory building located in the front yard. Under Section 17.03 of the zoning ordinance, provisions allow for an exception to place accessory structures in the front yard; however, the structure must still meet the front yard setback requirement.

ZA Sennett noted that the Planning Commission approved construction of an accessory structure in the front yard on August 4, conditioned upon obtaining a variance for the reduction in front yard setback off Cascade Road. The property has a stream running from the northwest corner to the southwest corner with trees and vegetation on both

sides. The applicant proposes to demolish the existing accessory structure in the front yard and construct a new building 10 feet further from the existing structure, placing it in line with the house, which is currently 36.2 feet off the property line. Since Cascade Road is an arterial street, the minimum setback requirement is 50 feet. The applicant is requesting a 13.8 foot reduction to the required setback minimum.

ZA Sennett highlighted key considerations for the Board's deliberation regarding whether the requested variance is the minimal variance necessary to make reasonable use of the structure, noting that the proposed location appears to be one of the few buildable portions of the property. ZA Sennett noted that with some grading, it might be possible to place the building further back; however, the applicant had raised concerns over the location of the septic pump north of the proposed building location and flooding issues due to clay soil and water runoff throughout most of the year. If located 50 feet off Cascade Road, elements of the existing septic system would likely need to be relocated. The applicant is requesting a structure with a 552 square foot footprint, which is less than many of the other accessory structures in the district.

ZA Sennett also highlighted that a practical difficulty may exist largely due to unique elements on the property, such as the multiple frontages, the location of the stream running through the property, and the wetland soil that exists. He noted the Board should deliberate whether the potential for flooding and runoff described by the applicant and the potential need for additional grading creates a practical difficulty in placing the structure in a compliant location.

ZA Sennett indicated that staff recommendation was to approve the request and provided sample motions in the packet. Member Rowland noted that when this case came to the Planning Commission on August 4, they found that the existing structure was pre-existing and the applicant is demolishing it and making improvements that will be an enhancement to the property. Member Rowland stated that the Planning Commission did not have concerns with the request but referred it to the Zoning Board of Appeals to avoid setting a precedent and to follow proper procedures.

**Motion was made by Trustee Noordhoek to open Public Hearing.
Supported by Member Rowland.
Motion carried unanimously.**

Dan Grzywacz (8683 Cascade Road) addressed the Board as a neighbor living two houses down from the property. Mr. Grzywacz stated that the property is beautiful and that in his personal opinion, the proposed improvement will be an improvement to the property and will not be a hindrance to any site on Cascade Road. He noted there is room for the improvement and expressed his belief that it would be a smart move and would conform well to the community aesthetically.

Dan Wilder, the applicant at 8751 Cascade Road, provided additional context regarding the property. Mr. Wilder explained that they do not have access on the left side or front frontage anywhere back where there is acreage due to the driveway on the adjacent property. He described the property as being located in a glacial till valley with both sides very rocky. Mr. Wilder stated that the creek does flood almost up to the deck area sometimes in the spring and during winter melt.

Regarding the existing accessory structure, Mr. Wilder explained that the driveway is a circle drive created from fill taken when the house was built in 1972. He noted that when

they bought the house in 2018, they discovered that the white pine tree behind the original shed had been ripping up the concrete for a while, resulting in significant damage with large gaps. He stated that they want to demolish the existing shed and build a new one, and they would match the new structure to the same wood as the original shed to make everything look the same.

**Motion was made by Trustee Noordhoek to close Public Hearing.
Supported by Member Rowland.
Motion carried unanimously.**

Trustee Noordhoek noted that there are big circumstances on this corner lot that do not normally exist on similar properties and stated he was satisfied with the application and willing to approve the request.

**Motion was made by Trustee Noordhoek to Approve case number 25-3895 for 8751 Cascade Road, for a variance of 13.8 feet to the front yard setback off Cascade Road for the construction of an accessory building. Supported by Chairman Berra.
Motion carried unanimously.**

ARTICLE 8. Acknowledge visitors and those wishing to speak

There was no one wishing to speak.

ARTICLE 9. Other Business

Director Hendrick informed the Board that an administrative appeal is scheduled for the October 14 meeting. She explained that a PUD was approved in 2022 with language requiring that all landscaping be complete before issuance of the final Certificate of Occupancy (C of O). The builder completed the building and obtained the C of O. Upon further review and coordination with the condo association, staff discovered that not all required work had been completed. Staff developed a list of required items and had the builder complete those items. The condo association subsequently appealed staff's decision to reissue the C of O, as they believed additional items should have been required beyond what the original approval language specified.

Director Hendrick noted that representatives from the condo association will be present at the October 14 meeting. She explained that the Board will need to make a determination based on the ordinance documents, facts provided, and the original PUD approval language as to whether they agree with staff's decision to reissue the C of O and must issue a new decision accordingly.

Director Hendrick concluded by noting the upcoming meeting schedule: the Board will meet on October 14, there is no November meeting scheduled, and the next meeting after that is December 9.

ARTICLE 10. Adjourn

**Motion was made by Member Rowland to adjourn. Supported by Trustee Noordhoek.
Motion carried unanimously. The meeting adjourned at 5:50PM.**

Respectfully submitted,
Andrea Hendrick, Community Planning and Development Director, Recording Secretary

**CASCADE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**TUESDAY, May 12, 2026
5:30 PM**

ARTICLE 7.

**Appointment of 2026
Zoning Board of Appeals**

Requested Action: Zoning Board of Appeals to select 2026
Officers.

**CASCADE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**TUESDAY, May 12, 2026
5:30 PM**

ARTICLE 8.

Case #26-3920 – Public Hearing

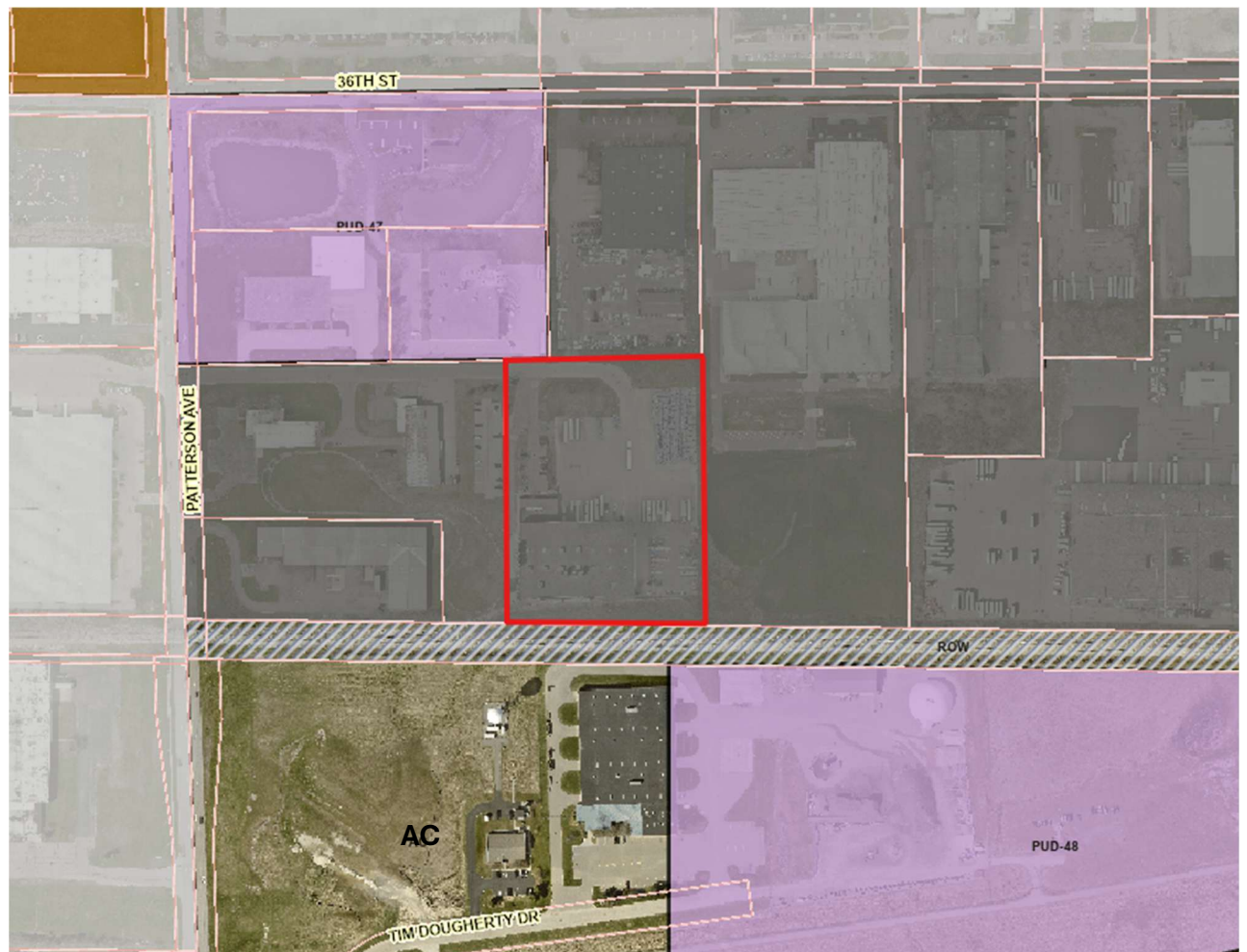
Applicants: Pioneer Construction, Tyler Bartis,
Owner Christina Keller

Property Address: 4950 37th Street SE

Parcel Number: 41-19-19-100-033

Requested Action: Dimensional variance to reduce the front
yard setback along the north property line from
100 feet to 10.7 feet.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case #26-3920
REPORT DATE: May 5, 2026
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: May 12, 2026
PREPARED BY: Kevin Garcia, AICP, Interim Planner, McKenna
Paige Brodeur, McKenna
Jim McManus, McKenna

APPLICATION SUMMARY:

APPLICANT: Applicant: Pioneer Construction, Tyler Bartis
Property Owner: Christina Keller

ADDRESS: 4950 37th Street SE

PARCEL NUMBER: 41-19-19-100-033

REQUESTED ACTION: Dimensional variance to reduce the front yard setback along the north property line from 100 feet to 10.7 feet.

REQUIREMENTS: Section 18.13 Height Lot Area and Building Placement Standards – Table 18-C
Section 23.05.2 Variances

EXISTING ZONING: I - Industrial

GENERAL LOCATION: The subject site is located at the eastern end of 37th Street.

PARCEL SIZE: 7.31 acres

EXISTING LAND USE: I-Industrial

ADJACENT PROPERTIES: N: PUD-47, I-Industrial
W: I-Industrial
S: AC-Airport, PUD-48
E: I-Industrial

OVERVIEW

1. The site has a 51,867 SF manufacturing/warehouse as well as a 5,489 SF single story office.
2. The existing manufacturing area houses plastic injection molding operations. The new addition provides an expanded manufacturing area for additional plastic injection molding operations and warehouse space. This would allow the manufacturer, Cascade Engineering, to consolidate their operations in one location.
3. The proposed building addition will be located on the east portion of the site, which is currently a paved storage, shipping, and trucking area.
4. The proposed addition would be 10.7 feet south of a 66-foot-wide shared access easement located on the north side of the property. The shared access easement is considered a “street” for the purpose of determining required setbacks.
5. The required front yard setback in the Industrial District is 100 feet. The applicant therefore requires approval of a variance to reduce the required front yard from 100 feet to 10.7 feet.
6. The Zoning Board of Appeals must decide if the application meets the standards of Section 23.05.2.C of the Zoning Ordinance to allow for a reduction in the 100-foot required front yard setback.

REQUEST

The applicant requests a variance to encroach into the front yard setback from the north property line to construct a 61,580 square foot manufacturing/warehouse addition to their existing facility. The proposed structure would match the 44-foot height of the existing building.

The site is zoned industrial, requiring a 100-foot setback. The application states that the proposed building would have a 76-foot front yard setback; however, the 66-foot-wide shared access easement on the north side of the property is considered a “street” per the Zoning Ordinance, so the proposed building would technically have a 10.7-foot setback.

PROPERTY HISTORY

The property has 375 feet of street frontage on 37th Street. The existing facility includes a manufacturing/warehouse area used for plastic injection molding operations as well as office space. The applicant is proposing to add more manufacturing space to the east. The addition would be 61,580 square feet and match the 44 feet height of the existing building. The building would be steel framed, with insulated, composite metal panel wall system and a membrane roof system. The new building would house a continuation of the existing 90-ton overhead crane that runs East-West, as well as a new 30-ton crane that would run North-South.

SECTION 18.13 – Height Lot Area and Building Placement Standards – Table 18-C

Section 18.13 states that all buildings in the Industrial District shall have a 100-foot front yard, 25-foot side yard, and 30-foot rear yard setbacks.

Table 18-C: Height Lot Area and Building Placement Standards							
	B-1 & VO ⁺	B-2	ES**	O	AC##	I	TI
Maximum Stories	2	3	4	2		2	2
Maximum Structure Height (feet)	25 for non-residential uses 30 feet for residential uses	35 ft	48 ft	35 ft		45 ft***	45 ft
Min. Lot Area AC= Acres SF=square feet	None, with approved site plan, otherwise 20,000 SF	3 AC	1 AC	50,000 SF		2 AC	1 AC
Min. Lot Widths	100 ft, unless waived per Section 8.06	300 ft	300 ft	200 ft		200ft	100 ft
Min. Bldg. Front Yard Setback	See Table 8-A	100 ft	100 ft	30 ft		100 ft	50 ft
Min. Bldg. Side Yard Setback	See Table 8-A	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft
Min. Bldg. Rear Yard Setback	30 ft	50 ft	50 ft	50 ft	50 ft	50 ft	25 ft
<p>**Section Amended by Ordinance 7 of 2011; Special Use permit allows for additional height. Increased setbacks are required for additional height. See Section 17.07.s</p> <p>***Section Amended by Ordinance 12 of 1997</p> <p>*Section Amended by Ordinance 8 of 2011</p> <p>##Section Amended by Ord. 10 of 2002</p>							

Section 23.05.b. In reaching its decision and in addition to any standards specified in this Ordinance, the Zoning Board of Appeals shall consider the following criteria as well as any other issues which are pertinent and reasonable:

STANDARD OF APPROVAL	STAFF COMMENTS
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	<p>This property has exceptional conditions due to its location at the end of the private street (37th Street), but more importantly, the 66-foot easement located on the north side. Very few, if any, properties in the Township that are at the end of a dead end street have a full street-width easement running through them. The easement here is essentially an “easement to nowhere”. The adjacent properties to the north do not use the easement beyond their driveways, and the property to east does not use it at all. In fact, if the easement were to be vacated beyond those two driveways, the northeastern portion of the subject lot would no longer be considered a front yard, and the requested variance would not be needed.</p> <p>Staff finds that that this condition is met.</p>

<p>That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant (or the applicant's predecessors) taken subsequent to the adoption of this Ordinance.</p>	<p>The conditions of the site pertaining to its location and the aforementioned easement are not circumstances created by action of the applicant.</p> <p>Staff finds that that this condition is met.</p>
<p>That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.</p>	<p>The applicant's unique manufacturing operations require more space to fit their equipment. Complying with the Ordinance would require reducing the size of the proposed building, which would not provide enough space for the machinery and operations needed. The proposed building size is the minimum needed to fit the presses and equipment needed to improve processes, consolidate operations, and reduce operational and transportation costs.</p> <p>The applicant is not requesting a larger building than is typical of other properties in the Industrial Zoning District. They are requesting a structure with a total 119,028 sf footprint, which is less than many industrial and manufacturing structures in the district.</p> <p>Staff finds that that this condition is met.</p>
<p>That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.</p>	<p>With the proposed location at the end of a private drive, the visual impact on neighbors would be minimal. The neighbors to the North and East – who have all submitted letters supporting the request – will be the only ones possibly impacted by the fire lane. However, they are well screened by existing and planned trees.</p> <p>Staff finds that there will be no detriment to the public welfare if the variance is granted.</p>
<p>That the condition or situation of the specific piece of property for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Ordinance.</p>	<p>The location at the end of a private drive as well as the rare (and possibly unique) easement on the northern portion of the property gives this property unique characteristics that make a variance, over an amendment to the Zoning Ordinance, the more practical solution. As such, the uniqueness of the lot is the primary reason for the variance request. Therefore, it can be reasonably inferred that the conditions of this variance are not general or recurrent in nature – given that the site's conditions are not general or recurrent for majority of other lots in the Township.</p> <p>Staff finds that that this condition is met.</p>
<p>That complying with the Ordinance presents practical difficulty.</p>	<p>Complying with the ordinance would require reducing the size of the proposed building addition. This would present a practical difficulty as a smaller building would not provide enough space to house the equipment needed to consolidate manufacturing operations.</p> <p>Staff finds that that this condition is met.</p>

NEIGHBORS COMMENTS

The three neighbors that would be most impacted by the variance if it were granted (Great Lakes Marine, Kawasaki Motors, and Noble Polymers) have all submitted letters in support of the request. We have received no other communications regarding the request.

CONSIDERATIONS

Per the staff review above, the Planning Department recommends the Zoning Board of Appeals consider and deliberate on the following findings of fact:

1. Does the ZBA find that the location and the access easement constitute exceptional or extraordinary conditions or circumstances that do not apply generally to the other nearby properties in the same zoning district?
2. Does the ZBA find that the requested variance is the minimal variance that will make possible the reasonable use of the structure?

Various factors:

- a. The location at the end of a private drive
- b. The easement on the northern portion of the property
- c. The increase in operations equipment as described by the applicant

3. Does the ZBA find that complying with the Ordinance presents practical difficulty?

Various factors:

- a. The location at the end of a private drive
- b. The easement on the northern portion of the property
- c. The increase in operations equipment as described by the applicant

The Zoning Board of Appeals should determine if the above-mentioned factors make it impossible to locate the structure any further off 37th Street than 10.7 ft, and if practical difficulty exists in doing so.

Staff recommends APPROVAL of the request.

SAMPLE MOTIONS

Option 1: If the Zoning Board of appeals deliberates on the above-mentioned conditions and finds that they are met, Staff recommends the following motion:

Motion to APPROVE the requested variance for Case #26-3920 to decrease the front yard setback by 89.3 feet from the north property line for the construction of an addition to the existing structure located at 4950 37th Street for the following reasons:

1. The location at the end of a private drive as well as the easement located on the northern portion of the property demonstrates exceptional and extraordinary conditions that are inherent to the property in question and are not the result of actions taken by the applicant.
2. Compliance with the ordinance presents practical difficulties due to its location at the end of a private drive, the easement, and lack of space therefore.
3. Based on the findings of fact, the variance requested is the minimal variance possible, as the practical difficulties prevent the additional structure from being located farther than 10.7 ft from the north property line.

Option 2: If the Zoning Board of appeals deliberates on the above-mentioned conditions and finds that they are **not** met, Staff recommends the following motion:

Motion to DENY the requested variance for Case #26-3920 to decrease the front yard setback by 89.3' from the north property line for the construction of an addition to the existing structure located at 4950 37th Street for the following reasons:

1. The variance requested is not the minimal variance possible, as it is possible to locate the additional structure the additional 10.7 ft from the north property line, which achieves compliance with the 100 ft setback from 37th Street.
2. Compliance with the ordinance does not present practical difficulties that inherently preclude the applicant from building the structure with a compliant setback.

ATTACHMENTS

1. Application
2. Applicant Narrative
3. Letters of Support
4. Site Plans



Received

APR 3 2026

CASCADE CHARTER TOWNSHIP

Cascade Charter Township
Planning Department

5920 Tahoe Dr. SE, Grand Rapids,
Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Pioneer Construction, ATTN: Tyler Bartis
 Address: 550 Kirtland St SW
 City & Zip Code Grand Rapids, MI 49507
 Telephone: Grand Rapids, MI 49507
 Email Address: tbartis@pioneerinc.com

OWNER: * (If different from Applicant)
 Name: Industrial Spaces LLC, ATTN: Christina Keller
 Address: 7141 Driftwood Drive
 City & Zip Code: Ada, MI 49301
 Telephone: 616-706-7632
 Email Address: Christina.Keller@casecadeng.com

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 Subdivision |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Plat Review * |
| <input checked="" type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____ * |

*** Requires an initial submission of 5 copies of the completed site plan**

BRIEFLY DESCRIBE YOUR REQUEST:**

Request is for a dimensional zoning variance to reduce the required minimum front yard setback from 100' to 76'. See attached letter for additional information.

(**Use Attachments if Necessary)
-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See attached drawing C-201 for legal description.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 19-100-033

ADDRESS OF PROPERTY: 4950 37th Street SE

PRESENT USE OF THE PROPERTY: Industrial - manufacturing

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

Name(s)

Address(es)

SIGNATURES

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

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

Christina Keller

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

*

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

Tyler Bartis

Applicant – Print or Type Name

 4/2/26
Applicant's Signature & Date
OWNER'S AGENT



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

Rev. 7/27/21



Cascade Township Planning Department
5920 Tahoe Drive SE
Grand Rapids, MI 49546

April 2, 2026

Re: 4950 37th Street – Zoning Variance Application

PROJECT SUMMARY:

Cascade Engineering is proposing to construct a new building expansion of their Buursma Plant at 4950 37th Street. The proposed addition will be utilized to consolidate their waste cart and container manufacturing operations to increase productivity and reduce operational and transportation costs.

The existing facility includes 51,867 SF manufacturing/warehouse as well as a 5,489 SF single story office. The existing manufacturing area houses plastic injection molding operations and the new addition provide expanded manufacturing area for additional plastic injection molding operations and additional warehouse space.

The proposed addition will be located on the east side of the site. This area of the site is currently paved and used for storage, shipping and trucking operations.

The proposed addition will be 61,580 SF and match the 44 FT height of the existing building. The building will be steel framed, with insulated, composite metal panel wall system and a membrane roof system. The building will house a continuation of the existing 90 ton overhead crane that runs East-West, as well as a new 30 ton crane that will run North-South in the proposed addition.

ZONING ORDINANCE VARIANCE:

This zoning variance application is for a dimensional variance for the front yard setback. Cascade Zoning Ordinance Section 18.13 – Table 18-C, requires a minimum 100' front yard setback for the I (Industrial) zoning district.

The request is for a variance to reduce the min setback from 100' to 76'.

PIONEER CONSTRUCTION
550 Kirtland SW, Grand Rapids, MI 49507
616.247.6966

As part of our ZBA application, we are including the following narrative regarding the required variance standards included in Chapter 23 of the zoning ordinance.

1. *This property is unique as it is located at the end of the private 37th Street and the north lot line of the property where the proposed building addition is located is directly adjacent to the rear yard of the neighboring property.*
2. *The configuration of this property is not a result of actions of the applicant of applicant's predecessors.*
3. *The proposed addition will be utilized to consolidate Cascade Engineering's waste cart and container manufacturing operations to increase productivity and reduce operational and transportation costs. The proposed building size is the minimum necessary to include all the required presses and equipment to enable the consolidation of operations.*
4. *Reducing the required front yard setback from 100' to 76' will have not impact the neighboring properties as this property is located at the end of the private drive.*
5. *This property is unique with it's configuration and location at the end of the private drive. Therefore, this should not be considered to be a general or recurrent situation.*
6. *Complying with the ordinance would require reducing the size of the proposed building addition. Reducing the size of the proposed addition will not provide enough space to house all of the presses and equipment needed to consolidate the manufacturing operations.*

Included with this application are the following:

1. Application
2. Existing Site Conditions Plan (C-201)
3. Site Layout Plan (C-205)
4. Overall Building Floor Plan (A1.0)
5. Building Elevations (A2.1)
6. Exterior Images (A300)

If you have any additional questions or require any additional information please do not hesitate to call.

Sincerely:

Pioneer Construction
Tyler Bartis
Project Manager

PIONEER CONSTRUCTION
550 Kirtland SW, Grand Rapids, MI 49507
616.247.6966

great lakes marine

Innovative Products For Our Changing Industry

4/17/2026

Planning Commission
Cascade Charter Township
5920 Tahoe Dr. SE
Grand Rapids, MI 49546-7123

Re: Letter of Support – Cascade Engineering, Inc. Proposed Expansion

Dear Members of the Planning Commission,

I am writing on behalf of Great Lakes Marine, located at 5000 36th Street SE, which is adjacent to Cascade Engineering’s manufacturing facility, located at 4950 37th Street SE, Grand Rapids, MI 49152.

Over the course of operating alongside Cascade Engineering, we have found them to be a conscientious and respectful business neighbor. Their property is well maintained, their operations have been conducted responsibly, and communication has always been professional and considerate.

We understand that Cascade Engineering is seeking approval for the proposed expansion of its facility. Based on our experience working in close proximity to their operations and our general understanding of the proposed project, we do not have any concerns regarding potential impacts to our business or property. We do not anticipate that the expansion will adversely affect the surrounding commercial area.

As such, Great Lakes Marine has no objection to the proposed expansion and is comfortable with the project moving forward through the Township’s review and approval process. We appreciate being part of a business community where companies work collaboratively and support responsible growth.

Thank you for your time and consideration. Please feel free to contact me if additional information would be helpful.

Sincerely,

Stephanie Lenhart, CPA

Stephanie Lenhart, CPA
VP of Finance and Administration
office : (616) 805-5655
email : Stephanie@glmarine.net

THREE LOCATIONS TO BETTER SERVE YOU

Great Lakes Marine – GR
5000 36th St
Grand Rapids, MI 49512
PH: (616) 957-3400

Great Lakes Marine -Gaylord
1232 Anna Dr
Gaylord, MI 49735
PH: (616) 957-3400

Great Lakes Marine – New England
725 Brattleboro
Hinsdale, NH 03451
PH: (616) 957-3400

4/15/2026

Planning Commission
Cascade Charter Township
5920 Tahoe Dr. SE
Grand Rapids, MI 49546-7123

Re: Letter of Support – Cascade Engineering, Inc. Proposed Expansion

Dear Members of the Planning Commission,

I am writing on behalf of Kawasaki Motors Inc, located at 5080 36th St, which is adjacent to Cascade Engineering's manufacturing facility, located at 4950 37th Street SE, Grand Rapids, MI 49152.

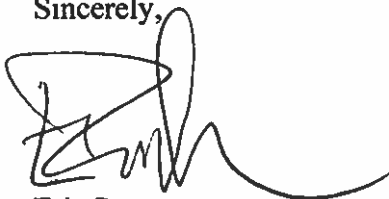
Over the course of operating alongside Cascade Engineering, we have found them to be a conscientious and respectful business neighbor. Their property is well maintained, their operations have been conducted responsibly, and communication has always been professional and considerate.

We understand that Cascade Engineering is seeking approval for the proposed expansion of its facility. Based on our experience working in close proximity to their operations and our general understanding of the proposed project, we do not have any concerns regarding potential impacts to our business or property. We do not anticipate that the expansion will adversely affect the surrounding commercial area. Kawasaki also understands this project will not encroach on Kawasaki's property.

As such, Kawasaki Motors has no objection to the proposed expansion and is comfortable with the project moving forward through the Township's review and approval process. We appreciate being part of a business community where companies work collaboratively and support responsible growth.

Thank you for your time and consideration. Please feel free to contact me if additional information would be helpful.

Sincerely,



Eric Postma
HR Manager
Kawasaki Motors Inc
eric.postma@kmc-usa.com



4/16/2026

Planning Commission
Cascade Charter Township
5920 Tahoe Dr. SE
Grand Rapids, MI 49546-7123

Re: Letter of Support – Cascade Engineering, Inc. Proposed Expansion

Dear Members of the Planning Commission,

I am writing on behalf of Noble Polymers, located at 4855 37th street, which is adjacent to Cascade Engineering's manufacturing facility, located at 4950 37th Street SE, Grand Rapids, MI 49152.

Over the course of operating alongside Cascade Engineering, we have found them to be a conscientious and respectful business neighbor. Their property is well maintained, their operations have been conducted responsibly, and communication has always been professional and considerate.

We understand that Cascade Engineering is seeking approval for the proposed expansion of its facility. Based on our experience working in close proximity to their operations and our general understanding of the proposed project, we do not have any concerns regarding potential impacts to our business or property. We do not anticipate that the expansion will adversely affect the surrounding commercial area.

As such, Noble Polymers has no objection to the proposed expansion and is comfortable with the project moving forward through the Township's review and approval process. We appreciate being part of a business community where companies work collaboratively and support responsible growth.

Thank you for your time and consideration. Please feel free to contact me if additional information would be helpful.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christina Keller', with a long horizontal flourish extending to the right.

Christina Keller
christina.keller@noblepolymers.com

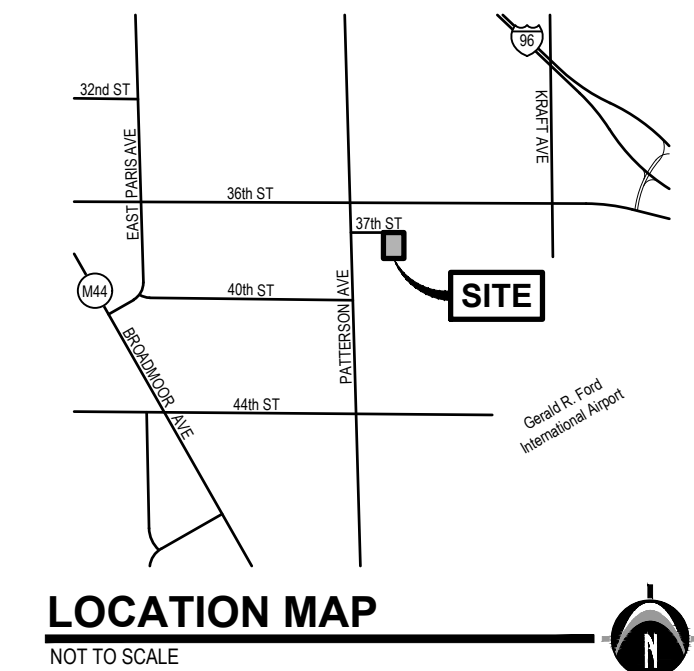
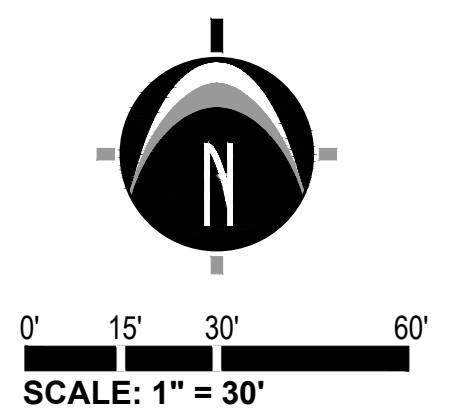
NEDERVELD
 www.nederveld.com
 800.222.1868
GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.275.5190
ANN ARBOR
 3037 Miller Rd.
 Ann Arbor, MI 48103
 Phone: 734.929.6963
HOLLAND
 730 Chicago Dr.
 Holland, MI 49423
 Phone: 616.393.0449

PREPARED FOR:
 Pioneer Construction
 Jason Nyhuis
 550 Kirtland St SW
 Grand Rapids, MI 49507
 Phone: 616.247.6966

REVISIONS:
 Title: Site Plan Review
 Drawn: CM Checked: Date: 2026.03.24

CASCADE ENGINEERING
BUURSMA PLANT ADDITION
 Existing Site Conditions Plan
 4950 37th Street SE
 PART OF THE NORTHWEST 1/4 OF SECTION 19, T6N, R10W,
 TOWNSHIP OF CASCADE, KENT COUNTY, MICHIGAN

SEAL:
PROJECT NO:
 26400118
SHEET NO:
C-201



LEGEND

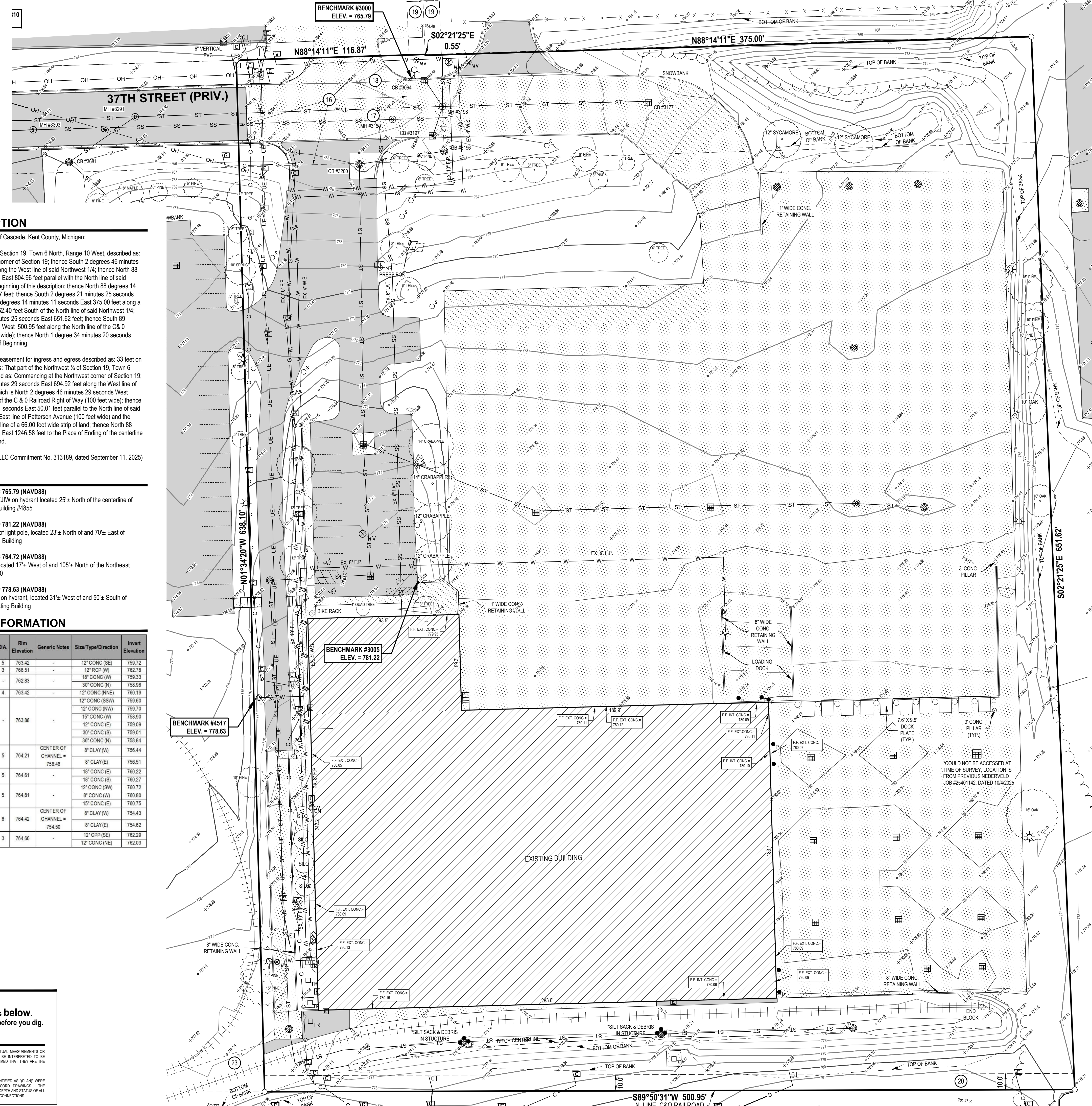
AC	Air Conditioning	MS	Miss Dig Flag - Gas
CB	Catch Basin - Round	W	Miss Dig Flag - Water
CD	Catch Basin - Square	P	Post
CE	Cleanout	UP	Utility Pole
CR	Cable Riser	FR	Phone Riser
CT	Deciduous Tree	S	Sign
EM	Electric Meter	SM	Sanitary Manhole
ER	Electric Riser	ST	Storm Manhole
EV	Evergreen Tree	TR	Transformer
FD	Fire Department Connection	UV	Water Valve
FL	Flag	YD	Yard Drain
GM	Gas Meter	C	Cable TV Line
GR	Gas Riser	UE	Electric Underground Line
GV	Gas Valve	X	Fence
GA	Guy Anchor	G	Gas Line
HH	Handhole	OH	Overhead Utility
IR	Iron - Found	RL	Railroad Line
LP	Light Pole	SS	Sanitary
MB	Mailbox	ST	Storm Line
MF	Miss Dig Flag - Cable	TL	Tree Line
ME	Miss Dig Flag - Electric	W	Watermain
		AS	Asphalt
		EB	Existing Building
		CO	Concrete

SURVEYOR'S NOTES

- Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 268814, Panel Number 0443D, Map Number 26881C0443D, with an Effective Date of February 23, 2023, shows this parcel to be located in Zone "X" (Areas of Minimal Flood Hazard) (subject to map scale uncertainty). No field surveying was performed to determine this zone.
- Source information from plans and markings has been combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground utilities cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- This survey was made from the legal description shown hereon. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.
- SURVEYOR'S NOTE: This topographic survey was performed during a period of snow and ice covering. While every effort was made to locate all features, snow and/or ice may have prevented all features from being visible.

SCHEDULE B - SECTION II NOTES

- Terms, covenants, and conditions of Amended Deed Restrictions Airport Industrial Park of Grand Rapids, as recorded in Liber 1989, Page 203. The restrictions described in this document are applicable to subject parcel.
- Terms, covenants, and conditions of Non-Exclusive Easement, as recorded in Liber 2160, Page 390. The easement described in this document is shown on this survey.
- Terms, covenants, and conditions of Non-Exclusive Easement Agreement, as recorded in Liber 2548, Page 32, as modified by Amended and Restated Non-Exclusive Easement Agreement recorded in Liber 2632, Page 340. The easement described in this document is shown on this survey.
- Terms, covenants, and conditions of Agreement, as recorded in Liber 2560, Page 1059. The easement described in this document is shown on this survey.
- Terms, covenants, and conditions of Grant of Drainage Easement, as recorded in Liber 2632, Page 352. The easement described in this document is shown on this survey.
- Terms, covenants, and conditions of Easement Agreement, as recorded in Liber 2716, Page 991. The easement described in this document is shown on this survey.
- Terms, covenants, and conditions of Easement Agreement, as recorded in Liber 2758, Page 728. Said easement is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property.
- Terms, covenants, and conditions of Easement Agreement, as recorded in Liber 2758, Page 734. Said easement is not on, does not touch, and/or - based on the description contained in the record document - does not affect the surveyed property.
- Terms, covenants, and conditions of Easement Agreement, as recorded in Liber 3257, Page 1114. The easement described in this document is shown on this survey.



TITLE DESCRIPTION

Land situated in the Township of Cascade, Kent County, Michigan:

That part of the Northwest 1/4 of Section 19, Town 6 North, Range 10 West, described as: Commencing at the Northwest corner of Section 19, thence South 2 degrees 46 minutes 29 seconds East 661.92 feet along the West line of said Northwest 1/4; thence North 88 degrees 14 minutes 11 seconds East 804.96 feet parallel with the North line of said Northwest 1/4 to the Place of Beginning of this description; thence North 88 degrees 14 minutes 11 seconds East 116.87 feet; thence South 2 degrees 21 minutes 25 seconds East 0.55 feet; thence North 88 degrees 14 minutes 11 seconds East 375.00 feet along a line which is parallel with and 662.40 feet South of the North line of said Northwest 1/4; thence South 2 degrees 21 minutes 25 seconds East 651.62 feet; thence South 89 degrees 50 minutes 31 seconds West 500.95 feet along the North line of the C & O Railroad Right of Way (100 feet wide); thence North 1 degree 34 minutes 20 seconds West 638.10 feet to the Place of Beginning.

Subject to and together with an easement for ingress and egress described as: 33 feet on either side of a line described as: That part of the Northwest 1/4 of Section 19, Town 6 North, Range 10 West, described as: Commencing at the Northwest corner of Section 19, thence South 2 degrees 46 minutes 29 seconds East 694.92 feet along the West line of said Northwest 1/4 to a point which is North 2 degrees 46 minutes 29 seconds West 583.00 feet from the North line of the C & O Railroad Right of Way (100 feet wide); thence North 88 degrees 14 minutes 11 seconds East 50.01 feet parallel to the North line of said Northwest 1/4 to a point on the East line of Patterson Avenue (100 feet wide) and the Place of Beginning of the centerline of a 66.00 foot wide strip of land; thence North 88 degrees 14 minutes 11 seconds East 1246.58 feet to the Place of Ending of the centerline of said 66.00 foot wide strip of land.

(Sun Title Agency of Michigan, LLC Commitment No. 313189, dated September 11, 2025)

BENCHMARKS

- BENCHMARK #3000 ELEV. = 765.79 (NAVD88)**
 Top of flange bolt under "E" in EJIW on hydrant located 25'± North of the centerline of 37th Street and 120'± East of Building #4855
- BENCHMARK #3005 ELEV. = 781.22 (NAVD88)**
 Set mag nail in Southwest side of light pole, located 23'± North of and 70'± East of the Northwest corner of Existing Building
- BENCHMARK #3310 ELEV. = 764.72 (NAVD88)**
 Railroad spike on power pole, located 17'± West of and 105'± North of the Northeast corner of Existing Building #4900
- BENCHMARK #4517 ELEV. = 778.63 (NAVD88)**
 Top of northwesterly flange bolt on hydrant, located 31'± West of and 50'± South of the Northwest corner of Existing Building

STRUCTURE INFORMATION

#	Structure Type	DIA.	Rim Elevation	Generic Notes	Size/Type/Direction	Invert Elevation
3094	Catch Basin	5	763.42	-	12" CONC (SE)	759.72
3177	Catch Basin	3	765.51	-	12" RCP (W)	762.78
3198	Catch Basin	-	762.83	-	18" CONC (W)	759.33
3197	Catch Basin	4	763.42	-	30" CONC (N)	758.98
					12" CONC (NNE)	760.19
					12" CONC (SSW)	759.60
					12" CONC (NW)	759.70
					15" CONC (W)	758.50
3198	Storm Water Manhole	-	763.88	-	12" CONC (E)	759.09
					30" CONC (S)	759.01
					30" CONC (N)	758.84
3199	Sanitary Sewer Manhole	5	764.21	CENTER OF CHANNEL = 756.48	8" CLAY (W)	756.44
					8" CLAY (E)	756.51
3200	Catch Basin	5	764.61	-	18" CONC (E)	760.22
					18" CONC (S)	760.27
3291	Storm Water Manhole	5	764.81	-	12" CONC (SW)	760.72
					8" CONC (W)	760.80
					15" CONC (E)	760.75
3303	Sanitary Sewer Manhole	6	764.42	CENTER OF CHANNEL = 754.50	8" CLAY (W)	754.43
					8" CLAY (E)	754.62
3681	Catch Basin	3	764.60	-	12" CFP (SE)	762.29
					12" CONC (NE)	762.03

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

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "UTILITY" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

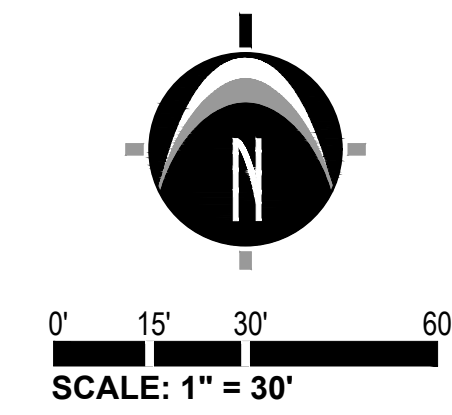
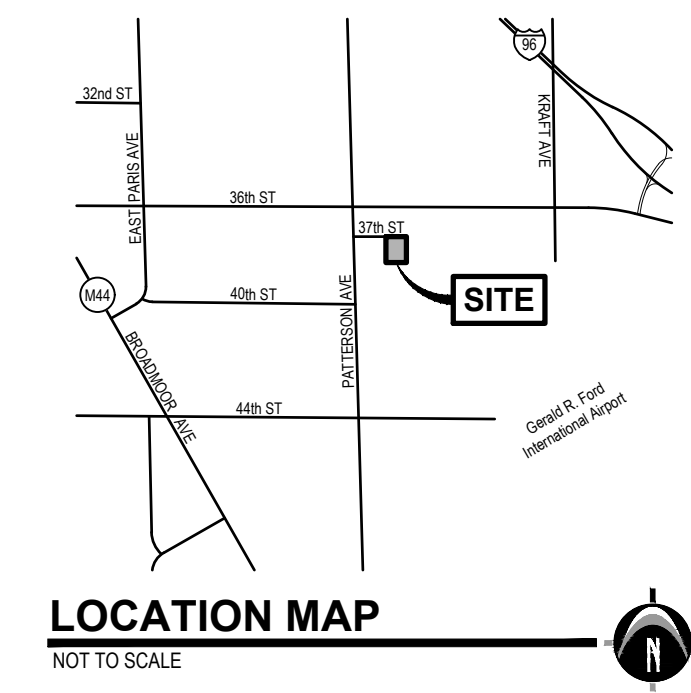
Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — Reality Capture — Forensic Services



www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.275.8190
ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963
HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:
Pioneer Construction
Jason Nyhuis
550 Kirtland St SW
Grand Rapids, MI 49507
Phone: 616.247.6966

REVISIONS:
Title: Site Plan Review
Drawn: CM Checked: Date: 2026.03.24



CASCADE ENGINEERING
BUURSMA PLANT ADDITION
Site Layout Plan
4950 37th Street SE
PART OF THE NORTHWEST 1/4 OF SECTION 19, T6N, R10W,
TOWNSHIP OF CASCADE, KENT COUNTY, MICHIGAN



PROJECT NO:
26400118
SHEET NO:
C-205



ZONED I
KAWASAKI MOTORS CORP
P.P. #41-19-19-100-022
5580 36TH STREET
CASCADE TWP

PROP. BUILDING ADDITION
FFE=780.10
61,880 SQ. FT.
1 STORY

LEGEND

- [Pattern] EXISTING BITUMINOUS
- [Pattern] EXISTING CONCRETE
- [Pattern] PROPOSED BITUMINOUS (STANDARD DUTY)
- [Pattern] PROPOSED BITUMINOUS (HEAVY DUTY)
- [Pattern] PROPOSED CONCRETE (STANDARD DUTY)
- [Pattern] PROPOSED CONCRETE (HEAVY DUTY)

GENERAL NOTES

- 1) ZONING OF PROPERTY: I-INDUSTRIAL
- 2) ZONING REQUIREMENTS
 - A) MINIMUM LOT AREA = 87,120 SQ. FT.
 - B) MINIMUM LOT WIDTH = 200 FT.
 - C) MAXIMUM BUILDING HEIGHT = 45 FT OR 2 STORIES
 - D) MAXIMUM LOT COVERAGE = 30%
 - E) MAXIMUM LOT COVERAGE (TOTAL IMPERVIOUS) = 50%
- SETBACKS
 - A) FRONT YARD = 100 FT.
 - B) SIDE YARD = 25 FT.
 - C) REAR YARD = 50 FT.
- 3) SUMMARY OF LAND USE:
 - A) TOTAL ACREAGE = 7.31 ACRES (318,424 SQ. FT.) (EXCLUDING R.O.W.)
 - B) AREA OF PROPOSED BUILDING = 119,028 SQ. FT. (TOTAL BUILDING AREA)
 - C) BUILDING HEIGHT = APPROX. 43.75 FT.
 - D) LOT COVERAGE = 37.4%
 - E) LOT COVERAGE (TOTAL IMPERVIOUS) = 72.7%
 - F) ZONING OF PARCELS TO SOUTH AND WEST = I
 - ZONING OF PARCELS TO NORTH AND EAST = I
- 4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- 5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- 6) UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- 7) CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- 8) ALL LIGHTING SHALL BE SHELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT.
- 9) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-19-19-100-033. THE ADDRESS OF THE PROPERTY IS 4950 37TH STREET SOUTHEAST.
- 10) NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.

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

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

BUILDING CODE INFORMATION

2021 MICHIGAN BUILDING CODE

Use Group MIXED USE B / F1 / S1
 Construction Type IIB
 Risk Category (Table 1604.5) II
 Building is fully sprinkled

CHAPTER 5: AREA / HEIGHT CALCULATIONS

OVERALL BUILDING IS TWO BUILDINGS SEPARATED BY A 3 HOUR FIRE WALL

BUILDING A (EXISTING BUILDING WITH ADDITION):
 PERIMETER: 1293.75'
 OPEN PERIMETER (35' OPEN) = 1293.75 - 120 = 1173.75
 PERCENTAGE WITH 35' OPEN = 0.91
 FROM TABLE 506.3.3.1; If = 1.00
 ALLOWABLE AREA = $A_t + (NS \times If) = 62,000 + (15,500 \times 1.0) = 77,500$ SF

AREA OF BUILDING WITH PROPOSED ADDITION : 77,380

BUILDING B (NEW BUILDING):
 PERIMETER: 900'
 OPEN PERIMETER (50' OPEN) = 900 - 120 = 780
 PERCENTAGE WITH 50' OPEN = 0.87
 FROM TABLE 506.3.3.1; If = 1.38
 ALLOWABLE AREA = $A_t + (NS \times If) = 62,000 + (15,500 \times 1.38) = 83,390$ SF

AREA OF BUILDING: 39,600

ALLOWABLE BUILDING HEIGHT (Table 504.3) 75 ft
 (Table 504.4) 3 Story
 ACTUAL BUILDING HEIGHT 45 ft / 1 STORY

CHAPTER 6: TYPES OF CONSTRUCTION

Table 601 Fire-Resistance Rating Requirements for Building Elements

Structural Frame	0 hr
Bearing Walls, Ext. & Int.	0 hr
Nonbearing Walls, Ext. & Int.	0 hr
Floor Construction	0 hr
Roof Construction	0 hr

CHAPTER 9: FIRE PROTECTION SYSTEMS

BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM

CHAPTER 10: MEANS OF EGRESS

OCCUPANT LOADS PER MBC Table 1004.1.2

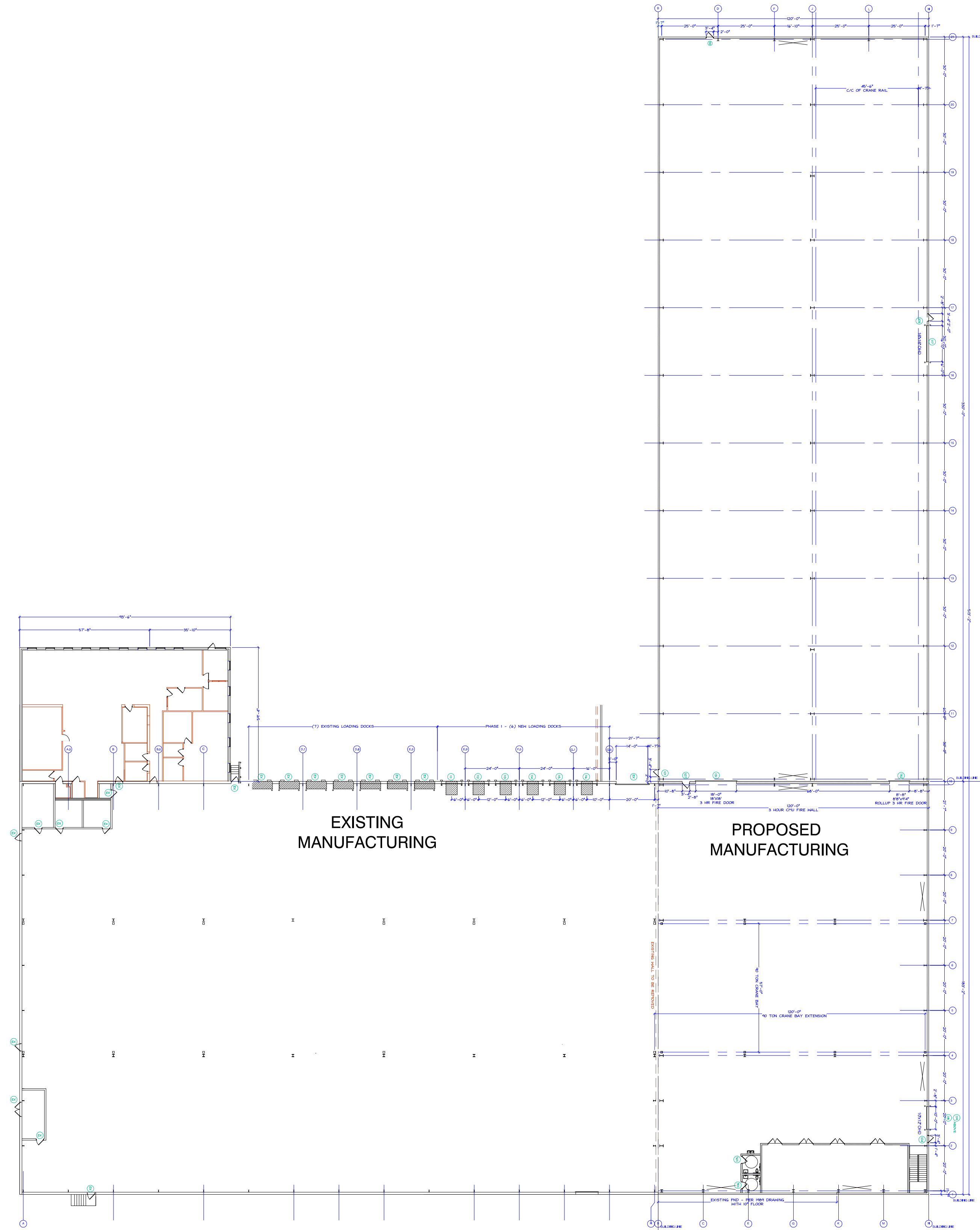
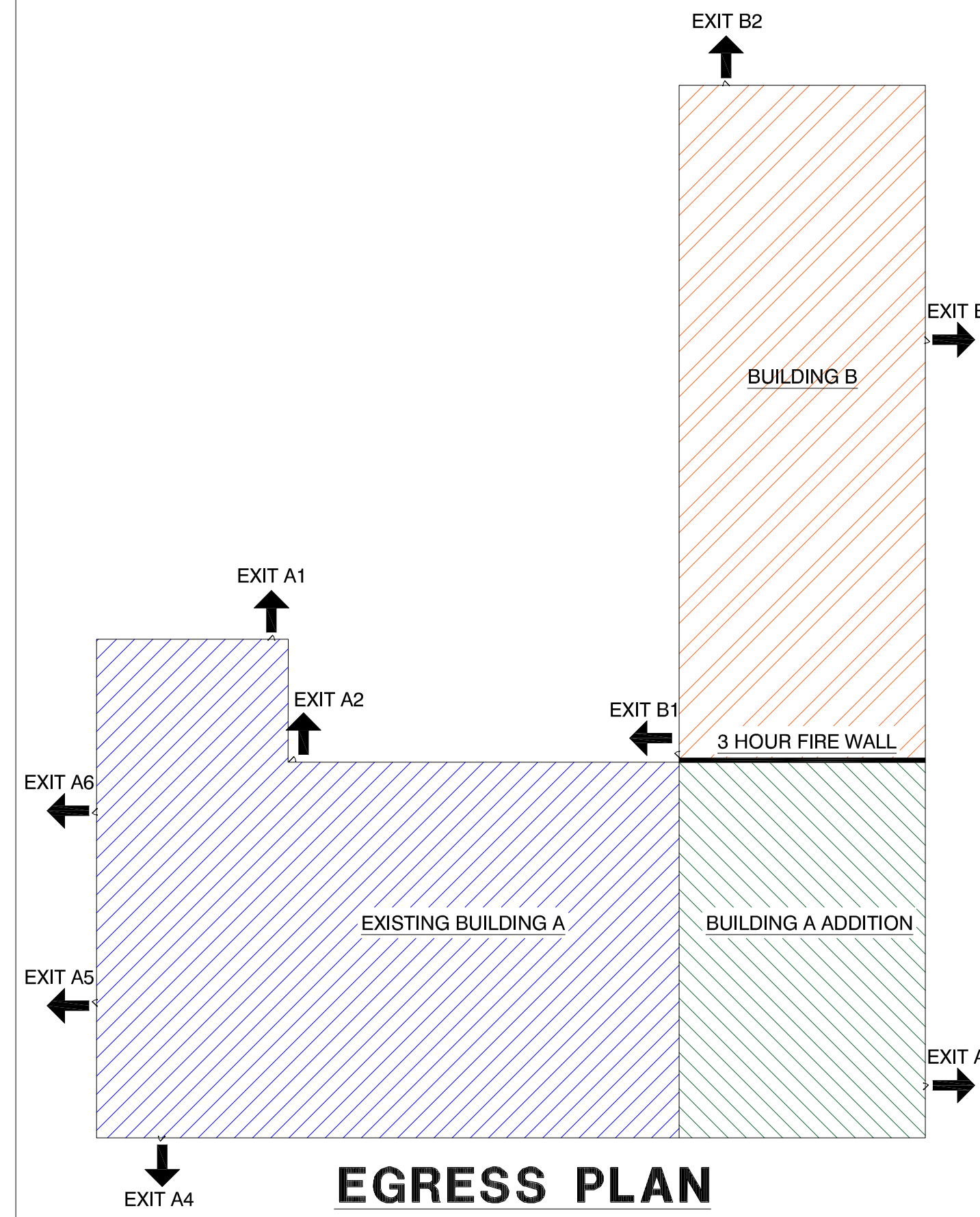
USE	AREA	AREA/OCCUPANT	OCCUPANT
WAREHOUSE	28,175 SF (USABLE)	500 SF	57 OCCUPANTS
INDUSTRIAL	20,000 SF (USABLE)	100 SF	200 OCCUPANTS
BUSINESS	5,456	150 SF	37 OCCUPANTS
TOTAL			294 OCCUPANTS

Minimum Number of Exits (MBC 1006.3.3) 2 Exit

Number of Exits Provided
 BUILDING A 6 EXITS
 BUILDING B 3 EXITS

Exit Access Doorway Configuration Meets MBC Section 1007.1.2

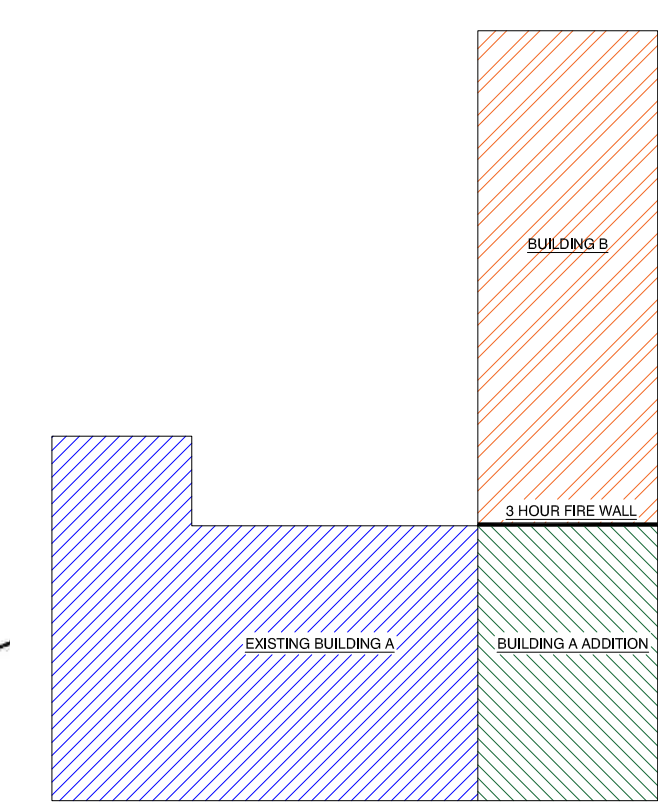
Exit Access Travel Distance Less than 250 feet per MBC Table 1017.2



OVERALL FLOOR PLAN
 SCALE 1/32" = 1'



04.01.26



KEY PLAN
 SCALE 1/128" = 1'

Tailored
 BUILDING SYSTEMS
 DIVISION OF PIONEER INC
 350 KIRTLAND ST., S.W. - GRAND RAPIDS, MI 49507
 Ph. (616) 247-6966 Fax. (616) 247-0186

Pioneer
 CONSTRUCTION
 350 KIRTLAND ST., S.W. - GRAND RAPIDS, MI 49507
 Ph. (616) 247-6966 Fax. (616) 247-0186

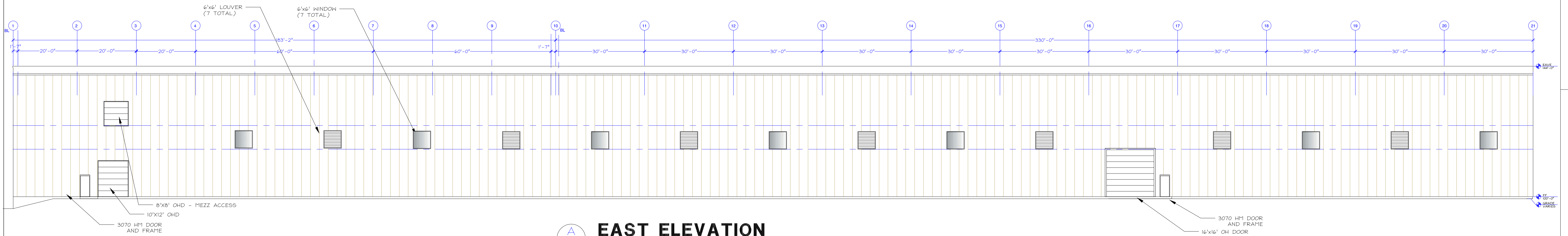
THIS DOCUMENT IS THE PROPERTY OF PIONEER BUILDING SYSTEMS AND CONSTRUCTION. ANY REPRODUCTION OR REPRODUCTION HEREOF WITHOUT WRITTEN CONSENT IS PROHIBITED BY LAW.

DATE	ISSUED FOR:	BY
01.08.26	PRELIMINARY	MMB
03.02.26	PRELIMINARY	
03.18.26	PRELIMINARY	
03.30.26	PRELIMINARY	
04.01.26	SITE PLAN REVIEW	

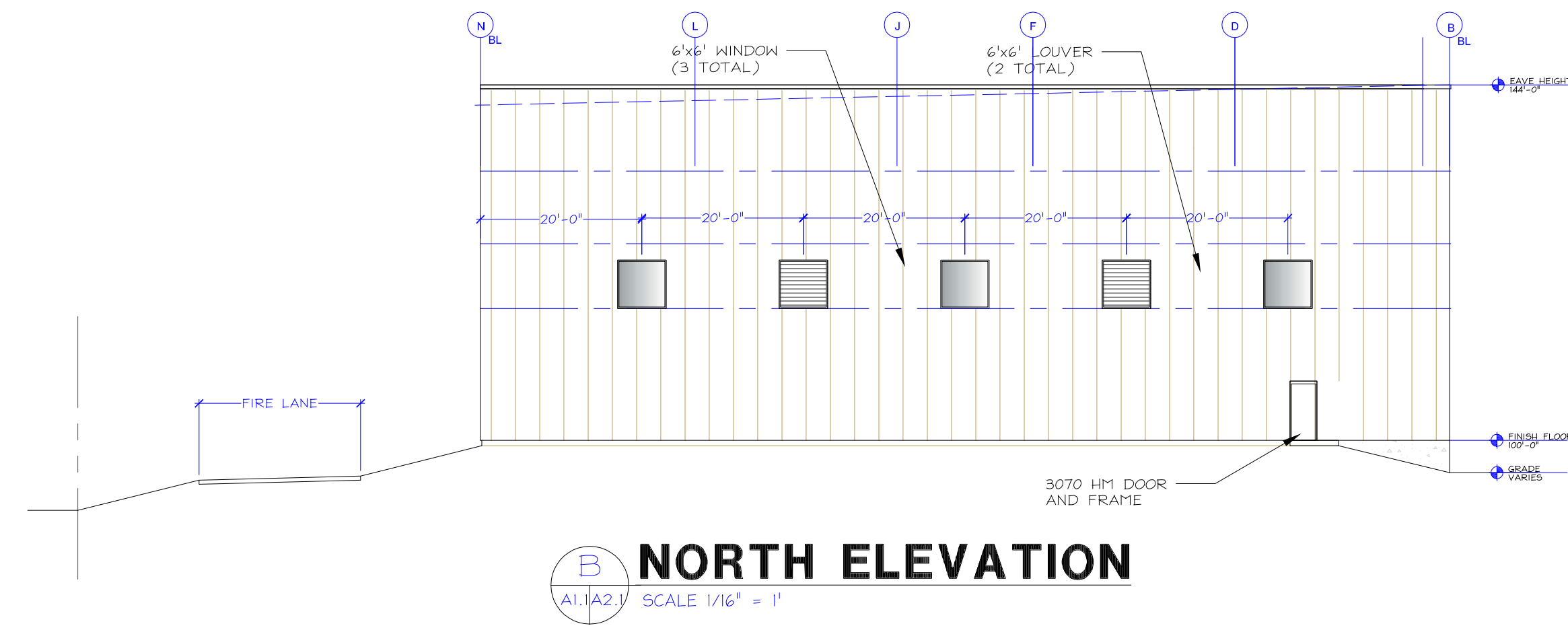
OVERALL FLOOR PLAN
CASCADE ENGINEERING
 BUURSMAN PLANT ADDITION
 4950 37th STREET
 CASCADE TOWNSHIP, MI

DRAWN BY: MMB
 JOB NUMBER: 0025-1212
 CADD REFERENCE: XXX
 PLOTTED: 04.01.26

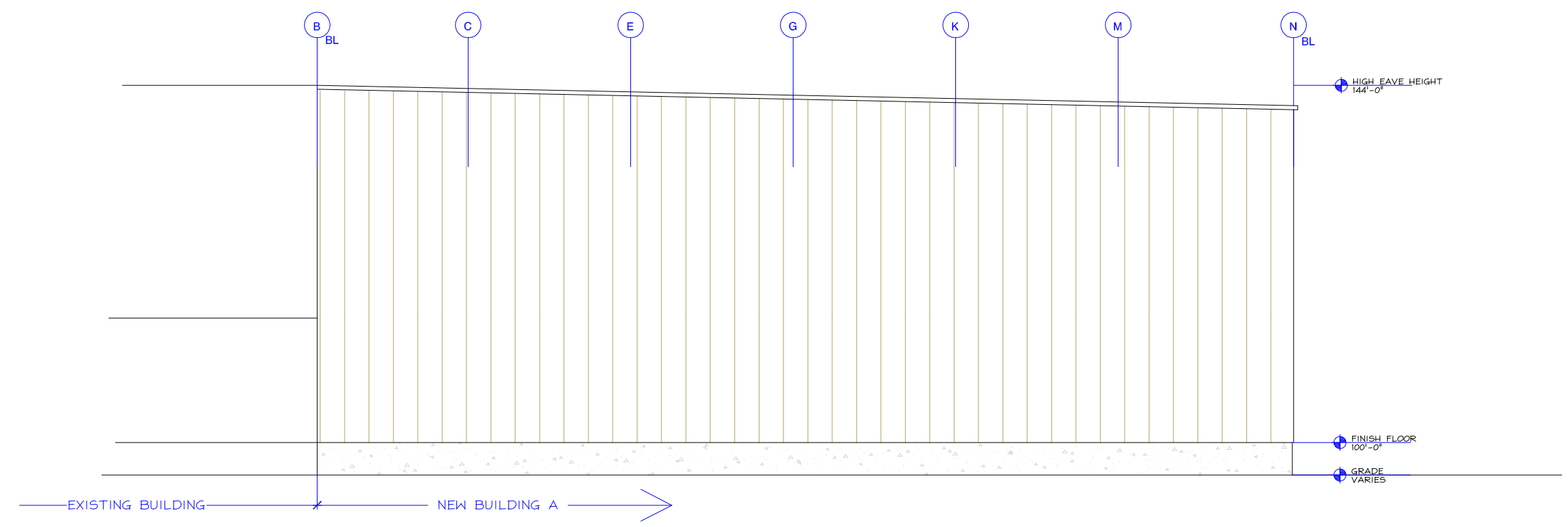
SHEET #
A1.0



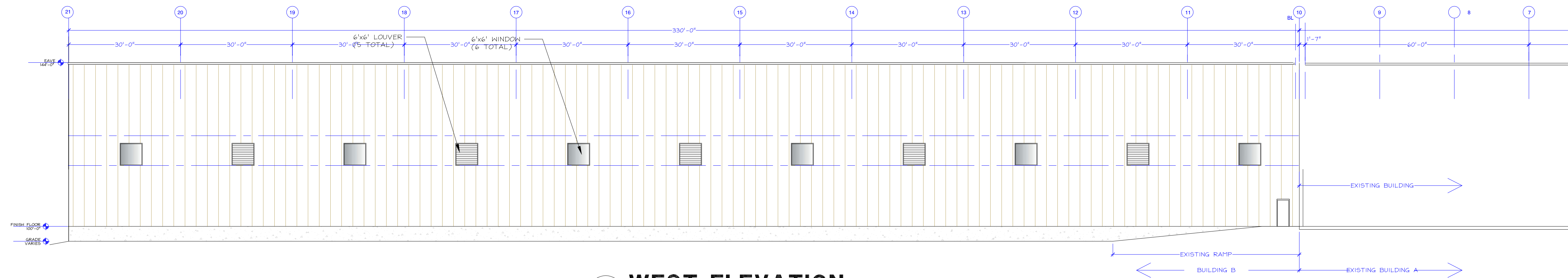
A EAST ELEVATION
 A1, A2, 1 SCALE 1/16" = 1"



B NORTH ELEVATION
 A1, A2, 1 SCALE 1/16" = 1"



C SOUTH ELEVATION
 A1, A2, 1 SCALE 1/16" = 1"



A WEST ELEVATION
 A1, A2, 1 SCALE 1/16" = 1"

THIS DOCUMENT IS THE PROPERTY OF PIONEER BUILDING SYSTEMS AND CONSTRUCTION. ANY REPRODUCTION OR REPRODUCTION HEREOF WITHOUT WRITTEN CONSENT IS PROHIBITED BY LAW.

DATE	ISSUED FOR:	BY
01.08.26	PRELIMINARY	MMB
01.09.26	PRELIMINARY	
02.13.26	PRELIMINARY	
02.17.26	PRELIMINARY	
04.01.26	SITE PLAN APPROVAL	

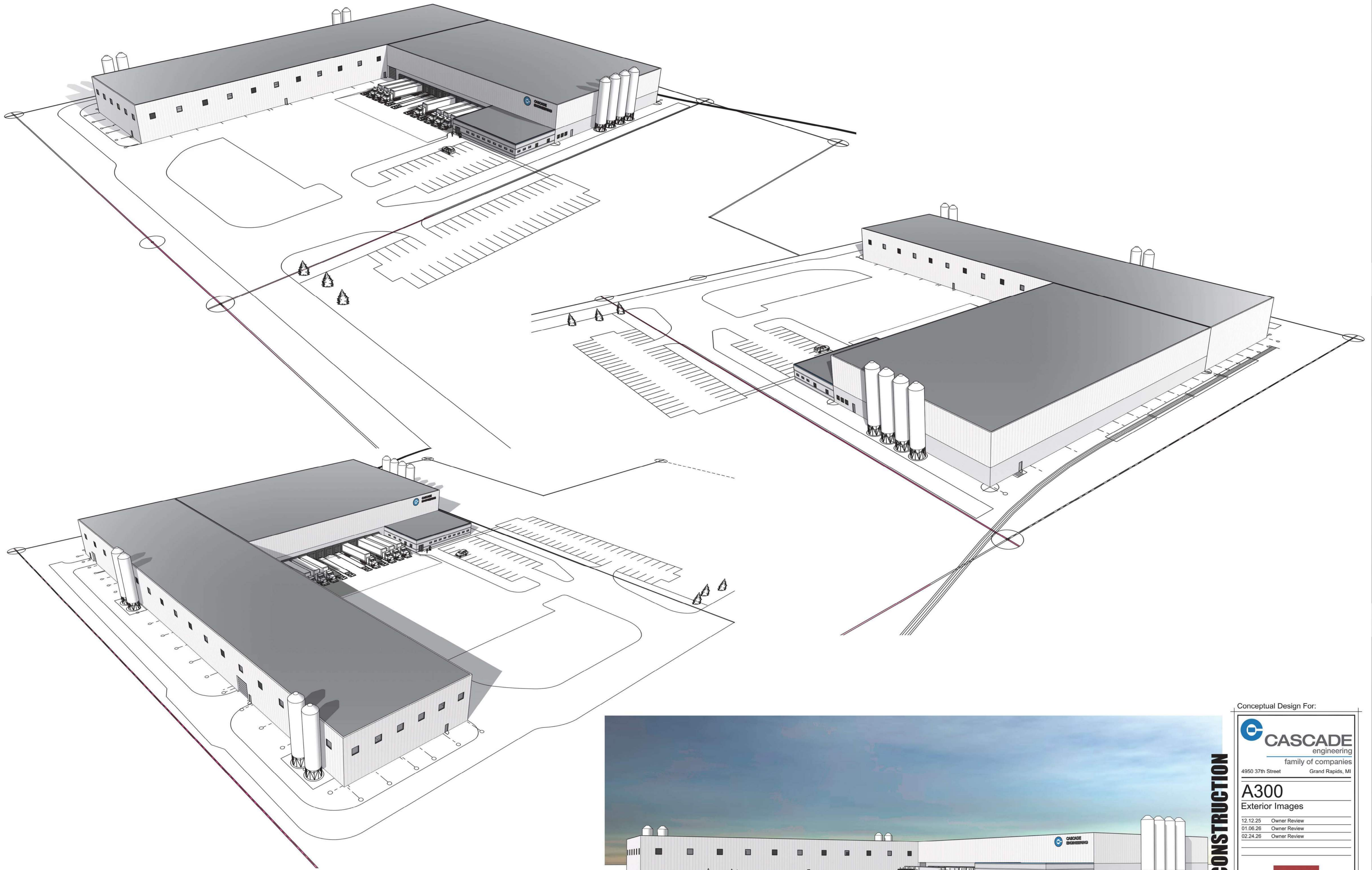
PHASE 1 - ELEVATIONS
CASCADE ENGINEERING
BUURSA PLANT ADDITION
4950 37th STREET
CASCADE TOWNSHIP, MI

DRAWN BY: MMB
 JOB NUMBER: 0025-1212
 CADD REFERENCE: xxx
 PLOTTED: 04.01.26

SHEET #
A2.1



04.01.26



NOT FOR CONSTRUCTION

Conceptual Design For:

CASCADE
engineering
family of companies
4950 37th Street Grand Rapids, MI

A300
Exterior Images

12.12.25	Owner Review
01.06.26	Owner Review
02.24.26	Owner Review

Pioneer
CONSTRUCTION

IAS INTERACTIVE STUDIO
Architecture + Interior Design