

AGENDA
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, March 16, 2026
6:00PM
2870 JACKSMITH AVE SE

Public may access the meeting via video conference software Zoom

Webinar ID: 893 0165 3349

<https://us02web.zoom.us/j/89301653349>

- 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 March 2, 2026, meeting.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 7. Case #26-3912 – Public Hearing**
Applicant: Costco Wholesale, Joshua Beach
Property Address: 5100 28th Street SE
Parcel Number: 41-19-18-100-013
Requested Action: Request for an amendment to the Waterfall Shoppes PUD, Ord. #8 of 2004 to amend a previously approved Site Plan to expand the existing gas station, reconfigure the associated parking and access area, and amend the text to increase the number of allowed signs.
- ARTICLE 8. Case #25-3905**
Applicant: Harvest Health, Mitchell Nol
Property Address: 6807 Cascade Road SE
Parcel Number: 41-19-09-451-062
Requested Action: Request for Site Plan approval for an exterior remodel of an existing building.
- ARTICLE 9. Case #26-3917 – Public Hearing**
Applicant: Cascade Township
Requested Action: Request to consider amendments to the Township Zoning Ordinance that would regulate data mining facilities and data centers and that would allow the Township Board to implement a short-term moratorium for existing and new or emerging land uses.
- ARTICLE 10. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 11. Other Business**
- ARTICLE 12. Adjourn**

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, March 16, 2026
6:00 PM**

ARTICLE 5.

Approve the Minutes of the March 2, 2026 meeting.

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, March 2, 2026
6:00 pm
2870 JACKSMITH AVE SE

- ARTICLE 1.** Vice Chair Kraemer called the meeting to order at 6:01 pm.
Members Present: Korstange, Kraemer, Cribbs, Madiol, Kaiser
Members Absent: Rowland (excused), Lauer (excused)
Others Present: Community Planning and Development Director (Director) Andrea Hendrick, Township Engineer Aric Thorne, Legal Counsel Leslie Abdoo of Foster Swift, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.
- ARTICLE 2.** **Pledge of Allegiance to the Flag**
- ARTICLE 3.** **Approve the current Agenda**
Motion was made by Treasurer Korstange to amend the current Agenda to add “Article 9. Closed Session”.
Supported by Commissioner Madiol.
Motion carried unanimously.
- ARTICLE 4.** **Disclose any Conflict of Interest**
There were no conflicts of interest disclosed.
- ARTICLE 5.** **Approve the Minutes of the February 2, 2026, meeting.**
Motion was made by Treasurer Korstange to approve the minutes of the February 2, 2026, meeting.
Supported by Commissioner Cribbs.
Motion carried unanimously.
- ARTICLE 6.** **Acknowledge visitors and those wishing to speak.**
There was no one wishing to speak.
- ARTICLE 7.** **Case #25-3909 – Public Hearing**
Applicant: Finko, LLC
Property Address: 6530, 6535, 6538, 6543, 6554, 6562, and 6574 Round Hill Ct.
Parcel Number: 41-19-16-120-016, 41-19-16-120-001, 41-19-16-120-015, 41-19-16-120-002, 41-19-16-120-013, 41-19-16-120-012, and 41-19-16-120-011. Also, the common elements associated with Sentinel Pointe PUD Ordinance #1 of 1980 as amended.
Requested Action: Request for a PUD amendment to Ordinance #1 of 1980 Sentinel Pointe PUD to make minor amendments to the previously approved Site Plan for the Round Hill development.

Director Hendrick presented the application for a planned unit development amendment to the Sentinel Pointe PUD to amend the approved site plan for the Round Hill development. She described the Round Hill development and the surrounding land use. She noted there is a

significant grade change, with higher elevations on the north side sloping downward to the south.

Director Hendrick provided historical context, noting that the Round Hill development was approved as part of an amendment to the Sentinel Pointe PUD in 2015, at which time the area was vacant and wooded. Following approval, the site was substantially cleared of vegetation. In the six years following, only two units were constructed. The clear-cutting combined with significant slopes caused major erosion issues that negatively impacted property owners to the south. She explained that the project was brought back for further amendments after the builder failed to develop the site in accordance with the approved plans. In the spring of 2025, the Planning, Building, and Engineering Department responded to neighbor complaints regarding the construction of a deck and found that some elements of the site had not been constructed in accordance with the approved plan. The Township worked with the Round Hill Condo Association, and the applicant to ensure all site violations were remedied.

Director Hendrick outlined four proposed site plan changes: reconfiguration of the sidewalk and shared parking area on the northeast side of Round Hill; providing accurate depictions of the buildings as built on units one through four and units eight through ten; adding a fence on top of the retaining wall located to the south of units seven and eight; and removing the required building footprints from units five, six, and seven.

She presented recent drone footage showing the newly constructed retaining wall and fence along Thornapple River Drive, noting the wall is quite large and visible from the road. She explained that as part of remediation for the erosion issues caused by clear-cutting without adequate soil control, the developer agreed to construct the retaining wall, and it was determined to be in the best interest of the public and residents to install a fence adjacent to it.

Director Hendrick stated the key consideration for the Planning Commission is whether the amended site plan meets the requirements of Section 16.03 of the Zoning Ordinance. She stated that Staff found these standards met and recommended approval, noting the motion should be to recommend approval to the Township Board and to amend the current PUD document to change references to the previously approved site plan to reference the site plan before the Planning Commission. She noted that Raleigh Finkelstein, one of the owners of Finko, LLC, was present to answer any questions.

Vice Chair Kraemer asked Director Hendrick to clarify the reconfiguration of the sidewalk and shared parking area on the northeast side of the development. Director Hendrick explained that the approved plan had shown a striped parking lot with a sidewalk running directly behind it to the north, then curving in front of units one and two. During a previous site visit, staff found the pathway had been constructed incorrectly. The applicant subsequently connected the constructed sidewalk to the parking locations to ensure accessibility for individuals exiting their vehicles.

Vice Chair Kraemer asked whether the building envelopes for units five, six, and seven remained subject to other setback requirements, observing that the envelope appeared to extend close to the road. Director Hendrick confirmed that the PUD identifies the front setback for these units as zero, meaning units can be built right up to the property line, consistent with the existing adjacent units.

Treasurer Korstange sought clarification that the change from a building footprint to a building envelope meant that any decks or other accessory elements of the home would also need to fall within the envelope area. Director Hendrick confirmed this was correct, noting the PUD document states those elements must be included within the footprint.

Treasurer Korstange then directed questions about the retaining wall to Township Engineer, Aric Thorne. She asked whether backfill had been properly compressed material during construction. Thorne explained that while a paper trail exists showing a materials testing company had been on site during construction, the documentation does not conclusively confirm that construction was performed per plan. He noted the wall was designed conservatively, likely using on-site soils that are a lean clay with high silt content, and that a geogrid system was incorporated to carry tension and stabilize the embankment given the less-than-ideal soil conditions. He stated the design called for backfilling with MDOT Class II sand, and that if the specified sand was used the wall would perform significantly better, but that even without it the wall is still technically functioning as designed. He indicated the expected lifespan of the wall, based on the development engineer's own analysis using conservative soil conditions, is between 10 and 60 years. Thorne noted that to be fully confident in what was constructed, on-site testing would be necessary.

Regarding the placement of future homes within the building envelopes, Thorne stated that the envelopes are located approximately 20 feet from the wall, which is outside the zone of influence of the retaining wall, and that anything beyond 15 feet from the wall would not be placing a surcharge on it. He concluded that constructing homes within the approved envelopes would not impact the wall and that he had no concerns about building on those lots, though he recommended future builders investigate and address the soil conditions beneath any new homes given the potential soil quality issues on the site.

Treasurer Korstange asked if there was anything else the Township could or should do before approving the houses on these sites? Thorne stated he was confident that a home could be built on the site within the building envelope.

Commissioner Kaiser asked about groundwater drainage in relation to the wall, noting visible water running near the road at that location. Thorne confirmed that water should be captured by a subdrain behind the wall or flowing beneath it. Treasurer Korstange noted she had heard from the property owner that there is a natural spring near the wall that predates the development and is separate from the wall's drainage system. Thorne

acknowledged that the presence of groundwater during construction was documented but what happened next in the construction process was unclear from the available records.

Commissioner Kaiser asked about the height and materials of the fence installed on top of the retaining wall. Thorne indicated the fence appeared to be approximately 42 inches in height and that the materials and height looked appropriate. Director Hendrick confirmed the fence had been reviewed and met applicable requirements.

Treasurer Korstange asked whether the Township had received comments of support from the Round Hill Condo Association. Director Hendrick confirmed a letter of support was included in the packet and introduced Jack Pennington, owner of Unit One and HOA President, who was present in the audience seated next to the applicant.

Treasurer Korstange noted her understanding that the majority of the problems associated with the Round Hill development were attributable to the previous builder rather than the developer or community itself, and that the outstanding issues related to the approved plan had since been corrected. She stated the primary remaining change before the Commission was the conversion from building footprints to building envelopes, and observed that since it is a gated community the sidewalk modification did not present a significant public concern.

Commissioner Cribbs asked whether the setbacks for decks and other elements would need to meet the Township's new zoning ordinance standards of 25 feet. Director Hendrick clarified that because this is a planned unit development, the property is bound by the PUD agreement between the Township and the property owner, which is filed with the county. She noted that any changes made to the general Zoning Ordinance would not impact the existing PUD agreement, and that the zero front yard setback established in the PUD document remains in effect for this development. Treasurer Korstange confirmed her understanding that the zero front setback currently applies to this property.

Vice Chair Kraemer invited the applicant to come forward.

Raleigh Finkelstein, co-owner of Finko, LLC (801 Broadway NW, Apt. 448, Grand Rapids, Michigan), stated that anything required to be done would be done and that he had nothing further to add to the staff report.

Treasurer Korstange asked if the total original number of units to be built was 10. Director Hendrick responded that the total number of units previously approved was 10.

**Motion was made by Treasurer Korstange to open public hearing.
Supported by Commissioner Cribbs.
Motion carried unanimously.**

Josh Jordan (5479 Whispering Timbers Drive SE), addressed the Commission as a concerned citizen, noting he did not have a personal stake in the matter. He stated he recently moved to the township and that this was his first Planning Commission hearing. He expressed concern that while the recent Zoning Ordinance discussions have centered on reducing regulatory burdens on developers, the shortcuts evident in this project illustrated why stronger standards are necessary.

**Motion was made by Treasurer Korstange to close public hearing.
Supported by Commissioner Cribbs.
Motion carried unanimously.**

Treasurer Korstange noted that she was present when the previous builder appeared before the Commission and had not been forthcoming. She expressed that the existing homeowners who purchased in the development are expecting three additional neighbors to complete the ten-unit community, and that if the prior issues have been corrected and no concerns had been raised by surrounding residents, the Commission should move forward. She observed that no public commenters raised unresolved concerns during the hearing. She asked whether a minimum house size was established for the development, and Director Hendrick confirmed that minimum size requirements and architectural standards are set within the PUD document and are also subject to review by the HOA's architectural committee, which Jack Pennington, HOA President, confirmed.

Treasurer Korstange further noted that the shift from required building footprints to building envelopes addresses a recurring problem where homeowners seeking to add decks or other features were found to be outside the bounds of the approved PUD plan. She stated the envelope approach resolves that issue going forward.

Commissioner Kaiser shared that he had been familiar with the development since its earliest stages and agreed the homes are well-designed and that the area is attractive. He asked about a structure visible near the entrance to the development and Pennington confirmed it is a utility electrical station.

Pennington noted the HOA has been involved in lawsuits against the previous builder and expressed that the residents of the development have been significantly impacted by the prior builder's actions.

Vice Chair Kraemer noted that while the history of the site has been challenging, the application as presented appears to straightforwardly meet the requirements of the Master Plan and Section 16.03 of the Zoning Ordinance, and that allowing the remaining three units to be built is a sensible outcome.

Motion by Commissioner Madiol to RECOMMEND APPROVAL of proposed amendments to Ordinance #1 of 1980, the Sentinel Pointe PUD as presented in the attached “Ordinance to Amend the Sentinel Pointe PUD”.

Supported by Vice Chair Kraemer.

Motion carried unanimously.

ARTICLE 8. Acknowledge visitors and those wishing to speak.

Kenneth Carey (2929 and 2923 Thornapple River Drive SE) addressed the Commission regarding an ongoing drainage and erosion problem affecting his properties at 2929 and 2923 Thornapple River Drive SE. He described that the former Planning Director directed a homebuilder to route drainage from a newly constructed home in The Summit subdivision down the hill into his backyard rather than into the existing drainage system, resulting in years of ongoing property damage. He detailed continuing damage, including the recent loss of a large tree causing damage, with additional trees falling during removal. He stated the erosion problem continues and indicated he anticipated revisiting the matter, inviting any Commissioners who wished to inspect the site to visit his property.

ARTICLE 9. Closed Session

Motion was made by Treasurer Korstange to enter closed session pursuant to the Michigan Open Meetings Act, specifically MCL 15.268(1)(h), to consider material exempt from discussion or disclosure by state or federal statute, namely a written legal opinion from the Township’s attorney, which is protected by the attorney–client privilege at 6:58 pm.

Supported by Commissioner Cribbs.

Roll Call Vote:

Yea: Korstange, Cribbs, Kaiser, Kraemer, Madiol

Nay: None

Motion was made by Treasurer Korstange to go back into open session at 7:25 pm.

Supported by Commissioner Cribbs.

Roll Call Vote:

Yea: Korstange, Cribbs, Kaiser, Kraemer, Madiol

Nay: None

ARTICLE 10. Other Business

There was no other business.

ARTICLE 11. Adjourn

The meeting adjourned at 7:25 pm.

Respectfully submitted,

Commissioner David Madiol, Planning Commission Secretary

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, March 16, 2026
6:00 PM**

ARTICLE 7.

Case #26-3912 – Public Hearing

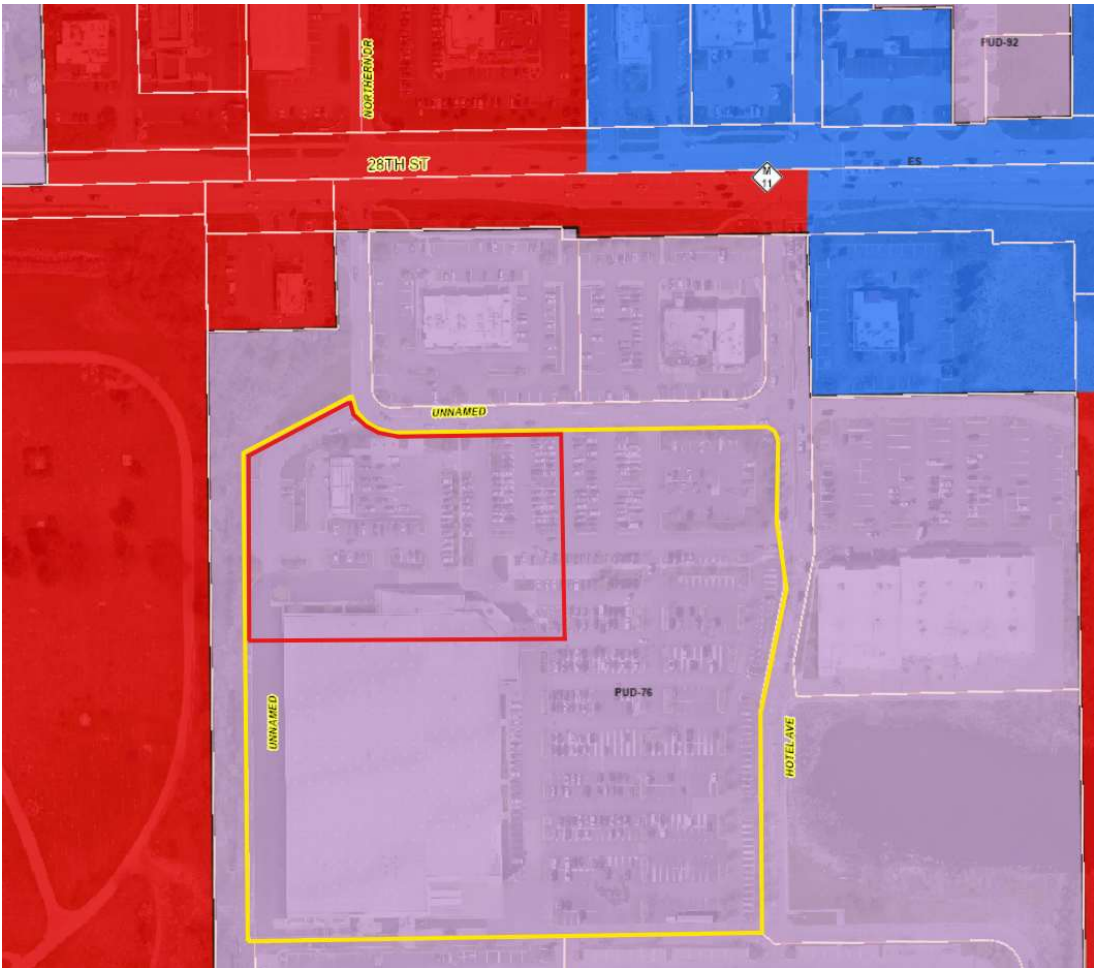
Applicant: Costco Wholesale, Joshua Beach

Property Address: 5100 28th Street SE

Parcel Number: 41-19-18-100-013

Requested Action: Request for an amendment to the Waterfall Shoppes PUD, Ord. #8 of 2004 to amend a previously approved Site Plan to expand the existing gas station, reconfigure the associated parking and access area, and amend the text to increase the number of allowed signs.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING COMMISSION STAFF REPORT

STAFF REPORT: Case # 26-3912
REPORT DATE: March 11, 2026
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: March 16, 2026
PREPARED BY: Ryan Sennett, Downtown Development Manager

APPLICANT; Costco Wholesale
c/o Core States Group, Joshua Beach

ADDRESS: 5100 28th Street SE

PARCEL NUMBERS: 41-19-18-100-013

REQUESTED ACTION: Amendment to the approved site plan and text-amendment for PUD – 76, Waterfall Shoppes for an approved fuel station at 5100 28th St. SE.

REQUIREMENTS: Section 16 - PUD Planned Unit Development District

EXISTING ZONING: PUD 76 – Waterfall Shoppe

GENERAL LOCATION: The subject parcel is located in the western portion of PUD 76 – Waterfall Shoppe, which contains multiple , big box stores, small retailers and restaurants, and west of I-96 near the 28th St on-ramp.

PARCEL SIZE: Approximately 14.3 acres

EXISTING LAND USE: Costco, Fuel Station

ADJACENT PROPERTIES:

N: PUD 76 – Commercial Strip Mall
W: GB, General Business - Chapel Hill Cemetery
S: PUD 76 – Retail Establishments
E: PUD 76 – Commercial Strip Mall

HISTORY

The Retail warehouse and fuel station have been operating since 2004 as part phase I of the Waterfall Shoppes PUD.

Case #03-2540 Waterfall Shoppes – PUD Ordinance

- 2003-12-01 PC – Basic Plan Review
- 2004-02-02 PC – Preliminary PUD Approval
- 2004-03-15 PC Public Hearing – Recommended for Approval
- 2004-04-14 Township Board Meeting - Approved
- 2004-04-14 Adopted Ordinance #8 of 2004

Approval by the Township Board was granted on April 14, 2004 to develop 118 acres consisting of Showcase movie theatre, the old drive-in theater, wetlands and vacant property, located at 5100 28th St SE into a mixed-use development containing retail, restaurants, and hotels. This approval rezoned the property from B-2 and I-Industrial to PUD-76.

Case #06-2827 Waterfall Shoppes - PUD Amendment to Signage

- 2006-08-21 PC Public Hearing – Recommended for Approval
- 2006-09-27 Township Board Meeting – Approved
- 2006-09-27 Adopted Ordinance #9 of 2006

The approved amendment amended the pylon signage plan, to take square footage from one pylon sign and add it to the other.

PROPOSED USE

The applicant is proposing an expansion of the existing Costco fuel facility. The proposed expansion project includes an approximately 7,860-square-foot fueling canopy addition, the installation of six (6) new multi-product dispensers (MPDs) (12 MPDs total), one (1) 40,000-gallon premium underground storage tank (UST), a new controller enclosure, relocation of the existing transformer, conversion of the existing premium UST to regular, relocation of three (3) dispensers, a new VST, replacement of two (2) existing canopy signs, two (2) new canopy signs, and associated site improvements. Specific site improvements include the relocation of the fuel area exit, landscaping, paving and parking directional striping. The applicant has submitted a land use narrative for the project, which is attached. Please note that the landscaping described in the narrative has been changed to include one additional tree and additional shrubs for screening.

Phase 1 of the development (Costco Warehouse Building & Gas Station) states that the site be developed in accordance with the site plan dated March 22, 2004. Therefore, changes to the warehouse building or fuel facility require a PUD amendment. The signage for the site is regulated by Section X, which states the signs in Phase 1 are limited to those shown in the Elevation Plan dated 12/23/2003. The proposed plans include replacing the signs included in the 12/23/2003 Elevation plan and also adding two (2) additional signs to the canopy. A PUD Text-amendment is required to approve the additional two signs on the canopy.

SECTION 16.03

Chapter 16 outlines the process for creating a Planning Unit Development, however, it does not address the process for amendments. Staff recommend reviewing the site plan and text amendments to determine if the proposed amendments demonstrate compliance with the statements found in Section 16.03. The Planning Commission would then direct Staff to work

with Foster Swift to amend the current PUD language to meet the Planning Commission's recommendations and conditions. The amended ordinance would seek final approval before the Board at a future meeting. Section 16.03 of the Zoning Ordinance requires the following:

Section 16.03 - PUD Standards of Review	
Standard	Findings
<i>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.</i>	The fuel facility is an existing use, which was included in the original PUD approval for the Costco site. Staff does not find that site adjustments to the fuel facility would result in any negative impacts on the benefits of the development.
<i>In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment</i>	The use of this portion of the development will remain the same, and no material increase in the need for public services or utilities is anticipated. The plans were reviewed by the Township Engineer, who found no issues of compliance regarding drainage and stormwater maintenance. The plans result in a net gain of one (1) parking space within this portion of the lot. A minimum of 584 Parking spaces is required, with a maximum allowance of 752 for the site. This project results in a total of 745 parking spaces. Following staff feedback, the applicant has added an additional crosswalk to connect this portion of the site to the sidewalk to the south. There will continue to be one-way circulation with a bypass lane between each dispenser. There is 28ft between each dispenser. The egress point of the fuel facility is being moved from the South-West corner to the North-West corner of the fuel facility portion of the lot. No concerns over the egress point were raised by the Township Engineer. While the proposed exit point is on a curve, it does divert fuel facility traffic away from the building and pedestrian crossings. Staff find that the relocation of the exit from the south to the north does not create any significant safety concerns. Staff find this to be adequate and compliant with the parking requirements. The plans were reviewed by the Fire Department, and no issues were raised regarding emergency vehicle access.

<i>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</i>	The proposed site plan is consistent with the PUD zoning of the property, and the changes do not contradict the 2024 Master Plan. Per the PUD Ordinance, signage for the canopy is to be consistent with the approved Elevation Plans dated 12/23/2003. The plans allow a total of two (2) signs on the canopy to be placed on the North & West elevations. Currently, the canopy has four (4) signs, one on each elevation. Staff could not find record of when the additional two wall signs were permitted, or any record of a PUD amendment to do so. The earliest streetscape images found by staff was from 2016, and shows signage on all four elevations. In 2025, a building permit was approved to replace the signs on all four elevations. The proposed text-amendment would adjust the approved signage for the canopy to allow for four signs, rather than two. With the requested text-amendment being consistent with the signage as it has existed for over 10 years, staff does not object to the proposed amendment. The Planning Commission should deliberate on whether the current signage is appropriate for the site.
<i>In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties</i>	No negative economic impacts on neighboring properties are anticipated due to the adjustments to the site.
<i>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.</i>	The plans provide a 20-foot perimeter buffer with a 3ft high berm, which meets the requirements of the underlying zoning. The site will also remain compliant with the internal parking landscaping area requirement of the Zoning Ordinance. Following staff feedback, the applicant has added additional shrubs in multiple locations of the fuel facility to provide additional visual screening from the new transformer and the new additive injection system. One additional deciduous tree was added to the landscaping plan as well, resulting in all 16 of the existing deciduous trees being replaced. Staff find that the quantity of deciduous trees and plant material at the portion of the site being altered is sufficient.

<i>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.</i>	The site plan and text amendments do not have any effect on ownership or control of the property.
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CONSIDERATIONS

Per the staff review above, the Planning Commission should deliberate on the following:

- The egress point of the fuel facility is being moved from the South-West corner to the North-West corner of the fuel facility portion of the lot. The fuel facility will continue to have one-way circulation, with a bypass lane between dispensers. The Planning Commission should deliberate on the circulation of the site and determine if the relocation of the fuel facility exit is appropriate.
- All 16 of the existing deciduous trees being removed will be replaced and the internal parking landscaping area required for the entirety of the site remains compliant. The landscaping plan includes visual screening in the form of shrubs surrounding the new transformer and new additive injection system. The Planning Commission should deliberate on and determine if the proposed landscaping/screening is sufficient.
- The plans include four (4) total canopy signs on the fuel facility canopy. This is consistent with what is currently existing, but exceeds the maximum allowed per the PUD Ordinance. The Planning Commission should deliberate on and determine if amending the PUD Ordinance to allow for the existing signage to remain on all four elevations of the canopy is appropriate.

NEIGHBOR COMMENTS

No comments have been received whether in support or opposition.

RECOMMENDATION

Motion to RECOMMEND APPROVAL of Case #26-3912 for a PUD Amendment to the approved site plan to allow for site improvements and additional signage at the fuel facility at 5100 28th St SE for the following reasons:

1. The amendment to the PUD Ordinance satisfies the PUD Standards of Review approval outlined in Section 16.03 of the Cascade Township Zoning Ordinance.

ATTACHMENTS

1. Application
2. Land Use Narrative
3. Site Plan
4. Elevations
5. Civil Plan
6. Photometric Plan
7. Landscaping Plan
8. DRAFT Waterfall Shoppes PUD Ordinance



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Coscto Wholesale c/o Core States Group - Attn: Joshua Beach

Address: 18215 72nd Avenue

City & Zip Code Kent, Washington 98032

Telephone: [REDACTED]

Email Address: [REDACTED]

OWNER: * (If different from Applicant)

Name: Costco Wholesale c/o Kayleen Burnett

Address: 730 lake Drive

City & Zip Code: Issaquah, Washington 98082

Telephone: [REDACTED]

Email Address: [REDACTED]

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

- | | |
|--|--|
| ☐ Administrative Appeal | ☐ Administrative Site Plan Review |
| ☐ Deferred Parking | ☐ P.U.D. - Rezoning * |
| ☐ P.U.D. - Site Condominium * | ☐ Rezoning |
| ☒ Site Plan Review * | ☐ Sign Variance Subdivision |
| ☐ Special Use Permit | ☐ Plat Review * |
| ☐ Zoning Variance | ☒ Other: <u>P.U.D. Amendment *</u> |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

PUD Amendment to the Waterfall Shoppes #87 to expand the existing Costco fuel facility and to allow up to 4 canopy signs.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

Land in the Township of Cascade, Kent County, MI, described as follows: That part of
Section 18, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan

See attachment for full legal description of property.

(Use Attachments if Necessary)**

PERMANENT PARCEL (TAX) NUMBER: 41-19 -18-100-013

ADDRESS OF PROPERTY: 5100 28th Street SE, Grand Rapid, MI 49512

PRESENT USE OF THE PROPERTY: Fuel Facility

**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.)

KAYLEEN BURNETT

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

* Kayleen Burnett

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

Joshua Beach

Applicant – Print or Type Name

Joshua Beach

Applicant's Signature & Date

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

Rev. 7/27/21

Digitally signed by Joshua Beach
DN: cn=Joshua Beach, email=Joshua.Beach@chrcascade.com, c=US
Reason: I am the author of this document
Date: 2025.12.16 15:42:18-0700

Digitally signed by Joshua Beach
DN: cn=Joshua Beach, email=Joshua.Beach@chrcascade.com, c=US
Reason: I am the author of this document
Date: 2025.12.16 15:42:18-0700

Legal Description

(PER FIRST AMERICAN TITLE COMMITMENT NO. NCS-1267020-WA1, DATED JUNE 12, 2025)

Land in the Township of Cascade, Kent County, MI, described as follows: That part of Section 18, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan; Commencing at the Northwest Corner of said Section 18; thence North 87 degrees 57 minutes 28 seconds East, 1190.57 feet along the North line of said Section 18 to the West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence South 01 degrees 35 minutes 58 seconds East, 1159.94 feet along said West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence North 88 degrees 24 minutes 02 seconds East, 51.73 feet to the Point of Beginning; thence continuing North 88 degrees 24 minutes 02 seconds East, 783.50 feet; thence North 01 degrees 35 minutes 58 seconds West, 324.97 feet parallel with said West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence Northeasterly 28.96 feet along a 136.50 foot radius curve to the right with a central angle of 12 degrees 09 minutes 21 seconds, the long chord of which bears North 04 degrees 28 minutes 43 seconds East, 28.96 feet, thence North 10 degrees 33 minutes 23 seconds East, 174.38 feet; thence North 01 degrees 28 minutes 11 seconds West, 49.15 feet; thence North 07 degrees 24 minutes 43 seconds West, 60.31 feet; thence North 01 degrees 35 minutes 54 seconds West, 120.50 feet parallel with said West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18; thence 30.63 feet along a 19.50 foot radius curve to the left with a central angle of 90 degrees 00 minutes 00 seconds, the long chord of which bears North 46 degrees 35 minutes 58 seconds West, 27.58 feet; thence South 88 degrees 24 minutes 02 seconds West, 586.34 feet; thence Northwesterly 88.47 feet along 61.33 foot radius curve to the right with a central angle of 82 degrees 39 minutes 04 seconds, the long chord of which bears North 50 degrees 16 minutes 44 seconds West, 81.00 feet; thence South 62 degrees 44 minutes 16 seconds West, 187.09 feet, thence South 01 degrees 35 minutes 58 seconds East; 745.88 feet parallel with said West line of the fractional East 1/2 of the Northwest 1/4 of said Section 18 to the Point of Beginning.

Land Use Narrative

Planned Unit Development Amendment,
Site Plan Review

Costco Wholesale Fuel Facility Expansion

Costco Location No. 784

APN: 41-19-18-100-013

CW No. 25-0485

PREPARED BY

Core States Group

PREPARED FOR	CLIENT ADDRESS
Costco Wholesale	730 Lake Drive Issaquah, Washington 98027

SITE ADDRESS	PROJECT NO.	DATE	JURISDICTION
5100 28 th Street Southeast Grand Rapids, Michigan 49512	11214.11	12/12/2025	City of Grand Rapids

Project Location:

The project site is located at 5100 28th Street Southeast within the jurisdiction of Cascade Township, Michigan (Town). The project site area is 0.89 acres (38,873 square feet) and the overall subject property is 14.27 acres (621,601 square feet). The project site is also identified as Kent County Parcel Number 41-19-18-100-013 (the "Property"). The property is currently zoned Planned Unit Development and is subject to the Waterfall Shoppes Mixed Use Master Plan (PUD) and the Cascade Charter Township Zoning Ordinance (Code). A fuel facility is an allowed use under the PUD.

Project Description:

Overview

The expansion project includes an approximately 7,860-square-foot fueling canopy addition, the installation of six (6) new multi-product dispensers (MPDs) (12 MPDs total), one (1) 40,000-gallon premium underground storage tank (UST), a new controller enclosure, relocation of the existing transformer, conversion of the existing premium UST to regular, relocation of three (3) dispensers, a new VST, replacement of two (2) existing canopy signs, two (2) new canopy signs, and associated site improvements. Specific site improvements include the relocation of the fuel area exit, landscaping, paving and parking directional striping.

Grading

Site grading is limited to the installation of the canopy footings, under canopy area, underground storage tank, relocated transformer, new controller enclosure, and improvements to the drive aisles and parking. The project requires excavation for the underground storage tank and will export approximately 1,250 cubic yards of material.

Parking and Circulation

The project will result in a net gain of one (1) parking stall. The Costco development will provide a total of 745 parking stalls. The Code requires four (4) spaces per 1,000 square feet for general retail and five (5) parking spaces, plus one (1) parking space for air/water service for automobile service stations. Based on these ratios, a minimum of 584 parking spaces is required. The PUD Ordinance allows Costco a maximum of 752 parking stalls. The site will continue to conform to the minimum parking required and maximum parking allowed.

The fuel facility will continue to operate under a one-way circulation design with a full-length bypass lane between each dispenser island. The fuel area exit will be redirected to the north. Three (3) MPDs on the exit side will be relocated to match the 28-foot distance provided between dispensers to improve maneuverability around the center dispensers.

Transportation

The purpose of the fuel facility expansion is to improve the Costco member's fuel purchasing experience. The added fueling positions, similar to opening additional check lanes in a store, increase the processing capacity of the fuel facility, thereby reducing queues and shortening wait times resulting in a more efficient fuel facility. A negligible increase in trips is anticipated due to latent trips characterized by Costco members that chose not to purchase fuel due to long lines, and reconsidered purchasing fuel after the expansion due to the improved performance of the fuel facility.

Architectural Design

The fuel canopy addition will be designed to match the existing materials, finishes and colors of the existing fuel canopy to maintain the aesthetic of the existing facility and to continue to complement the existing Costco Warehouse. The facility architecture utilizes ribbed metal wrapped fascia and split-face CMU wrapped canopy columns in a combination of earth tones and red accent.

Lighting and Signage

The under-canopy lighting will be Costco's standard CREE LED lighting fixtures and the canopy sign lighting will be fascia-mounted LED light fixtures aimed at the signage. The project lighting is designed to provide adequate light for security and safety purposes in conformance with Code.

The existing fuel facility has four (4) 20-square foot externally illuminated "Costco Wholesale" signs; one sign is (1) centered on each façade. While the PUD limits the Costco Fuel Facility to two (2) canopy signs; Code allows more than two (2) canopy signs on Service Stations. Costco is seeking to amend the PUD limitation on Canopy signage to allow the four (4) canopy signs and remain in conformance with Code.

Costco is requesting to amend the PUD to allow for two (2) additional canopy signs for a total of four (4) signs, one (1) on each façade.

Landscaping

The project will remove approximately 1,226 square feet of landscaping area. The Township Code requires a minimum 20-foot perimeter buffer around the fuel facility. The buffer shall have a berm not exceeding three (3) feet in height with a slope no steeper than 1:3. The berm is not required to be continuous.

The Code requires an internal parking lot landscape area of 30 square feet per parking space in lots with over 100 parking spaces. The minimum size for any internal parking area is 180 square feet. Based on this ratio, approximately 22,350 square feet of internal parking lot landscaping is required. The site will continue to exceed the minimum internal parking lot landscape area.

The project will remove 16 deciduous parking lot trees and will provide 15 new replacement trees.

Construction

Construction of the facility will be completed in a single phase and will commence after approval of the applicable permits and approvals.

Purpose of Request:

Costco is seeking approval of a Planned Unit Development Amendment and Site Plan Review application for the expansion of the existing Costco fuel facility and removing the limitation on canopy signage.

Planned Unit Development Amendment:

Pursuant to the Cascade Charter Township Zoning Ordinance, Chapter 16.03, a Planned Unit Development shall be approved if the following findings are made:

- 1) *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.*

Response: The fuel facility is consistent with the 2024 Cascade Township Community Master Plan, and the project does not require a rezone. The Master Plan designates the future land use of the site as Waterfall Shoppes Mixed Use, under which fuel facilities are an allowed use per the Waterfall Shoppes PUD Ordinance. The project is also consistent with the following goals of the Master Plan:

- Goal 3: Enhancing the Viability of Township Business by redeveloping an existing commercial site within the Waterfall Shoppes Mixed Use District
- Goal 5: Maintain Essential Public Services as the existing site is serviced and does not require additional resources as part of the expansion.
- Goal 7: Promote Efficient and Sustainable Growth Principles with infill development and maximizing the use of existing infrastructure.

The fuel facility is an existing use and the expansion provides a benefit to members with the provision of additional fueling positions, increased efficiency, and reduced queues, thereby improving site circulation and the fuel purchasing experience.

- 2) *In relation to underlying zoning, proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden on the subject or surrounding land or property owners and occupants or the natural environment.*

Response: The underlying zoning of the Waterfall Shoppes PUD is General Business. The fuel facility is an existing use and the expansion of the use will be able to operate within the existing capacities of public services, facilities and utilities.

- 3) *The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of the chapter regulation PUD development.*

Response: The fuel facility is consistent with the 2024 Cascade Township Community Master Plan. The Master Plan designates the future land use of the site as Waterfall Shoppes Mixed Use, under which fuel facilities are an allowed use as described in the Waterfall Shoppes PUD Ordinance. The project is also consistent with the following goals of the Master Plan:

- Goal 3: Enhancing the Viability of Township Business by redeveloping an existing commercial site within the Waterfall Shoppes Mixed Use District
- Goal 5: Maintain Essential Public Services as the existing site is serviced and does not require additional resources as part of the expansion.
- Goal 7: Promote Efficient and Sustainable Growth Principles with infill development and maximizing the use of existing infrastructure.

- 4) *In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.*

Response: The fuel facility expansion, as stated previously, will improve the facilities efficiency and site circulation, which will benefit surrounding properties making the development attractive to Waterfall Shoppes Center customers.

- 5) *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.*

Response: The expansion project will continue to provide the required 20-foot perimeter buffer with 3-foot-high berm. Code/PUD requires 22,350 square feet of landscape; the project will provide 64,154 square feet, which exceed the minimum required by the ordinance.

- 6) *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.*

Response: The fuel facility is and will continue to be owned and operated by Costco Wholesale following the expansion project.

Site Plan Review:

Pursuant to the Cascade Township Zoning Ordinance, Chapter 21.07, shall be approved if the following findings are made:

- 1) *Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use and structures in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation*

Response: The project site is a Planned Unit Development (PUD) within the Cascade Township Zoning Ordinance, and the fueling facility expansion is an allowed use subject to a PUD Amendment and a Site Plan Review. The fueling facility will continue to comply with all applicable development regulations of the PUD Ordinance (Waterfall Shoppes #8 of 2004) and the Township Zoning Code, including the development standards, as indicated in the table below:

Development Standard	Requirement	Response
Building Setback	Min. Front Setback: 100 feet Min. Rear Setback: 50 feet Min. Side Setback: 25 feet Perimeter Buffer: 20 feet	The project will not encroach into the setback area and will maintain the current perimeter buffer.
Maximum Building Height	PUD Max. Canopy Height: 17.5 feet	The PUD Ordinance allows for a maximum canopy height of 17.5 feet. The expanded canopy will match the height of the existing canopy and the PUD Ordinance.
Landscaping	•Automobile Service Stations require a minimum 20-foot buffer around the perimeter of the fuel facility and be located within the first 20 feet of the property. •The buffer shall have a berm no higher than three (3) feet and slope no greater than one (1) to three (3) (1:3) along the perimeter and not continuous in length. •Internal parking lot landscape area of 30 square feet per parking space in lots with over 100 parking spaces.	The project provides approximately 64,154 square feet of landscaping area. The site will maintain a 20-foot buffer around the perimeter of the fuel facility a berm sloped at 1:3. Based on this ratio approximately 22,350 square feet of internal parking lot landscaping is required. The site will continue to exceed the internal parking lot landscape area minimum.
Parking	The Code requires four (4) spaces per 1,000 square feet for general retail and five (5) parking spaces, plus one (1) parking space for air/water service for automobile service stations for a minimum of 584 stalls. Maximum of 752 parking spaces.	The project will remove 22 parking stalls and add 23 parking stalls for a net gain of one (1) parking stalls. The site will have a total of 745 parking stalls. The site will exceed the minimum number of spaces by 161 and be seven (7) stalls below the maximum.

Development Standard	Requirement	Response
Trees	The tree ordinance requires a replacement ratio based on the diameter breast height (DBH) of each removed deciduous tree. If the replacement trees are deciduous trees: • <2.5 inches DBH replaces 0.5 removed trees. • Between 2.5- and 3.5-inches DBH replaces one (1) removed tree. • Between 3.5- and 4.5-inches DBH replaces 1.5 removed trees • >4.5 inches DBH replaces two (2) removed trees	The project will remove 16 deciduous trees for the expansion. Based on these ratios, 15 replacement trees are required for the site. The landscape plan shows 15 replacement trees.
Signs	The PUD Ordinance limits canopy signage to two (2) wall signs, on the east and north façade, totaling 50.5 square feet.	The existing fuel facility has four (4) 20-square foot externally illuminated “Costco Wholesale” signs; one (1) centered on each façade. While the PUD limits the Costco Fuel Facility to two (2) canopy signs; Code allows more than two (2) canopy signs on Service Stations. Costco is seeking to amend the limitation on Canopy signage to allow the four (4) canopy signs and remain in conformance with Code.
Lighting	The Township’s lighting standards require to be shielded downward to protect pedestrians and motorists from glare, and light trespass. All parking lots utilized during night-time hours shall be artificially illuminated to a minimum level of 0.5-foot candles and a maximum level of five (5) foot candles, with one (1) foot candle being the desired level of average illumination.	The project will remove two (2) parking lot lights for the expansion. No new parking lot lights are part of this project. Sign lighting fixtures shall be shielded and aimed downward to not project past the object of illumination. Costco's CREE LED lighting will meet this standard. The under-canopy and sign lighting will be Costco’s standard CREE LED lighting and will be directed downward to prevent off-site glare.
Design Criteria	The Township’s Special Use standards for automobile service stations requires canopies to be designed to relate to the facades of the main building.	The fuel canopy expansion is designed to match the existing canopy with vertical corrugated metal sheet design with concrete masonry unit (CMU) wrapped columns.

- 2) *Whether there are ways in which the configuration of the use and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and proposed use and structures*

Response: The expansion project and access modifications will refresh the existing use, improve its efficiency, increase its processing capacity, reduce queues and shorten wait times, thereby benefiting Costco members and surrounding properties through improved site circulation and an upgraded fuel facility.

- 3) *The extent to which natural features and characteristics of the large trees, natural groves, and watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate*

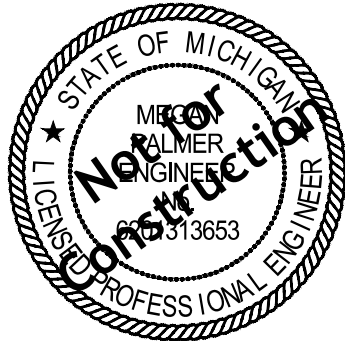
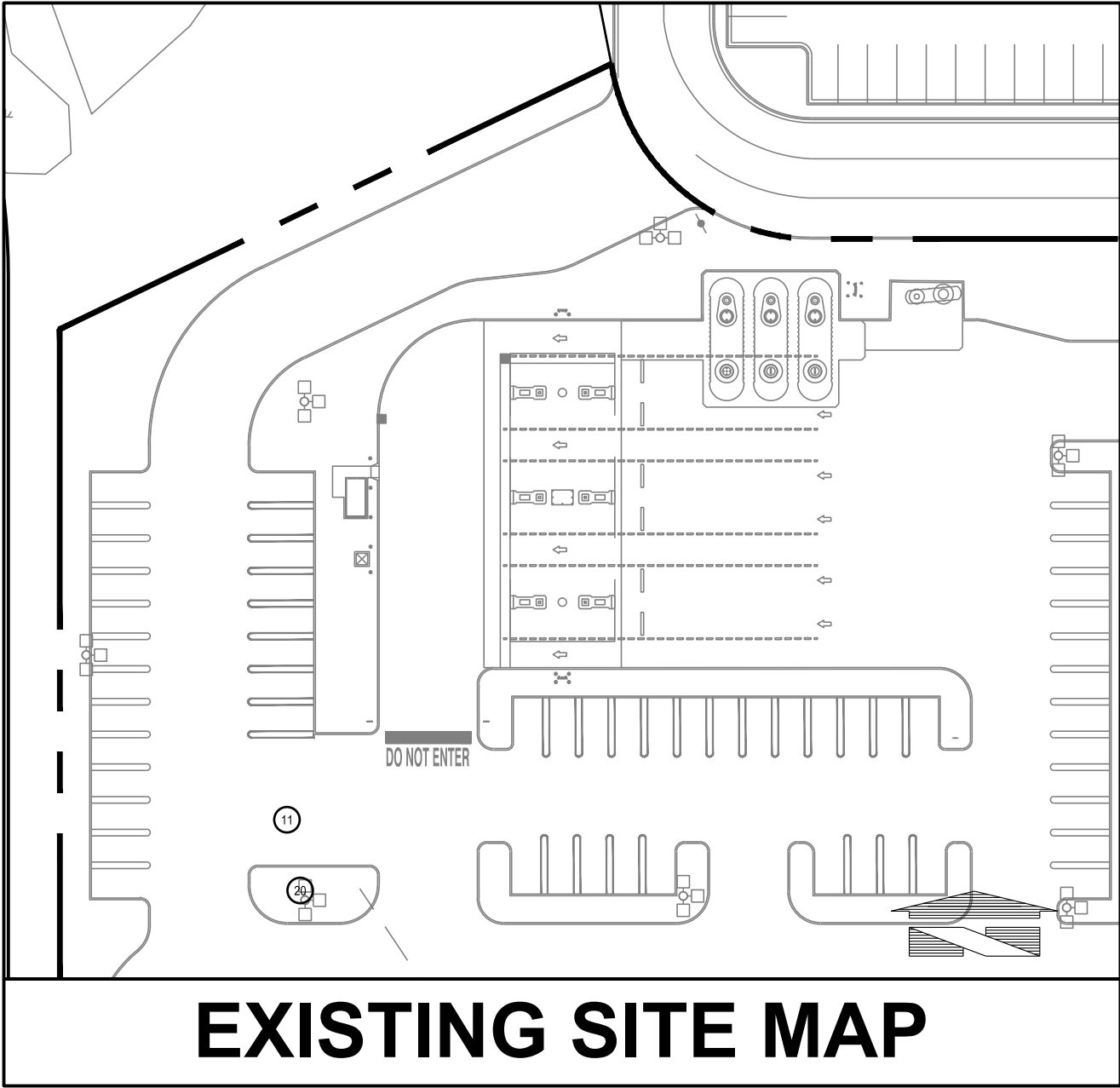
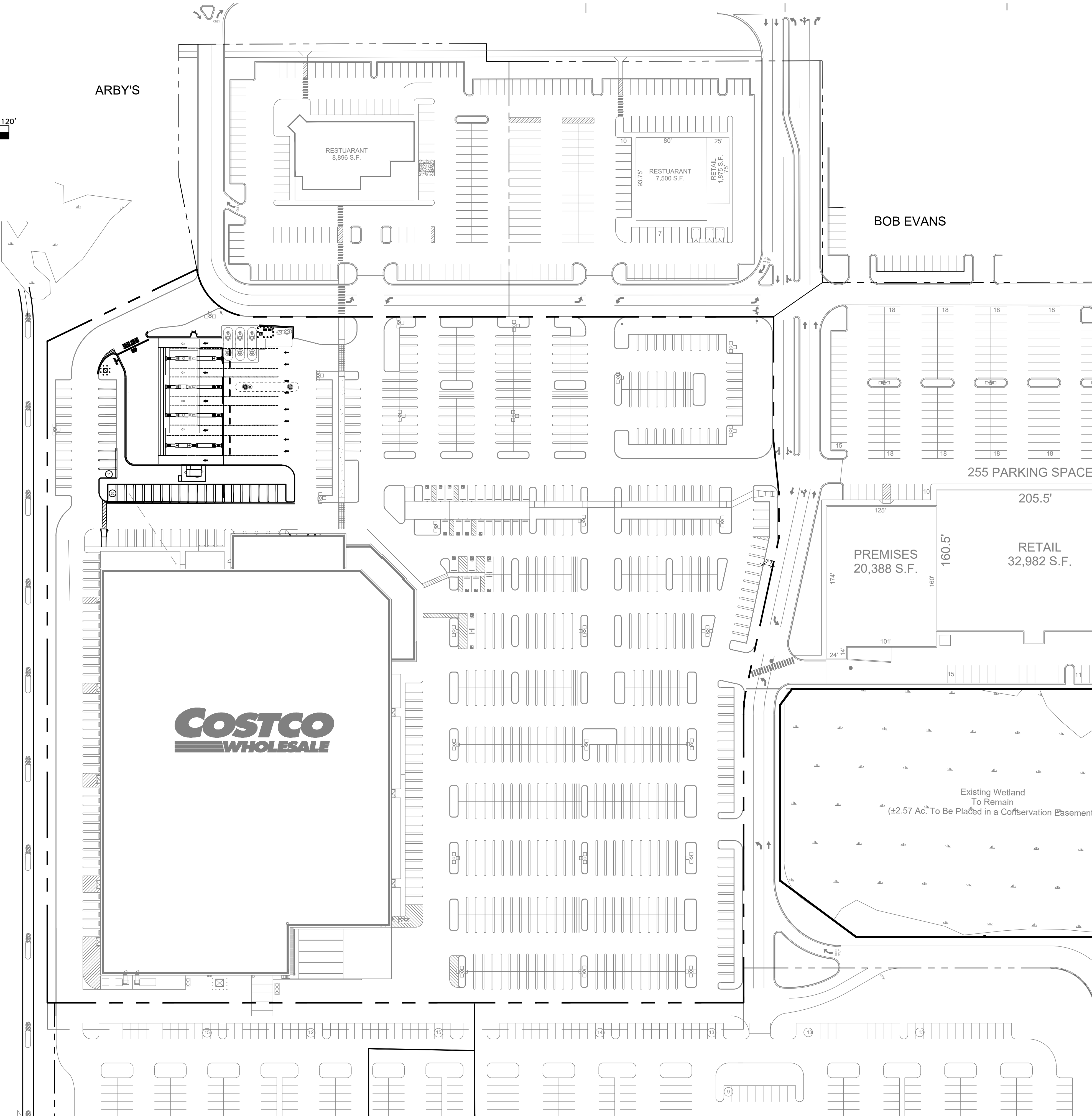
Response: The project is an expansion of an existing structure and developed commercial. Natural features, watercourses, and large trees are not impacted by the project. The project will remove 16 trees and provide 15 replacement trees consistent with the Township tree ordinance as noted in the developments standards table above.

- 4) *That the location, size, design, and operating characteristics of the proposed use are compatible with the existing and known future land uses and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the city.*

Response: The project site has operated as a fuel facility since 2004 as part of the initial Waterfall Shoppes Commercial Center development and is consistent with the PUD Ordinance and future land uses as land zoned General Business. It is anticipated that there will be insignificant increases in noise and traffic due to the expansion; however, those increases will be offset by the improved efficiency of the facility through reduced queues; shortened wait times, and less idling. The expansion project will benefit the surrounding uses through improved site circulation and the upgraded fuel facility.

Conclusion:

The responses above and supporting application materials demonstrate that the project meets the approval criteria for a Planned Unit Development Amendment and Site Plan Review.



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
FUEL EXPANSION
5100 28TH STREET SE
GRAND RAPIDS, MI 49512

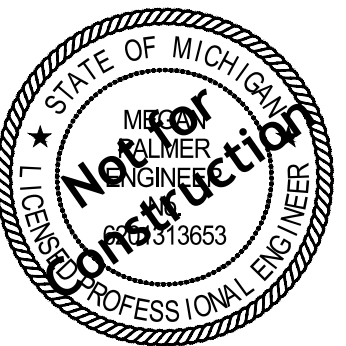
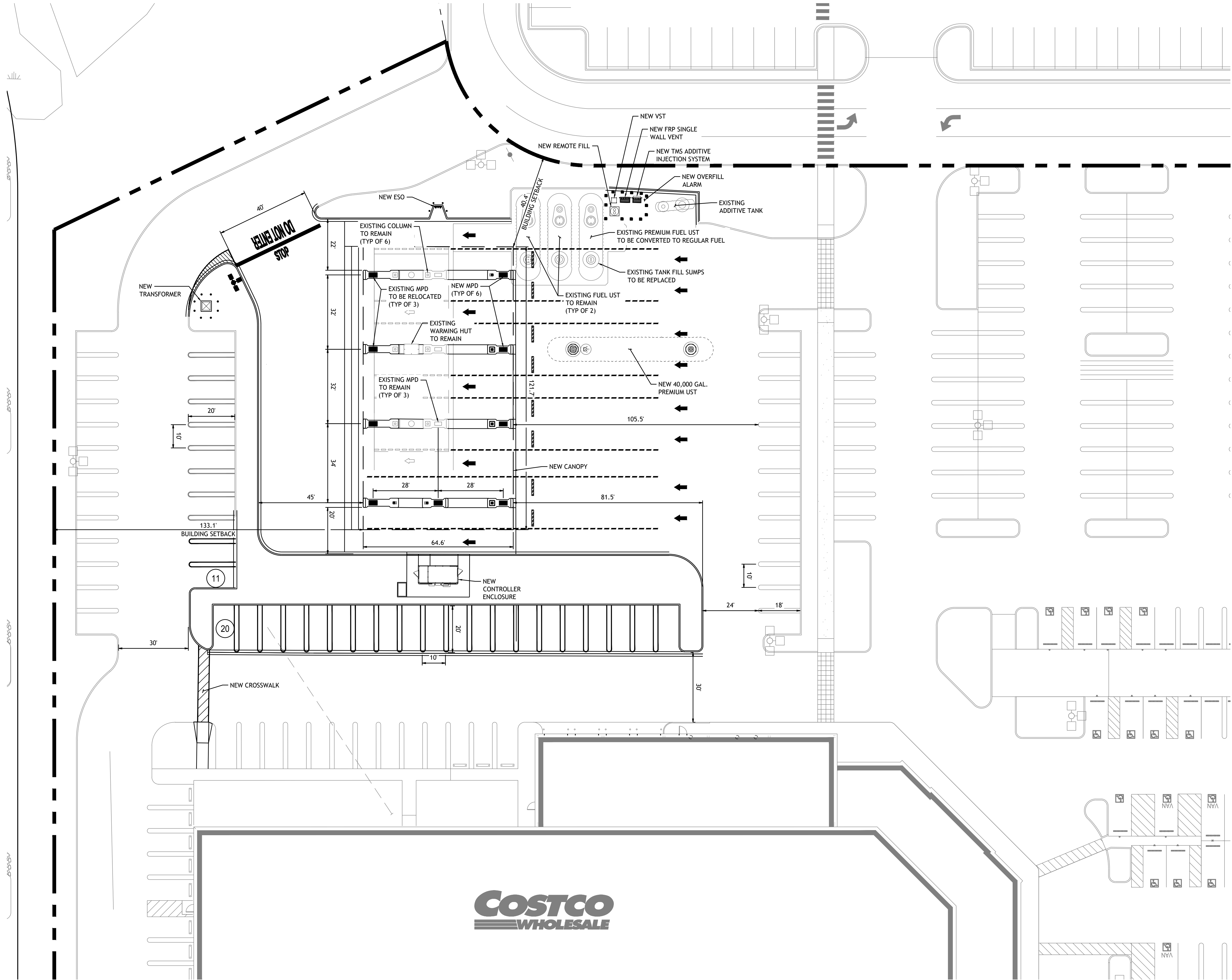
Client:
COSTCO WHOLESALE
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:			
REV	DATE	COMMENT	BY

Drawn: HRP
Reviewed: JSI
Sheet Date: 11/18/25
Proj. Number: 11214

Sheet Title:
OVERALL SITE PLAN

Sheet Number:
DD-1



Know what's below.
Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
FUEL EXPANSION
5100 28TH STREET SE
GRAND RAPIDS, MI 49512

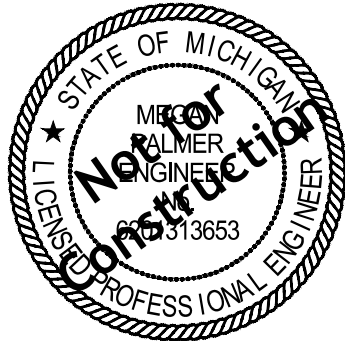
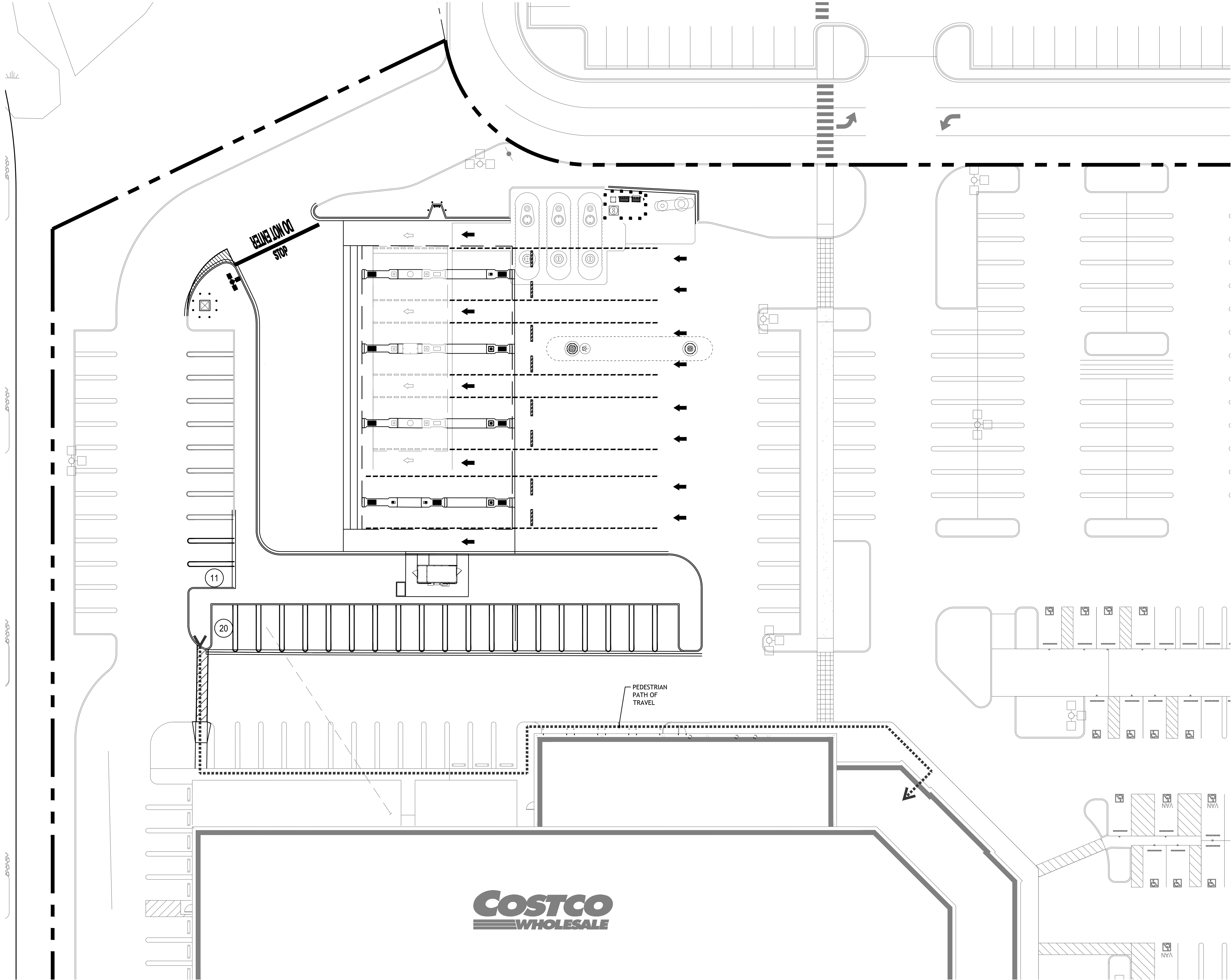
Client:
COSTCO
WHOLESALE
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:			
REV	DATE	COMMENT	BY

Drawn: HRP
Reviewed: JSI
Sheet Date: 11/18/25
Proj. Number: 11214

Sheet Title:
DETAILED SITE PLAN

Sheet Number:
DD-2



Know what's below.
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Project:
FUEL EXPANSION
5100 28TH STREET SE
GRAND RAPIDS, MI 49512

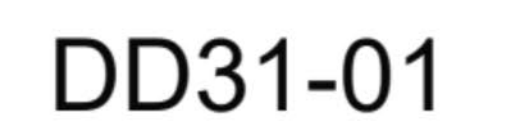
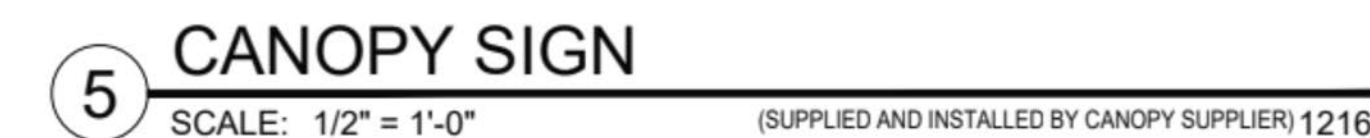
Client:
COSTCO
WHOLESALE
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:			
REV	DATE	COMMENT	BY

Drawn: HRP
Reviewed: JSI
Sheet Date: 11/18/25
Proj. Number: 11214

Sheet Title:
PEDESTRIAN PATHWAY
EXHIBIT

Sheet Number:
DD-6

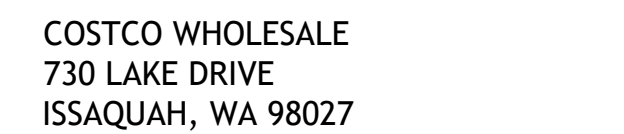


CORE STATES



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Client:

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Sheet Title:
EXISTING CONDITIONS
AND DEMOLITION PLAN

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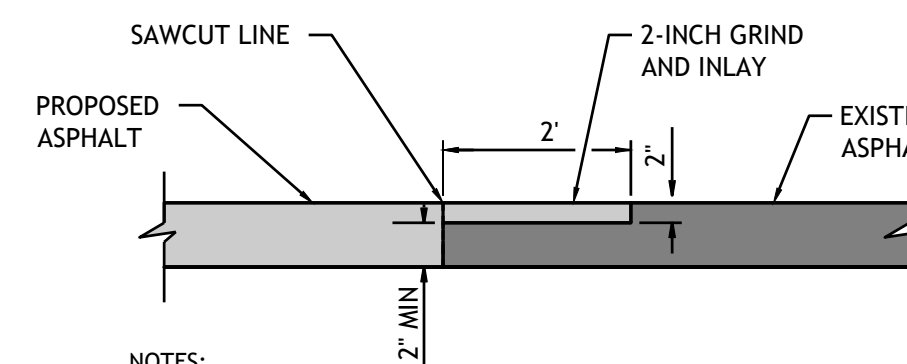
	FULL DEPTH ASPHALT PAVEMENT REMOVAL
	FULL DEPTH CONCRETE PAVEMENT REMOVAL
	EXISTING CONCRETE TO REMAIN
	PROPOSED INLET PROTECTION
	PROPERTY LINE
	SAW CUT LINE
	PERIMETER PROTECTION
	LIMITS OF DISTURBANCE
	EXISTING CURB AND GUTTER TO REMAIN
	EXISTING BARRIER CURB TO REMAIN
	EXISTING CURB AND GUTTER TO BE DEMOLISHED
	EXISTING BARRIER CURB TO BE DEMOLISHED
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING STORM DRAIN
	CONSTRUCTION FENCE
	EXISTING STRIPING TO BE REMOVED

1. EXISTING CURB AND GUTTER TO BE REMOVED AND DISPOSED OF OFF-SITE.
2. EXISTING PAVEMENT TO BE REMOVED AND DISPOSED OF OFF-SITE.
3. EXISTING CONTROLLER ENCLOSURE AND ITS APPURTENANCES TO BE DEMOLISHED. SEE SHEET P4 FOR NEW LOCATION OF NEW CONTROLLER ENCLOSURE.
4. EXISTING CATCH BASIN/INLET TO BE REMOVED.
5. EXISTING TREE TO BE REMOVED. SEE LANDSCAPE PLANS.
6. EXISTING SIGN TO BE REMOVED. SEE SHEET P4 FOR NEW LOCATION.
7. EXISTING PAINT MARKING TO BE REMOVED. CONTRACTOR TO SANDBLAST PAVEMENT TO REMOVE EXISTING PAINT STRIPING.
8. EXISTING STORM DRAIN TO BE REMOVED.
9. EXISTING STORM DRAIN CLEAN OUT TO BE REMOVED.
10. EXISTING IRRIGATION BOX TO BE REMOVED.
11. PROPOSED SAWCUT (TYP.) WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT, PROVIDE LAP JOINT PER DETAIL ON THIS SHEET. SAWCUT EXISTING CONCRETE AT NEAREST JOINT. REMOVE FULL CONCRETE PANEL.
12. EXISTING LOT LIGHT TO BE RELOCATED. SEE PLANS BY OTHERS FOR NEW LOCATION. ROUTE EXISTING ELECTRICAL CONDUIT AS NECESSARY.
13. EXISTING E.S.O. TO BE REMOVED AND DISPOSED OF OFF-SITE.
14. EXISTING PUMP ISLAND ENDS AND DISPENSERS TO BE REMOVED. PROTECT COLUMN TO REMAIN IN PLACE. (TYP. OF 3). RETAIN DISPENSERS ON SITE FOR REINSTALLATION.
15. PORTION OF EXISTING PUMP ISLANDS OT BE REMOVED AND DISPOSED OF OFF-SITE. DISPENSERS TO BE REMOVED AND REPLACED ON NEW DISPENSER ISLAND. PROTECT COLUMN(S) TO REMAIN IN PLACE.
16. EXISTING 3-FOOT CONCRETE SWALE TO BE REMOVED AND DISPOSED OF OFF-SITE.
17. EXISTING CONCRETE TO BE REMOVED AND DISPOSED OFF SITE.
18. EXISTING ARID PERMEATOR WITH BOLLARDS TO BE REMOVED.
19. EXISTING OIL/WATER SEPARATOR TO BE REMOVED.
20. EXISTING POWER BOX TO BE REMOVED.
21. EXISTING BOLLARDS TO BE REMOVED.
22. EXISTING TRANSFORMER TO BE REMOVED AND REPLACED. SEE SHEET P4 FOR NEW LOCATION.
23. EXISTING POWER TO BE REMOVED AND DISPOSED OFF-SITE.
24. EXISTING HYDRANT TO BE REMOVED AND RELOCATED. CAP EXISTING LINE AT MAIN CONNECTION.
25. EXISTING SEWER CLEAN OUT TO BE REMOVED.
26. EXISTING COMMUNICATION LINE TO BE REMOVED AND REROUTED.
27. EXISTING LANDSCAPING TO BE REMOVED AND DISPOSED OF OFF-SITE.

1. CONTRACTOR TO INSTALL COMPOST FILTER SOCK, SILT FENCE OR OTHER APPROVED PERIMETER PROTECTION AT ALL PERIMETER LOCATIONS OF PROJECT SITE AS REQUIRED TO PREVENT SILT-LAND RUNOFF FROM LEAVING SITE, AND AS DIRECTED BY INSPECTOR OF AUTHORITY HAVING JURISDICTION. SEE DETAIL ON SHEET P3.
2. AT DOWNSTREAM RECEIVING STORM INLET - CONTRACTOR TO INSTALL STORM DRAIN INLET PROTECTION AT ALL AREA INLET LOCATIONS AS REQUIRED TO PREVENT SILT-LAND WATER FROM ENTERING STORM DRAINAGE SYSTEM, AND AS DIRECTED BY INSPECTOR OF AUTHORITY HAVING JURISDICTION. SEE DETAIL ON SHEET P3.
3. CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION FENCING WITH GATE AS NEEDED TO SECURE AREA OF WORK. CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY FENCING WITH WAREHOUSE MANAGER AND ADJUST AS NECESSARY DURING CONSTRUCTION.

EXISTING TREES TO REMAIN WITHIN LIMITS OF DISTURBANCE ARE TO BE PROTECTED IN PLACE AS NECESSARY AND PER ANY APPLICABLE LOCAL JURISDICTIONAL STANDARDS. TREES DAMAGED DURING CONSTRUCTION MUST BE REPLACED IN KIND.

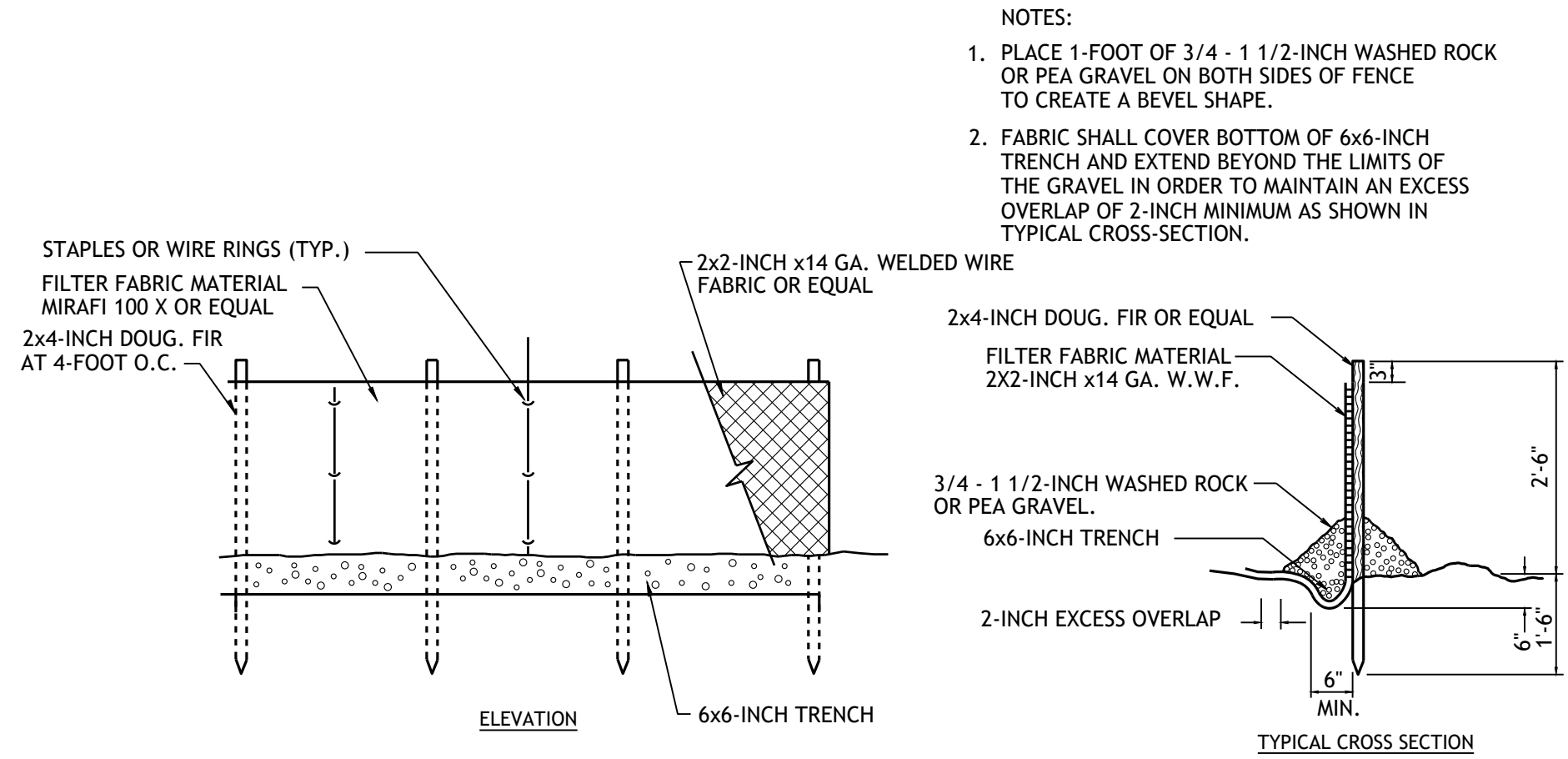
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



1. EXISTING DEPTH OF ASPHALT MUST BE AT LEAST 4-INCH IN ORDER TO PROVIDE LAP JOINT. IF EXISTING DEPTH OF ASPHALT IS LESS THAN 4-INCHES, PROVIDE VERTICAL SAW CUT ONLY AND APPLY RUBBER SEALANT TO THE VERTICAL SURFACE.
2. APPLY HOT RUBBER SEALANT COMPOUND ALONG JOINT PER ASTM D6690.

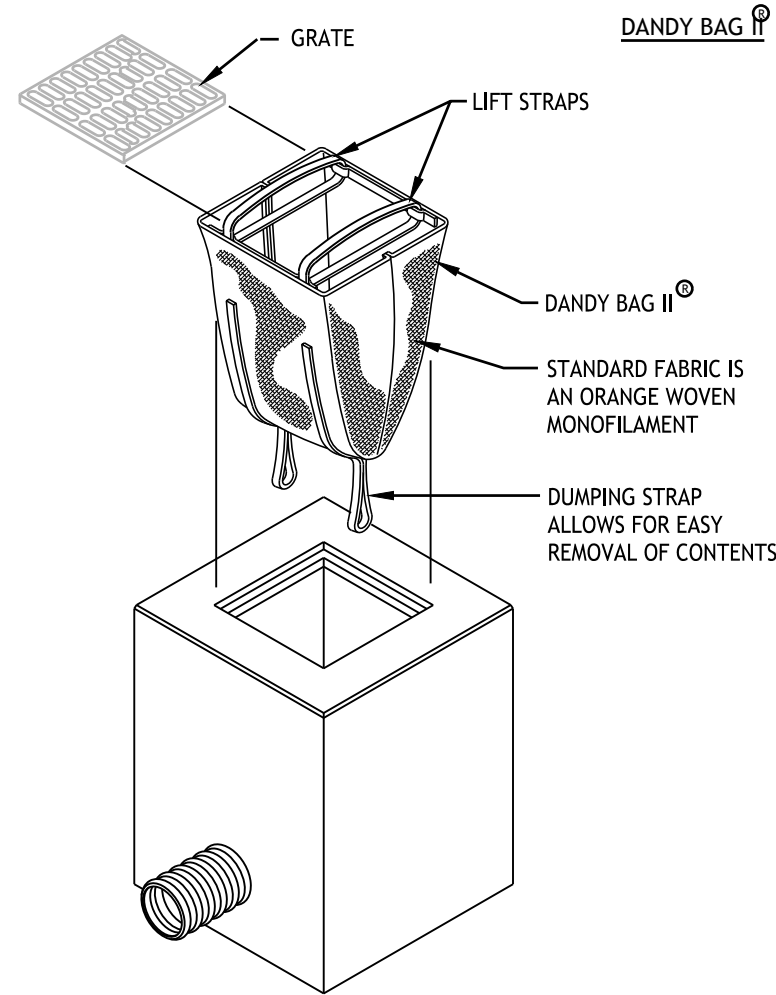
SCALE: NOT TO SCALE

TESC NOTES AND DETAILS



FILTER FABRIC FENCE DETAIL

SCALE: N.T.S



CATCH BASIN FILTER BAG

SCALE: N.T.S

DEMOLITION NOTES:

1. ALL PAVEMENTS, SLABS, GROUND COVER, UTILITIES, ETC., INSIDE DEMOLITION LIMITS SHALL BE REMOVED UNLESS OTHERWISE SHOWN ON THE PLANS.
2. CONTRACTOR SHALL CONTACT AND COORDINATE WITH THE VARIOUS UTILITY COMPANIES ON REQUESTING DISCONNECTIONS, REMOVALS AND/OR RELOCATION OF EXISTING SERVICE.
3. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND CONSTRUCTION APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL REPLACE ALL EXISTING CURB, PAVEMENT AND/OR LANDSCAPING DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.
5. CONTRACTOR SHALL, PRIOR TO CONSTRUCTION OR REMOVAL OF IMPROVEMENTS, FIELD VERIFY AND CONFIRM LIMITS OF DEMOLITION AS WELL AS EXISTING UTILITIES AND IMPROVEMENTS TO REMAIN.

EROSION CONTROL NOTES:

1. ALL NECESSARY EQUIPMENT AND MATERIALS SHALL BE AVAILABLE ON SITE TO FACILITATE RAPID INSTALLATION OF EROSION AND SEDIMENT CONTROL B MPS WHEN RAIN IS IMMINENT.
2. THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AFTER EACH RUN-OFF PRODUCING RAINFALL.
3. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE AUTHORITY HAVING JURISDICTION DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
4. ADEQUATE EROSION AND SEDIMENT CONTROL AND PERIMETER PROTECTION BEST MANAGEMENT PRACTICE MEASURES MUST BE INSTALLED AND MAINTAINED.

CONSTRUCTION SEQUENCE:

1. SCHEDULE AND ATTEND PRE-CONSTRUCTION CONFERENCE WITH THE AUTHORITY HAVING JURISDICTION, IF REQUIRED.
2. INSTALL CATCH BASIN PROTECTION AS INDICATED ON THE APPROVED PLANS.
3. REMOVE EXISTING ASPHALT AND/OR CONCRETE PAVEMENT AND CURB AS INDICATED ON THE DEMOLITION PLAN.
4. INSTALL STORM DRAINAGE IMPROVEMENTS AS INDICATED ON THE APPROVED PLANS.
5. INSTALL FUELING CANOPY AND ASSOCIATED IMPROVEMENTS AS INDICATED ON THE APPROVED PLANS.
6. INSTALL SITE PAVING AND CONCRETE CURBING.
7. INSTALL SITE LANDSCAPING AND IRRIGATION AS INDICATED ON THE APPROVED PLANS.
8. EROSION CONTROL MEASURES TO BE MAINTAINED IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND MANUFACTURERS RECOMMENDATIONS THROUGH THE DURATION OF THE SITE DEVELOPMENT.
9. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROVED BY THE AUTHORITY HAVING JURISDICTION.

HAULING/SILTATION CONTROL NOTES:

1. PUBLIC STREETS ARE TO BE KEPT CLEAN OF DIRT AND DEBRIS GENERATED BY WORK. CLEANUP SHALL BE BY SWEEPING AND/OR OTHER APPROVED METHODS ON A DAILY BASIS.
2. CONTRACTOR SHALL PROVIDE SILT BAGS OR OTHER SILTATION CONTROL MEASURES ON EXISTING CATCH BASIN(S) IN PROXIMITY OF WORK WHICH HAVE POTENTIAL TO RECEIVE SURFACE RUNOFF FROM THE WORK AREA OR ANY LOCATIONS THAT MAY BE DESIGNATED BY THE AUTHORITY HAVING JURISDICTION DURING THE COURSE OF THE WORK.
3. EFFORTS SHALL BE MADE DURING CONSTRUCTION ACTIVITIES TO STABILIZE ALL DISTURBED AREAS AS QUICKLY AS POSSIBLE TO MINIMIZE EROSION.
4. ITEMS FOR DEMOLITION ARE DEPICTED PER DESIGN DRAWINGS. CONTRACTOR TO VERIFY AND LOCATE ANY ITEMS FOR DEMOLITION PRIOR TO START OF CONSTRUCTION AND NOTIFY BARGHAUSEN CONSULTING ENGINEERS, LLC. IMMEDIATELY OF ANY DISCREPANCIES.
5. CONTRACTOR TO REVIEW AS-BUILT DRAWINGS IN PROJECT AREA AND REMOVE AND/OR RELOCATE ANY SITE APPURTENANCES IN PROJECT AREA THAT IMPACT THE PROJECT.

DUST CONTROL NOTES:

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. WATER OR COVER STOCKPILES OF DEBRIS, SOIL, SAND OR OTHER MATERIALS THAT CAN BE BLOWN BY THE WIND.
3. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
4. SWEEP DAILY (PREFERABLY WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
5. SWEEP STREETS DAILY (PREFERABLY WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

STAGING AREA NOTE

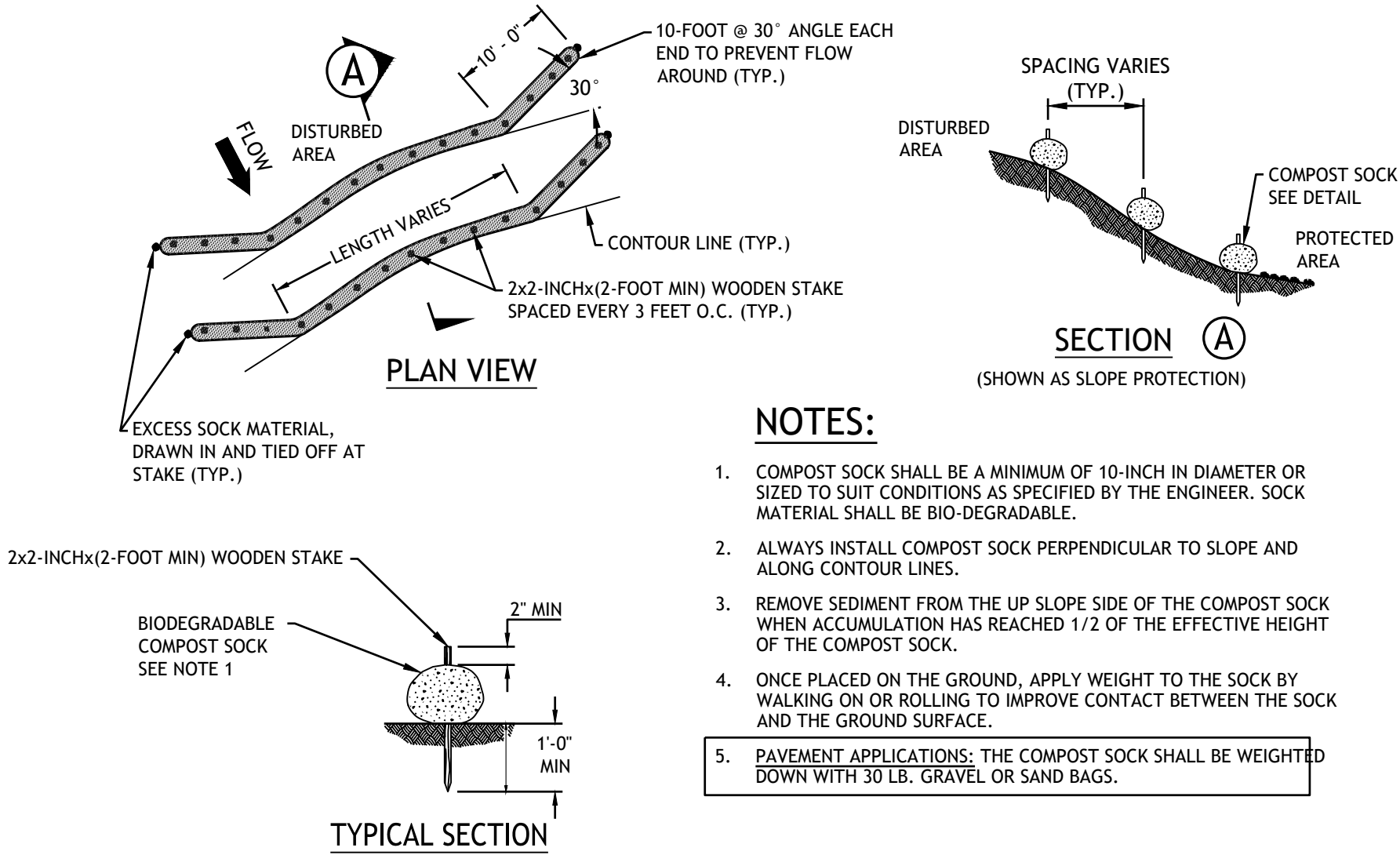
CONTRACTOR TO COORDINATE WITH ARCHITECT, COSTCO CONSTRUCTION PROJECT MANAGER AND WAREHOUSE MANAGER TO DETERMINE APPROPRIATE STAGING AREA. STAGING AREA TO COMPLY WITH COSTCO PROPERTY MANAGEMENT STAGING REQUIREMENTS.

DEWATERING NOTE:

BASED UPON THE GEOTECHNICAL REPORT, DEWATERING OF THE TANK EXCAVATION MAY BE REQUIRED. THE GENERAL CONTRACTOR SHALL CONTACT THE AUTHORITY HAVING JURISDICTION OVER THIS PROJECT AND OBTAIN REQUIREMENTS FOR TREATMENT AND/OR DISCHARGE OF THE REMOVED GROUNDWATER.

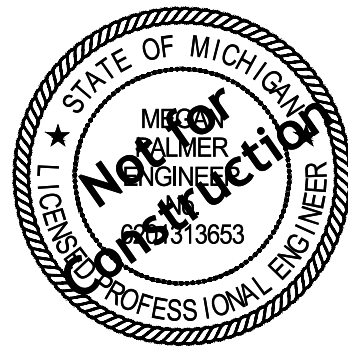
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COMPOST FILTER SOCK DETAIL

SCALE: N.T.S



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GRAND RAPIDS, MI 49512

Client:



COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:

REV	DATE	COMMENT	BY

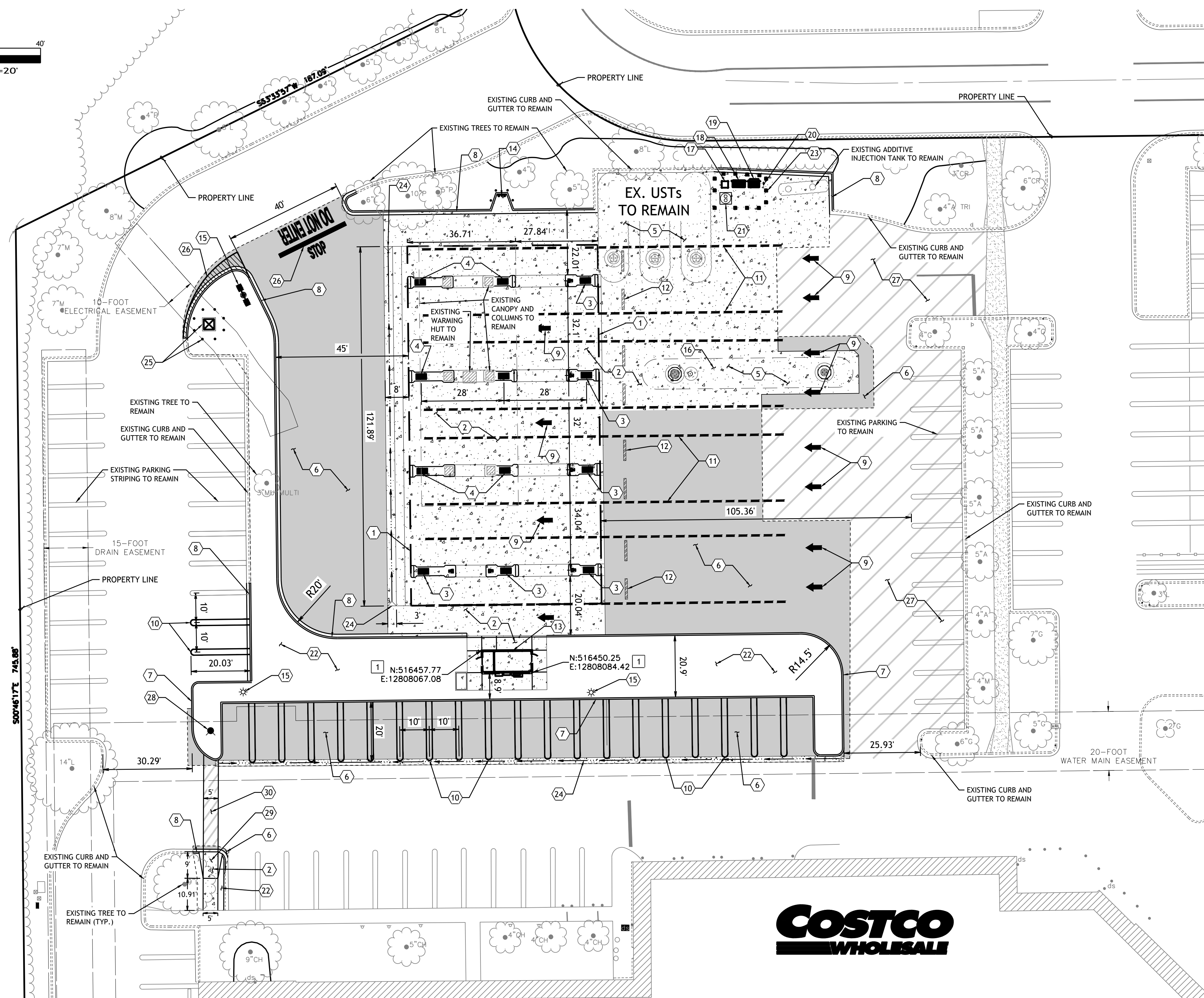
Drawn: HRP
Reviewed: JSI
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Sheet Title:

TESC NOTES AND DETAILS

Sheet Number:

P3



1. PROPOSED CANOPY EXPANSION WITH (6) MULTI-PRODUCT DISPENSERS. SEE STRUCTURAL PLANS.
2. PROPOSED REINFORCED CONCRETE FUELING AREA DRIVE SLAB. SEE DETAIL ON SHEET P7.
3. NEW MULTI-PRODUCT DISPENSER AND PUMP ISLAND. SEE DETAIL ON SHEET P8.
4. NEW MULTI-PRODUCT DISPENSER AND PARTIAL PUMP ISLAND. SEE DETAIL ON SHEET P8.
5. PROPOSED REINFORCED CONCRETE DRIVE SLAB OVER TANKS. SEE DETAIL ON SHEET P7.
6. PROPOSED ASPHALT PAVEMENT. SEE DETAIL ON SHEET P7.
7. PROPOSED CONCRETE BARRIER CURB. SEE DETAIL ON SHEET P7.
8. PROPOSED CONCRETE CURB AND GUTTER. SEE DETAIL ON SHEET P7.
9. PROPOSED ARROW PAVEMENT MARKING. SEE ARCHITECTURAL PLANS.
10. PROPOSED PARKING STALL PAINT STRIPING. SEE ARCHITECTURAL PLANS.
11. PROPOSED LANE PAVEMENT PAINT STRIPING. SEE ARCHITECTURAL PLANS.
12. PROPOSED SPEED BUMP. SEE ARCHITECTURAL PLANS.
13. PROPOSED CONTROLLER ENCLOSURE. SEE ARCHITECTURAL PLANS.
14. PROPOSED EMERGENCY SHUT-OFF SWITCH, PER SEPARATE PLAN AND PERMIT.
15. PROPOSED LOT LIGHT. SEE SEPARATE PLANS BY OTHERS.
16. PROPOSED UNDERGROUND 40K GALLON FUEL TANK, PER SEPARATE PLAN AND PERMIT.
17. PROPOSED VST GREEN MACHINE, PER SEPARATE PLAN AND PERMIT.
18. NEW FRP SINGLE, PER SEPARATE PLAN AND PERMIT.
19. PROPOSED TMS ADDITIVE CABINET, PER SEPARATE PLAN AND PERMIT.
20. PROPOSED OVERFILL ALARM, PER SEPARATE PLAN AND PERMIT.
21. PROPOSED REMOTE FILL, PER SEPARATE PLAN AND PERMIT.
22. PROPOSED LANDSCAPE AREA. SEE LANDSCAPE PLANS.
23. PROPOSED SURFACE MOUNTED BOLLARDS. SEE ARCHITECTURAL PLANS.
24. PROPOSED 3-FOOT WIDE CONCRETE SWALE. SEE DETAIL ON SHEET P7.
25. PROPOSED TRANSFORMER ON CONCRETE PAD WITH PROTECTIVE BOLLARDS.
26. PROPOSED PAINT MARKINGS. SEE ARCHITECTURAL PLAN.
27. PROPOSED ASPHALT SLURRY SEAL. APPLY PER OWNERS SPECIFICATIONS.
28. PROPOSED FIRE HYDRANT. SEE SHEET P6 FOR PROPOSED WATER CONNECTION.
29. PROPOSED ADA COMPLIANT CURB RAMP.
30. PROPOSED PEDESTAL PEDESTRIAN PATH.

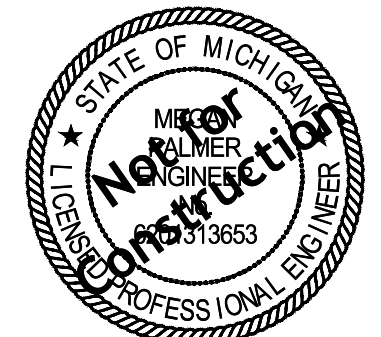
EXISTING CANOPY TO REMAIN = 2,893 SF
PROPOSED CANOPY EXPANSION = 7,896 SF
TOTAL ADDED CANOPY = 4,967 SF

HORIZONTAL CONTROL WITH RESPECT TO THE CONTROLLER ENCLOSURE IS MEASURED AT THE FACE OF THE FOUNDATION.

CONTRACTOR SHALL HAVE ALL CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY CORE STATES GROUP. IT IS THE CONTRACTORS RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM CORE STATES GROUP REFLECTING ANY ISSUED PLAN REVISIONS.

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18215 72nd Avenue South
Kent, WA 98032
855-556-1899
18215 72ND AVENUE SOUTH
KENT, WA 98032
425.251.6222
www.cofe-states.com



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Revision/Issue: _____

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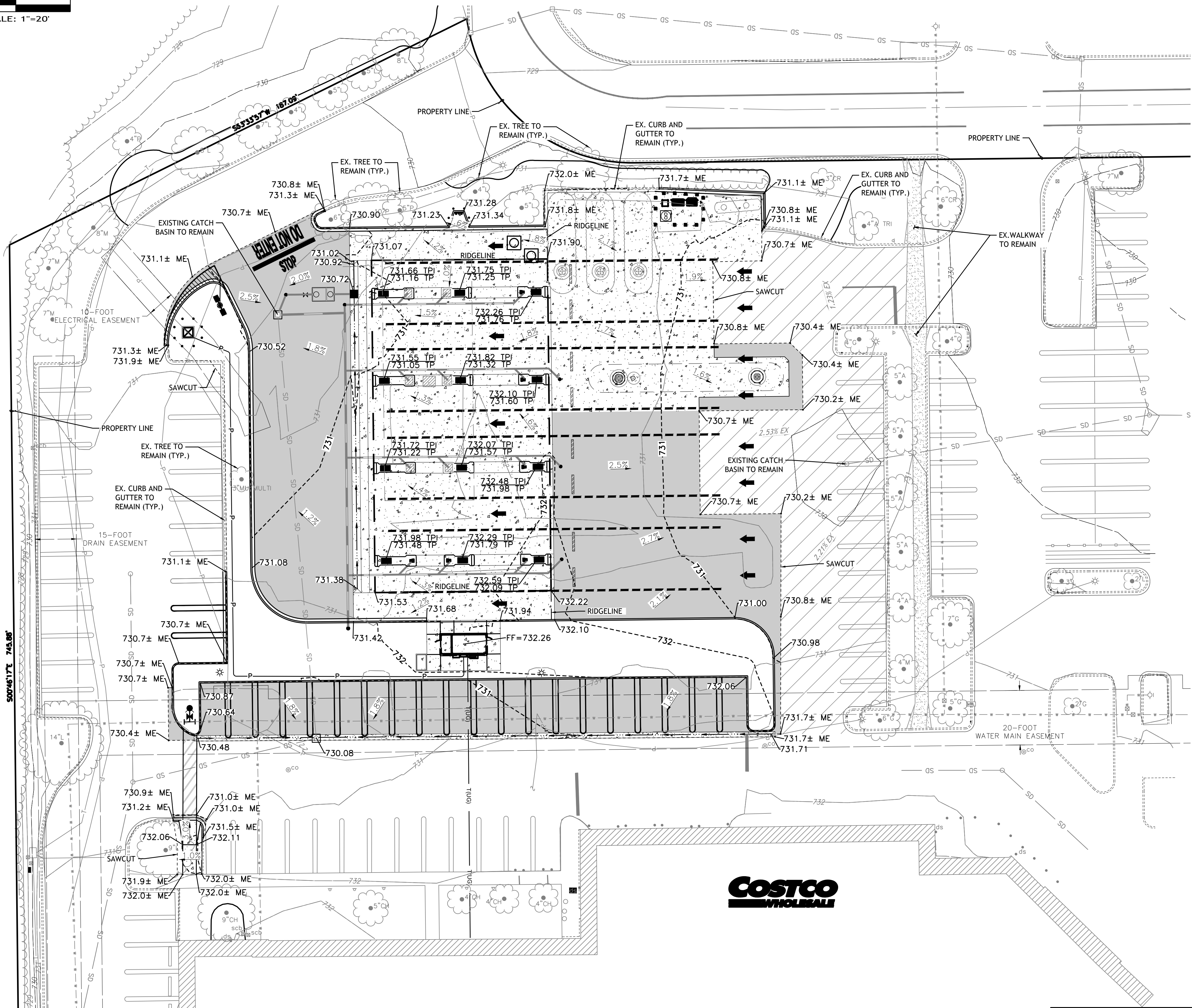
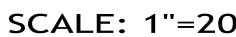
Drawn: HRP
Reviewed: JSI
Sheet Date: 02/20/26
Proj. Number: 11214

Sheet Title:
SITE AND HORIZONTAL
CONTROL PLAN

Sheet Number:

P4

GRADING PLAN



GRADING NOTES

1. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.

ME = MATCH EXISTING ELEVATIONS

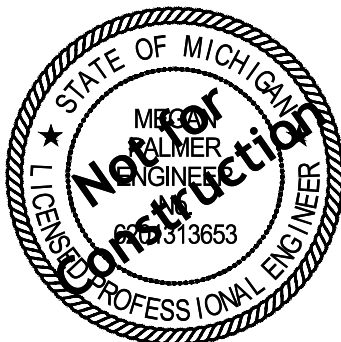
2. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SAWCUT LOCATIONS.
3. ELEVATIONS SHOWN ON TANKS LIDS ARE THE TANK PAD ELEVATIONS ADD 2-INCHES FOR CROWN ELEVATIONS.

CORE STATES



18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com



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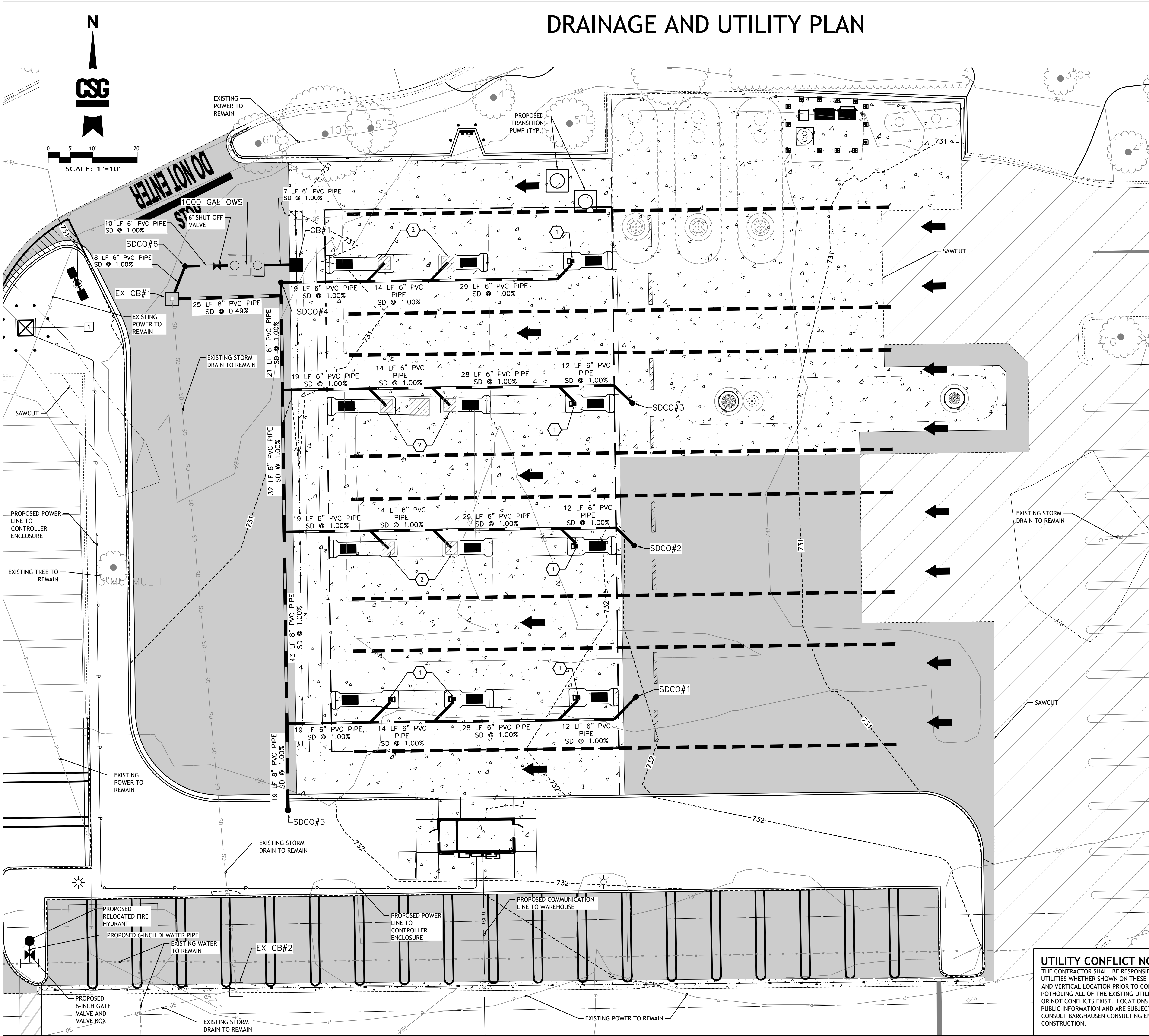
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USER: HPACHECOGARCIA DATE: 2/20/2025 FILE: P:\FILE005\112005\112014\preliminary\se-2625-se-120450-1204-G.dwg

Cascadia Charter Township March 16, 2026 Planning Commission Packet Page 35 of 97

DRAINAGE AND UTILITY PLAN



STORM STRUCTURE NOTES

1. CONNECT PROPOSED ROOF DRAINS FROM INTERIOR OF COLUMN. SEE ARCHITECTURAL PLANS FOR ROOF DRAIN DETAILS.
2. CONNECT 6-INCH ROOF DRAIN TO EXISTING ROOF DRAIN SYSTEM. CONTRACTOR TO VERIFY EXACT INVERT ELEVATION OF EXISTING STORM DRAIN LINES PRIOR TO EXCAVATION. IF CONFLICTS EXIST, CONTACT THE ENGINEER.

MATERIALS NOTE:

1. ALL STORM DRAIN LINES SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED. 2 FEET DEPTH OF COVER OVER PIPE CANNOT BE ACHIEVED. IF 2 FEET DEPTH OF COVER CANNOT BE ACHIEVED, DUCTILE IRON PIPE SHALL BE USED. DRAIN PIPING LABELED DI SHALL BE CLASS 52 DUCTILE IRON PIPE. ALL STORM DRAIN PIPES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CITY STANDARDS.

DRY UTILITIES KEYNOTES

APPROXIMATE LOCATION OF PROPOSED POWER TRANSFORMER AND POWER SERVICE LINE. CONTRACTOR IS RESPONSIBLE FOR DIRT WORK, CONDUIT PLACEMENT, BACK FILL, AND PAD. CONTRACTOR TO CONFIRM SCOPE OF WORK, MATERIALS, AND FINAL LOCATION WITH PURVEYOR.

STORM DRAIN GENERAL NOTES:

1. ALL GRADING AND PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING AND IMPROVEMENTS ARE SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
2. ALL STORM DRAIN LINES SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED. DRAIN PIPING LABELED DI SHALL BE CLASS 52 DUCTILE IRON PIPE. ALL STORM DRAIN PIPES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CITY STANDARDS.

A UTILITY POTHOLING NOTE:

THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES AND/OR POTENTIAL CONFLICTS WITH EXISTING UTILITIES. POTHOLING SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILITIES OR STRUCTURAL FEATURES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

UTILITY CROSSING NOTE:

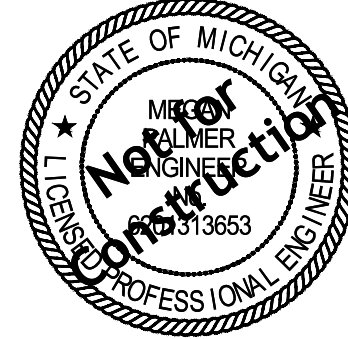
CONTRACTOR SHALL MAINTAIN MINIMUM SEPARATION OF 6-INCH VERTICAL SEPARATION BETWEEN UTILITIES UNLESS OTHERWISE REQUIRED BY THE CITY OF GRAND RAPIDS. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

STORM DRAIN STRUCTURES
1000 GAL OWS, OIL WATER SEPARATOR RIM=730.71 IE=725.54 (6' E) IE=725.29 (6' W)
CB#1, RIM=730.72 IE=725.61 (6' W)
EX CB#1, RIM=730.41 IE=725.11 (8' E) IE=725.11 (6' N) IE=725.11 (12' S)
EX CB#2, RIM=730.08 IE=724.18 (12' N)
SDCO#1, RIM=732.05 IE=726.99 (6' SW)
SDCO#2, RIM=731.95 IE=726.56 (6' NW)
SDCO#3, RIM=731.57 IE=726.23 (6' NW)
SDCO#4, RIM=730.81 IE=725.26 (6' E) IE=725.26 (6' S)
SDCO#5, RIM=731.36 IE=726.38 (8' N)
SDCO#6, RIM=730.51 IE=725.19 (6' E) IE=725.19 (6' S)

NOTE: ALL STRUCTURES TO BE TRAFFIC RATED SOLID LID UNLESS OTHERWISE NOTED

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



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Revision/Issue:

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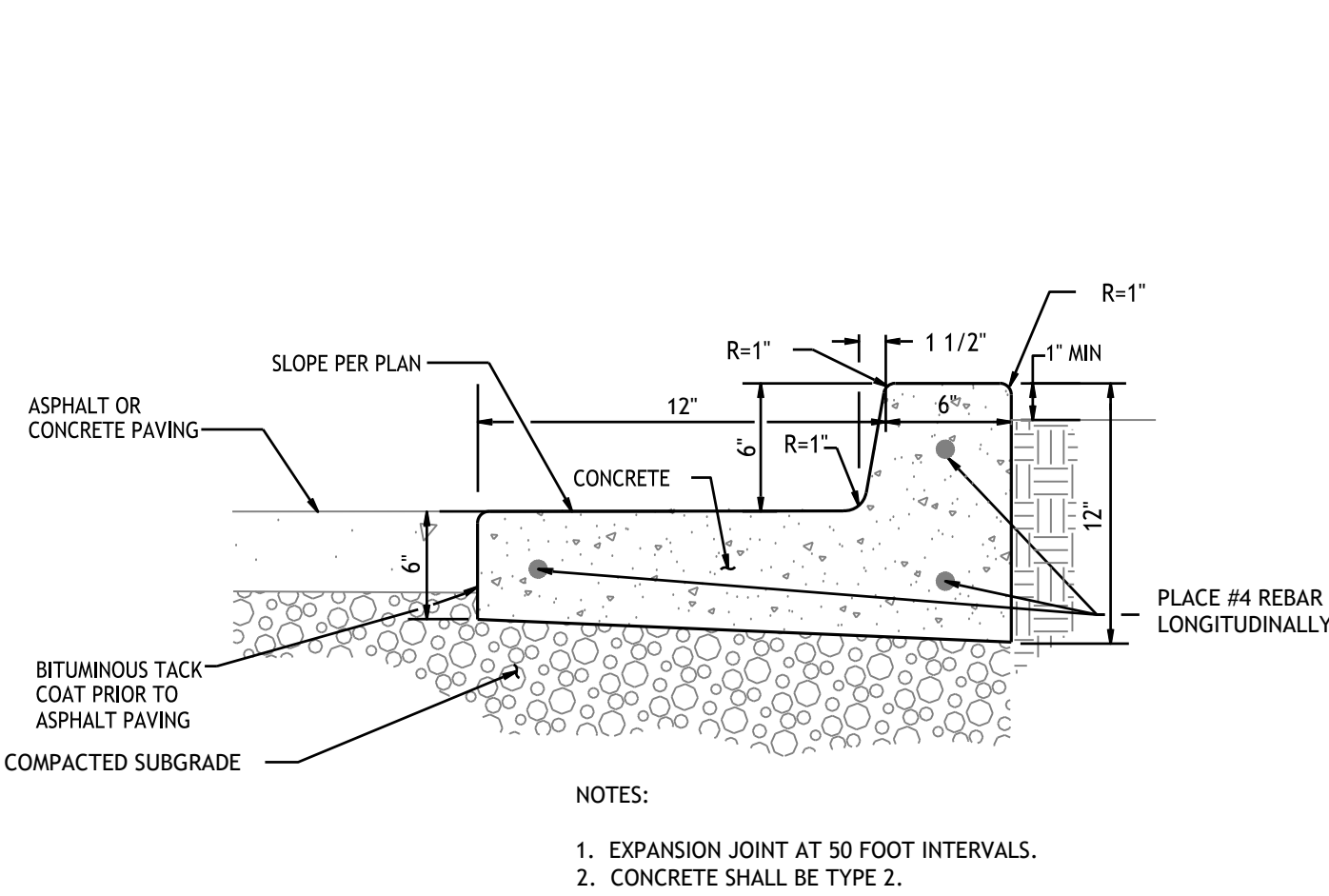
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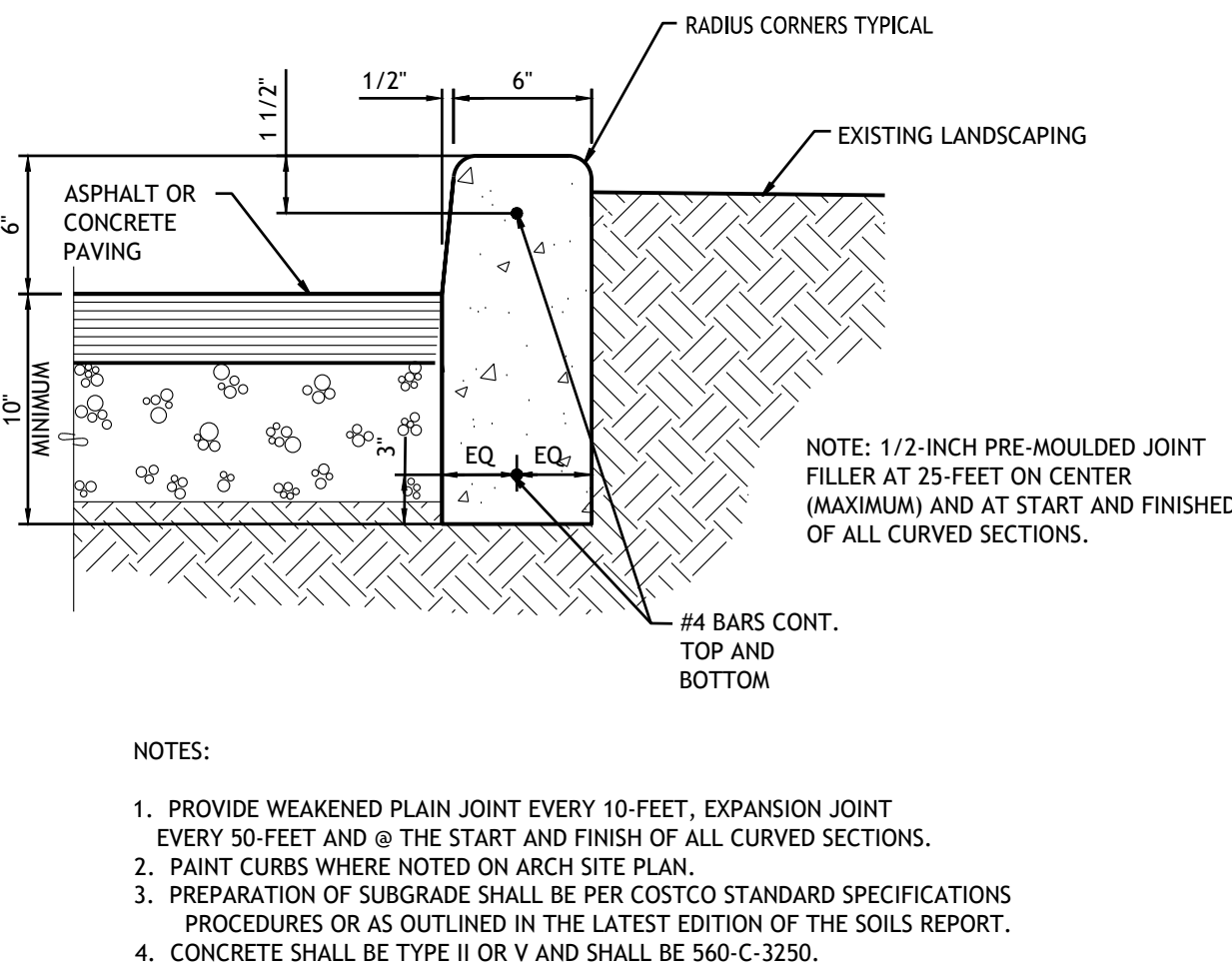
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DETAILS



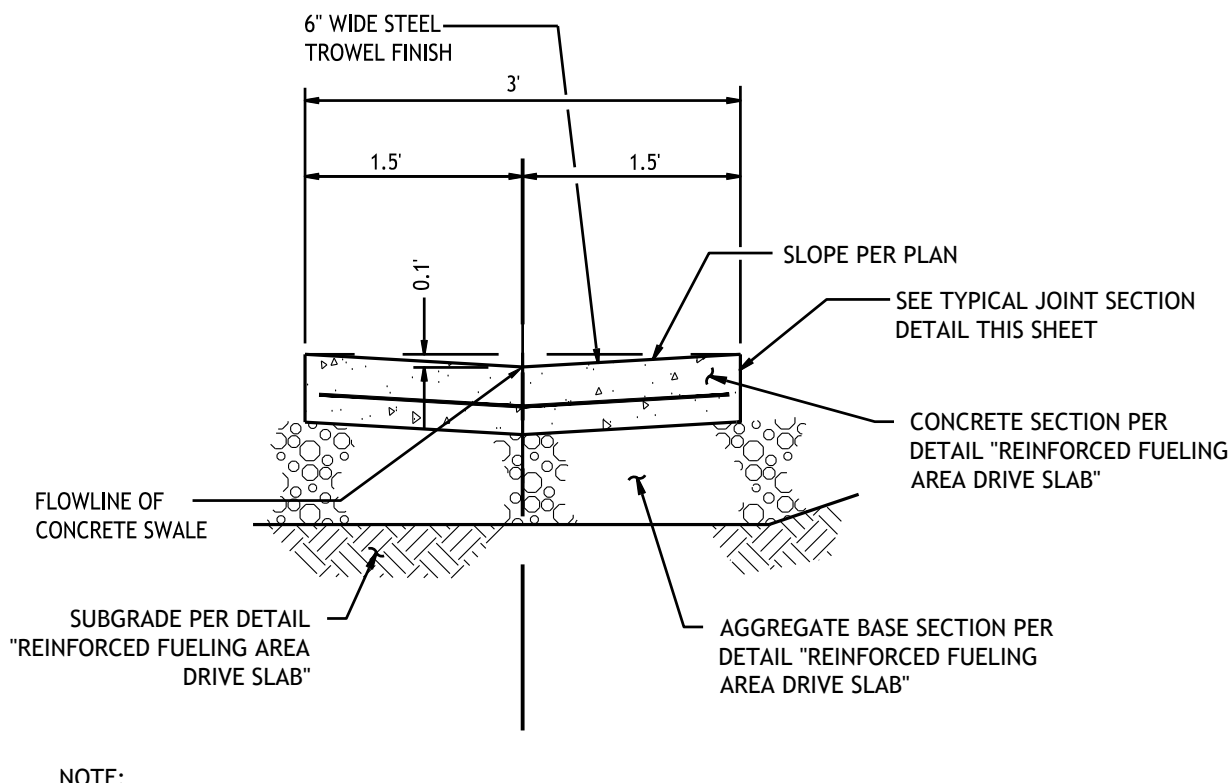
CEMENT CONCRETE CURB AND GUTTER

NOT TO SCALE
NOTE: PREPARATION OF SUBGRADE SHALL BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.



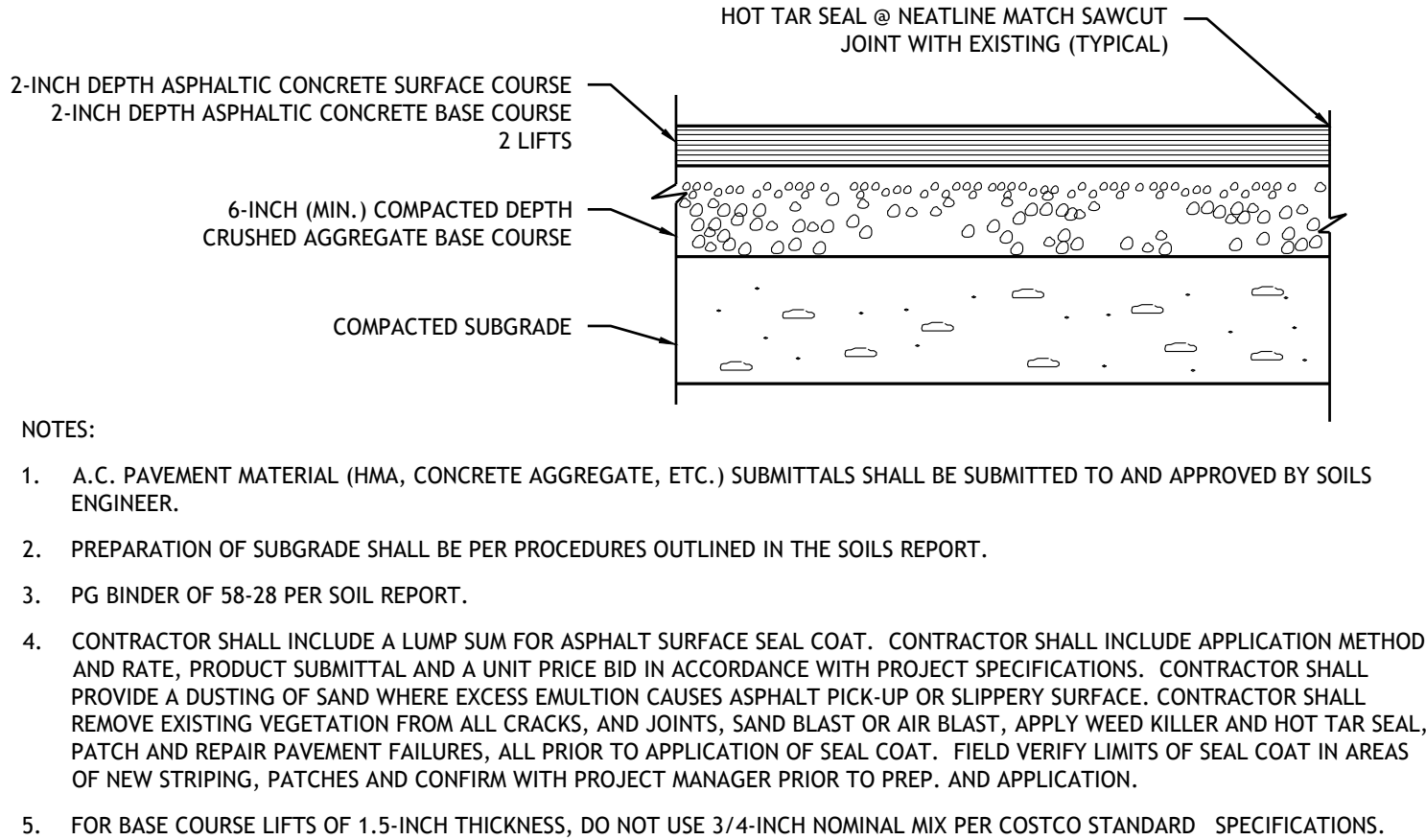
CEMENT CONCRETE BARRIER CURB

NOT TO SCALE
NOTE: PREPARATION OF SUBGRADE SHALL BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.



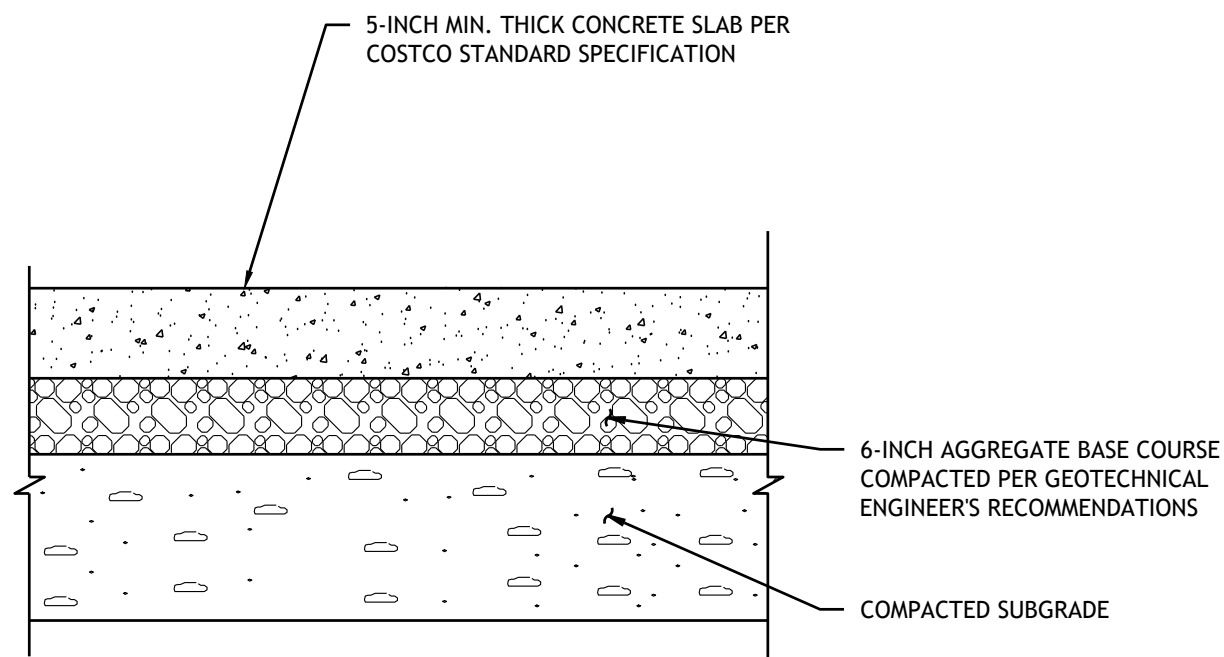
CONCRETE SWALE

NOT TO SCALE



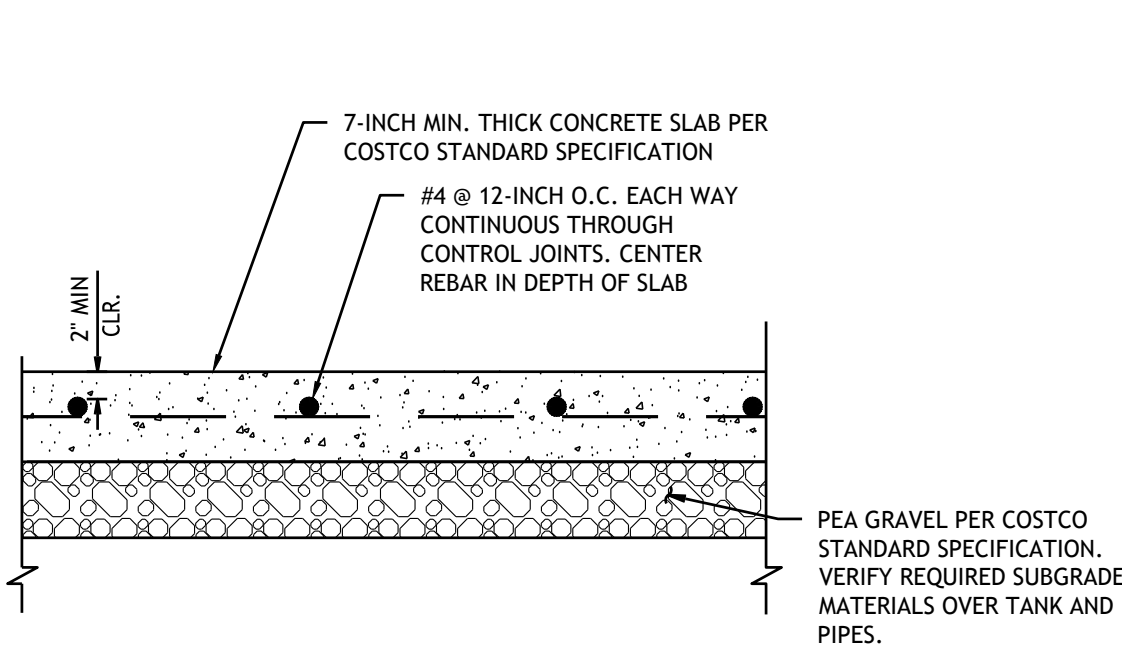
ASPHALT PAVEMENT SECTION

NOT TO SCALE



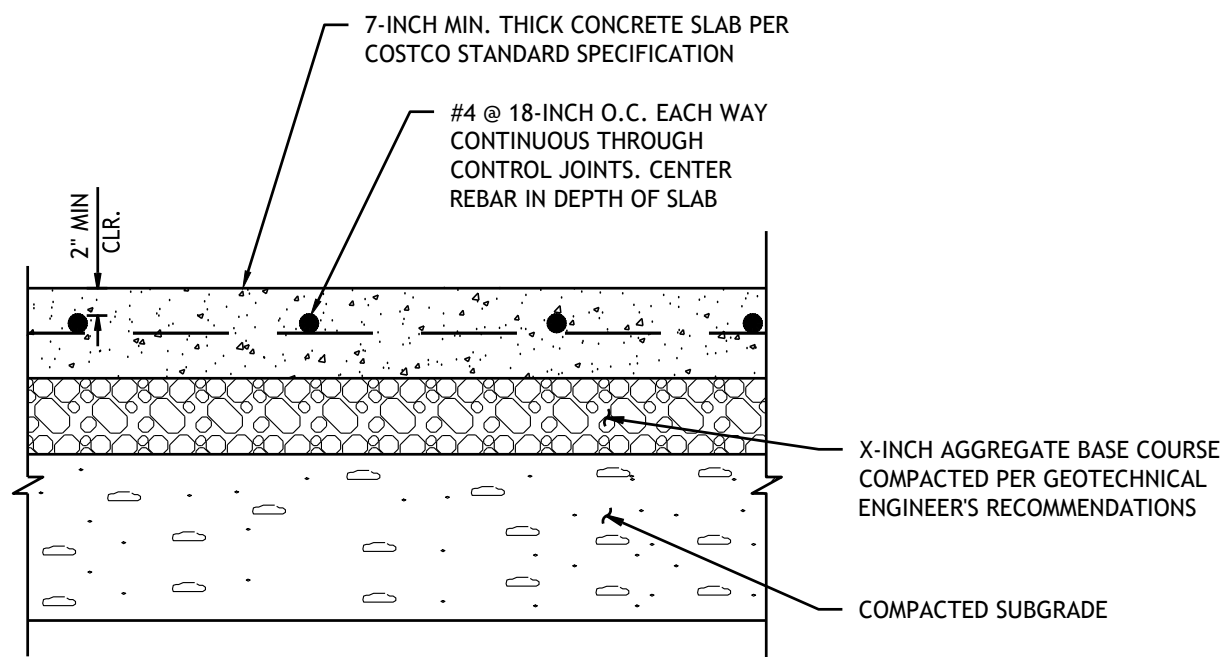
HEAVY DUTY CONCRETE SECTION

NOT TO SCALE
NOTE: PREPARATION OF SUBGRADE SHALL BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.



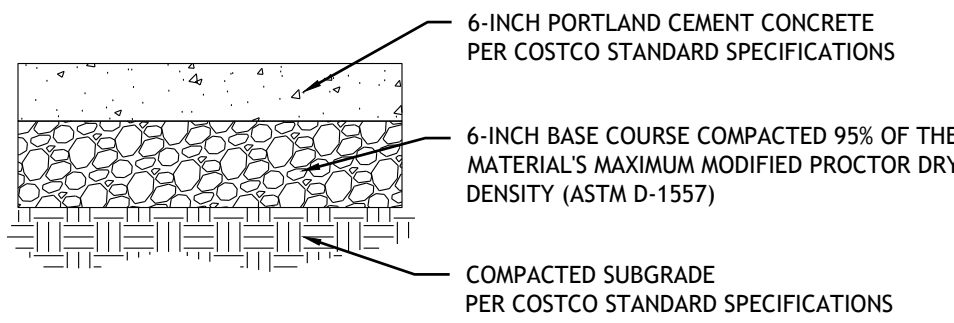
REINFORCED DRIVE SLAB OVER TANKS

NOT TO SCALE



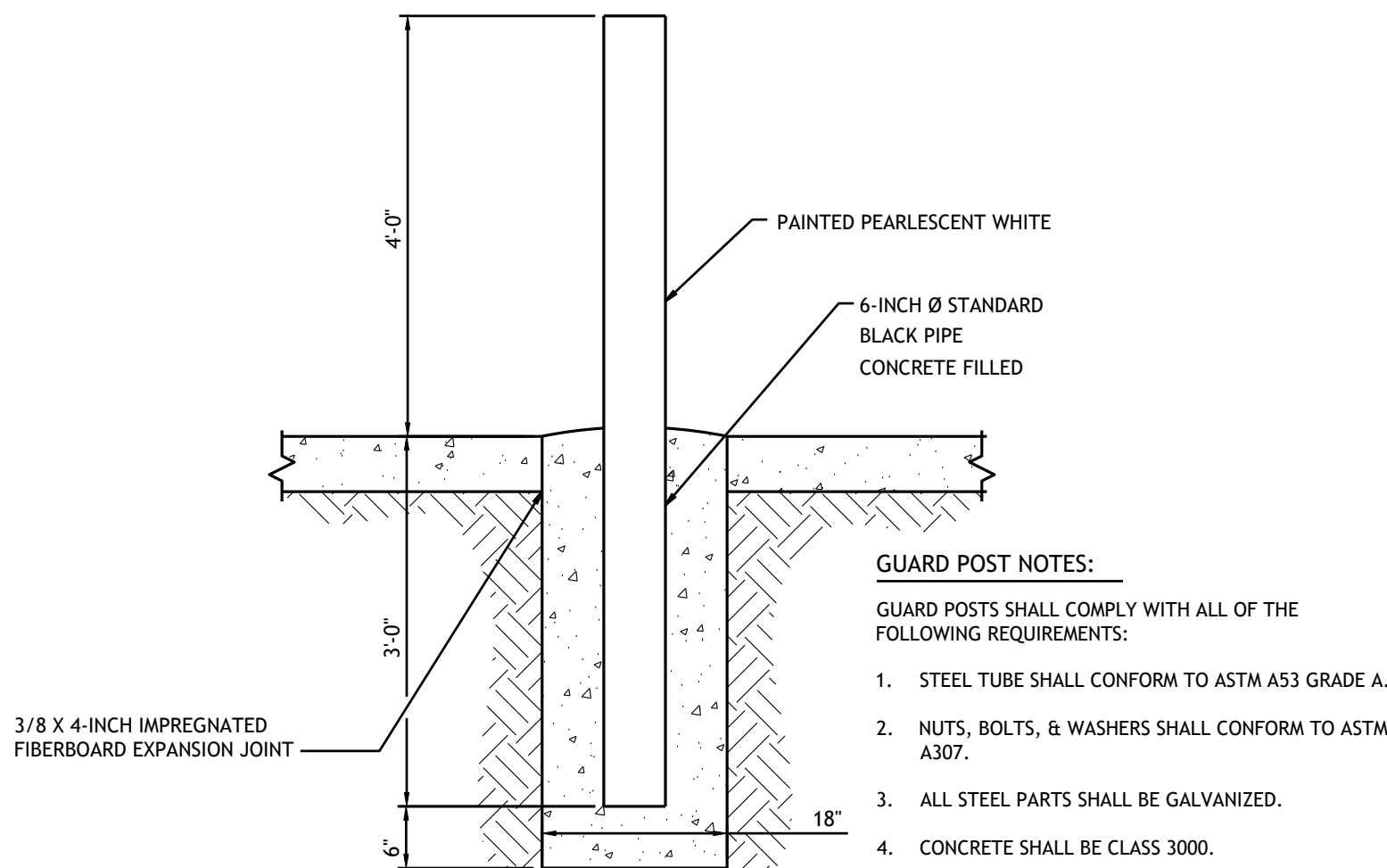
REINFORCED FUELING AREA DRIVE SLAB (HEAVY)

NOT TO SCALE
NOTE: PREPARATION OF SUBGRADE SHALL BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.



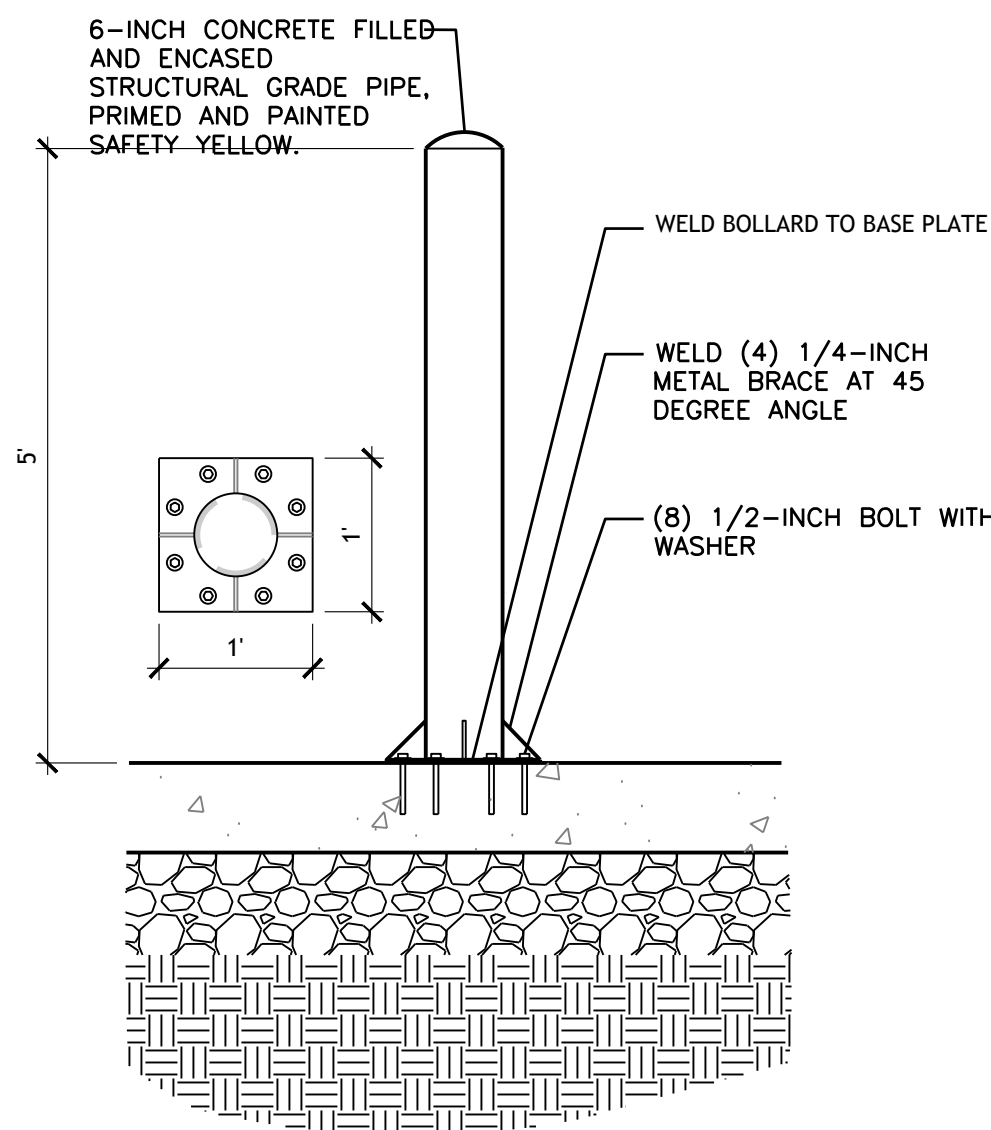
CONCRETE SIDEWALK SECTION

NOT TO SCALE
NOTE: PREPARATION OF SUBGRADE SHALL BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.



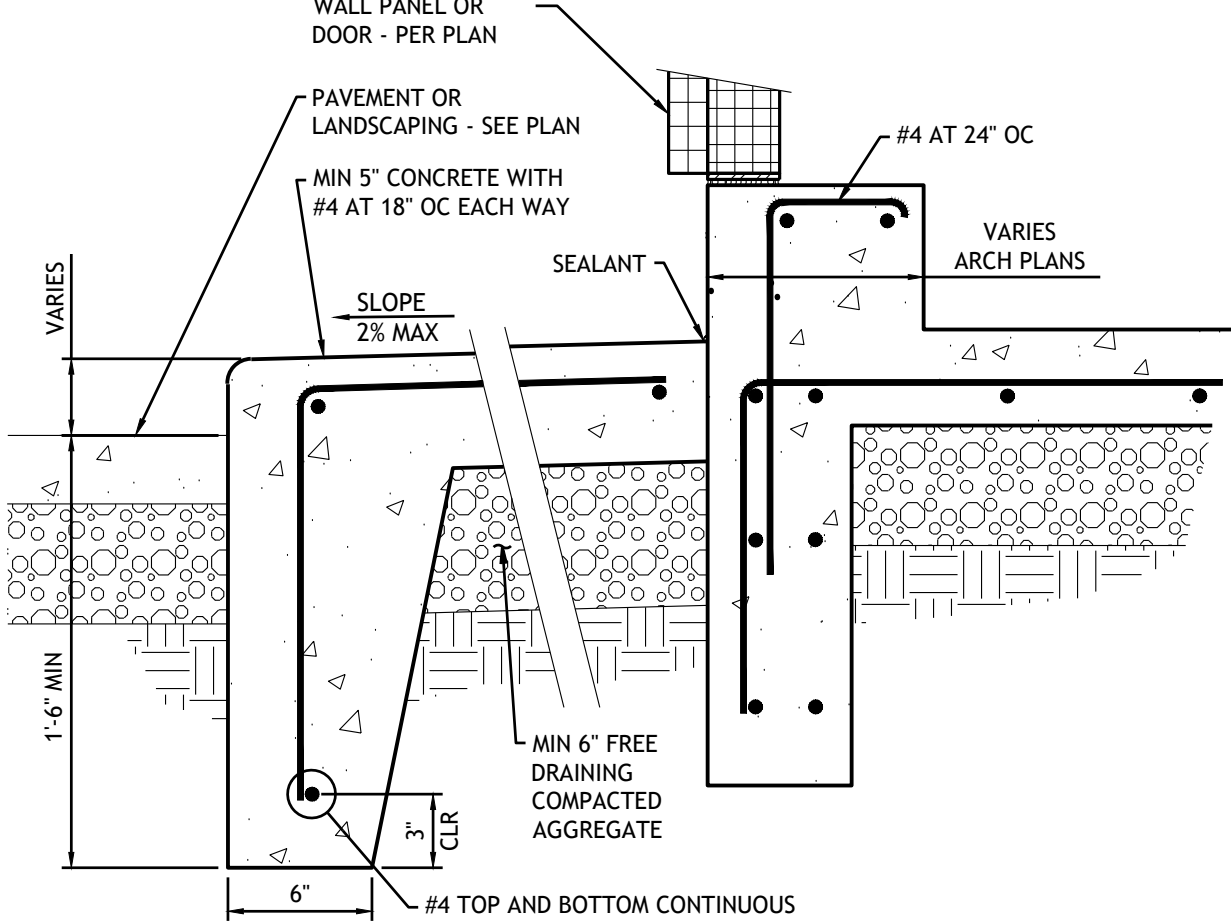
BOLLARD DETAIL

NOT TO SCALE



SURFACE MOUNTED BOLLARD

NOT TO SCALE



TYPICAL EDGE OF WALK FOR C.E.

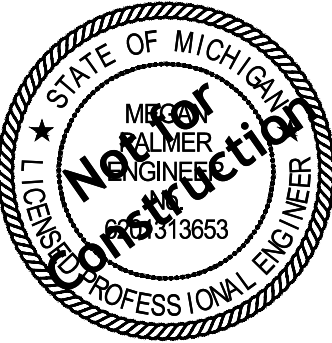
NOT TO SCALE

UTILITY CONFLICT NOTE:
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CORE STATES

BARGHAUSEN
A DIVISION OF CORE STATES GROUP
18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com



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Project:
FUEL EXPANSION
5100 28TH STREET SE
GRAND RAPIDS, MI 49512

Client:
COSTCO
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:			
REV	DATE	COMMENT	BY

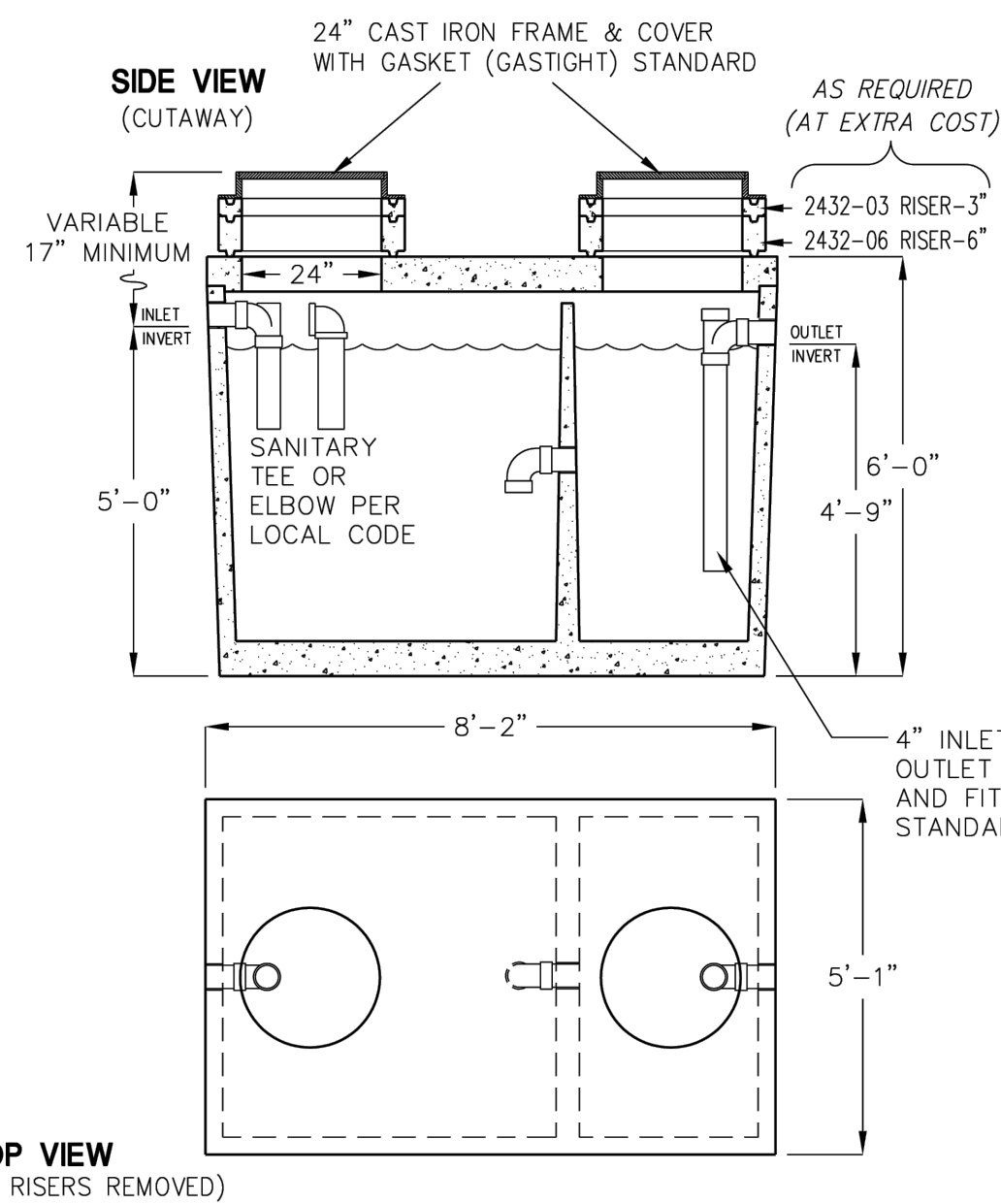
Drawn: HRP
Reviewed: JSI
Sheet Date: 02/20/26
Proj. Number: 11214

Sheet Title:
DETAILS

Sheet Number:
P7

DETAILS

**1000 GALLON
SAND-OIL INTERCEPTOR**
MODEL JP1000EE-SO
ACCEPTED BY UPC®

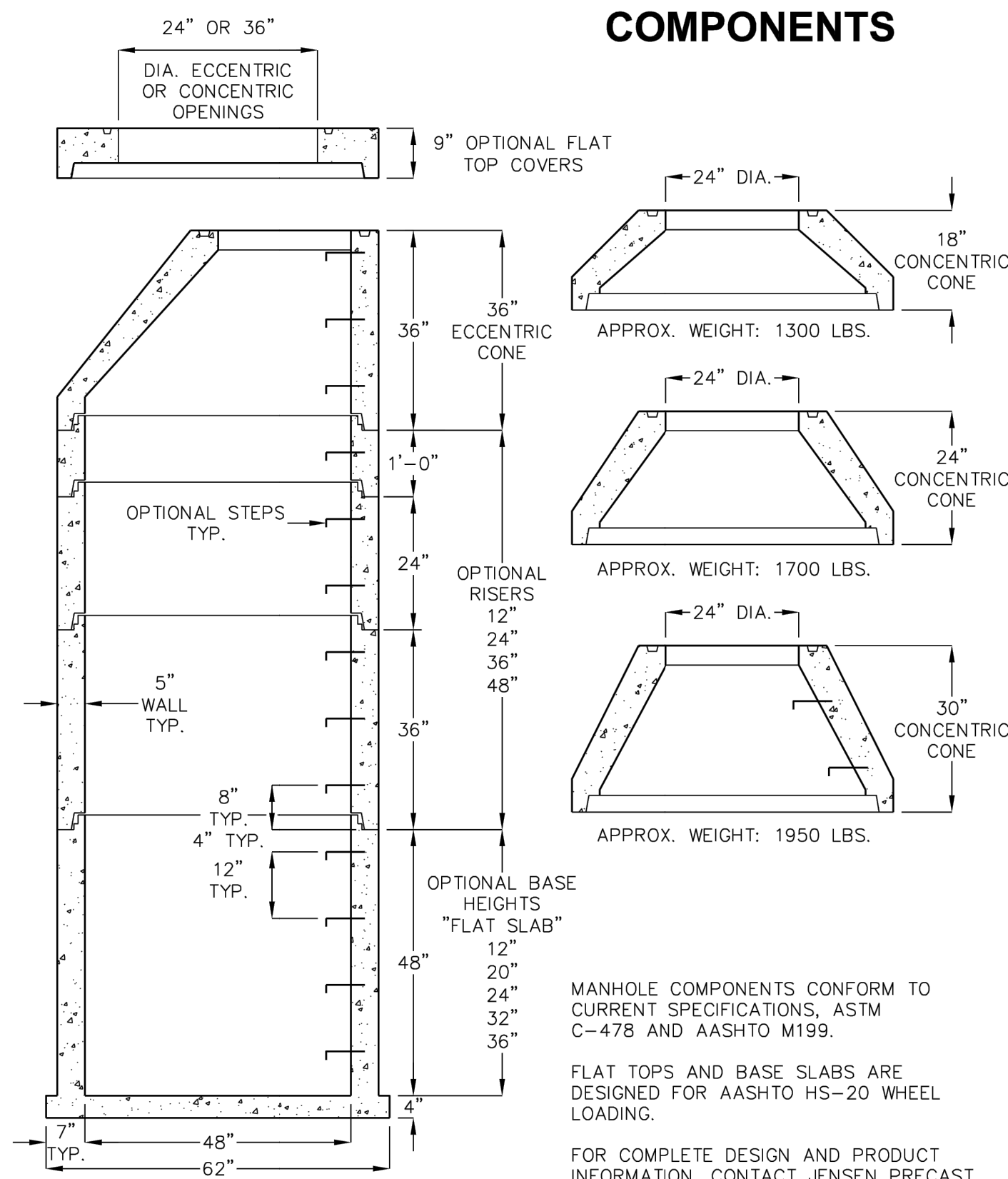


LIQUID CAPACITY: 1,000 GALLONS.
BOX DESIGN LOAD: H-20 TRAFFIC FROM
1' TO 6' OF SOIL COVER.
FOR COMPLETE DESIGN AND PRODUCT
INFORMATION CONTACT JENSEN PRECAST.

9/23/02
100SO_JP.dwg
© 2002 Jensen Precast

JENSEN
PRECAST

48" I.D. x 5" WALL COMPONENTS

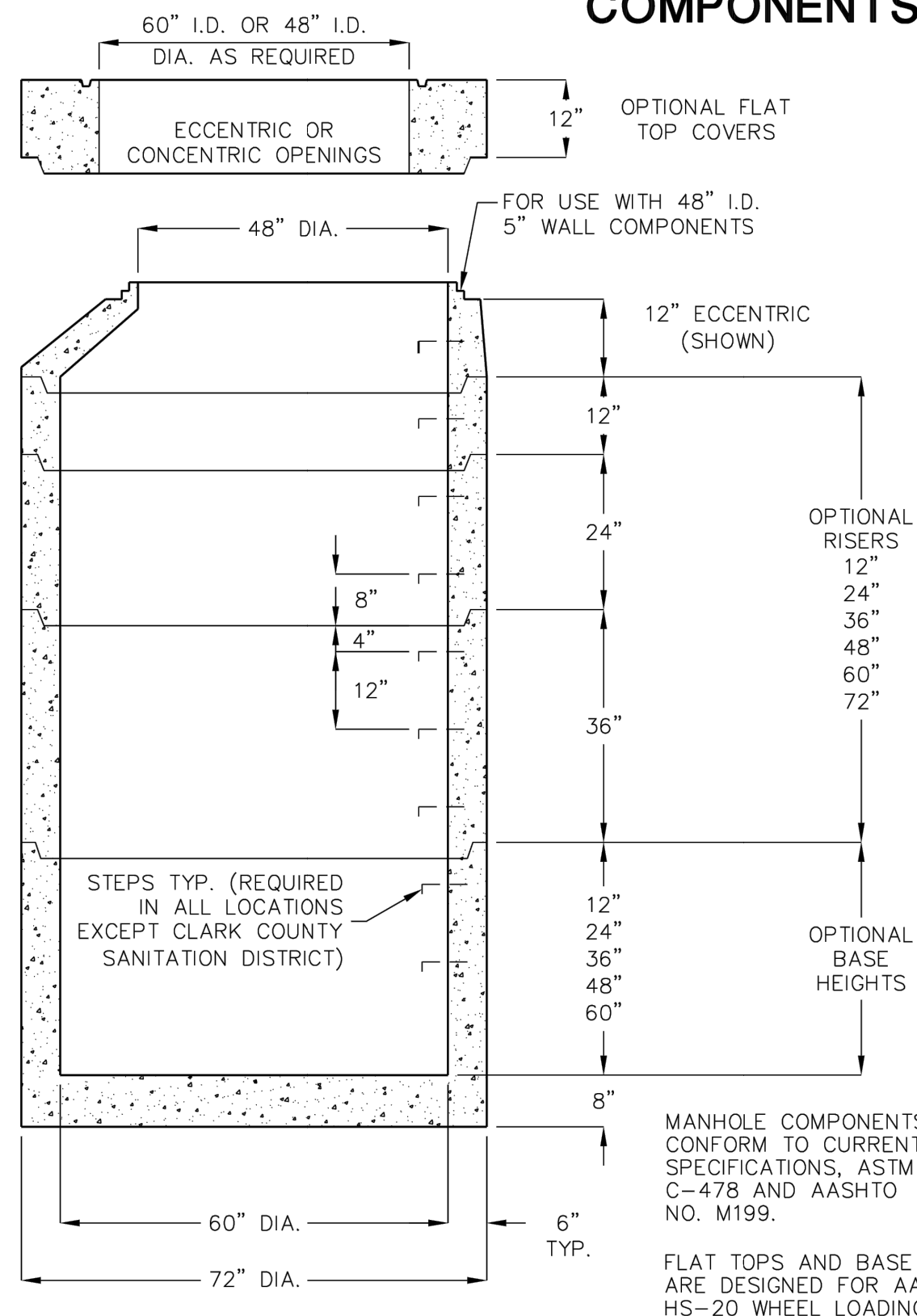


4/2/2008
48_5W_COMPONENTS_B.DWG
©2008

Jensen Precast reserves the right to make changes to product design and/or dimensions without notice. Please contact Jensen Precast whenever necessary for confirmation or advice on product design.

JENSEN
PRECAST

60" I.D. x 6" WALL COMPONENTS



3/8/05
60_6W_Component_stock-v2.dwg
© 2003 Jensen Precast

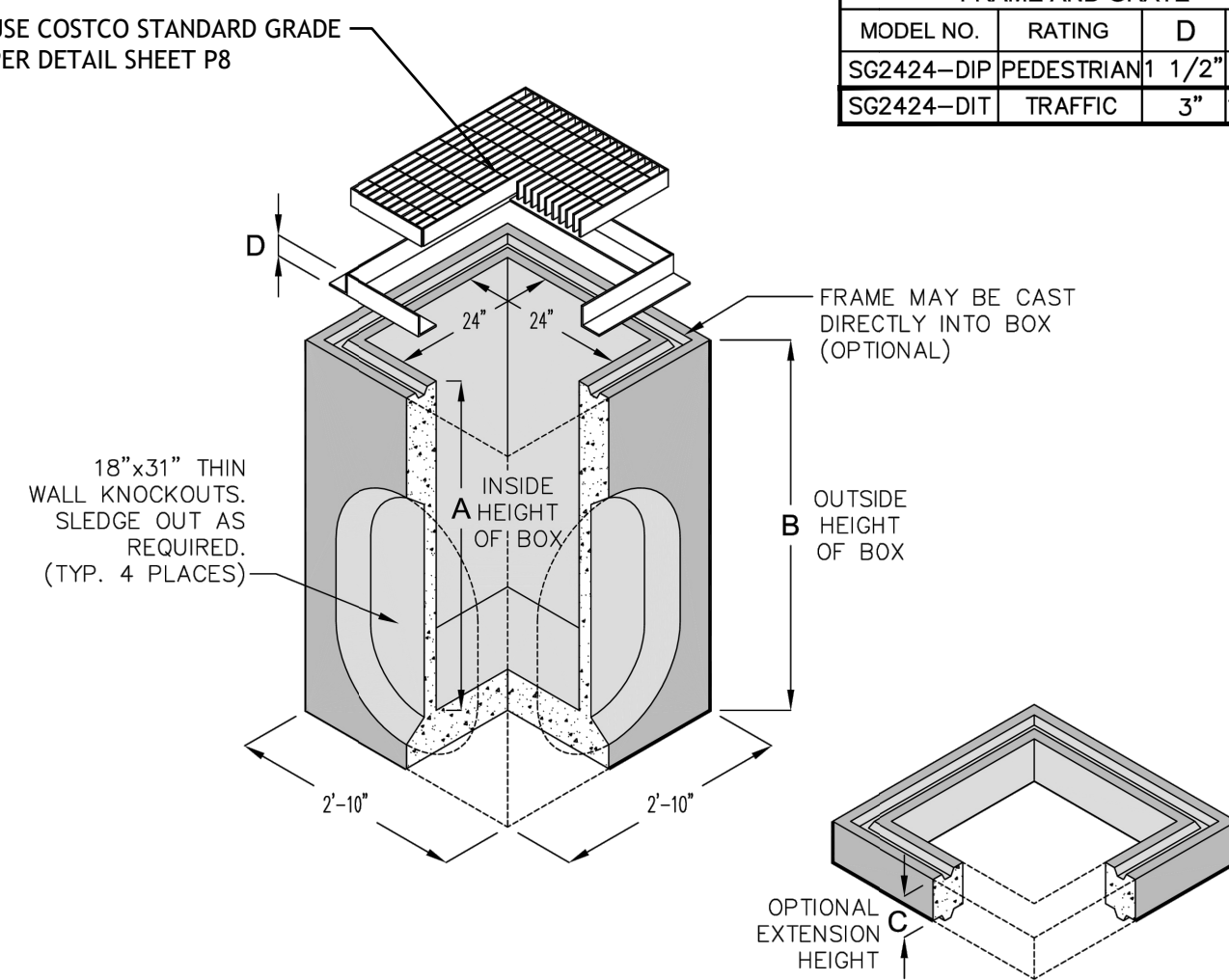
FOR COMPLETE DESIGN
AND PRODUCT INFORMATION
CONTACT JENSEN PRECAST.

JENSEN
PRECAST

DROP INLET			
MODEL NO.	A	B	*WEIGHT
DI242436	36"	42"	1900 LBS.
DI242448	48"	54"	2500 LBS.

*BOX ONLY

FRAME AND GRATE			
MODEL NO.	RATING	D	WEIGHT
SG2424-DIP	PEDESTRIAN	1 1/2"	41 LBS.
SG2424-DIT	TRAFFIC	3"	120 LBS.



EXTENSION		
MODEL NO.	C	WEIGHT
RS242406	6"	300 LBS.
RS242412	12"	600 LBS.

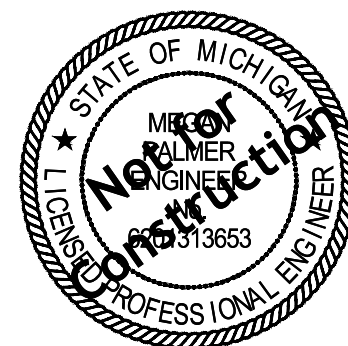
- FRAME AND GRATE ASSEMBLY AVAILABLE IN TRAFFIC OR PEDESTRIAN MODELS.
 - DESIGN FOR H-20-44 BRIDGE LOADING.
 - ASSEMBLY TO BE PLACED ON A 6" BASE OF CRUSHER RUN FOR EASE OF INSTALLATION AND EVEN LOAD DISTRIBUTION.
 - FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

24" X 24" DRAIN INLET		 JENSEN PRECAST®
ORD. DRWG. DATE: 11-28-00	REV. DRWG. DATE:	
		DI2424

8.01

UTILITY CONFLICT NOTE:

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Project:

FUEL EXPANSION
5100 28TH STREET SE
GRAND RAPIDS, MI 49512

Clients:



COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:

[illegible]

Drawn:	HRPG
Reviewed:	JSI
Sheet Date:	02/20
Proj. Number:	11214

Sheet Title:
DETAILS

Sheet Number:

P9

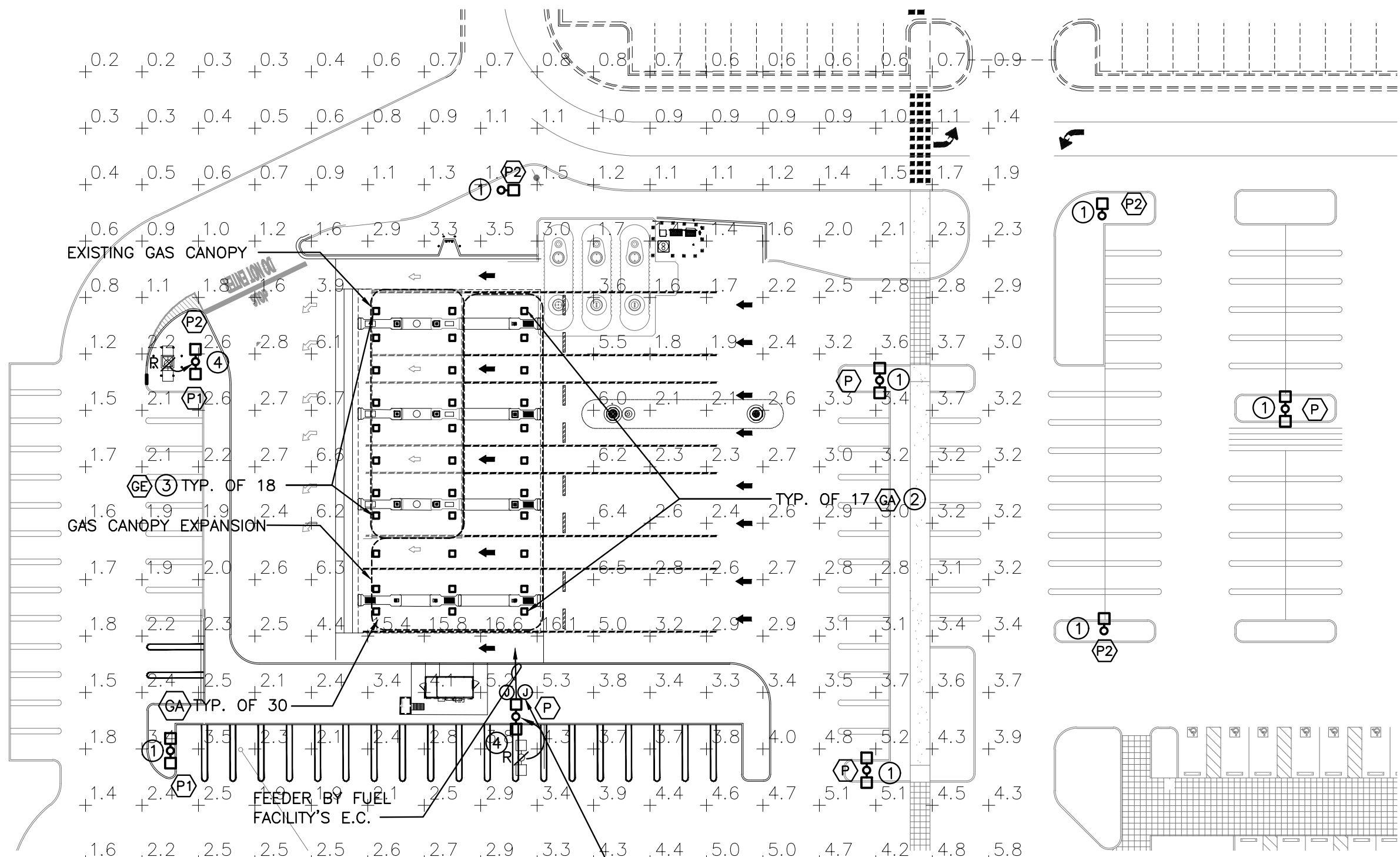
LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	NUMBER	LAMPS	MOUNT	WATT	REMARKS
P1	LITHONIA	DSX2-LED-P4-50K-T5W-MVOLT-DOBKD	LED	POLE	270	EXISTING LIGHTING FIXTURES. 33' AFG ON POLE.
P1	LITHONIA	DSX2-LED-P1-50K-TFTM-MVOLT-DOBKD	LED	POLE	140	
P2	LITHONIA	DSX2-LED-P1-50K-T5W-MVOLT-DOBKD	LED	POLE	140	
CA	CREE	EXISTING CREE CPY250 FIXTURE.	LED	CEILING	86	EXISTING GAS CANOPY LIGHT.
CA	TECHLIGHT	CSL-S-C-FL-82-1-WH	LED	CEILING	82	~17" MOUNTING HEIGHT. CLASS 1, DIV. 2 HAZARDOUS LOCATION RATED.
						COLOR
						5000K
						5700K
						5000K

SYMBOL LEGEND

- WALLPACK
- CANOPY LIGHT
- POLE LIGHT
- SIGN LIGHT
- FLOOD LIGHT
- JUNCTION BOX
- REMOVE
- FIXTURE TYPE

PLAN NOTES:

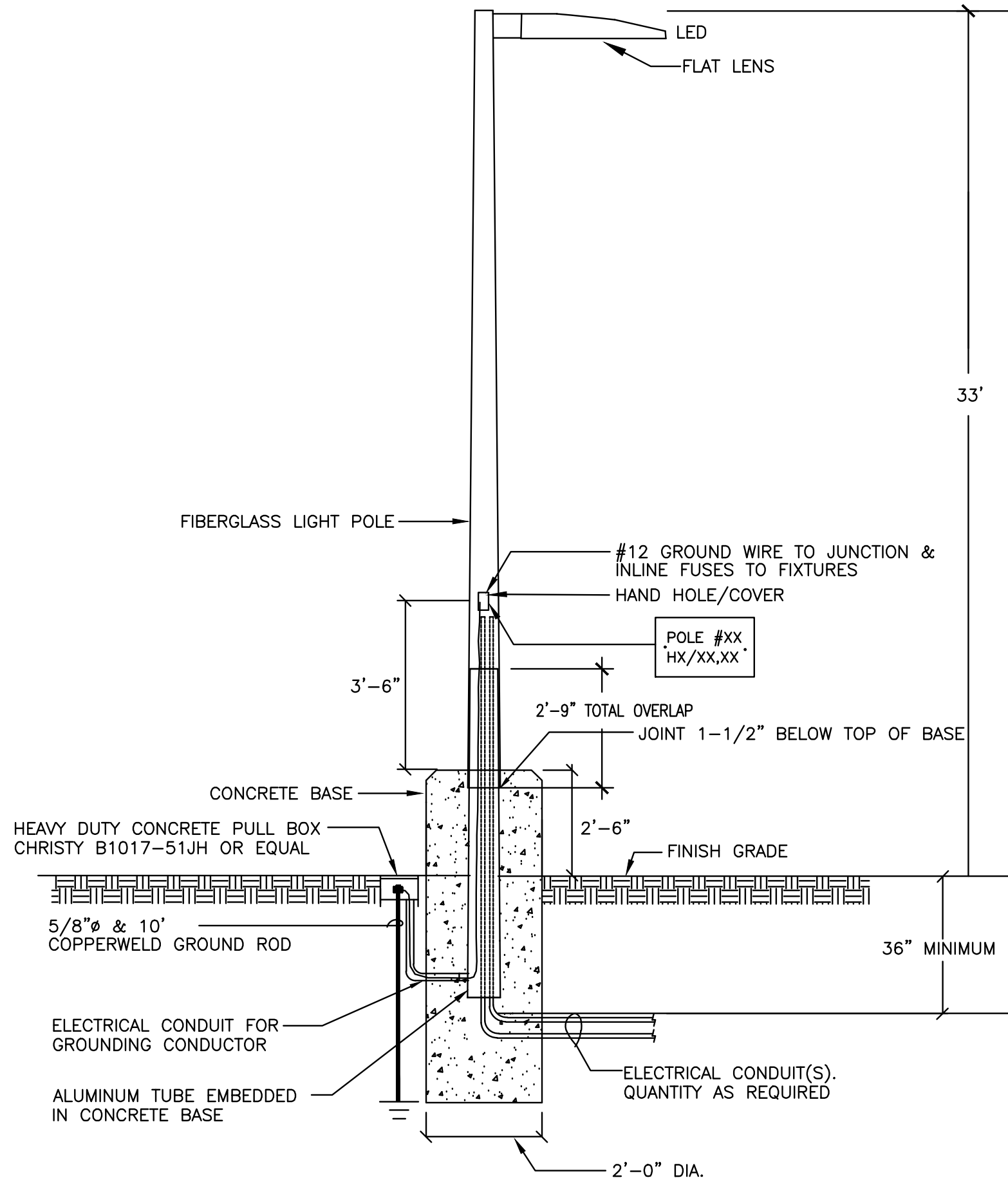
- EXISTING LIGHT POLE FIXTURE TO REMAIN.
- E.C.TO PROVIDE NEW (17) FIXTURES AT EXPANDED FUEL FACILITY CANOPY.
- EXISTING (18) FIXTURES AT EXISTING FUEL FACILITY CANOPY TO REMAIN.
- EXISTING POLE AND LIGHT FIXTURE TO BE REMOVED AND RELOCATED. E.C. TO DEMOLISH EXISTING BASE AND PROVIDE NEW BASE AT NEW LOCATION. PROVIDE HEAVY DUTY TRAFFIC RATED (AASHTO HS-20) JBOX AT EXISTING LOCATION. EXTEND EXISTING FEEDER AS REQUIRED. FIELD VERIFY.



PARTIAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

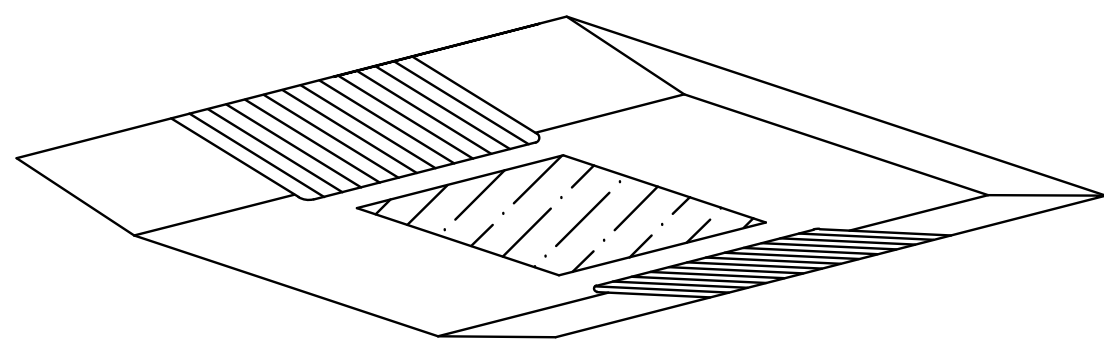
FUEL FACILITY LIGHT W/ SECURITY CAMERA. E.C. TO PROVIDE AND INSTALL POLE & FIXTURE. PROVIDE (2) UNDERGROUND-RECESSED EXPLOSION-PROOF-RATED J-BOXES NEXT TO POLE BASE AND RUN (2) 1" FROM J-BOXES INTO POLE SHAFT AT HANDHOLE'S HEIGHT. WIRING AND CONTROL ARE BY FUEL FACILITY'S E.C.



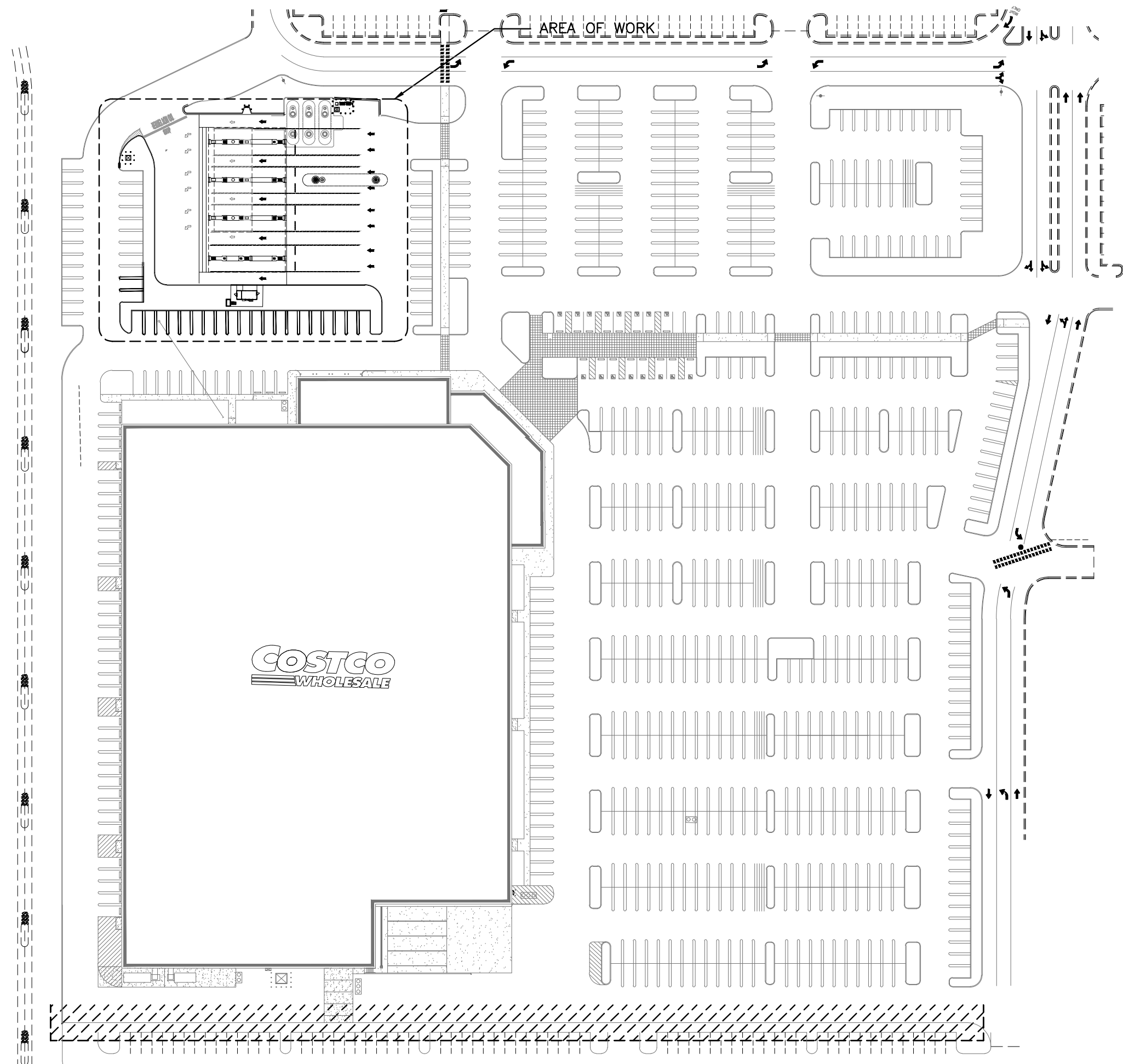
NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED. THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY. SEE STRUCTURAL DRAWINGS S02 FOR DETAILS.

POLE DETAIL

SCALE: NTS



FUEL FACILITY - LED (GA)
NO SCALE



KEY PLAN

NOT TO SCALE

SITE PLAN, LIGHTING FIXTURE SCHEDULE, DETAILS, AND PLAN NOTES

FOR QA REVIEW, NOT FOR CONSTRUCTION

PROJECT NO:25-845 © NO PART OF THIS DOCUMENT MAY BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF T.E.I.C.

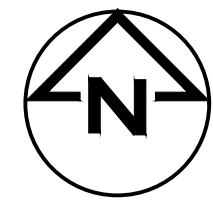
ISSUE DATE: DECEMBER 2025

REVISION DATE:

CHECKED: JGM

DRAWN: JWM

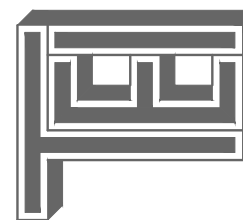
SE-1



FUEL FACILITY EXPANSION
WAREHOUSE #784
5100 28TH STREET SE
GRAND RAPIDS, MI 49512

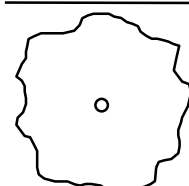
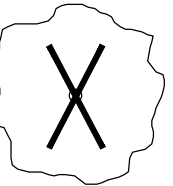
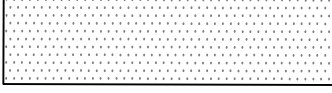
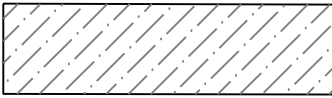
T.E., Inc.

830 N. RIVERSIDE DRIVE
SUITE #200
RENTON, WA 98057
PHONE: 425-970-3763
FAX: 425-970-3756



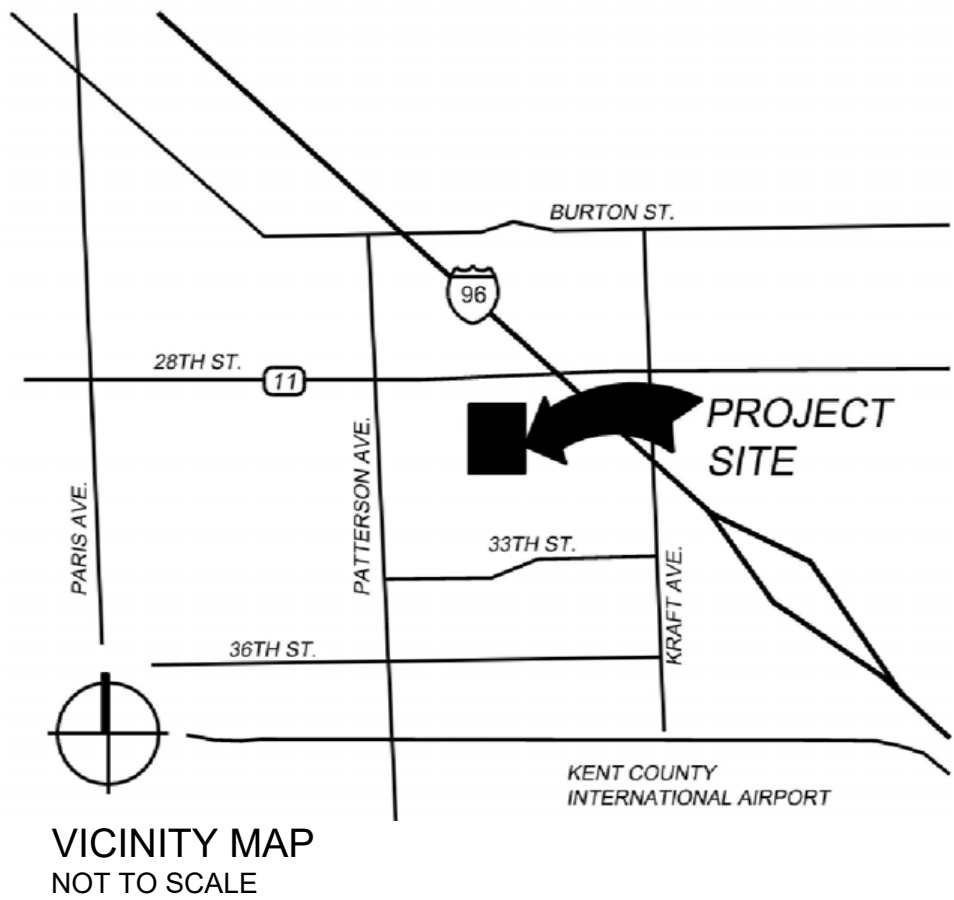
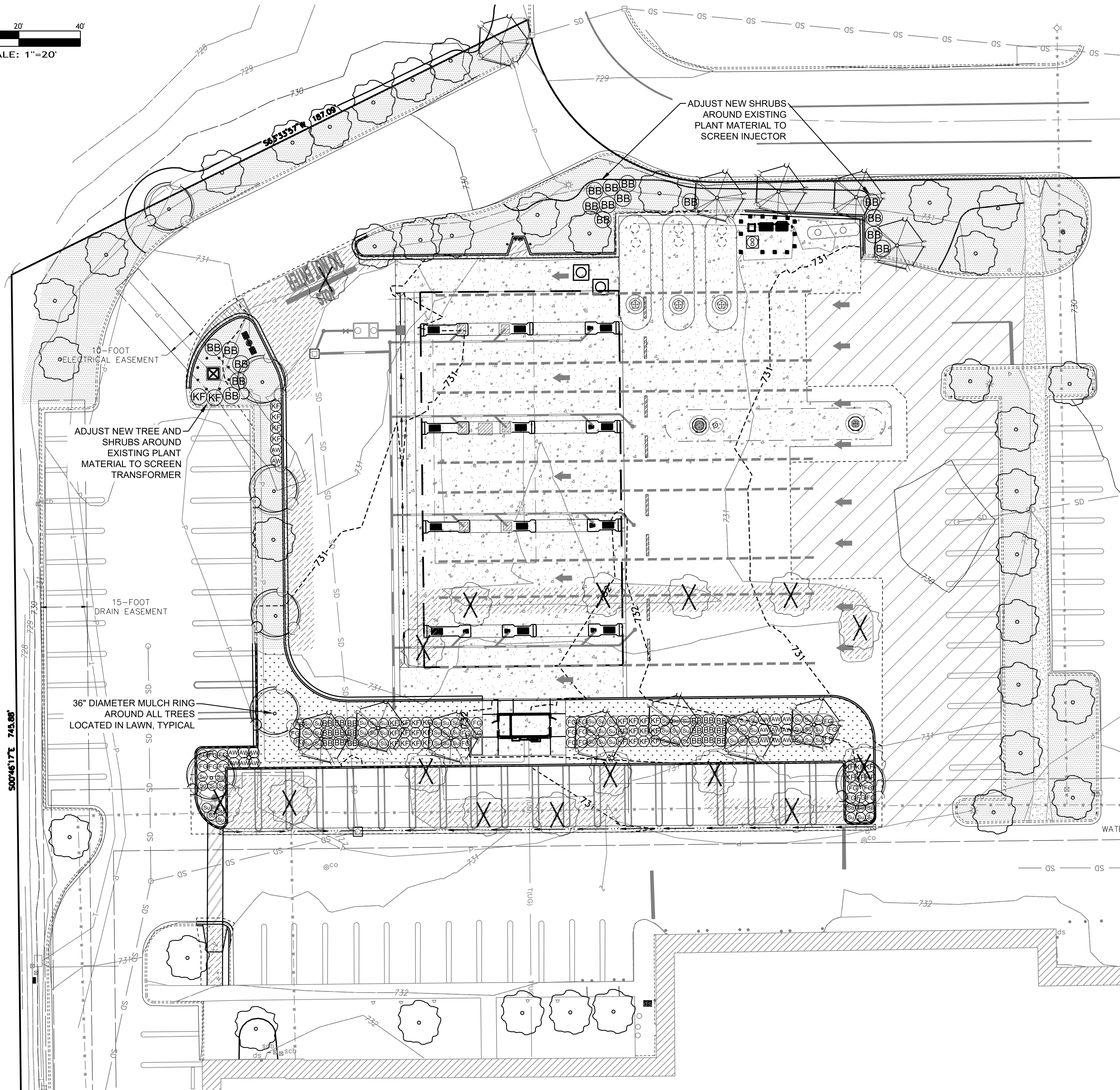
LANDSCAPE PLAN

LEGEND

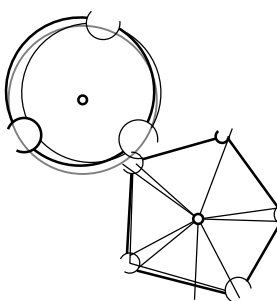
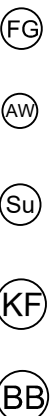
-  EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION
-  EXISTING TREE TO BE REMOVED
16 TREES TO BE REMOVED REQUIRE 15 REPLACEMENT TREES. 15 REPLACEMENT TREES SHOWN
-  EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. PROTECT DURING CONSTRUCTION
-  EXISTING LANDSCAPE TO BE REMOVED. REMODEL EXISTING IRRIGATION AS NECESSARY



0 10' 20' 40'
SCALE: 1"=20'



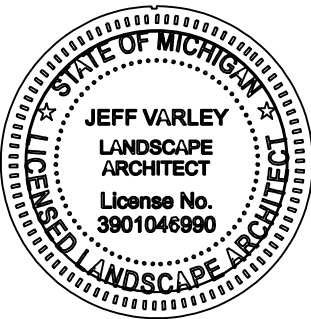
PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE	SPACING	QUANTITY	REMARKS
	<u>TREES:</u>				
	GLEDITSIA TRI. INERMIS 'MORRAINE' / THORNLESS HONEYLOCUST	1.5" CAL.	AS SHOWN	7	NOTES FOR ALL TREES: STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	PRUNUS SP. 'NEWPORT' / FLOWERING PLUM	1.5" CAL.	AS SHOWN	12	
				19	
	<u>SHRUBS:</u>				
	PENNISETUM ALOP. 'HAMELN' / FOUNTAIN GRASS	1 GALLON	AS SHOWN	28	FULL & BUSHY
	SPIRAEA JAPONICA 'ANTHONY WATERER' / SPIRAEA	1 GALLON	AS SHOWN	17	FULL & BUSHY
	RHUS AROMATICA 'GRO-LOW' / SUMAC	1 GALLON	AS SHOWN	75	FULL & BUSHY
	CALAMAGROSTIS ACUT. 'KARL FOERSTER' / FEATHER REED GRASS	1 GALLON	AS SHOWN	36	FULL & BUSHY
	EUONYMUS ALATA 'COMPACTA' / DWARF BURNING BUSH	1 GALLON	AS SHOWN	35	FULL & BUSHY
	<u>GROUNDCOVERS:</u>				
	TURFGRASS LAWN, SEED OR SOD				
	LANDSCAPE CONTRACTOR TO REMODEL EXISTING IRRIGATION SYSTEM TO PROVIDE SUPPLEMENTAL WATER TO ALL NEW PLANT MATERIAL TYPICAL. IRRIGATION SYSTEM TO BE DRIP TUBING AND ROOT WATERING SYSTEM FOR ALL NEW PLANTS. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR IRRIGATION SLEEVE LOCATIONS NECESSARY TO REACH ALL LANDSCAPING				

UTILITY CONFLICT NOTE:

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18215 72ND AVENUE SOUTH
KENT, WA 98032
425.251.6222
www.core-states.com



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GRAND RAPIDS, MI 49512

Client:
COSTCO WHOLESALE
COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:

REV	DATE	COMMENT	BY
	2/20/26	RESUBMITTAL	JMW

Drawn: JMW
Reviewed: JMW
Sheet Date: 12.12.25
Proj. Number: 11214

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L1

PUD Ordinance - Waterfall Shoppes #8 of 2004

CASCADE CHARTER TOWNSHIP

Ordinance # 8 of 2004

(As amended by Ord. No 3 of 2005; 5/11/05)

(As Amended by Ord No 9 of 2006; 9/27/06)

(As Amended by Ord No of 2026; DATE)

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE WATERFALL SHOPPES PLANNED UNIT DEVELOPMENT PROJECT.

Cascade Charter Township Ordains:

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

The application received from Mark Finkelstein, or assigns (hereinafter referred to as the "Developer"), for Planned Unit Development designation for the proposed Waterfall Shoppes project (herein after referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval on March 15, 2004. The Project is recommended for rezoning from an existing B-2 and I zoning to PUD, Planned Unit Development permitting this mixed use development. This action requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Charter Township Board of Trustees' action on April 14, 2004.

Section II. Legal Description.

The legal description of the Project is as follows:

41-19-18-100-005

E 1/2 NW 1/4 EX THAT PART WHICH WOULD BE INCLUDED IN A STRIP 260 FT WIDE THE ELY LINE OF WHICH IS DESC AS COM AT CEN OF SEC TH NELY IN A STRAIGHT LINE TO A PT 900 FT S OF N SEC LINE A PT 410 FT E OF N 1/4 COR TH N PAR WITH & 410 FT DIST E FROM N&S 1/4 LINE TO N LINE OF SEC & EX N 230 FT OF THAT PART OF W 200 FT OF E 1/2 NW 1/4 LYING S OF CL OF 28TH ST & EX THAT PART OF E 401.5 FT OF NW 1/4 LYING N OF A LINE WHICH IS 350 FT S OF & PAR WITH CL OF 28TH ST * SEC 18 T6N R10W 72.13 A.

41-19-18-251-002

THAT PART W 1/2 NE 1/4 LYING ELY OF FOL DESC LINE - COM 410 FT E ALONG N SEC LINE FROM N 1/4 COR TH S PAR WITH N&S 1/4 LYINE 900 FT TH SWLY IN A STRAIGHT LINE TO CEN OF SEC & SLY OF SLY LINE OF STL US16 RELOCATED * SEC 18 T6N R10W 46.72 A.

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). In the event there is a conflict between the provisions of this Ordinance and those of the Cascade Charter Township Zoning Ordinance, the provisions of this Ordinance shall control and govern.

Section IV. Purpose.

The Project occupies approximately 118 acres of land, divided in five separate phases of development, that presently is the site of the old Showcase movie theatre, the old drive-in theater, wetlands and vacant property. The Project is proposed to be developed into a mix of different uses involving general retail, restaurant, offices and hotels. 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.

The regulations contained herein are established to define the procedures necessary to insure high quality development on the Premises. Additionally, they are designed to achieve integration of the development with adjacent land uses and the natural environment; to permit flexibility in the regulation of land development; to encourage variety in design, lay-out and type of structures constructed within the development; to achieve economy and efficiency in the use of land; to encourage the provision of useful open space; and to provide improved employment opportunities particularly suited to the needs of the residents of Cascade Township and West Michigan.

This Ordinance is further intended to permit flexibility in the regulation of land development by allowing the Developer to modify the concept and design of the proposed development as the market may dictate in the future over the course of the development of the Premises. The provisions of this Ordinance are not intended as a substitute for the Cascade Township Zoning Ordinance and General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township, except as provided herein.

Section V. Approval Limitations.

A. The provisions of 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 addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall be enforced.

B. Except as otherwise provided herein, the Developer and his assigns must meet all applicable provisions 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 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 it 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 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 and ordinance amendment. Provided, however, that minor or immaterial changes to the site plan shall not require formal amendment of the PUD approval and ordinance amendment if determined, by the Township Planning Director, to be minor site plan changes as defined by section 21.04 of the Zoning Ordinance as amended.

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 a violation of the Cascade Charter Township Zoning Ordinance.

Section VI. Permitted Uses.

For land and buildings, the permitted uses for the Waterfall Shoppes PUD are as follows:

- A. Retail Uses; (including, without limitation, warehouse membership clubs and fuel filling facilities);
- B. Shopping Center;

- C. Hotels;
- D. Offices
- E. Restaurants;
- F. Movie theatre
- G. Other uses, either within the existing buildings or new buildings, may be permitted if the Planning Commission feels it will meet the design objectives of the Mixed Use category of the comprehensive plan. This may include the land being used for a residential land use component as well.

Section VII. Master Development Plan - Phasing.

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 May 6, 2004. The intent of the Developer is to develop the project in five separate and distinct phases. Each phase will be required to submit site plans for each phase, building, or site improvement. 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 phase.

All phases of the Project shall comply with the Permitted Uses listed in Section VI and the Specific Development Regulations in Section VIII of this Ordinance. Site plan approval of each phase, building, or site improvement shall only be granted in accordance with Chapters 16 and 21 of the Zoning Ordinance, as may be amended.

Each phase shall be considered complete with the issuance of the required occupancy permit granted by the Township. Phases may be constructed concurrently with the approval of the planning commission.

Section VIII. Specific Development Regulations.

The Project shall be developed in accordance with each site plan approved and signed by the Township. The site plan shall indicate where each building will be located and provide appropriate measurements demonstrating compliance with this 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 recognized, acceptable engineering standards and practices. No alterations, expansions or additions may take place to the Project without an amendment to this Ordinance, unless authorized otherwise herein.

It shall be unlawful for any person, firm or corporation to begin the construction of any building or other structure or to begin the alteration or moving of any building or structure within the Premises without receiving site plan review and approval from the Waterfall Shoppes Review Board and The Township Planning Commission.

Composition of the Review Board - All new construction, land use changes, alteration, or moving of buildings and structures shall be reviewed by a five (5) member Review Board. The Developer shall appoint three (3) members, with two (2) being officers of the Developer or their delegates and one (1) being a professional with a background in architecture, engineering, landscape architecture and/or urban planning. The two (2) remaining members shall be representatives of Cascade Township appointed by the Township Supervisor and approved by the Township Board. A simple majority of the membership of this Review Board (hereinafter referred to as the "Board") shall constitute a quorum. An affirmative vote of the majority of the Board members present shall constitute approval, approval with modification, or rejection of a site plan. Developers must request for 5 member Review Board to meet in writing or other

verifiable way. Upon request by Developer for a meeting, the meeting shall take place no later than five (5) business days from the date of request.

Responsibilities of the Review Board - The Board shall receive all site plans for all new construction, land use changes, alteration, or moving of buildings and structures within the Premises. In order to maintain a consistent aesthetic quality, the Review Board shall have sole authority to approve or reject building architectural designs within the Premises. The following is a partial list of items that may be carefully and thoughtfully scrutinized:

- A. Preliminary building plans and specifications;
- B. Exterior surface treatment, including roofs, with color and texture samples or descriptions;
- C. Scale;
- D. Geometry;
- E. Texture;
- F. Harmony with neighboring sites including the landscaping features of the site;
- G. Sun control devices; and
- H. Color.
- I. Landscaping as discussed in this section
- J. Signage as discussed in Section X

The Board's review and findings are subject to review before the Planning Commission. The Board can only grant preliminary approval of a site plan. The Planning Commission shall have the authority to grant final site plan approval. No site plan can be forwarded to the Planning Commission without the express, written approval of the Board.

Review and approval shall be based upon the following considerations:

- 1. Conformity and harmony of external design with the development and with neighboring structures.
- 2. Proper siting of buildings and lots as they relate to street frontage and neighboring uses.
- 3. Conformity of the plans and specifications with the development requirements as well as the purpose and intent of this PUD Ordinance.

The Review Board shall endeavor to review a submitted site plan within a reasonable time period after its submittal. The Board, however, retains the right to request additional information or modifications as it may deem necessary prior to approval or rejection of the plans and specifications. Once the Review Board has made its determination regarding a proposed site plan it shall transmit its findings and recommendations to the Planning Commission. The transmittal shall include the recommendation of the Board, its rationale and the minutes of all meetings in which the site plan was discussed before the Board.

Planning Commission Responsibilities - Following review and approval of a site plan by the Review Board, the Chairman of the Review Board or his authorized representative shall present it to the Planning Commission for final review and approval. The Planning Commission has the right to approve, approve with modifications, or deny site plan approval based upon its own findings of fact.

Limitation - Nothing herein shall require submission to or approval of the Review Board or Planning Commission for plans relating to normal maintenance or alterations to the interior of any structure. When such activities are contemplated, the Township Building Inspector shall be contacted as building permits may be required.

A. Design Guidelines, Requirements and Limitations.

This Ordinance also constitutes Township approval of the Phase I site plan attached hereto as Exhibit B. Respecting the other phases of development, with the exceptions listed below, all of the requirements of the Cascade Township Zoning Ordinance, as may be amended, must be complied with for site plan review for any new construction within the Project. Landscaping shall be provided within each Phase consistent with the approved landscape plans for each site as their individual site plans are considered for

approval.

" Phase 1 (Costco Warehouse Building & ~~Gas Station~~ **Fuel Facility**)

a. The Phase one portion of the site shall be developed as shown on the approved site plans signed by the Township. These plans include the following:

- i. Site Plan dated March 22, 2004
 - As amended with Fuel Facility Expansion Site Plan dated 02/20/26
- ii. Landscaping Plan dated April 15, 2004
 - As amended with Fuel Facility Expansion Landscape Plan dated 02/20/26
- iii. Photometric Plan dated December 2, 2003
 - As amended with Fuel Facility Expansion Photometric Plan dated 12/08/25
- iv. Elevation Plan dated December 23, 2003
 - As amended with Fuel Facility Expansion Elevation Plan dated 11/24/25
- v. Floor Plan dated January 9, 2004
 - As amended with Fuel Facility Expansion Floor Plan dated 11/24/25
- vi. Engineering Plan dated March 26, 2004
 - As amended with Fuel Facility Expansion Engineering Plan dated 02/20/26

- b. Parking - The total amount of parking for Phase 1 shall be a maximum of 752 parking spaces.
- c. Lighting - The lights at the gas station shall be turned off each night no later than 11 p.m.
- d. Setback Requirements - No part of the building shall extend closer to any lot line than shown on the approved and signed site plan.
- e. Removal of the two existing non-conforming signs at the site.
- f. Completion of the irrigated landscape boulevard entrance.
- g. Completion of the dual left turn lanes on 28th Street.
- h. Access road to 33rd Street via the Consumers Power property shall be provided.
- i. Mast arms as shown on approved site plan.

" Phase 2 (Area south of the existing Bob Evans restaurant)

- a. Maximum Building Height - 35 feet.
- b. Setbacks - Front 100 feet
Side - 25 feet
Rear - 50 feet.

- c. Parking - The minimum number of parking spaces and the design of the parking lot shall be done in accordance with Chapter 19 of the Zoning Ordinance as amended.
- d. Landscaping - the site shall include a landscape buffer around the perimeter of the site. Landscaping shall be used to ensure that all intersections are free from obstructions and shall not cause traffic vision problems. The Waterfall Shoppes Review Board shall recommend the size of the buffer and the number and type of plantings in the buffer.
- e. Lighting - shall meet Section 19.19 of the Zoning Ordinance as amended.

" Phase 3 (Two Building sites along 28th Street)

- a. Maximum Building Height - 35 feet
- b. Setbacks - Front 100 feet*
Side - 25 feet
Rear - 50 feet.

*The Planning Commission may, at their discretion, approve a smaller front yard setback if they feel the smaller front yard setback will result in a more pedestrian friendly design, better traffic flow and/or parking lot design.

- c. Parking - The minimum number of parking spaces and the design of the parking lot shall be done in accordance with Chapter 19 of the Zoning Ordinance as amended. Once the minimum number of parking spaces are established these spaces may be shared provide the property owners provide the Township with a recorded copy of the shared parking agreement.
- d. Parking shall be limited to no more than 60% of the required parking spaces between the building and the road.
- e. Pedestrian access shall be provided from the sidewalk along 28th Street into the building and through the site to the south for use in other phases.
- f. No access directly to 28th Street shall be permitted for either site.
- g. Landscaping - the site shall include a landscape buffer around the perimeter of the site. Landscaping

shall be used to ensure that all intersections are free from obstructions and shall not cause traffic vision problems. The Waterfall Shoppes Review Board shall recommend the size of the buffer and the number and type of plantings in the buffer.

h. Lighting - shall meet Section 19.19 of the Zoning Ordinance as amended.

" Phase 4 (Area south of Phase 1)

a. Maximum Building Height - 35 feet

b. Setbacks - Front 100 feet*

Side - 25 feet

Rear - 50 feet.

*The Planning Commission may, at their discretion, modify the setbacks if they feel the modified setback will result in a more pedestrian friendly design, better traffic flow and/or parking lot design.

c. Parking - The minimum number of parking spaces and the design of the parking lot shall be done in accordance with Chapter 19 of the Zoning Ordinance as amended

d. Landscaping - the site shall include a landscape buffer around the perimeter of the site. Landscaping shall be used to ensure that all intersections are free from obstructions and shall not cause traffic vision problems. The Waterfall Shoppes Review Board shall recommend the size of the buffer and the number and type of plantings in the buffer.

e. Review by the ITP (Interurban Transit Partnership) shall be required to evaluate the need or desire to establish a bus stop in the development or along its 28th Street frontage before site plan approval is awarded.

f. Lighting - shall meet Section 19.19 of the Zoning Ordinance as amended.

g. Pedestrian access shall be provided through the site to connect to the pedestrian ways from the other phases.

" Phase 5 (Marked as future phases on the site plan)

a. Maximum Building Height - 40 feet, (amended by Ord. No 3 of 2005; 5/11/05)

b. Setbacks - Front 100 feet*

Side - 25 feet

Rear - 50 feet.

*The Planning Commission may, at their discretion, modify the setbacks if they feel the modified setback will result in a more pedestrian friendly design, better traffic flow and/or parking lot design.

c. Parking - The minimum number of parking spaces and the design of the parking lot shall be done in accordance with Chapter 19 of the Zoning Ordinance as amended

d. Landscaping - the site shall include a landscape buffer around the perimeter of the site. Landscaping shall be used to ensure that all intersections are free from obstructions and shall not cause traffic vision problems. The Waterfall Shoppes Review Board shall recommend the size of the buffer and the number and type of plantings in the buffer.

e. Lighting - shall meet Section 19.19 of the Zoning Ordinance as amended.

f. Pedestrian access - due to the location of these sites pedestrian access shall be evaluated by the The Waterfall Shoppes Review Board. The Board shall provide recommendations to the Planning Commission on the feasibility of providing pedestrian ways to phase 5.

Section X. Signs. The following signs shall be permitted for the entire development:

(Amended by Ord No 9 of 2006;9/27/06)

1. All Pylon and Monument signs for the site shall be limited to those signs shown on the approved Site Signage Plan dated September 21, 2006. The monument sign at the service drive and 33rd street shall be treated as a directional sign for placement purposes. The business in Phase 3 of the project shall not be permitted to use these signs. In exchange they will have their own signage as described below.

2. Wall Mounted signs for the Phase 1 building is limited to the signs as shown on the Costco Wholesale Elevation Plan dated 12/23/2003 and Fuel Facility Elevation Plan dated 11/24/2025, as signed and approved by the Township. Notwithstanding any other provision in this Section, the Fuel Facility is permitted four (4) canopy signs as shown on the approved Elevation Plan.

3. Wall Mounted signs for Phases 2 and 3 shall be limited to the following:

a. One (1) wall sign or marquee per building, not to exceed one-hundred (100) square feet in total sign area, or;

b. Or, one (1) awning/canopy sign per building, not to exceed thirty-two (32) square feet in total sign area, or;

c. In the event the building has multiple commercial establishments, each commercial establishment's space will be permitted a sign area equal to one square foot for each lineal foot of building frontage (i.e., building frontage on the ground for the front of the building) that each respective commercial establishment occupies, not to exceed 100 sq.ft in total per commercial establishment and no sign shall have a length of more than two-thirds of the subject frontage.

d. Window signs and displays, provided permanent window sign(s) shall not cover more than twenty-five (25) percent of the total window surface and temporary window signs shall not cover more than fifteen (15) percent of the total window surface.

e. One (1) directory wall sign per commercial establishment, not to exceed twenty (20) square feet in total sign area.

3. Wall signs in Phase 4 and 5 - Due to the location of these phases the developer shall be permitted the same wall signage as Wall Signs in Phases 2 and 3. Furthermore, the developer may submit a signage package to the Waterfall Shoppes Review Board to offer alternatives to this section. The Waterfall Shoppes Review shall provided a recommendation to the Township Planning Commission on any deviations from the allowed wall signage. In considering any deviation, the Waterfall Shoppes Review Board shall consider the size of the individual sign, square footage of the total sign package, the location of the signs on the building, the impact the deviation may have any future or existing buildings in the project, the benefit to the community, and the purpose for permitting the deviation.

4. No pole signs or ground-mounted signs are permitted for Phase 2.

5. The monument signs in Phase 3 shall be limited to the following:

One (1) freestanding permanent sign per zone lot. Regardless of the number of businesses, commercial establishments, buildings or tenants per lot, only one (1) such sign shall be permitted per lot and such sign shall not exceed a total sign area of 24 square feet unless it is in compliance with the table below.

SETBACK	(feet) SIGN AREA	(square feet) HEIGHT
(feet)		(feet)
5	24	4
10	30	5
15	40	5.5
20	50	6
25+	60	7

Note: F OR SETBACKS DIFFERENT THAN THOSE LISTED ABOVE, SELECT THE SIGN AREA AND HEIGHT THAT CORRESPONDS TO THE NEXT LOWER SETBACK.

6. Also permitted throughout the entire site is a maximum of 6 directional signs up to a maximum of 6 sq.ft each. The location to be approved by the Planning Department prior to placement of each sign. At least one on these directional signs shall include information directing people to the access road for access to 33rd St. Furthermore, the developer may submit a signage package to the Waterfall Shoppes Review

Board to offer alternatives to this section. The Waterfall Shoppes Review Board shall provide a recommendation to the Township Planning Commission on any deviations from the allowed directional signage. In considering any deviation, the Waterfall Shoppes Review Board shall consider the location of the signs on the site, the impact the deviation may have on any future or existing buildings in the project, the benefit to the community, and the purpose for permitting the deviation.

7. The two existing non-conforming Signs located on the property must be removed before the start of phase two.

Section XI. 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/ renovation of buildings or infrastructure improvements.

Section XII. Land Splits

The entire premises shall be under the control of one owner. Should the developer request smaller lots, permission to perform a Land Division must be granted by the Planning Department. The Planning Department will review the proposed land division under the criteria of the Land Division Act and the Cascade Charter Township Zoning Ordinance.

Section XIII. Utilities.

A. Public Water and Sanitary Sewer - All buildings within the Project shall be served by public sanitary sewer and water at the developer's expense. No building permits will be issued for any construction within the Project until final approval of the public utility system is approved by the City of Grand Rapids and Cascade Township. This does not preclude the applicant from starting on Phase 1. However, no Occupancy permit will be granted for Phase 1 until the utilities are approved.

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 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 Michigan Department of Environmental Quality regarding stormwater disposal and wetland issues.

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 provided to each utility provider for their records.

Section XV. Soil Erosion Control Requirements.

Prior to each phase of construction, 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 building on the site.

Section XVI. Performance Guarantee.

To insure compliance with this Ordinance and any conditions herein, Cascade Township may require reasonable performance guarantees, as authorized under the Township Rural Zoning Enabling Act to insure 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 necessary to insure completion of the improvements.

Section XVII. Reimbursement of Review Fees.

The Developer shall re-imburse the Township for all fees associated with the review of the Project. These fees may include, but not be limited to, legal, engineering, publishing, and planning review fees.

Section XVIII. 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. The conversion of a manufacturing building to a office complex is viewed as a more compatible use to adjacent residential and recreational land uses.

In relation to the underlying zoning (B2, General Business and I, Industrial) the Township finds the Project will not result in a material increase in the need for public services. Utility extensions and construction will be the responsibility of the Developer and will not place a material burden upon the subject property or 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. All stormwater created by this development will be maintained on site.

The Project has been determined by the Township to be compatible with the General Development Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance.

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

The Township finds the Project to have more wetlands, 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 project until some of the buildings may be sold to other parties.

Section XIX. Effective Date.

This Ordinance shall become effective upon publication of the ordinance, or a summary thereof, in The Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township. All prior Planned Unit Development ordinances that were previously approved for this property shall become null and void.

The foregoing Ordinance was offered by Board Member Timmons, supported by Board Member Goodyke. The roll call vote being as follows:

YEAS: Carpenter, Goodyke, Julien, Kleinheksel, Parrish, Timmons

NAYS: None

ABSENT: Jones

Marlene Kleinheksel
Cascade Charter Township Clerk

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, March 16, 2026
6:00 PM**

ARTICLE 8.

Case #25-3905

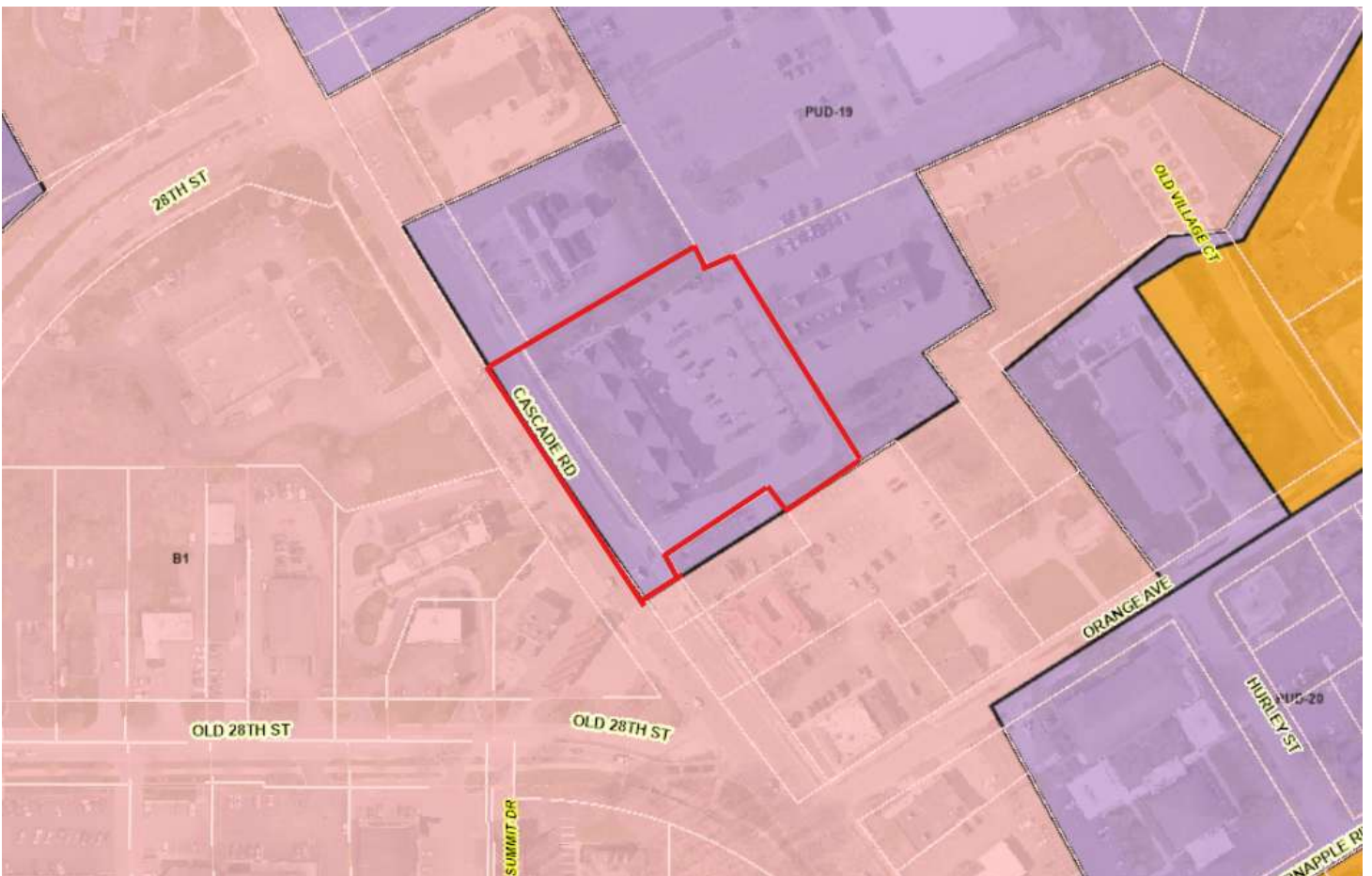
Applicant: Harvest Health, Mitchell Nol

Property Address: 6807 Cascade Road SE

Parcel Number: 41-19-09-451-062

Requested Action: Request for Site Plan approval for an exterior remodel of an existing building.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING COMMISSION STAFF REPORT

STAFF REPORT: Case # 25-3905
REPORT DATE: March 11, 2026
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: March 16, 2026
PREPARED BY: Andrea Hendrick, Community Planning & Development Director

APPLICANT Harvest Health, Mitchell Nol

ADDRESS: 6807 Cascade Road SE

PARCEL NUMBERS: 41-19-09-451-062

REQUESTED ACTION: Request for Site Plan approval to update siding and the addition of an entrance vestibule Per Section 8.08.

REQUIREMENTS: Cascade Charter Township
Chapter 8 – B-1 – Village Business District
Chapter 21 – Site Plan Review
PUD-19 Thornapple Centre
Section IX.D.2 Roofs
Section IX.D.11 Facades

EXISTING ZONING: PUD-19 Thornapple Centre

GENERAL LOCATION: The subject parcel is located on the northeast side of Cascade Road SE between 28th Street SE and Orange Avenue SE.

PARCEL SIZE: Approximately 1.89 acres

EXISTING LAND USE: Grocery Store and Medical Office

ADJACENT PROPERTIES: N: PUD 19 – Thornapple Centre – Bank
W: B-1 – Village Business District – Pharmacy Store
S: B-1 – Village Business District – Restaurant
E: PUD 19 – Thornapple Centre – Commercial Strip Mall

HISTORY

The current grocery store has operated in the Village since 2014.

Case # 90-1485 Thornapple Centre – PUD Rezone

- 1992-01-21 PC Meeting Public Hearing Recommended favorable PUD approval
- 1992-02-26 PC Granted PUD approval
- 1992-06-15 PC Extended gravel pit hours
- 1993-02-16 PC Recommended Approval of the Preliminary Dev. Plan & PUD Rezoning.
- 1993-03-10 TB Granted Preliminary PUD approval for an amendment to add additional property to PUD
- 1993-04-05 PC Granted Final Development Plan approval
- 1993-04-14 TB Approved amendment to PUD ordinance

Case #97-2023 Thornapple Centre – SPR for Building “G”

- 1997-09-15 PC Meeting Site Plan Review – Approved
- 1997-11-24 Minor modifications to the building

Case #15-3230 Harvest Health Foods – Sign Variance

- [2015-03-10 ZBA Meeting](#) – Denied

No variance was granted; however, the current signage on the building is what was proposed in case 15-3230, and sign permit PB15000453 was approved in May of 2015 for the installation. It is unknown how these were approved.

Case #17-3419 Thornapple Centre – PUD Amendment

- [2017-11-20 PC Meeting](#) Basic Plan – Approved
- [2018-06-11 PC Meeting](#) Preliminary PUD Amendment Public Hearing - Approved
- [2018-07-16 PC Meeting](#) – Approved
- [2018-08-08 TB Meeting](#) Public Hearing – Approved

Approval of Ordinance #6 of 2018 by the Township Board on August 8, 2018, a PUD amendment to amend PUD 19 for a revised site plan to accommodate the drive-thru coffee business for Starbucks as well as design and signage requirements for the PUD.

PROPOSED USE

The applicant is proposing an interior and exterior remodel of the existing grocery store. The current building is used primarily as a grocery store but also includes a small portion of the building allocated to a chiropractor's office. The entire exterior of the building is being resided. An additional parapet is being added in place of one of the four gables on the building. No change in use is proposed. The proposed redesign of the building is intended to replicate the elements of the Harvest Health Holland located.



PUD-19 Thornapple Centre PUD Requirements

Section IX.D of the Thornapple Center PUD agreement requires that buildings within the “Phase Two Development – Commercial” meet the Design Requirement of Section 8.08. Furthermore, development is required to follow the procedure requirements of Section 8.10 for Village Design Review Committee (VDRC) Review.

VILLAGE DESIGN REVIEW COMMITTEE

The Village Design Review Committee initially met on November 3, 2025, to review the standards of Section 8.08. Comments were remitted back to the applicant for modifications. The VDRC had a second meeting on March 10, 2026, to review the modified plans. Their recommendations are stated in the chart below.

SECTION 8:08 BUILDING DESIGN

Section 8.08 Design Standards	Village Design Review Committee Recommendation
1. The principal façade and front entry of the building shall face the street and when present, the non-motorized pathway network.	The entrance to the existing building faces the parking area and the internal access drive. The applicant is not proposing adding a new entrance or pedestrian access on Cascade Road. VDRC Recommendation The VDRC recommends that the Planning Commission provide a departure.



2. Pedestrian connection to front and rear entrances shall be provided via sidewalks, striping, textured pavement or other mechanism.	The current building entrance and parking lot are located on the rear side of the building and there is no “front entrance” to the building. The existing parking lot is connected to the entrance of the building by the required mechanism. If the Planning Commission waives the front entrance requirement, no departure is required. <i>No Departure Required</i>
3. Storefronts shall be directly accessible from the sidewalks or walkways, or non-motorized pathway.	VDRC Recommendation The VDRC found that the extent of project did not merit modification to the site. The VRDC recommends a departure.
4. At least 90% of the exterior finish material on all facades shall be limited to the following: glass; brick; stone; stucco; or wood.	The building consists of the following Materials: 1) Glass – To remain (labelled “1” on elevations) 2) Brick – To remain (labelled “2” on elevations) 3) Stone, Stucco, and wood are not proposed 4) Fiber Cement (labelled “6” & “7” on elevations) 5) Faux Wood siding VDRC Recommendation The VDRC recommends that the Planning Commission provide a departure.

5. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty 30 feet without including at least 2 of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.	The building is approximately 201' feet long. The current building has no significant break in material outside of the occasional block of windows. The applicant has modified a portion of the Cascade facing façade to provide a break in color and material. The VDRC found that the proposed modifications meet the requirements of this section. <i>No Departure Required</i>
6. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.	<i>No Departure Required</i>
7. Each storefront must have transparent, non-reflective display windows on the street side, between one and eight feet from the ground.	VDRC Recommendation The condition of the existing building presents significant challenges. The VDRC finds that the applicant's modifications are appropriate. The VDRC recommends the departure.
8. For residential uses or residential above retail or office uses, 15% to 30% of surface area shall be vertically oriented transparent windows at upper floors measured from the line of the second (or third) floor to the cornice or fascia.	<i>No Departure Required</i>
9. The primary colors of the building's exterior shall be compatible with the colors of the adjacent buildings and in character with those in the surrounding area.	The VDRC has reviewed the colors and supports the proposed colors. <i>No Departure Required</i>
10. Facades that face the street or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, etc. along no less than 50 percent of the façade.	<i>No Departure Required</i>
11. Roofs shall be so designed to include a pitched roof. Roof shapes such as: gable, hip or gambrel are considered appropriate. The use of a metal is appropriate provided it has a dull finish. Roof styles normally considered inappropriate include shed, flat and mansard style roofs.	The applicant is proposing the addition of a parapet on two sides of the building. The design is intended to break up the long uninterrupted building face that currently exists and provide architectural variety. VDRC Recommendation The VDRC recommends that the Planning Commission provide a departure.

12. Exterior materials must project a traditional building appearance. The exterior shall be constructed using horizontal wood siding, wood, stone, brick, brick veneer or masonry. The use of vinyl or aluminum siding is acceptable provided it simulates the appearance of horizontal wood siding.	The requirements of this section are similar to those found in Section 8.08.4 above. Material have been summarized there. VDRC Recommendation The VDRC recommends that the Planning Commission provide a departure.
13. Outside dining tables and “café” style eating areas are permitted.	<i>No Departure Required</i>
14. Porches that are constructed should be large enough to be used as a gathering place	<i>No Departure Required</i>
15. Chain link fence shall be prohibited.	<i>No Departure Required</i>
16. Dumpsters shall be located in the rear yard or side yard and must be screened. These facilities shall be enclosed with a solid fence or wall six (6) feet high with solid doors having sufficient truck access for dumpster service.	The applicant has added screening in the form of a new dog-eared wood slat fence. With confirmation of the height, this standard is met. <i>No Departure Required</i>
17. Rooftop mechanicals shall be screened from view using parapet wall or other suitable screening materials.	The applicant has provided screening for the existing ground mounted mechanical equipment. There is no roof mounted equipment. <i>No Departure Required</i>

CONSIDERATIONS

Planning Commission Determinations

The CCT Zoning Ordinance gives the Planning Commission authority to consider the recommendations of the Village Design Review Committee and allow for departures from the Building Design requirements of the B-1 Village District.

When considering a variation which has been recommended by the VDRC, the Planning Commission shall consider the following:

- The impact the modification has on future and existing development
- The benefit to the community the modification will have
- The public purpose to be served by permitting the modifications

RECOMMENDATION

Staff recommend that the Planning Commission make the following Motion:

I make a motion that Case #25-3905, the Site Plan Review for 6807 Cascade Rd, be APPROVED with the following provisions:

1. A departure from the requirements from the following subsections of Section 8.08.
 - Sections 1, 3, 4, 7, 11, and 12.
2. The applicant meet the sign requirements of the Thornapple Centre PUD Ordinance.
3. Lighting levels meet the requirements of Chapter 19 of the Zoning Ordinance.

ATTACHMENTS

1. Application
2. Site Plan
3. Elevations & Floor Plans
4. Section 8.08 Building Design, 8.09, and 8.10 Village Design Review Committee
5. 97-2023 1997 Site Plan Review Document
6. VDRC Review



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Mitchell Nol
Address: 6807 Cascade Rd
City & Zip Code: Grand Rapids 49546
Telephone: [REDACTED]
Email Address: [REDACTED]

OWNER: * (If different from Applicant)

Name: _____
Address: _____
City & Zip Code: _____
Telephone: _____
Email Address: _____

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

- | | |
|--|---|
| ☐ Administrative Appeal | ☐ Administrative Site Plan Review |
| ☐ Deferred Parking | ☐ P.U.D. - Rezoning * |
| ☐ P.U.D. - Site Condominium * | ☐ Rezoning |
| ☐ Site Plan Review * | ☐ Sign Variance Subdivision |
| ☐ Special Use Permit | ☐ Plat Review * |
| ☐ Zoning Variance | ☒ Other: <u>Remodel</u> * |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Remodel of Vestibule - upgrades to Roof, Parking lot & Facade.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -09 - 451 - 062

ADDRESS OF PROPERTY: 6807 Cascade Rd

PRESENT USE OF THE PROPERTY: Retail - Grocery

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

Name(s)

Address(es)

SIGNATURES

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

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

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

Mitchell Noel
Applicant – Print or Type Name

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

 10/9/2025
Applicant's Signature & Date

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

Rev. 7/27/21

Harvest Health Foods

Cascade Renovation

6807 Cascade Road SE, Grand Rapids, MI 49549

Review: 3/10/26

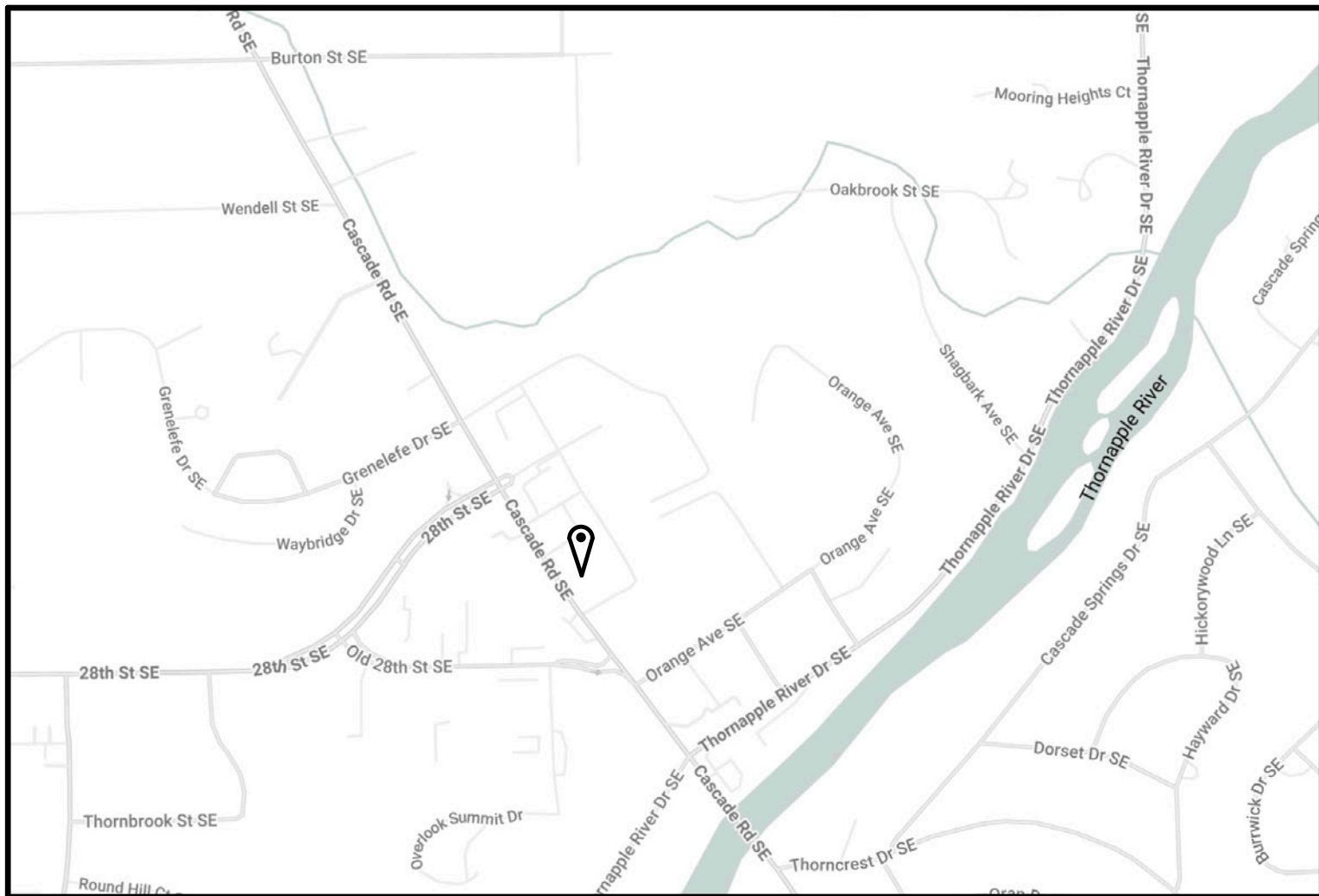
General Notes

1. THE RESPONSIBLE CONSTRUCTION PARTY SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS, INCLUDING THE MANUFACTURER'S SHOP DRAWINGS, SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE SUBCONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED THEREBY UNTIL CORRECTIONS HAVE BEEN MADE.
2. CONSTRUCTION SHALL COMPLY WITH ALL CODES, STANDARD BUILDING PRACTICES AND REGULATIONS OF GOVERNING AUTHORITIES.
3. DRAWINGS: ALL SUBCONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS IF INCLUDED. SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE SUBCONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. THE SUBCONTRACTOR SHALL DISTRIBUTE COMPLETE SETS OF DRAWINGS TO ALL SUBCONTRACTORS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. DO NOT SCALE DRAWINGS.
4. COMPLETENESS: ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS, NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE OR TO COMPLY WITH ALL APPLICABLE CODES SHALL BE FURNISHED WITHOUT ADDITIONAL COST TO THE OWNER OR THE ARCHITECT. IN THE CASE OF CONFLICTING QUANTITIES / VALUES, THE GREATER AMOUNT OR THE ONE OF GREATER VALUE SHALL PREVAIL AND BE PROVIDED BY THE SUBCONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION. IN THE CASE OF CONFLICTING OR INCONSISTENT INFORMATION, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL AND BE PROVIDED BY THE SUBCONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION.
5. PERMITS: EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, LABORS, EQUIPMENT, ETC. AS MAY BE REQUIRED TO COMPLETE THEIR RESPECTIVE WORK CATEGORY. SUBCONTRACTORS SHALL FORWARD TO THE ARCHITECT A COPY OF ALL APPROVED PERMITS, DRAWINGS AND CODE COMPLIANCE ADDENDA WITH PLAN EXAMINERS COMMENTS WITHIN 48 HOURS OF RECEIPT OF THE SAME AT NO COST TO THE ARCHITECT. ANY ADDITIONAL WORK REQUIRED AS A RESULT OF THE ABOVE SHALL BE PROVIDED BY THE SUBCONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION IF THE CONTRACTOR FAILS TO COMPLY WITH PROVIDING THE APPROVED PLANS OR ADDENDA TO THE ARCHITECT.
6. SUBSTITUTIONS: NO SUBSTITUTION OF SPECIFIED MATERIALS OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND THE SUBCONTRACTOR HAS RECEIVED WRITTEN APPROVAL BY THE ARCHITECT.
7. DOCUMENTATION: THE SUBCONTRACTOR SHALL KEEP A RECORD OF ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS. THEY SHALL NEATLY AND CORRECTLY ENTER IN COLOR PENCIL, ANY DEVIATIONS ON THE DRAWINGS AND SPECIFICATIONS AFFECTED AND SHALL KEEP THE DRAWINGS AVAILABLE FOR INSPECTION. AN EXTRA SET OF CONSTRUCTION DOCUMENTS WILL BE FURNISHED FOR THE PURPOSE.
8. PROTECTION: ALL CONSTRUCTION PARTIES SHALL BE JOINTLY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY FROM DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES. ALL SUBCONTRACTORS SHALL ALSO BE RESPONSIBLE FOR PROJECT SECURITY FROM THE START OF THE WORK UNTIL THE OWNER ACCEPTS THE PROJECT AS TOTALLY COMPLETE.
9. AT COMPLETION OF THE JOB AND BEFORE FINAL APPROVAL, THE SUBCONTRACTOR WILL MAKE ANY FINAL CORRECTIONS TO DRAWINGS RELATED TO THEIR WORK CATEGORY AND SHALL CERTIFY TO THE ACCURACY OF EACH PRINT, THAT THE WORK IS COMPLETE ACCORDING TO ALL CONTRACT DOCUMENTS, AND THE CORRECTIONS TO THE DRAWINGS BY SIGNATURE THEREON AND DELIVER SAME TO THE ARCHITECT.
10. DRAWINGS INDICATE THE MINIMUM STANDARDS. SHOULD ANY WORK INDICATED BE SUBSTANDARD TO ANY ORDINANCE, LAWS, CODES, RULES OR REGULATIONS BEARING ON THE WORK, THE SUBCONTRACTOR SHALL EXECUTE THE WORK IN ACCORDANCE WITH SUCH ORDINANCES, LAWS, CODES, RULES, OR REGULATIONS AS A PART OF HIS BASE CONTRACT WITHOUT INCREASE IN COST TO OWNER OR ARCHITECT.
11. ALL DIMENSIONS ARE TO FINISHED WALL SURFACE, UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE FROM FACE OF MASONRY, UNLESS OTHERWISE NOTED.
13. ALL ANGLES ARE MEASURED IN INCREMENTS OF 15 DEGREES, UNLESS OTHERWISE NOTED.
14. SUBCONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS RELATED TO THEIR WORK CATEGORY FROM JOB SITE. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN LIMITS OF CONTRACT.
15. ALL SUBCONTRACTORS ARE JOINTLY RESPONSIBLE TO HAVE ENTIRE AREA CLEAN AT TIME OF TURN OVER.
16. PRESERVATIVE-TREATMENT: ALL WOOD EXPOSED TO MOISTURE SHALL BE PRESERVATIVE PRESSURE TREATED WOOD.
17. MECHANICAL AND ELECTRICAL SUBCONTRACTORS MUST COORDINATE WITH OTHER TRADES TO ASSURE COMPATIBILITY INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - A. STRUCTURAL LOADING
 - B. POWER REQUIREMENTS
 - C. CLEARING FOR INSTALLATION & MAINTENANCE
18. MECHANICAL AND ELECTRICAL SUBCONTRACTORS ARE FULLY RESPONSIBLE FOR THEIR OWN WORK IN TERMS OF BUT NOT LIMITED TO: ALL CODES, DIMENSIONS, COORDINATION WITH OTHER TRADES & ALL APPLICABLE MUNICIPAL AND OTHER GOVERNMENTAL APPROVALS.
19. ALL FIRE DAMPERS SHALL BE INSTALLED PER NFPA AND SMACNA STANDARDS.
20. CONSTRUCTION DOCUMENTS FOR ELECTRICAL, MECHANICAL AND PLUMBING SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE MICHIGAN BUILDING DEPARTMENT PRIOR TO THE ISSUANCE OF THE RESPECTIVE PERMITS.
21. INSULATION MATERIALS INSTALLED IN CONCEALED SPACES SUCH AS WALLS OR CEILINGS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPMENT OF NOT MORE THAN 450.
22. FIRE EXTINGUISHERS SHALL BE PROVIDED DURING CONSTRUCTION IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE AND BEAR THE LABEL OF AN APPROVED AGENCY.

Accessibility Notes

1. THE BUILDING STRUCTURE MUST BE FULLY ACCESSIBLE TO PERSONS WITH DISABILITIES AND SHALL MEET THE TECHNICAL REQUIREMENTS PER ICC/ANSI 117.1-2017.
2. FLOORS LESS THAN 3,000 SQ FT AND LOCATED NO MORE THAN 1 FLOOR ABOVE THE LEVEL OF EGRESS DISCHARGE ARE NOT REQUIRED TO BE ACCESSIBLE.
3. ELECTRICAL AND MECHANICAL EQUIPMENT ROOMS ARE NOT REQUIRED TO BE ACCESSIBLE.
4. EXTERIOR ACCESSIBLE ROUTES MUST BE PROVIDED FROM ALL POINTS OF PUBLIC ACCESS ON THE SITE TO AN ACCESSIBLE ENTRANCE.
5. ALL NON-CARPETED WALKING SURFACES WHICH ARE PART OF A MEANS OF EGRESS, INCLUDING CORRIDORS, STAIR TREADS AND LANDINGS, SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED.
6. CARPET SHALL BE SECURELY ATTACHED AND SHALL HAVE A PILE HEIGHT NO GREATER THAN 1/2-INCH. EXPOSED EDGES OF CARPET SHALL HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE.
7. NO THRESHOLD OR CHANGE IN FLOOR FINISH MATERIAL SHALL EXCEED 1/2-INCH. CHANGES IN LEVEL BETWEEN 1/4-INCH AND 1/2-INCH HIGH SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
8. COMMON USE CONTROLS, SUCH AS LIGHT SWITCHES, HVAC CONTROLS, SECURITY ALARM CONTROLS, ELECTRICAL CONVENIENCE OUTLETS, PLUMBING FIXTURE CONTROLS AND OTHER OPERABLE PARTS OF ACCESSIBLE ELEMENTS, SHALL BE LOCATED WITHIN THE REACH RANGES AND MAINTAIN A CLEAR FLOOR SPACE:
 - FORWARD REACH HEIGHT RANGE: 15" MIN TO 48" MAX.
 - OBSTRUCTED FORWARD REACH HEIGHT: 44" MAX.
 - (WITH 20"-25" WIDE OBSTRUCTION)
 - SIDE REACH HEIGHT RANGE: UP TO 48" MAX.
 - OBSTRUCTED SIDE REACH HEIGHT RANGE: 46" MAX.
 - (WITH 24" WIDE OBSTRUCTION)
9. ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

Vicinity Map



Drawing Symbols

SYMBOL	DESCRIPTION	REMARKS
	Detail Reference	Upper number refers to detail number and lower number refers to sheet number is drawing set
	Exterior Elevation Reference	Same as above.
	Building Section Reference	Same as above.
	Structural Grid Reference	Identifies the centerline of the grid
	Keynote Symbol	References list of "Keynotes" for the sheet on which the symbol occurs only
	Window Type Reference	See Window Schedule
	Dimension Line	Dimensions are to face of framing unless otherwise noted; or to centerline of grid, window opening. Exterior dimensions are to outside face of foundation.
	Revision Reference	Revision identified within clouded area and date in titleblock.
	Datum Point	References elevation

Abbreviations

AB ADA ADJ AFF ALUM APFX	ANCHOR BOLT AMERICAN DISABILITIES ACT ADJUSTABLE ABOVE FINISH FLOOR ALUMINUM APPROXIMATE	DEMO DF DIA DIM DN	DEMOLISH OR DEMOLITION DRINKING FOUNTAIN (ADA) DIAMETER DIMENSION DOWN	GALV GND GYP	GALVANIZED GROUND GYPSUM	MTL N/A NOM	METAL NOT APPLICABLE NOMINAL	STRUCT STRUCTURAL
BD BLDG BOT BTW BUR	BOARD BUILDING BOTTOM BETWEEN BUILT-UP ROOFING	EA EJ ELEC ELEV EQ EQUIP EXIST EXT	EACH EXPANSION JOINT ELECTRIC(AL) ELEVATION OR ELEVATOR EQUAL EQUIPMENT EXISTING EXPANSION OR EXPOSED EXTERIOR	HDR HORIZ HT HVAC	HEADER HORIZONTAL HEIGHT HEATING, VENTILATION & AIR CONDITIONING	OC OPNG PERFORATED PWD	ON CENTER(S) OPENING PERF REQUIRED PLYWOOD	TOC TOD TOS TOW TS TYP
CJ CL CLG CLO CLR CMU COL CONC CONT COORD CPT CT CTR	CONTROL JOINT CENTERLINE CEILING CLOSET CLEAR(ANCE) CONCRETE MASONRY UNIT COLUMN CONCRETE CONTINUOUS COORDINATE CARPET CERAMIC TILE CENTER	FA FE FF FIN FLR FLS FT FTG GA	FIRE ALARM FIRE EXTINGUISHER FINISH FLOOR FINISH FLOORING FIRE AND LIFE-SAFETY FIRE TREATED FOOTING GAUGE OR GAGE	IN INSUL INT	INCHES INSULATE(D)(ION) INTERIOR	RCP RD REF REQD REV RM RO	REFLECTED CEILING PANEL ROOF DRAIN REFERENCE REQUIRED REVISE(D)(ION) ROOM ROUGH OPENING	UON VCT VERT
				LAV LIN LT	LAVATORY LINEAR LIGHT			
				MAX MECH MEMB MEZZ MFR MIN MISC MS	MAXIMUM MECHANICAL MEMBRANE MEZZANINE MANUFACTURER MINIMUM MISCELLANEOUS MOP SINK	SF SIM SPEC SPKLR SS STD STL STOR	SQUARE FEET SIMILAR SPECIFICATION(S) SPRINKLER STAINLESS STEEL STANDARD STEEL STORAGE	

Drawing Index

CS Project Cover Sheet

Architectural
A1.1 Fire-Life Safety Plan
A2.1 Floor Plan
A2.2 Roof Plan
A3.1 Reflected Ceiling Plan
A4.1 Demolition and Exterior Elevations
A6.1 Door & Window Schedules

Structural
F0.1 General Structural Notes
F1.0 Foundation Plan & Details
S1.0 Framing Plan
S2.0 Framing Details

Plumbing
Design / Build

Mechanical
Design / Build

Electrical
Design / Build



Harvest Health Cascade Renovation
6807 Cascade Rd SE,
Grand Rapids, MI 49549
Project Cover Sheet



Revisions:
Review: 3/10/26

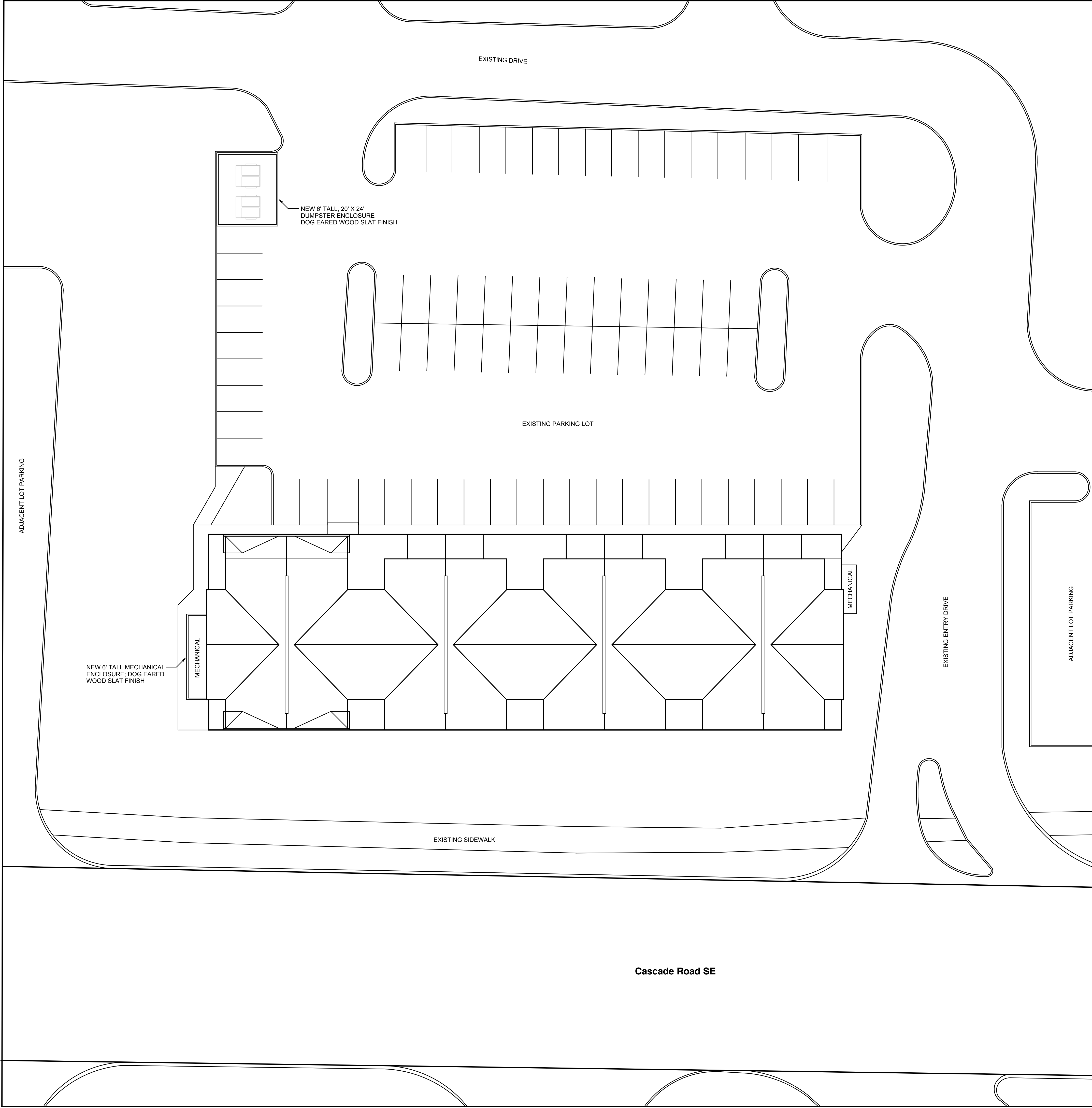
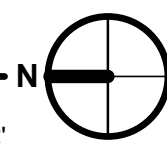
Project No: 225033
Issue Date: 3/10/26
Reviewer: KCD
Drawn By: TMC

CS

1. Site Plan

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

0' 8' 16' 32'



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Harvest Health Cascade Renovation
6807 Cascade Rd SE
Grand Rapids, MI 49549
Site Plan

Revisions:

Site Plan: 3/10/2026

Project No: 225033

Issue Date: 3/10/26

Reviewer: KCD

Drawn By: TMC

A1.0

Building Code Summary

Site Address: 6807 Cascade Road SE
Grand Rapids, MI 49549

Project Description: This project involves updating the store finishes and adding a new entry vestibule to an existing 8,767 sq ft one story tenant space for Harvest Health Foods.

Local Jurisdiction: City of Grand Rapids, Michigan

Applicable Building Code: Michigan Rehabilitation Code 2021 (MRC)
Michigan Building Code 2021 (MBC)
Accessibility Code ANSI/ICC 117.1-2017

Existing Use Group Occupancy: No change proposed; M (Mercantile - Retail per MBC 309.1)

Existing Construction Type: Type V-B (Combustible); No change proposed

Automatic Sprinkler System: Not Required per 903; none existing.

Building Height: Building complies with code as built. No change proposed.

Allowable Floor Area: Building complies with code as built. No change proposed.

Tenant Floor Area: 7,349 sq ft - Ex Mercantile (M) Area
1,418 sq ft - Ex Mercantile Stock (M) Area
Total sq ft = 8,767 sq ft

Maximum Common Path of Egress: 75'-0" per MBC 1006.2.1

Maximum Exit Access Travel Distance: 200'-0" per MBC Table 1017.2

Fire Rated Separation: No change proposed. Maintain any existing fire-rated assemblies; Maintain fire ratings between tenants.

Fire Alarm System: Not existing; Not required.

Fire Extinguishers: Must be located within 75' of every location within the building. See Plan for Locations.

Raised Character and Braille Exit Signs: Provided at each door to an area of refuge, an exterior area for assisted rescue, an exit stairway, an exit ramp, an exit passageway and the exit discharge per MBC 1013.1.

Interior Wall/Ceiling Finishes: All interior wall and ceiling finishes shall maintain the following per MBC 803.1.2 and Table 803.13:
At interior exit stairways and ramps and exit passageways:
Class A
Flame spread Index 0-25
Smoke Developed Index 0-450.

Interior Wall/Ceiling Finishes (Cont.): At corridors and enclosure for exit access stairways and ramps:
Class B
Flame spread Index 26-75
Smoke Developed Index 0-450

At rooms and enclosed spaces:
Class C
Flame spread Index 76-200
Smoke Developed Index 0-450

Tenant Occupant Load: Mercantile (M): 7,349 sq ft (1/60) = 123 occupants
Stock Area (M): 1,418 sq ft (1/300) = 5 occupants
Total = 128 occupants

Plumbing Fixture Count-Required: 1 WC, 1 Lav
1 Mop Sink (MS)
1 Hi/Low Drinking Fountain (DF)

Plumbing Fixtures Existing: 2 ADA Unisex Restrooms: 1 WC (ea), 1 Lav (ea) (Replaced Fixtures to maintain ADA)
1 Ex Non-ADA Unisex Restrooms: 1 WC, 1 Lav
1 Mop Sink (MS)
1 Hi/Low Drinking Fountain (DF)
All replaced fixtures to be ADA compliant.

Codes Implemented

Building:
2021 MICHIGAN BUILDING CODE
2021 MICHIGAN REHABILITATION CODE

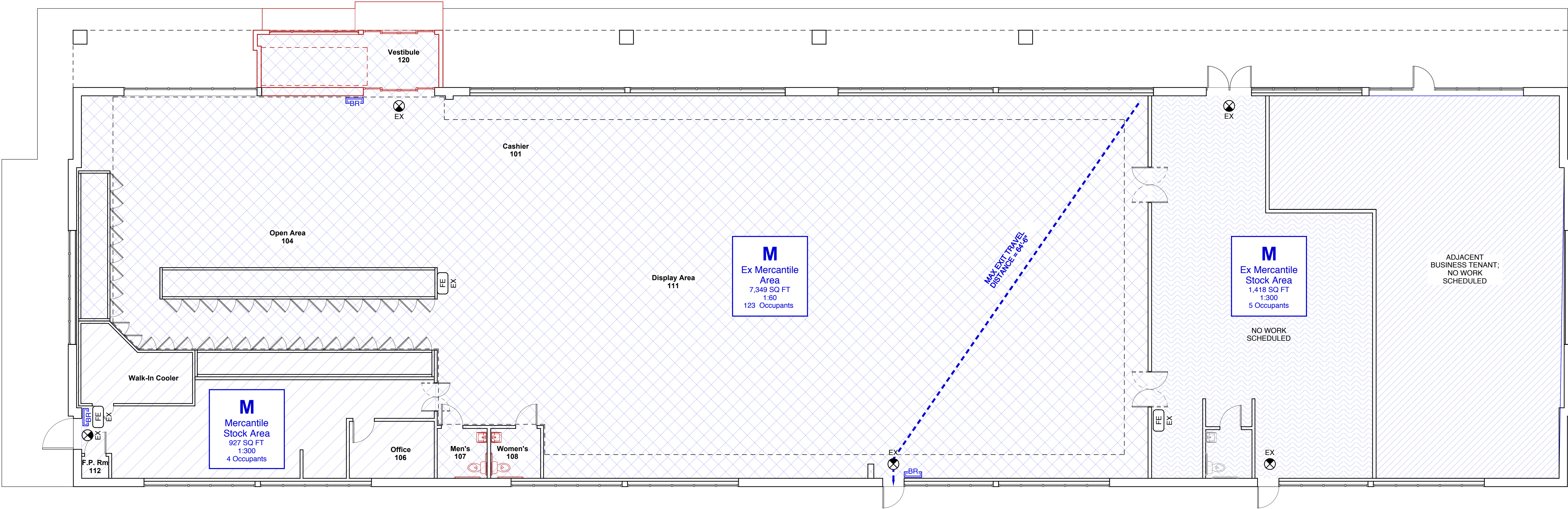
Mechanical:
2021 MICHIGAN MECHANICAL CODE

Accessibility:
ICC/ANSI 117.1-2017

Plumbing:
2021 MICHIGAN PLUMBING CODE

Electrical:
2023 MICHIGAN ELECTRICAL CODE

Energy Code:
2021 COMMERCIAL MICHIGAN ENERGY CODE



1. Fire-Life Safety Plan

SCALE: 1/4" = 1'-0"

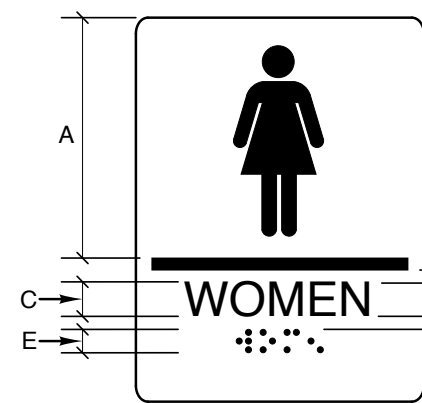


Drafting Legend

- EXISTING WALLS TO REMAIN
- NEW CONSTRUCTION
- ELEMENTS TO DEMOLISHED

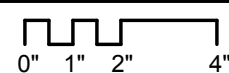
Fire Life-Safety Legend

- EMERGENCY EXIT SIGNAGE
- FIRE EXTINGUISHER HANGER/CABINET
- RAISED CHARACTER AND BRAILLE SIGNAGE
- EGRESS TRAVEL PATH

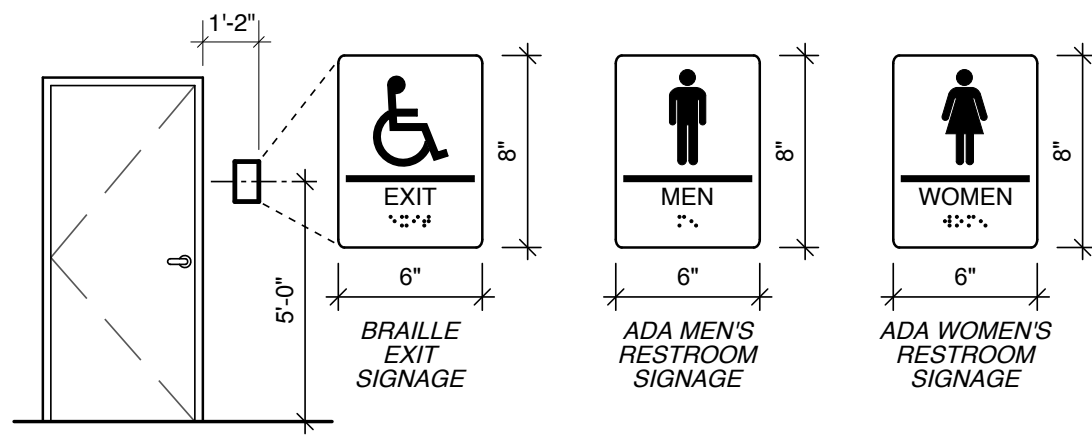


Sign Requirements

SCALE: 3" = 1'-0"

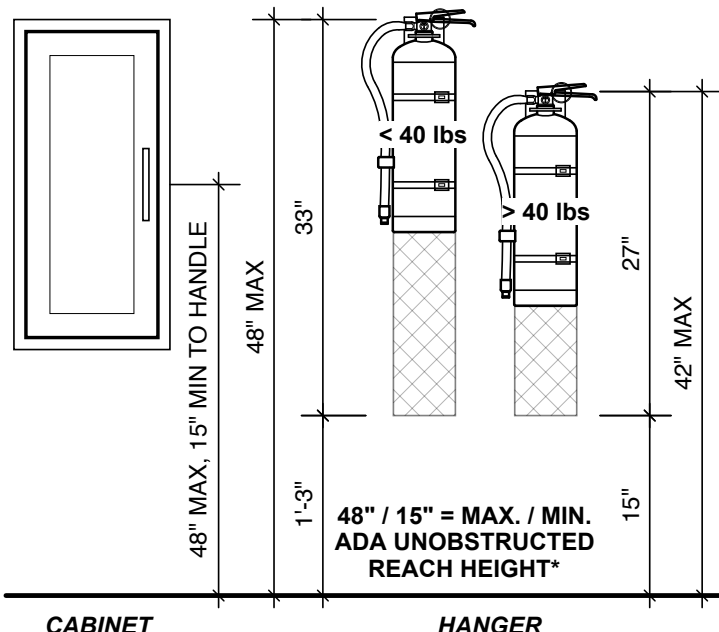


- A - PICTOGRAM FIELD, 6" FIELD HEIGHT
- B - CHARACTER ELEMENT, MINIMUM OF 3/8"
- C - CHARACTER HEIGHT, MINIMUM OF 5/8"
- D - BRAILLE POSITION, MINIMUM OF 3/8"
- E - BRAILLE, GRADE 2 & MEETS ADA STANDARDS



ADA Raised Character & Braille Exit Signage Detail

PLACE STANDARD ADA RAISED CHARACTER & BRAILLE EXIT SIGNS ACCORDING TO ADAAG & ICC/ANSI A117.1 AT ALL RESTROOM LOCATIONS; AT EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE PER MBC 1013.1.



Typical Fire Extinguisher Elevations

Harvest Health Cascade Renovation
6807 Cascade Rd SE
Grand Rapids, MI 49549
Fire-Life Safety Plan

Revisions:

Review: 1/8/2026

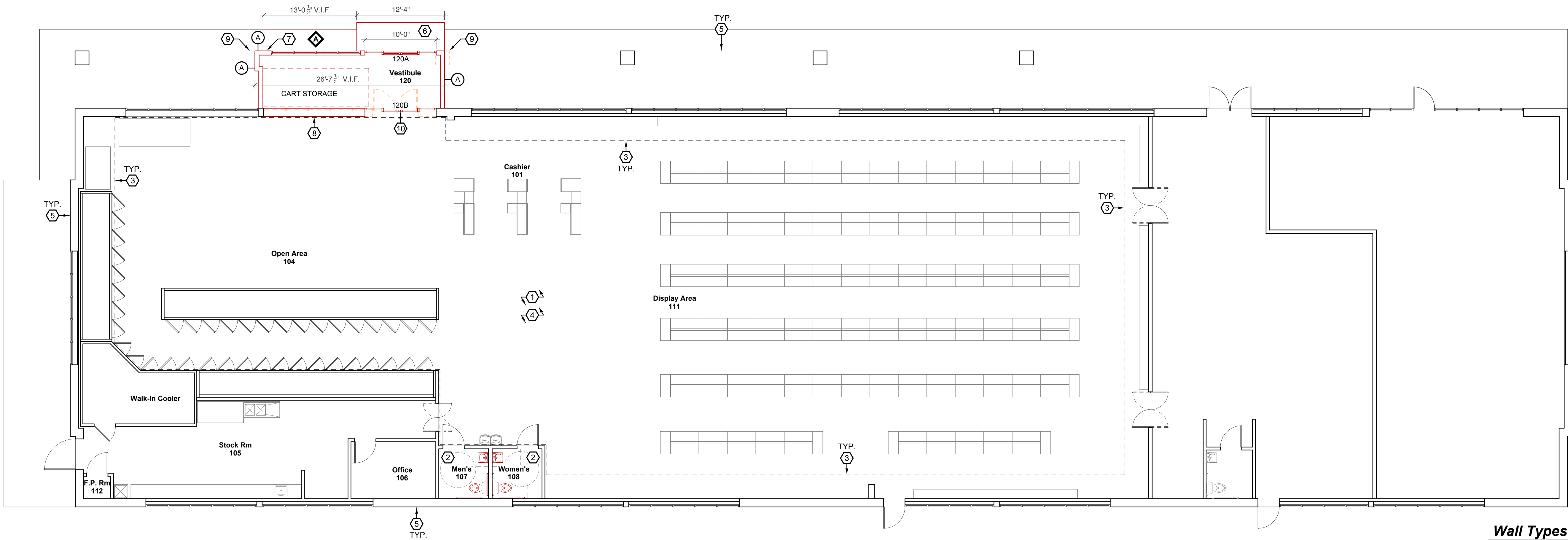
Project No: 225033

Issue Date: 1/8/26

Reviewer: KCD

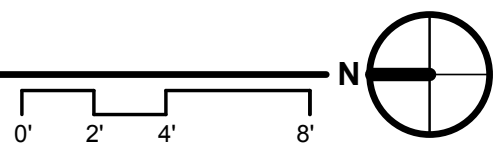
Drawn By: TMC

A1.1



1. Floor Plan

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



Drafting Legend

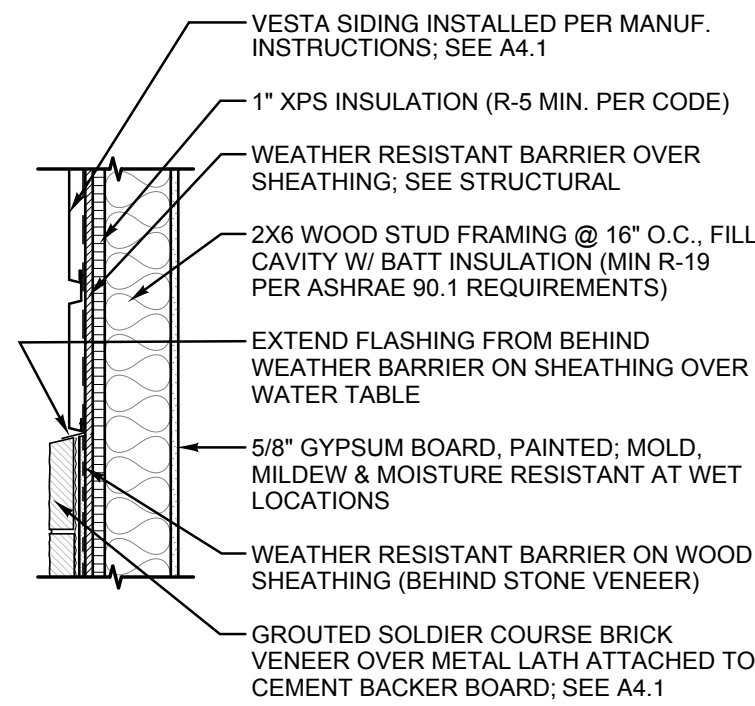
- EXISTING WALLS TO REMAIN
- NEW CONSTRUCTION
- ELEMENTS TO DEMOLISHED

Plan Key Notes

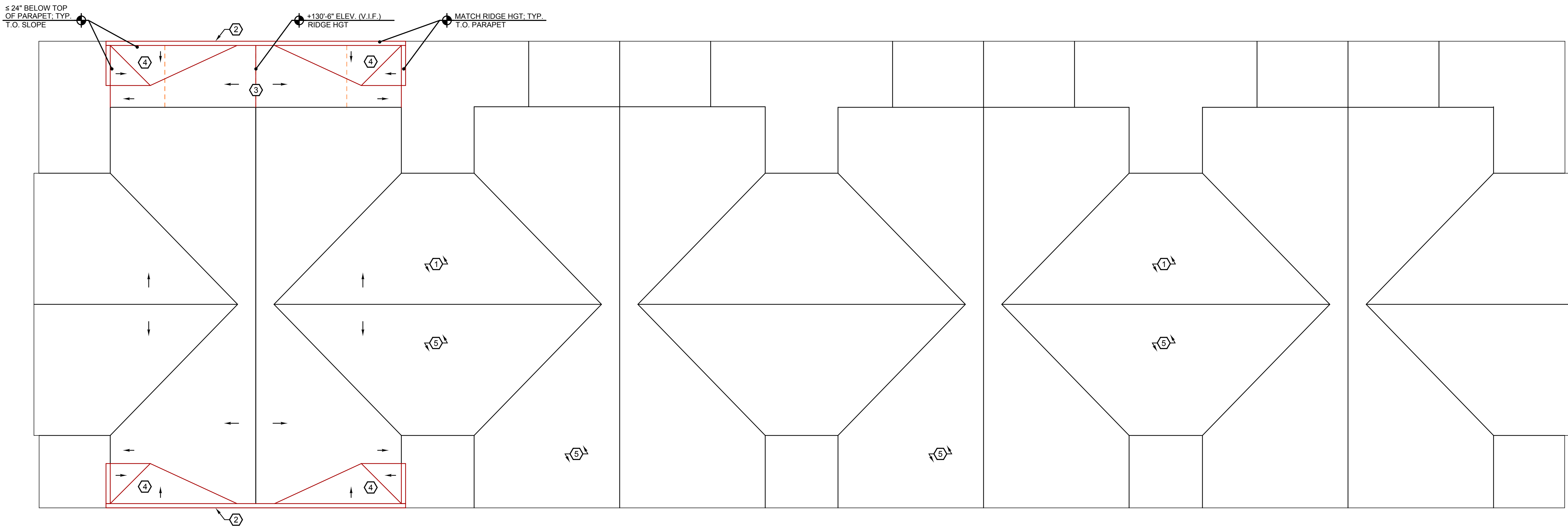
- **GENERAL NOTE: ** CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- **GENERAL NOTE: ** REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION AND DETAILS.
- NEW PAINT AND LVT FLOORING THROUGHOUT STORE. VERIFY FINISHES AND LOCATIONS WITH OWNER PRIOR TO PROCUREMENT AND INSTALLATION.
 - INSTALL NEW FIXTURES/ MILLWORK, FRP WALL FINISH, AND LVT IN MEN'S 107 AND WOMEN'S 108 MATCH FIXTURES TO HARVEST HEALTH STANDARD. ALL FIXTURES TO BE ADA COMPLIANT. SEE A6.1 FOR CLEARANCE REQUIREMENTS.
 - REMOVE PERIMETER BULKHEAD, TRIM AND LIGHTING.
 - NEW ACOUSTICAL CEILING TILES THROUGHOUT WITH NEW LAY IN LIGHT FIXTURES.
 - ALL EXTERIOR WALLS TO BE RE-SIDED; BRICK TO REMAIN AND TO BE WASHED. SEE ELEVATIONS ON A4.1.
 - NEW SIDEWALK AND SLOPED CONNECTION AT ENTRY DOOR TO PARKING LOT.
 - EAST WALL OF NEW VESTIBULE TO ALIGN WITH EXISTING FACE OF CANOPY.
 - INFILL WALL TO MATCH ADJACENT ASSEMBLY AND FINISH.
 - BRICK COLUMN WRAP TO BE REMOVED; STRUCTURAL ELEMENTS TO BE UNAFFECTED BY DEMOLITION. EXISTING COLUMN TO BE BURIED IN NEW VESTIBULE WALLS.
 - NEW STRUCTURAL HEADER ABOVE; SEE STRUCTURAL DRAWINGS.

Wall Types

SCALE: 3/4" = 1'-0"



TYPICAL EXTERIOR WALL W/ FAUX WOOD SIDING AND BRICK VENEER TO MATCH EXISTING



1. Roof Plan

SCALE: 1/4" = 1'-0"



Drafting Legend

- EXISTING WALLS TO REMAIN
- NEW CONSTRUCTION
- ELEMENTS TO DEMOLISHED

Plan Key Notes

- **GENERAL NOTE: CONTRACTOR TO VERIFY ALL ROOF DIMENSIONS AND SLOPES IN FIELD.
- **GENERAL NOTE: REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION AND DETAILS.
- NEW 30 YEAR ASPHALT SHINGLE ROOF ON ENTIRE BUILDING. ICE AND WATER SHIELD AT ROOF PERIMETER AND AT ROOF VALLEYS.
 - NEW PARAPET AND PARAPET SIDE WALLS TO EXTEND TO THE TOP OF EXISTING GABLE; SEE STRUCTURAL DRAWINGS.
 - EXTEND GABLE TO BACK FACE OF PARAPET; MATCH EXISTING SLOPE AND DIMENSIONS.
 - TO BE FULLY FLASHED; SLOPED TO PREVENT STANDING WATER AT ALL LOCATIONS. SEE STRUCTURAL DRAWINGS FOR DETAILS AND DIMENSIONS OF PARAPET STRUCTURE AND SLOPE.
 - NEW POP VENTS AT ALL EXISTING GABLES WHERE VENTS HAVE BEEN REMOVED; CONTRACTOR TO COORDINATE INVESTIGATION WITH ROOFER TO DETERMINE WHAT VENTILATION IS REQUIRED.



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www.dykhouseconstruction.com

Harvest Health Cascade Renovation 6807 Cascade Rd SE Grand Rapids, MI 49549 Roof Plan

Revisions:
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Project No: 225033
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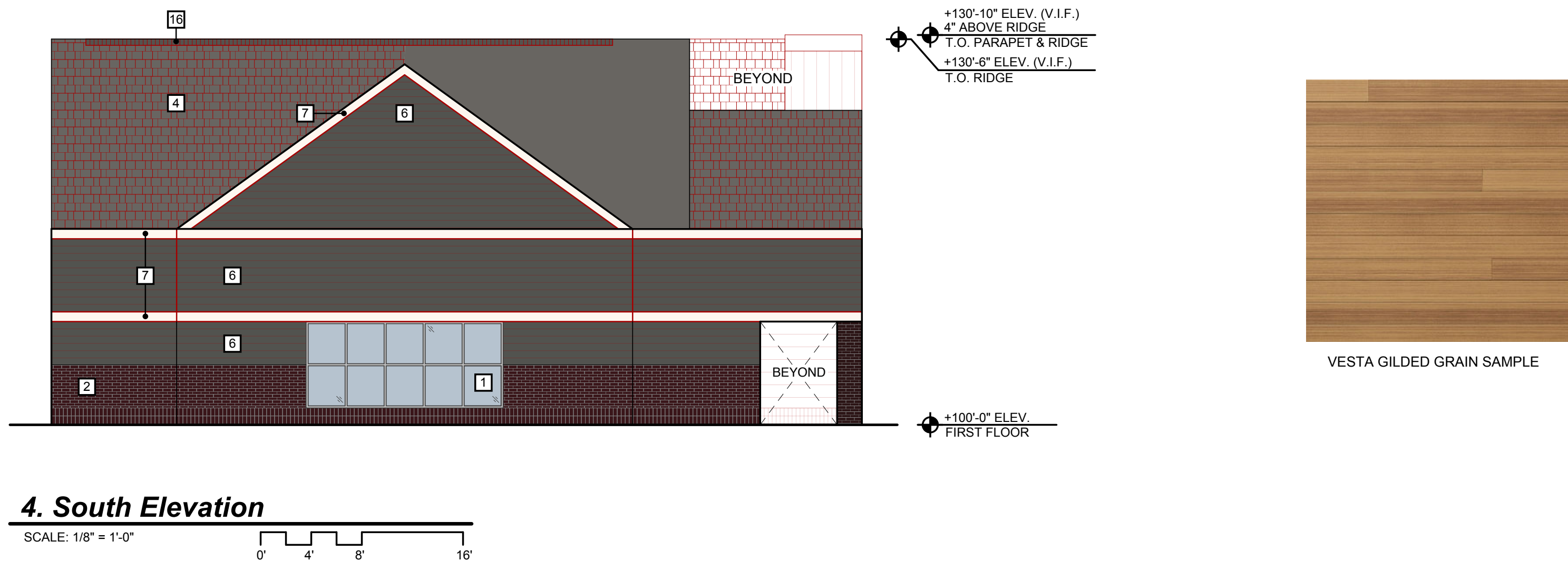
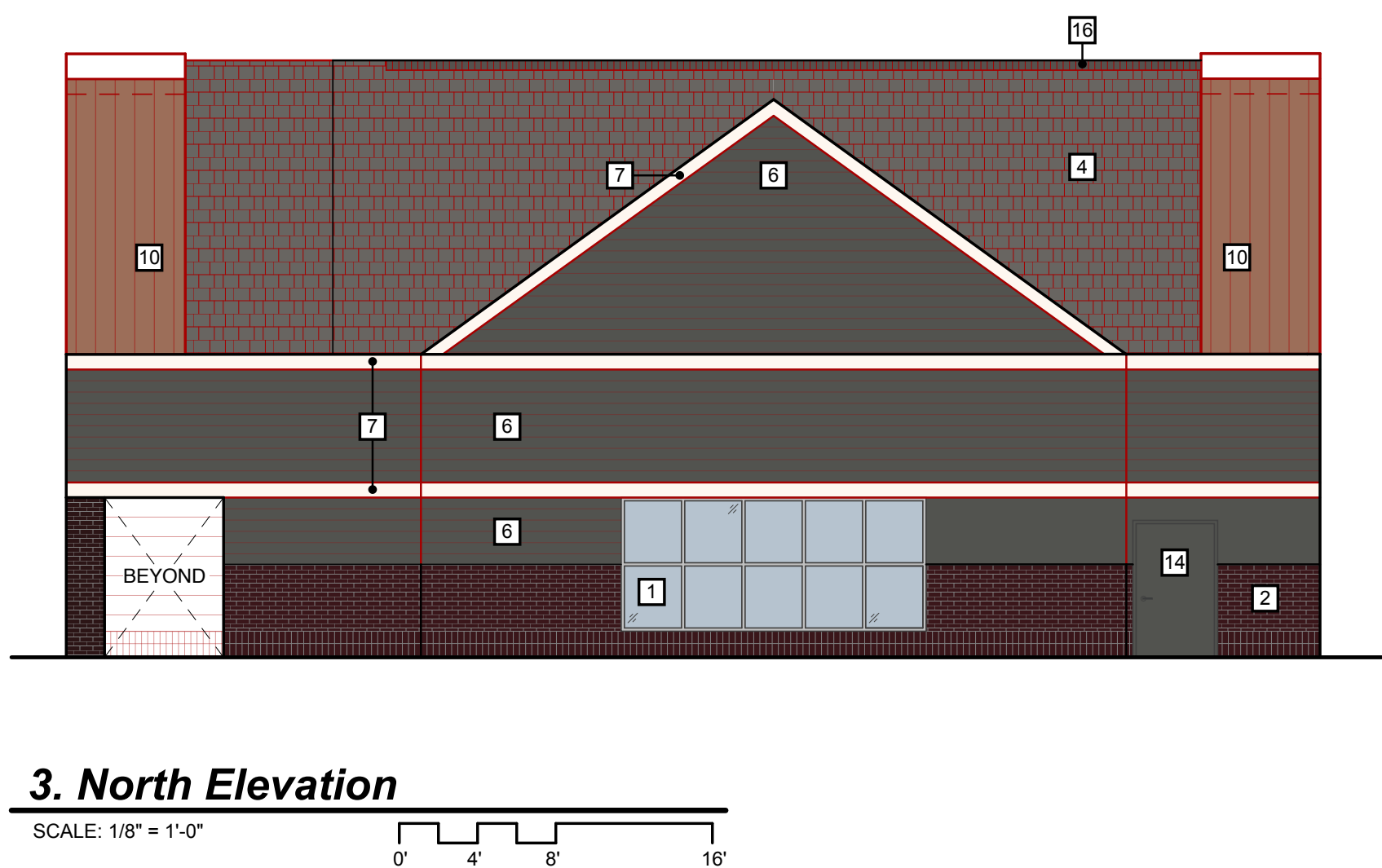
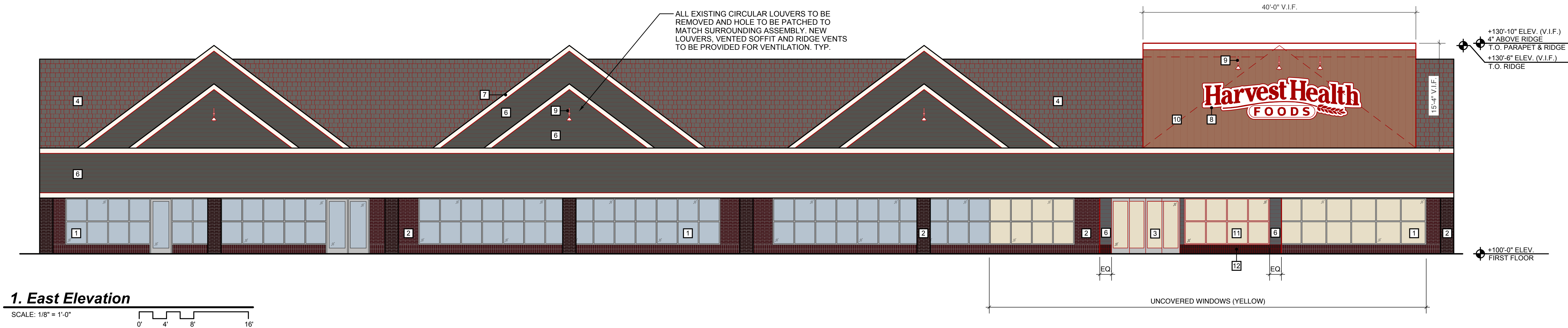
A2.2

Exterior Materials Legend (ALL SELECTIONS TO BE CONSIDERED "BASIS OF DESIGN")

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	EX STOREFRONT WINDOW	EX	EX	EX
2	EX BRICK	EX	EX	EX RED SANDED
3	AUTOMATIC SLIDING DOOR	TBD	TBD	TBD
4	NEW 30 YEAR ASPHALT SHINGLE ROOF	TBD	TBD	PEWTER
5	NOT USED			
6	FIBER CEMENT LAP SIDING	HARDIE OR EQ.	TBD	KENDALL CHARCOAL HC166
7	FIBER CEMENT TRIM	HARDIE OR EQ.	TBD	WHITE
8	ILLUMINATED METAL SIGN	TBD	COLORED LOGO	TBD
9	LIGHT FIXTURE #1	TBD	GOOSENECK	TBD
10	FAUX WOOD SIDING	VESTA	HORIZONTAL	GILDED GRAIN
11	ALUMINUM STOREFRONT SYSTEM	TBD	MATCH EX	MATCH EX
12	BRICK VENEER	TBD	MATCH EX	MATCH EX
13	FIBER CEMENT BOARD AND BATT SIDING	HARDIE OR EQ.	TBD	GOOSEWING GRAY
14	NEW PAINT ON EX DOOR	TBD	MATCH SIDING	KENDALL CHARCOAL HC166
15	NOT USED			
16	NEW RIDGE VENT	TBD	TBD	TBD

Elevation Notes

1. CONFIRM ALL FINISHES/COLORS/STYLES WITH OWNER PRIOR TO PROCUREMENT.
2. MAINTAIN WEATHER RESISTANT BARRIER AT ALL LOCATIONS. PATCH AND REPAIR WEATHER RESISTANT BARRIER AS NEEDED.
3. ALL PARAPET LOCATIONS AND DIMENSIONS TO BE VEIRIFIED IN FIELD.



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p. (616) 682-4570
www.dixonarch.com



4150 32nd Avenue
Hudsonville, MI 49426
p. (616) 896-6630
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DYKHOUSE CONSTRUCTION INC.
4714 Electron Court,
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Harvest Health Cascade Renovation
6807 Cascade Rd SE
Grand Rapids, MI 49549
Exterior Elevations

Revisions:
Review: 3/10/26

Project No: 224019
Issue Date: 3/10/26
Reviewer: KCD
Drawn By: TMC

A4.1

Door Schedule

RM #	ROOM NAME	DOOR				FRAME		FIRE	LOCKSET	NOTES
		SIZE (WxH)	TYPE	THICK	MAT'L	TYPE	MAT'L			
120A	VESTIBULE	10'-0" X 8'-0"	A	1-3/4"	AL	-	AL	-	1	NEW AUTOMATIC DOUBLE SLIDING DOORS
120B	VESTIBULE	10'-0" X 8'-0"	A	1-3/4"	AL	-	AL	-	1	NEW AUTOMATIC DOUBLE SLIDING DOORS

ADDITIONAL DOOR NOTES:
1. VERIFY ALL DOOR KEYING W/ OWNER PRIOR TO ORDER AND INSTALLATION.
2. ALL DOOR & DOOR FRAME MATERIALS TO BE APPROVED BY OWNER PRIOR TO PROCUREMENT

Door Hardware Sets *OWNER & CONTRACTOR TO REVIEW PRIOR TO PROCUREMENT*

SET #1 (Exterior Sliding Storefront Door)

HARDWARE BY AUTOMATIC TELESCOPING DOOR PROVIDER

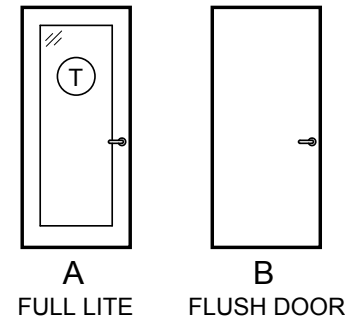
General Hardware Notes

1. ALL DOOR HARDWARE MUST COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS.
2. CLOSERS AND LOCKSETS SHALL MEET ADA REQUIREMENTS PER ANSI A117.1-2017.
3. EXTERIOR DOORS TO HAVE A MAXIMUM PUSH/PULL PRESSURE OF 8.5 LBS. INTERIOR DOORS TO HAVE A MAXIMUM PUSH/PULL PRESSURE OF 5 LBS.
4. ALL LOCKSETS TO BE KEYED SEPARATELY.
5. EGRESS DOORS TO BE MAINTAINED OPEN DURING BUSINESS HOURS AND SHALL REQUIRE NO SPECIAL KNOWLEDGE, TOOLS OR OPERATION TO OPEN OR UNLOCK.
6. THRESHOLD HEIGHT (1/2"-INCH MAXIMUM).
7. MANUALLY OPERATED EDGE OR SURFACE-MOUNT FLUSH BOLTS ARE PROHIBITED @ ALL DOUBLE DOORS.
8. ALL MAN DOORS FOR FOR THIS BUILDING SHALL MEET THE ACCESSIBILITY REQUIREMENTS, INCLUDING PUBLIC AND PRIVATE CIRCULATION PATHS, OFFICES, RESTROOMS, COMMON AREAS AND STAIRWAYS.
9. DOOR LATCHES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE LATCHES SHALL BE 5 LBS. MAXIMUM.
10. PROVIDE TACTILE SIGNAGE (BRAILLE AND RAISED LETTERS) AT EACH EXTERIOR EXIT DOOR STATING "EXIT".

Door Types

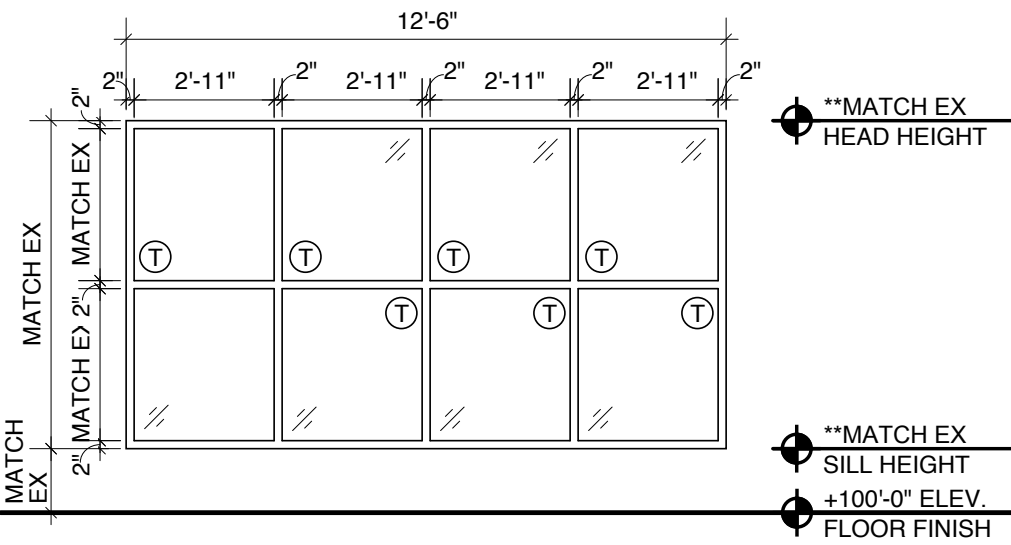
No Scale

Ⓣ = TEMPERED / SAFETY GLAZING

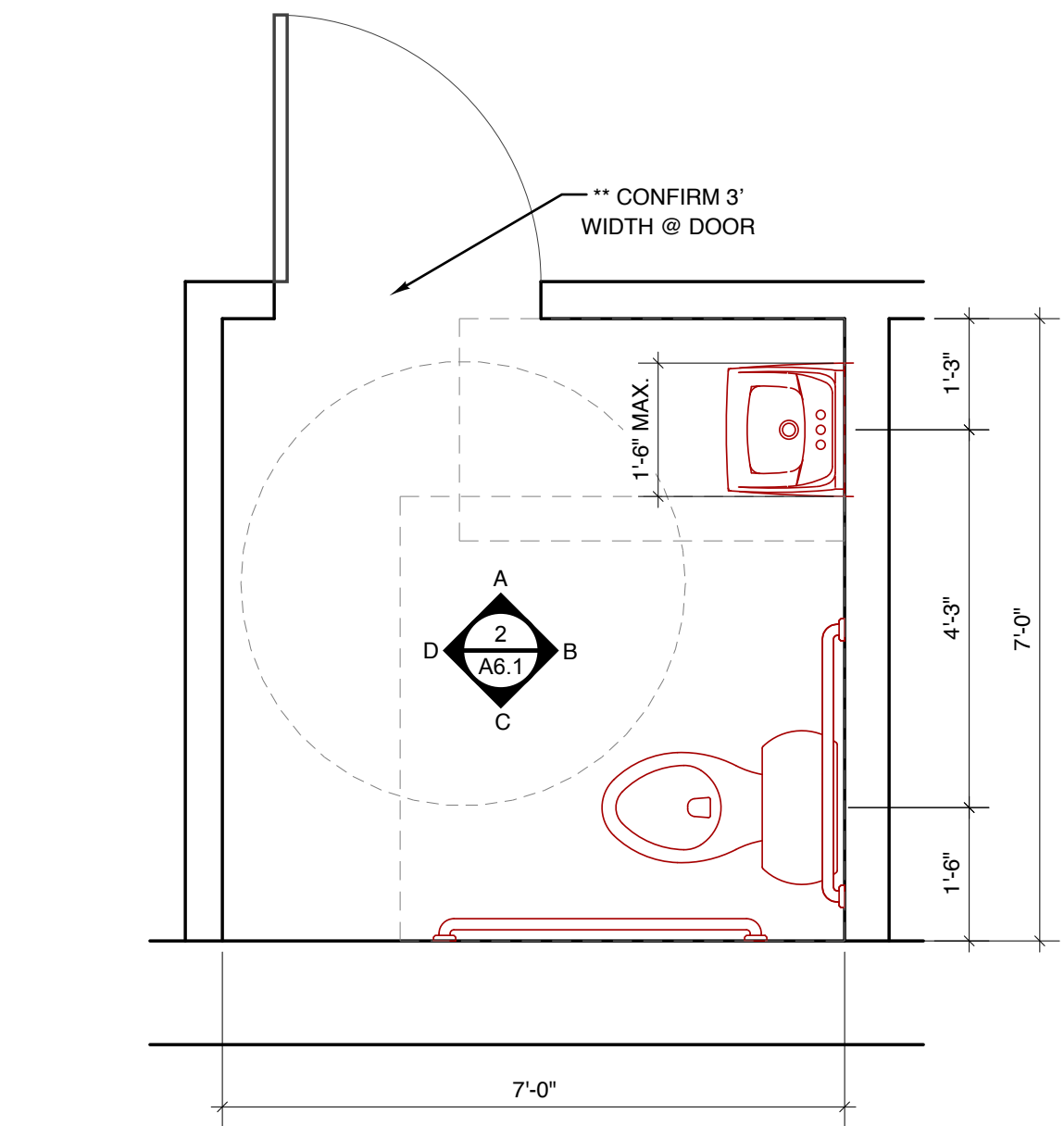


Window Schedule

SCALE: 1/4" = 1'-0" Ⓣ = TEMPERED / SAFETY GLAZING



- EXTERIOR ALUMINUM STOREFRONT SYSTEM W/ LOW E+1" INSULATED GLAZING
- FRAME COLOR: TO MATCH EXISTING
- GLASS COLOR: CLEAR INNER & LOW-E TINT OUTER
- MATCH EXISTING STOREFRONT WINDOWS.
- QUANTITY = 1 (FIXED)



1. Men's #107 & Women's 108 (Reversed) Enlarged Plan

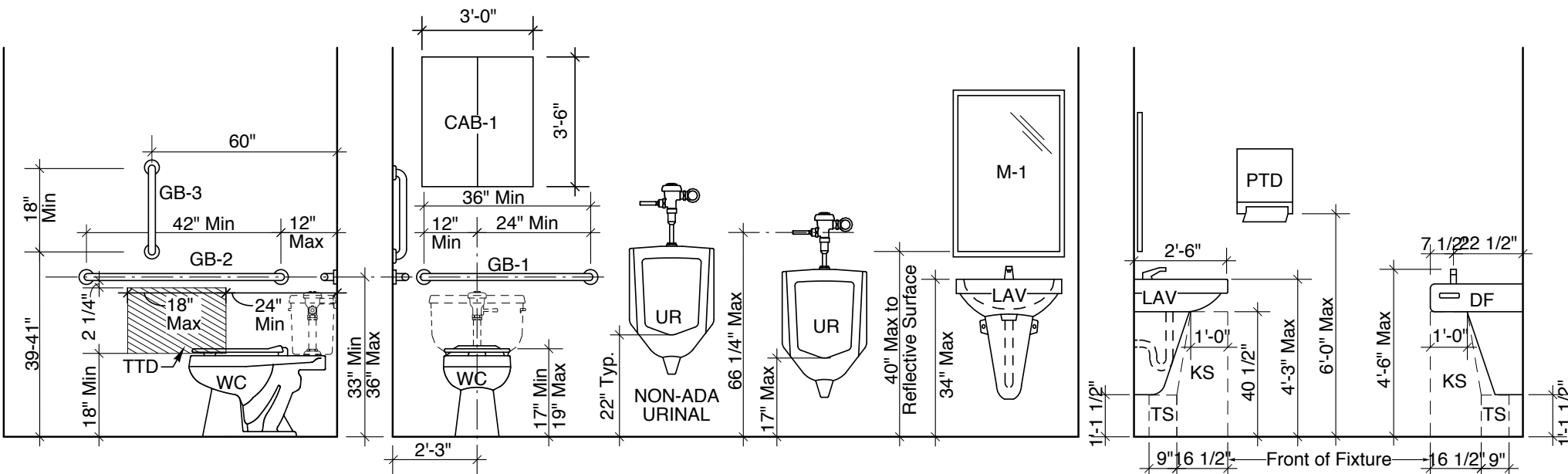
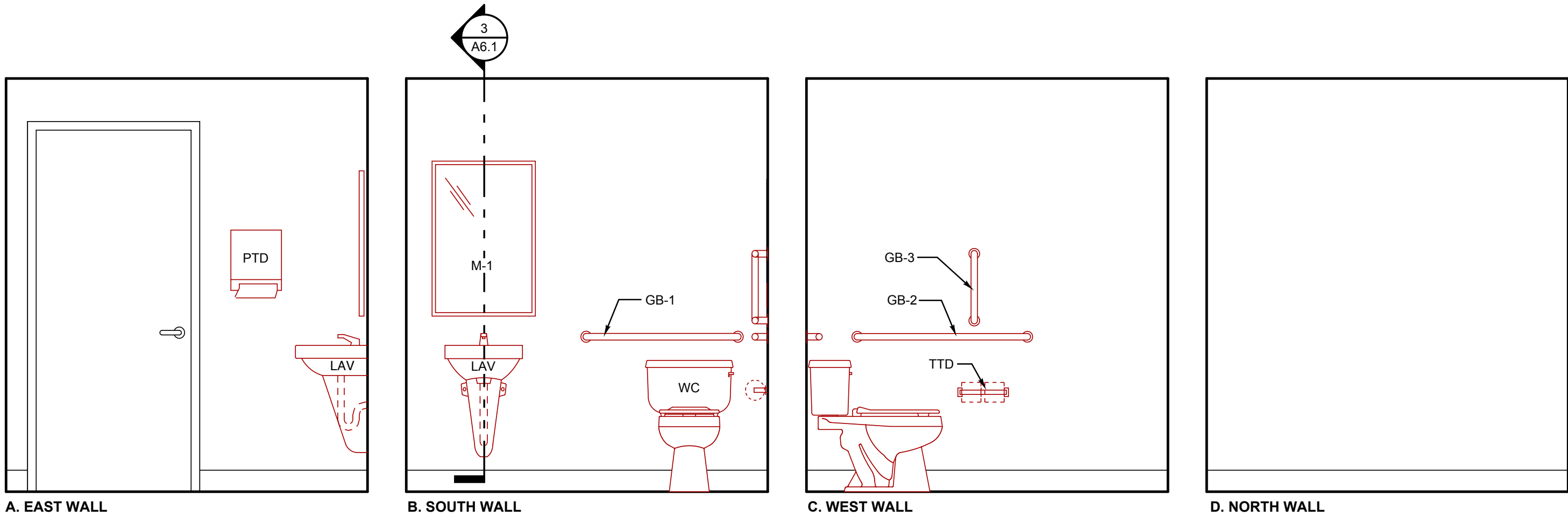
SCALE: 1/2" = 1'-0"

**NOTE: CONTRACTOR TO VERIFY DIMENSIONS IN FIELD TO ENSURE ADA CLEARANCES ARE MET.

**NOTE: WALL HUNG SINK TO BE 18" OR LESS WIDE TO MEET ADA CLEARANCES.

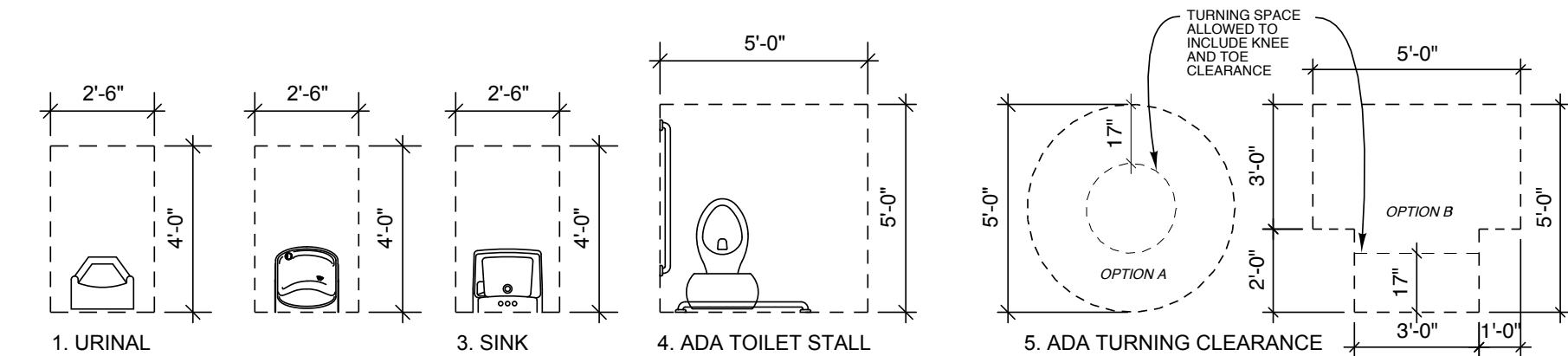
2. Men's #107 & Women's 108 (Reversed) Elevations

SCALE: 1/2" = 1'-0"



Typical ADA Mounting Heights

- LAV: ADA COMPLIANT LAVATORY
UR: ADA COMPLIANT URINAL
WC: ADA WATERCLOSET (TOILET)
DF: ADA DRINKING FOUNTAIN
- CAB: 24"X30" WALL HUNG CABINET
M-1: 24"X36" UNFRAMED MIRROR
TTD: TOILET TISSUE DISPENSER
PTD: PAPER TOWEL DISPENSER
- GB-1: 36" GALV. GRAB BAR
GB-2: 42" GALV. GRAB BAR
GB-3: 18" GALV. GRAB BAR
KS: ADA KNEE CLEARANCE (MIN)
TS: ADA TOE CLEARANCE (MIN)
- NOTE: PROVIDE DOUBLE STUDS AND BLOCKING TO SUPPORT EQUIPMENT AND/OR MISC ITEMS WHERE INSTALLED (I.E. CASEWORK, GRAB BARS, PAPER TOWEL DISPENSERS)



ADA Bathroom Clearances Legend (Existing Building)

General Bathroom Notes

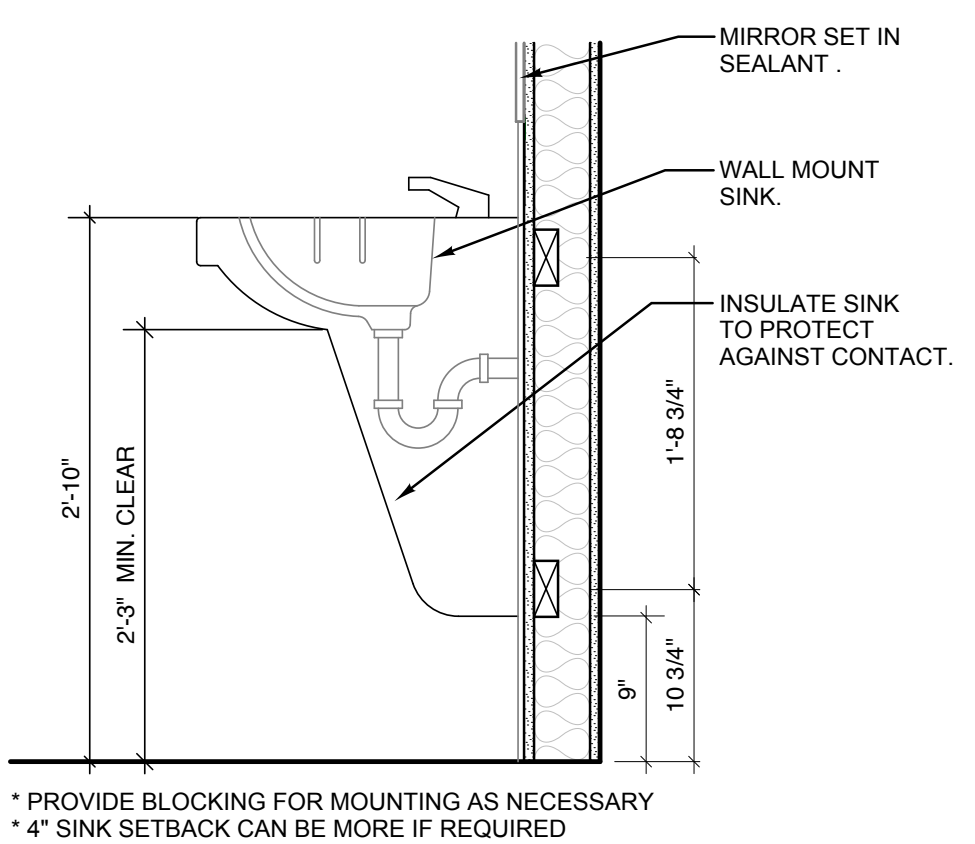
CONTRACTOR TO CONFIRM ACCESSORY SPECS WITH OWNER PRIOR TO ORDERING

Hand Sink / DF Notes

1. TOE CLEARANCE (BETWEEN THE FLOOR AND 9" HEIGHT); 9" HIGH X 30" WIDE X 17" TO 25" DEEP SPACE REQUIRED.
2. KNEE CLEARANCE (BETWEEN 9" AND 27" ABOVE THE FLOOR); 11" TO 25" DEPTH X 30" WIDE AT 9" ABOVE THE FLOOR AND 8" MIN. DEPTH X 30" WIDE AT 27" ABOVE THE FLOOR.
3. DRINKING FOUNTAIN SPOUT SHALL BE 15" FROM THE VERTICAL SUPPORT AND 5" MAX. FROM THE FRONT EDGE OF FIXTURE, INCLUDING BUMPERS.
4. DRINKING FOUNTAIN SPOUT SHALL PROVIDE A FLOW OF WATER 4" HIGH MIN. TO ALLOW FILLING OF A CUP. THE ANGLE OF WATER SHALL BE WITHIN 3° OF THE FRONT OF THE FIXTURE AT 30 DEGREES MAX.

Toilet Room Notes

1. A MINIMUM CLEAR SPACE OF 60-INCHES IN WIDTH, FROM THE WALL NEXT TO THE TOILET TO THE EDGE OF THE LAVATORY, IS REQUIRED.
2. THE GRAB BAR STRUCTURAL STRENGTH SHALL BE 250 LBS. APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
3. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED TO PROTECT AGAINST CONTACT.
4. ALL DIMENSIONS SHOWN ARE CLEAR DIMENSIONS AT THE RESTROOMS.
5. ALL FIXTURES AND HARDWARE ARE TO BE ADA COMPLIANT IN DESIGN AND INSTALLATION.



* PROVIDE BLOCKING FOR MOUNTING AS NECESSARY
* 4" SINK SETBACK CAN BE MORE IF REQUIRED

3. Lavatory Section (Typ)

SCALE: 1" = 1'-0"



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Harvest Health Cascade Renovation

6807 Cascade Rd SE
Grand Rapids, MI 49549

Door & Window Schedules
& Enlarged Restrooms

Revisions:

Review: 1/8/26

Project No: 225033

Issue Date: 1/8/26

Reviewer: KCD

Drawn By: TMC

A6.1

CHAPTER 8

B-1 Village Business District

Section 8.08 Building Design:

All new buildings and structures shall be so designed to incorporate the following architectural design features:

1. The principal façade and front entry of the building shall face the street and when present, the non-motorized pathway network.
2. Pedestrian connection to front and rear entrances shall be provided via sidewalks, striping, textured pavement or other mechanism.
3. Storefronts shall be directly accessible from the sidewalks, walkways or non-motorized pathways.
4. At least 90% of the exterior finish material on all facades shall be limited to the following: glass; brick; stone; stucco; or wood.
5. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty 30 feet without including at least 2 of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.
6. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.
7. Each storefront must have transparent, non reflective display windows on the street side, between one and eight feet from the ground.
8. For residential uses or residential above retail or office uses, 15% to 30% of surface area shall be vertically oriented transparent windows at upper floors measured from the line of the second (or third) floor to the cornice or fascia.
9. The primary colors of the building's exterior shall be compatible with the colors of the adjacent buildings and in character with those in the surrounding area.
10. Facades that face the street or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, etc. along no less than 50 percent of the façade.
11. Roofs shall be so designed to include a pitched roof or a stepped parapet façade if a flat roof is proposed. Roof shapes such as: gable, hip or gambrel are considered appropriate. The use of a metal is

appropriate provided it has a dull finish. Roof styles normally considered inappropriate include shed, or mansard style roofs.

12. Exterior materials must project a traditional building appearance. The exterior shall be constructed using horizontal wood siding, wood, stone, brick, brick veneer or masonry. The use of vinyl or aluminum siding is acceptable provided it simulates the appearance of horizontal wood siding.
13. Outside dining tables and "café" style eating areas are permitted.
14. Porches that are constructed should be large enough to be used as a gathering place.
15. Chain link fence shall be prohibited.
16. Dumpsters shall be located in the rear yard or side yard and must be screened. These facilities shall be enclosed with a solid fence or wall six (6) feet high with solid doors having sufficient truck access for dumpster service.
17. Rooftop mechanicals shall be screened from view using parapet wall or other suitable screening materials.

The requirements contained in Section 8.08 above, shall apply to the entire building, including any addition, when any of the following conditions are met.

1. A proposed exterior addition or expansion has a project construction valuation* of \$60,000 or more.
2. The project involves a change in the use of the building or property which results in the remodeling or reconstruction of the existing building and has a project valuation¹ of \$60,000 or more.
3. A proposed exterior addition or expansion increases the size of the building or structure by at least 25 percent of the existing size of the building or structure at the effective date of this amendment.

*Project construction valuation shall be based upon the Square Foot Construction Cost Table, as administered by The Cascade Charter Township Building and Inspections Department and adopted by the Cascade Charter Township Board. The amount of the project valuation shall be increased each year by the same percent as set by the Consumer Price Index (CPI) from 2001. (Phased construction can not be used to avoid compliance with this standard or break up



Definitions
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Height, Area, & Placement
Parking & Access
Landscaping

CHAPTER 8

B-1 Village Business District

construction such that the \$60,000 threshold is avoided).

Section 8.09 The Village Design Review Committee:

The Village Design Review Committee (VDRC) is a Township Board appointed committee made up of 5 Cascade Township citizens. The VDRC shall be made up of at least one member of the Township Board, Planning Commission, DDA and Zoning Board of Appeals.

The purpose of the VDRC is to foster a working partnership between property owners, developer and the Township in achieving the objectives/intent of the B-1 zoning district. This committee may recommend to the Planning Commission departures from section 8.08 of this chapter of the Zoning Ordinance, which may, on occasion, work against the overall objectives of this chapter. When considering a variation which has been recommended by the VDRC, the Planning Commission shall consider the following: the impact the modification has on future and existing development; the benefit to the community the modification will have; and the public purpose to be served by permitting the modification.

Section 8.10 Village Design Review Committee Procedure:

The applicant shall submit at least 6 copies of the site plan together with all other related detail showing what items he/she would like to be considered for a modification from Section 8.08 of this chapter. Scaled building elevations shall be provided depicting all sides of the building. At the request of the VDRC, or when the building height is in excess of twenty five (25) feet, the applicant shall provide a 3D photo simulation or similar graphic representation in AutoCAD, or similar software, and of accurate scale and dimension, using the most recent topographic survey establishing base elevations, that depicts building height and the relationship of proposed structures to existing or proposed structures on site and those within three hundred (300) feet of the planned unit development.

Once an applicant has submitted a complete application for review The Township Planner shall call a meeting of the VDRC within 10 days. The VDRC shall consider the application and give its recommendation to the Planning Commission or Township Board at this meeting.

Although project review by the VDRC is mandatory for all projects that are requesting modifications from Section 8.08 of this chapter, compliance with the recommendations is voluntary.

A quorum shall consist of three members of the VDRC and is required to render a recommendation. A concurring vote of three members of the VDRC is required to render any recommendation to the Planning Commission or Township Board. The Township Planner shall communicate to the Planning Commission or Township Board and applicant the recommendations of the VDRC.

Section 8.11 Site Plan Review:

A site plan shall be required for all uses permitted in this zoning district according to the requirements of Chapter 21 of this Ordinance.



Definitions

General Provisions

Development Review

Zoning Districts

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Height, Area, & Placement

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Landscaping



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

February 27, 2026

Harvest Health Foods
Mitchell Nol
6807 Cascade Rd SE
Grand Rapids, MI 49546

Re: Case #25-3905: 6807 Cascade Rd. SE– 41-19-09-451-062 Design Review Committee Comments & Recommendations

Mr. Nol,

Thank you for your updated Site Plan Submission. As mentioned in my email on February 17th, 2026, Section IX.2 & 11 of the adopted PUD for this site states that the roof and façade of your building are regulated by Section 8.08 of the Cascade Charter Zoning Ordinance. The Village Design Review Committee (VRDC) met on 11/03/2025 and reviewed the submitted plans, dated 09/11/2025. The submitted plans required modifications. Once the modifications are complete, the VRDC will hold an additional meeting to review the plans and make final recommendations to the Planning Commission. We have received the updated elevations and floor plans. We understand that the applicant would like to move forward without any major changes to the site, and a basic site plan will be submitted by March 5th, 2026.

The updated plans, dated January 8th, 2026, include the following modifications:

- Addition of the adjacent units on the floor plan and elevations.
- Proposed color added to the elevations
- Addition of all sides added to the elevations
- Modifications to the Cascade facing façade.

The submitted application does not meet the requirements of the following sections of the Zoning Ordinance. The Planning Commission has the authority to grant a departure.

1. Section 8.08.1 - The principal façade and front entry of the building shall face the street and when present, the non-motorized pathway network.
No changes were made to the modified site plan, though the applicant has moved the interior shelves to increase transparency on the Cascade façade.
2. Section 8.08.2 - Pedestrian connection to the front and rear entrance shall be provided via sidewalk, striping, textured pavement or other mechanism.

No sidewalk is proposed. Staff understands that the new site plan will be submitted without the sidewalk and the applicant will provide an explanation of why this is not feasible. As verbally mentioned, the Planning Commission will ultimately decide if the departure from this requirement is appropriate. They may choose to make this a condition of approval.

3. Section 8.08.3 - Storefronts shall be directly accessible from the sidewalks or walkways, or non-motorized pathway.

No storefront access to the sidewalk is proposed. The comment from Section 8.08.2 above applies.

4. Section 8.08.4 - At least 90% of the exterior finish material on all facades shall be limited to the following: glass; brick; stone; stucco; or wood.

Some of the proposed materials are inconsistent with allowed materials.

- *Fiber Cement (labelled “6” & “7” on elevations) Fiber cement siding is not an approved material, however it has been allowed as a substitute. This will have to be approved by the Planning Commission*

- *Faux Wood siding (labelled “10” on elevations) This is not an approved material. This will have to be approved by the Planning Commission*

The sample provided of the Faux wood is helpful. It will be provided for review by the VRDC and Planning Commission. Could you please also provide a sample of the fiber cement?

5. Section 8.08.5 - No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty 30 feet without including at least 2 of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.

The modified plans have additional dimension by adding a break in the horizontal siding on the Cascade facing side of the building. The VRDC will review and provide their recommendation to the Planning Commission.

6. Section 8.08.6 - All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.

The updated plans adequately address previous comments.

7. Section 8.08.7 - Each storefront must have transparent, non-reflective display windows on the street side, between one and eight feet from the ground.

Staff understand from the applicant’s verbal testimony that this is being addressed.

Please modify the elevations to label windows that will be transparent.

8. Section 8.08.9 - The primary colors of the building’s exterior shall be compatible with the colors of the adjacent buildings and in character with those in the surrounding area.

The updated plans adequately address previous comments.

9. Section 8.08.10 - Facades that face the street or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, etc. along no less than 50 percent of the façade.

See comments for Section 8.08.5.

10. Section 8.08.16 - Dumpsters shall be located in the rear yard or side yard and must be screened. These facilities shall be enclosed with a solid fence or wall six (6) feet high with solid doors having sufficient truck access for dumpster service.

Staff understands that this will be addressed when the site plans are submitted.

11. Section 8.08.17 - Rooftop mechanicals shall be screened from view using parapet wall or other suitable screening materials.

Staff understands that this will be addressed when the site plans are submitted.

Please submit the following no later than **March 5th, 2026, at 3:30 pm:**

- A basic site plan for the site showing the footprint of the building, location of mechanical equipment, location of dumpster, and dumpster screening. Since you would like the requirements of Section 8.08.2, I would recommend showing the grading of the site in as much detail as possible.
- Please provide samples of the fiber cement lap siding and trim.
- Please update the elevations to indicate which windows in the Cascade face of the building will remain transparent.

Pending the submission of a complete application and the ability to schedule the VRDC meeting, we are planning on placing this on the March 16th, 2026, Planning Commission for Site Plan Review.

While I am sure that we will touch base before, the Planning Commission packet, with the VRDC recommendations, will be available March 11th. I will email you a link when it is available.

Thank you,



Andrea Hendrick
Community Planning and Development Director



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

December 3, 2025

Harvest Health Foods
Mitchell Nol
6807 Cascade Rd SE
Grand Rapids, MI 49546

**Re: Case #25-3905: 6807 Cascade Rd. SE– 41-19-09-451-062 Design Review Committee
Comments & Recommendations**

Mr. Nol,

Cascade Township Village Design Review Committee has reviewed your plans for updated siding and the addition of an entrance vestibule at 6807 Cascade Rd. SE. Per Section 8.08, proposed exterior additions or expansion with a project valuation of \$60,000 or more are subject to the Building Design Requirements of the B-1 Village Business District.

The Village Design review committee met on 11/03/2025 and reviewed the submitted plans, dated 09/11/2025, prepared by Dixon Architecture for compliance with Section 8.08 of the Cascade Charter Zoning Ordinance.

The following Sections are non-compliant.

1. Section 8.08.1 - The principal façade and front entry of the building shall face the street and when present, the non-motorized pathway network.
The VRDC understands that there may be challenges to meeting this requirement due to interior design, safety, and grading, Please explore options to comply with this requirement.
2. Section 8.08.2 - Pedestrian connection to the front and rear entrance shall be provided via sidewalk, striping, textured pavement or other mechanism.
Please see the response to Section 8.08.3 below.
3. Section 8.08.3 - Storefronts shall be directly accessible from the sidewalks or walkways, or non-motorized pathway.
Currently, the site has one pedestrian access from the parking lot. There is no access to the store from sidewalk adjacent to Cascade Road. The site has a significant grade change between the building and the access drive located on the south side of the building. It appears the most practical location for connection to the sidewalk would be;

- 1) *Adding a door on the elevations to the west side of the building that would be accessible to the public (submitted floorplans show a door, but more details are needed) or;*
 - 2) *Connecting the section of the current walkway on the north side of the building to the existing sidewalk.*
4. Section 8.08.4 - At least 90% of the exterior finish material on all facades shall be limited to the following: glass; brick; stone; stucco; or wood.
- Some of the proposed material is inconsistent with allowed materials.*
- *Glass – To remain (labelled “1” on elevations)*
 - *Brick – To remain (labelled “2” on elevations)*
 - *Stone, Stucco, and wood are not proposed*
 - *Fiber Cement (labelled “6” & “7” on elevations) Fiber cement siding is not an approved material, however it has been allowed as a substitute. This will have to be approved by the Planning Commission*
 - *Faux Wood siding (labelled “10” on elevations) This is not an approved material. This will have to be approved by the Planning Commission*
5. Section 8.08.5 - No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty 30 feet without including at least 2 of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.
- The building is approximately 210’ feet long. No areas of the front façade provide a significant break in material outside of the occasional block of windows. The windows are completely blacked out. No change in plane occurs on the front façade of the building. The current building design provides horizontal breaks in building materials. The proposed improvements do not adequately address this section of the Ordinance. The submitted plans should be modified to meet this requirement.*
6. Section 8.08.6 - All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.
- The submitted application does not include elevations for the north and south side of the building, but this requirement is met on the east side of the building. All elevations will be required in advance of the hearing with the Planning Commission. Additionally, the majority of the mechanical equipment is located on the north side of the building and is not screened from public view. The equipment should be screened with compatible material or landscaping.*
7. Section 8.08.7 - Each storefront must have transparent, non-reflective display windows on the street side, between one and eight feet from the ground.
- The current window location is compliant with this requirement, however, many of the windows are blacked out. Windows in this Zone District must be transparent.*
8. Section 8.08.9 - The primary colors of the building’s exterior shall be compatible with the colors of the adjacent buildings and in character with those in the surrounding area.
- Please add color to the plans either on the elevations or in the notes.*
9. Section 8.08.10 - Facades that face the street or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, etc. along no less than 50 percent of the façade.

As previously mentioned in subsection 5, the current façade only provides window blocks as a brake in material. No significant architectural feature exists to break up the 210 foot façade. Additional features could improve the ascetics and provide a more pedestrian friendly.

10. Section 8.08.16 - Dumpsters shall be located in the rear yard or side yard and must be screened. These facilities shall be enclosed with a solid fence or wall six (6) feet high with solid doors having sufficient truck access for dumpster service.

Dumpster material is not included on the plan. However, Google Streetview shows two (2) dumpsters, one screened and one not. All dumpsters should meet this requirement.

11. Section 8.08.17 - Rooftop mechanicals shall be screened from view using parapet wall or other suitable screening materials.

Mechanical equipment is located on the north side of the building. Please explore options for screening this area.

Thank you for your patience as we've compiled these comments. While the current ordinance does not provide specific direction for architectural changes, it may be in the applicant's best interest to view the design requirements of the proposed Form Based Code found in Chapter 8 of the November 6, 2025, Proposed Zoning Ordinance. The current building has some of the characteristics of the Cottage Style Building Type. This chapter is attached for guidance. Please let me know if you have any additional questions and submit all documents to the Planning Department when complete.

Thank you,



Andrea Hendrick
Community Planning and Development Director

A. **Purpose and Intent.** The intent of the Form Based Code is to preserve, protect, and enhance the unique character of Cascade Village. The Form Based Code allows for a wide range of uses and encourages vertical mixed-use development, while also providing standards on building massing, form, architectural features, and their relationship to the public realm. Rather than being based on Use and Dimensional Standards, the Form Based Code zone districts achieves this by regulating Building Types and Building Envelopes in the 4 Sub-Districts.

B. Refer to Article 2, Section 2.5 for individual descriptions of the Form Based Code Districts.



C. Applicability.

1. Compliance with the requirements of this Article shall be required whenever a new principal building is constructed, or when the footprint or height of a principal building are expanded.
2. Site Plan Approval as described in Section 14.7 shall be required for all developments subject to this Article. Developments subject to this Article shall not be eligible for Administrative Site Plan Approval under Section 14.7.D.
3. All lots within the Form Based Code Districts existing prior to the effective date of this Ordinance shall be considered conforming and buildable
4. **Village Design Review Committee.** Prior to the Planning Commissions consideration of a Site Plan, the Cascade Village Design Review Committee shall review the Site Plan in accordance with the requirements and procedures in Section 14.6.
5. **Relationship to Planned Unit Developments.**
 - a. The provisions of this Article shall not be waived or altered through a Planned Unit Development Agreement.
 - b. For lots where Planned Unit Developments have been approved, the Planned Unit Development, as approved, shall supersede the Overlay. However, any amendment to the Planned Unit Development after the effective date of this Ordinance must include provisions replacing all conflicting provisions of the Planned Unit Development with provisions that comply with this Article. Alternatively, the property owner may choose to void the Planned Unit Development, and utilize the provisions of this Article to govern the expansion, improvement, alteration, or redevelopment of the lot in question.
6. **Conflicts.** In the event of a conflict, the regulations of this Article shall supersede all other regulations in this Ordinance.

Section 8.2 Permitted Uses and Dimensional Requirements

A. **Permitted and Special Uses.** The Permitted and Special Uses shall be as described in Article 5.

B. Residential Density.

1. No more than two dwelling units shall be constructed on any property, unless that property also contains a commercial use. All dwelling units accessory to a commercial use shall be located on the second floor of a mixed-use building.
2. The maximum number of dwelling units on a property shall be as follows:
 - a. Lots under 0.5 acres: 2 units
 - b. Lots 0.5 acre or larger but smaller than 1 acre: 4 units
 - c. Lots 1 acre or larger but smaller than 3 acres: 6 units
 - d. Lots 3 acres or more: 2 units per acre

C. **Residential Density Bonuses.** The density limit described in Subsection B may be increased as described below. The actions below may be combined, up to a maximum of 10 units per acre. All residential density in the Overlays shall be calculated using developable units per acre as defined in Section 6.3.F. In instances in which dwelling unit calculations produce a fractional dwelling unit, dwelling units are rounded up to the next whole dwelling unit.

1. **Green Space Preservation Fund:** The Township Board shall establish a fee, per unit/acre, for donation to a Green Space Preservation Fund, which shall acquire land and conservation easements to preserve farmland and natural space in the Township.



2. **On-Site Greenspace:** For lots over two acres in developable area, one (1) additional unit/acre of housing may be added for every 10% of the total site acreage set aside for natural preservation or recreational amenities, above and beyond the required permeable surface listed in Section 6.1 and the portions of the lot designated as non-developable under Section 6.3.F. The land used for the bonus-eligible green space shall not be subtracted from the total acreage of the site when calculating the total number of allowable dwelling units. This bonus shall apply even if the total site acreage set aside, as a percentage of the total lot, is under ten (10) percent, in which case a fractional unit per acre may be awarded as a bonus. Lots under two acres in developable area shall not be eligible for this bonus.
3. **Ownership:**
 - a. **Lots under 3 acres in Developable Area:** For developments where all dwelling units will be offered for home ownership, the allowable density shall be double the density listed in Subsection.
 - b. **Lots over 3 Acres in Developable Area:** The allowable density shall be increased by 2 units per acre for developments where at least 50% of the dwelling units will be offered for home ownership, or by 5 units per acre for developments where at least 80% of the dwelling units will be offered for home ownership.
 - c. If a development is approved for this density bonus, the developer shall not offer any units designated as home ownership units as rentals for a period of 5 years. Ownership requirements shall be recorded through deed restrictions with the Kent County Register of Deed prior to the issuance of a building permit.
4. **Pedestrian/Non-Motorized Pathways.** For the purposes of this section, “pedestrian pathways” shall be defined as paved pathways, at least 6 feet wide, for pedestrian travel, and “Non-motorized pathways” shall be defined as a bituminous or concrete paved pathway intended for use by pedestrians, bicycles, and other non-motorized traffic, which is typically separated from the traveled portion of the roadway, located in the public road right-of-way and/or a public easement, and is typically 10 feet wide but may vary according to AASHTO standards and the Township Engineer, though the bonuses below are based on the connectivity of the pathways to the larger Township network, not the internal pedestrian network of the development.
 - a. Public pedestrian or non-motorized pathways shall include easement and maintenance agreements to the Planning Director for review and file.
 - b. The design of the pathways shall meet the Township’s design and construction standards applicable to pedestrian and/or non-motorized pathways, as developed by the Township Engineer.
 - c. For pedestrian or non-motorized pathways located within the bounds of the proposed development, the bonus housing density shall be as follows:
 - i. Sidewalks or other pedestrian pathways required by Section 8.3 shall not trigger a density bonus.
 - ii. Pedestrian or non-motorized pathways that dead end at the edge of the development in a location where a pathway is not planned by the Township Pathways Committee: 0.1 bonus units per acre per path that reaches the edge of the development, up to a maximum of 0.3 units per acre.
 - iii. 1 Pedestrian or non-motorized pathways connecting to an existing pathway or a pathway planned by the Township Pathways Committee: 0.25 bonus units per acre
 - iv. 2 Pedestrian or non-motorized pathways connecting to existing pathway or a pathway planned by the Township Pathways Committee: 0.5 bonus units per acre.
 - v. 3 Pedestrian or non-motorized pathways connecting to an existing pathway or a pathway planned by the Township Pathways Committee: 1 bonus unit per acre.
 - vi. 4 or More Pedestrian or non-motorized pathways connecting to an existing pathway or a pathway planned by the Township Pathways Committee: 2 bonus units per acre.
 - d. The Township may allow the construction of off-site pathways that are not contiguous to the development to count towards the bonus density under this Section, utilizing the following process.

- i. The pathways must be 10 feet in width and meet the Township's design and construction standards applicable to non-motorized pathways, as developed by the Township Engineer.
 - ii. The Township Engineer shall determine, on an annual basis, the cost to construct 1,000 linear feet of pathway to the Township's standards.
 - iii. The applicant shall donate sufficient funds to cover at least 1,000 feet of construction into the Township's Pathways Fund, and shall receive bonus housing density of 0.2 dwelling units per acre per 1,000 feet of pathway.
 - iv. The Pathways Committee shall determine where to allocate the funds to construct new pathways within the Township's planned network.
- 5. **Stormwater Runoff Decrease.** For previously developed sites, the allowable density shall be increased by 1 unit per acre if the applicant can demonstrate that the site will produce less stormwater runoff after redevelopment than it did under its previous configuration.
- D. **Lot Split:** No new lot in the Form Based District shall be created that has an area of less than one acre. Lots existing at the time of adoption of this Ordinance shall be buildable if they have an area of at least 4,000 square feet and a width of 50 feet.
- E. **Schedule of Dimensional Regulations in Form-Based Districts.** Refer to Section 6.1, except as follows:
 - 1. The minimum side setback shall be 10 feet on all lots in all four Form Based Districts, except in the following circumstances.
 - a. For lots abutting Thornapple River Drive, there shall be no minimum side setback on interior lot lines abutting a Form Based District.
 - b. For lots abutting a residential district (R-1, R-2, RC, or FP), the minimum side setback on the lot line abutting the residential district shall be 10 feet larger than the minimum otherwise applicable to the lot.
 - 2. There shall be no minimum rear setback in any of the four Form Based Districts, except in the following circumstances.
 - a. For lots in the F-O28 and the F-VF District, the minimum rear setback shall be 30 feet.
 - b. For lots abutting a residential district (R-1, R-2, RC, or FP), the minimum rear setback on the lot line abutting the residential district shall be 20 feet larger than the minimum otherwise applicable to the lot.

Section 8.3 Street Hierarchy and Corridor-Specific Regulations

- A. **Cascade Road and 28th Street.** As high-traffic, high-speed thoroughfares, these corridors require special and specific design of the built environment to support walkability and fine-grain village form. For that reason, the following shall apply:
 - 1. Special setbacks shall apply along the Cascade Road and 28th Street frontages, as described in Section 6.1.
 - 2. All buildings on lots abutting Cascade Road or 28th Street must have a working front entrance open to the general public facing Cascade Road and/or 28th Street. Entrances shall be designed so that architectural details enhance their appearance and prominence so that they are recognizable from the street and parking areas, and shall meet the requirements of Section 8.4.D.1.
 - 3. A sidewalk, at least six feet wide, open to the general public, and connecting to any existing sidewalks at the side lot lines, must be constructed along the road frontage, if one does not already exist.
 - 4. A clear, obvious, attractive, and safe pathway perpendicular to the nearest section of the adjacent street must be created from the sidewalk to the front entrance, consisting of walkways and crosswalks. Curbed and landscaped islands or bump-outs, featuring walkways, must be created within parking lots to ensure no crosswalk exceeds 30 feet in length.
 - 5. Frontage Landscaping:



- a. Along 28th Street and/or Cascade Road, within all Form Based Districts, 1 tree and 2 shrubs per 40 feet must be planted between the sidewalk and the curbline of the roadway, unless such landscaping is prohibited by MDOT or the Kent County Road Commission.
 - b. An additional 1 tree and 4 shrubs per 80 feet must be planted within the front setback between the right-of-way line and the front of the building, unless the setback is under 15 feet, in which case the Planning Commission may waive or reduce the tree requirement, but the shrubs shall still be required
 - c. This section shall supersede all other frontage landscaping requirements in this Ordinance but shall not be understood to exempt lots in the Form Based Code Districts from all other requirements of Article 11.
6. New driveways to 28th Street or Cascade Road shall not be created, unless the applicant can demonstrate to the Planning Commission's satisfaction that there are no existing driveways, abutting public streets, or abutting private/internal streets that can provide access to the lot in question.
 7. Driveways must be designed to have symmetrical curbs on either side, and to encourage slow speeds entering parking lots and crossing public sidewalks. The Planning Commission may allow the relocation of a driveway to meet this standard.
 8. Parking lots shall be setback from Cascade Road or 28th Street by at least the minimum setback distance required for principal buildings. No parking shall be constructed in the front yard.
 9. Parking lots visible from a public street, sidewalk, or adjacent residential district or use shall be screened by a decorative masonry wall, constructed along the edge of the parking lot pavement, that is not less than three (3) feet, and no greater than four (4) feet high. The design of the knee wall must be consistent with the Cascade Township Streetscape Design Plan. However, the wall must provide a break at intervals no greater than 50 ft. to allow pedestrian access, and at those breaks, a walkway must be provided to the public sidewalk.
 10. The 50 feet of the first floor of a building closest to the roadway along 28th Street or Cascade Road shall not be a residential use.
 11. Within the first 250 feet from 28th Street, any residential uses must be Mixed-Use, and adhere to all applicable standards.
- B. Other Public Roadways:** The following shall apply to all other public roadways within the Form Based Code Districts, including, but not limited to, Thornapple River Drive, Old 28th Street, Orange Street, and Thornhills Drive.
1. All buildings must have a working front entrance facing all public roadways, open to the public, unless the entire frontage is occupied by residential uses. Entrances shall be designed so that architectural details enhance their appearance and prominence so that they are recognizable from the street and parking areas, and shall meet the requirements of Section 8.4.D.1. For lots that abut Cascade Road or 28th Street, the Planning Commission may waive this requirement for frontages other than Cascade Road or 28th Street, provided that the requirements of Sections 8.3.A.2-4 are met.
 2. A sidewalk, at least six feet wide, open to the general public, and connecting to any existing sidewalks at the side lot lines, must be constructed along the road frontage, if one does not already exist.
 3. For buildings built with a front setback, a clear, obvious, attractive, and safe pathway must be created from the sidewalk to the front entrance, consisting of walkways and crosswalks. Curbed and landscaped islands or bump-outs, featuring walkways, must be created within parking lots to ensure no crosswalk exceeds 30 feet in length.
 4. **Frontage landscaping as described below shall be required.** This section shall supersede all other frontage landscaping requirements in this Ordinance but shall not be understood to exempt lots in the Form Based Code Districts from all other requirements of Article 11.

- a. **Roadways within the F-VC District.** 1 tree per 40 feet must be planted between the sidewalk and the curbline of the roadway, unless such landscaping is prohibited by the Kent County Road Commission. An additional 1 tree and 4 shrubs per 80 feet must be planted within the front setback between the right-of-way line and the front of the building, unless the setback is under 15 feet, in which case the Planning Commission may waive or reduce the tree requirement, but the shrubs shall still be required. Except for the required walkway in Subsection 4, the first 6 feet closest to the sidewalk must have a permeable ground cover such as grass or mulch.
 - b. **Roadways within the F-O28 District.** 1 tree and 2 shrubs per 40 feet must be planted between the sidewalk and the curbline of the roadway, unless such landscaping is prohibited by the Kent County Road Commission. An additional 1 tree and 4 shrubs per 80 feet must be planted within the front setback between the right-of-way line and the front of the building, unless the setback is under 15 feet, in which case the Planning Commission may waive or reduce the tree requirement, but the shrubs shall still be required.
 - c. **Roadways within the F-VF and F-TC Districts.** 1 tree and 2 shrubs per 40 feet must be planted between the sidewalk and the curbline of the roadway, unless such landscaping is prohibited by the Kent County Road Commission. An additional 1 tree and 4 shrubs per 80 feet must be planted within the front setback between the right-of-way line and the front of the building, if the building has a setback of 20 feet or greater. An additional 1 tree and 4 shrubs per 80 feet must be planted within the front setback between the right-of-way line and the front of the building, unless the setback is under 15 feet, in which case the Planning Commission may waive or reduce the tree requirement, but the shrubs shall still be required. Except for the required walkway in Subsection 4, the first 6 feet closest to the sidewalk must have a permeable ground cover such as grass or mulch.
5. Driveways must be designed to have symmetrical curbs on either side, and to encourage slow speeds entering parking lots and crossing public sidewalks.
 6. Parking lots visible from a public street, sidewalk, or adjacent residential district or use shall be screened by a decorative masonry wall, constructed along the edge of the parking lot pavement, that is not less than three (3) feet, and no greater than four (4) feet high. The design of the knee wall must be consistent with the Cascade Township Streetscape Design Plan. However, the wall must provide a break at intervals no greater than 50 ft. to allow pedestrian access, and at those breaks, a walkway must be provided to the public sidewalk.
- C. **Private Roadways:** The Form Based Code Districts shall be exempt from the Township's ban on private streets in Section 10.2.B, provided that all of the following requirements are met. All new public roads constructed within the Form Based Districts shall also be subject to the requirements of this Section.
1. The private road must meet all requirements of Section 10.2, except those that conflict with this Section, in which case this Section shall supersede.
 2. The private road must be contained within an easement or right-of-way at least 66 feet wide, and must allow permanent, unrestricted access to the general public. The private road must also be subject to a permanent maintenance agreement, with a dedicated funding mechanism approved by the Planning Commission and Township Attorney. The easement, maintenance agreement, and funding mechanism shall not be altered without approval of the Township Board.
 3. The easement or right-of-way must include the following:
 - a. Two-way drive lanes, at least 10 feet in width each.
 - b. A sidewalk, at least five feet wide, open to the general public, and connecting to any existing sidewalks at the side lot lines, on both sides of the road.
 - c. Curbs and associated stormwater infrastructure along both sides of the roadway.
 - d. A landscape tree lawn, at least 5 wide, between the sidewalk and the curb containing at least one tree per 40 feet of road frontage.
 - e. On-street parallel or angled parking, if proposed, shall meet the dimensional requirements of Article 10.

- f. The private road shall have a name and assigned addresses as approved by the Kent County Road Commission. The name must be approved by the Planning Commission and shall reflect and enhance the historic character of Cascade Village.
4. Road networks must meet the following standards:
 - a. **Existing Abutting Roadways.** All new road networks shall connect to all existing public streets that abut the lot in question, unless the applicant demonstrates to the satisfaction of the Planning Commission there is a physical, legal, public safety, or environmental preservation reason why a connection is not possible, or why a road connection should be replaced by a non-motorized pathway connection instead.
 - b. **Existing Stub Streets.** When a lot is developed, connections must be made to all existing stub streets, rights-of-way, or other access points that connect to the lot in question, unless the applicant demonstrates to the satisfaction of the Planning Commission there is a physical, legal, public safety, or environmental preservation reason why a connection is not possible, or why a road connection should be replaced by a non-motorized pathway connection instead.
 - c. **Creation of New Stub Streets.** For any development that includes the construction of new roadways, stub streets must be built to connect to all property lines that are 300 feet or longer. One stub street is required for every 300 feet of property line, though the minimum distance between stub streets shall only be 150 feet, to give flexibility in design. The Planning Commission may waive or alter this requirement, including allowing a non-motorized pathway connection in lieu of a stub street, if the applicant demonstrates to the satisfaction of the Planning Commission there is a physical, legal, public safety, or environmental preservation reason why a connection is not possible.
 - d. **Cul-de-sacs or dead-end streets shall be prohibited,** unless the applicant demonstrates to the satisfaction of the Planning Commission there is a physical, legal, public safety, or environmental preservation reason why a connection is not possible.
 - e. **Gated Communities Prohibited.** All private roads shall be open and available to the general public for access to the properties served by the street. Streets shall not be barricaded, gated, or blocked in any way to prevent access by the general public.
 - f. **Street Intersections.** Streets shall intersect one another at right angles or as nearly at right angles as conditions permit. Roads shall maintain consistent alignment through intersections. Street jogs with offsets of less than 125 feet shall not be permitted. Wherever more than two streets would converge at one point, an appropriate design solution must be presented for approval by the Township Engineer and the Planning Commission.
 5. Existing private drives or drive aisles located on private property may be converted to private roadways under this Ordinance, and thereafter be used as the primary access for buildings constructed along the private roadway. In order for the private drive to be approved, all requirements of Subsection 3 must be met, except that the Planning Commission may allow the easement to be under 66 feet wide, if the existing private drive or drive aisle is below 66 feet, and all other provisions of Subsection 3 can be met.
 6. If approved, private roadways shall be treated like public roads for all regulations of the Article, including, but not limited to, front setback requirements.
 7. In addition, the following shall apply to lots taking access from private roads:
 - a. All buildings on lots taking access from an approved private road must have a front entrance facing the private roadway. Entrances shall be designed so that architectural details enhance their appearance and prominence so that they are recognizable from the street and parking areas, and shall meet the requirements of Section 8.4.D.1. For lots that abut public roadways as well as a private roadway, the Planning Commission may waive this requirement provided that an entrance meeting all applicable requirements is included facing a public roadway.
 - b. For buildings built with a front setback, a clear, obvious, attractive, and safe pathway must be created from the sidewalk to the front entrance, consisting of walkways and crosswalks. Curbed and landscaped islands or bump-outs, featuring walkways, must be created within parking lots to ensure no crosswalk exceeds 30 feet in length.



- c. Parking lots visible from a street, sidewalk, or adjacent residential district or use shall be screened by a decorative masonry wall, constructed along the edge of the parking lot pavement, that is not less than 3 ft. and no greater than 4 ft. High. However, the wall must provide a break at intervals no greater than 50 ft. to allow pedestrian access, and at those breaks, a walkway must be provided to the sidewalk.

Section 8.4 Regulations Applicable to New Construction

- A. **Architectural Design Options.** All newly constructed buildings shall be designed to achieve key characteristics of one of six Midwestern vernacular architectural styles - Craftsman, Main Street, Victorian, Cottage, Colonial Revival, or Federal. The characteristics of those styles follow. The Planning Commission shall determine whether a design adequately addresses the key design aspects of each style, based on the specific requirements of Subsections C and D as well as the Planning Commission's interpretation of the design as compared to the following descriptions:
1. **Craftsman Style.** The architectural style emphasizes homes ranging from 1 to 2.5 stories in height, featuring low-pitched gabled or pitched roofs with wide overhangs, often adorned with prominent dormers and exposed rafters. Facades may be asymmetrical but maintain balanced proportions. A defining element is the large, covered front porch supported by tapered or square columns resting on a pier. Horizontal design lines, large double-hung windows with deep sills, and intricate decorative trims enhance the aesthetic, maximizing natural light and craftsmanship. Traditional Craftsman-style showcase detailed woodwork, decorative moldings, and exposed beams, especially in cases where second-story patios exist. This style encompasses subcategories such as Prairie style, American Foursquare, and Craftsman Bungalow, offering flexibility for both small and large homes, typically ranging from 1,200 to 2,600 square feet.



2. **Main Street.** Italianate-style commercial architecture, commonly found in 19th-century downtown Main Street buildings across the U.S., particularly in the Midwest, is characterized by its ornate detailing and vertical proportions. These buildings typically feature tall, narrow windows with arched or segmental tops, often adorned with decorative moldings or lintels. Elaborate bracketed cornices define the roofline, while decorative window hoods and contrasting trim further emphasize the façade. Constructed primarily of brick, these buildings are often painted in various colors to highlight architectural details. The ground level typically features large display windows suited for retail use, with office or residential spaces above. Entrances are positioned directly along the sidewalk, often recessed within the storefront, with secondary access points at the side or rear. Parapets and cornices add visual interest and height variation. Parking is generally not located in the front; instead, shared lots or rear alley-loaded parking are common.



3. **Victorian.** Victorian-style buildings are characterized by their ornate, intricate detailing and vertical, asymmetrical forms. Typically ranging from 2 to 3 stories in height, these homes feature steeply pitched gabled or hipped roofs, often adorned with multiple gables. The façades are complex and asymmetrical, with vertical design lines that enhance the sense of height. Prominent towers, usually positioned at the corners, add to the dramatic presence of the home. Roof overhangs, beams, and gable ends are highly detailed, often featuring ornamental trims. Some Victorian homes are distinguished by colorful exteriors that highlight their intricate features. Additionally, bay windows are a common element, contributing to the home's unique, dynamic appearance.



4. **Cottage.** Cottage-style buildings are characterized by their peaked roofs, colorful facades (frequently pastel), and whimsical ornamentation. Typically ranging from 1.5 to 2 stores, though they can be taller, these buildings feature simpler facades than Victorian buildings but are otherwise similar. As with Victorian buildings, roof overhangs, beams, and gable ends are highly detailed, often featuring ornamental trims. They embrace balanced asymmetry in their facades through offset chimneys, wrap around porches, or cluster windows. Window frames are also frequently large and decorative, often grouped, and found in leading or casement style. Doorways are sometimes arched or multilight french doors. The building is often complimented by flower beds, planters, climbing vines, and window box planters.



5. **Colonial Revival.** This architectural style emerged in the 19th century and seeks to celebrate and reinterpret the early American colonial and Georgian traditions, emphasizing symmetry, order, and references to classical details. Architectural features include symmetrical facades with center front doors and evenly spaced windows. Entryways feature prominent front doors framed with decorative pediments, sidelights, fanlights, or columned porticos. Windows are typically double hung sash windows, often with shutters, aligned vertically and horizontally. Colonial Revival typically includes classic details such as columns, pilasters, dentil molding, and cornices. Roofs often incorporate side-gables or hipped roofs, and dormers. Common materials include red brick, clapboard siding or stone echoing early colonial building traditions.



6. **Federal Style.** Federalist Style Architecture, also known as Adamesque, stems from the Georgian tradition. It was a popular style after the revolutionary war and symbolized refinement, lightness, and classical inspiration. Architectural features include symmetrical facades with center front doors and evenly spaced Palladian or Venetian windows, however usually lighter and more delicate than with slender proportions and elegant detail. Roofs are typically flat, hipped, or low pitched with side gables, often hidden behind a balustrade. Slender chimneys rising symmetrically from either side is typical. Common materials include brick and wood, with the wood often painted white. Entryways often include an elliptical or semicircular window above the door, slender pilasters or columns, or a flat or slightly protruded pediment.

B. **Architectural Variation Requirement.** The following shall apply to all new construction within the Form Based Code Districts:

1. For developments consisting of a single building, the Architectural Design Option shall not be the same as more than one adjacent building. Buildings across a street shall not be counted for this purpose.
 - a. Each Main Street style building must have a vertical architectural element or other architectural differentiation every 20 feet to break up the design of the façade.
2. For developments containing more than one building:
 - a. No two buildings shall be identical in design.
 - b. No more than 60% of the buildings shall be the same Architectural Design Option.
 - c. Each Architectural Design Option must represent at least 20% of the buildings, except for developments with 5 or fewer buildings, which shall be exempt from this requirement.

C. **Building Materials.** Materials shall reflect and complement the materials and construction techniques of West Michigan's regional architecture. The following materials are permitted on exterior facades and building walls, for each Building Design Option. Within the Form Based Code Districts, all exterior facades shall be subject to these requirements. The Planning Commission may allow the use of materials that give the appearance of the materials listed below, provided that the replacement material will retain a high-quality appearance, without degradation, over the long term. A sample of proposed building materials must be submitted to the Village Design Review Committee and Planning Commission for consideration during review of the proposed building design.

1. **Craftsman**

- a. **Brick:** Used for chimneys, accent features, and exterior construction. Colors must be dark and muted, not bright or pastel.
- b. **Wood:** Employed for sidings, beams, and shingles.
- c. **Stone:** Used for chimneys, piers, and base accents.
- d. **Stucco:** For textured finishes.
- e. **Stained Glass:** Adds decorative and functional elements.
- f. **Fiber Cement:** A modern, durable alternative to wood siding.
- g. **Asphalt Shingles:** Commonly used for roofing.

2. **Victorian**

- a. **Wood Siding:** Predominantly used for the walls, offering a warm, textured finish.
- b. **Brick:** In red, brown, or tan hues, adding a sturdy and traditional aesthetic.



- c. **Stone:** Limestone or sandstone is often used for its durability and luxurious appearance, especially in more upscale constructions.
- d. **Stucco:** Employed in Italianate Victorian styles, providing a smooth, refined exterior.
- e. **Roofing:** Slate, asphalt, and wood shingles are used to create distinct rooflines and contribute to the home's character.
- f. **Metal:** Cast iron or copper trims and cresting add decorative elements that highlight craftsmanship and fine detail.

3. Main Street

- a. **Brick.** Typically red, brown, blonde, or tan clay brick. Can feature painted or glazed surfaces. Often arranged in Flemish bond or running bond patterns, though other patterns may be approved by the Planning Commission. For a Main Street building, at least 80% of the front facade must be brick or a brick-like material approved by the Planning Commission.
 - i. There must be a predominant brick color. Other colors shall only be used for Horizontal Expression lines, accenting doors and windows, and other detailing as approved by the Planning Commission.
- b. **Stone:** Limestone or sandstone used for lintels, sills, and decorative banding. Granite or marble are also acceptable. Stone should be used at the bottom of buildings, with brick above.
- c. **Metalwork:** For architectural detailing only.

4. Cottage

- a. **Brick:** Tumbled or reclaimed look used for chimneys (even if non-functional), accent walls or full facades. Colors must be earth tone and muted, not bright or pastel. Paired with Wood or fiber cement trim to soften the look.
- b. **Wood:** Best used for upper stories and gabling. Often features for shingles or shakes siding, or timbering. Painted in muted tones (cream, sage, soft gray, or dusty blue) to evoke a classic cottage look.
- c. **Stone:** Often fieldstone or cobble. Used for chimneys, entry surrounds to emphasis the door, and base accents typically up to the windowsill. Bluestone is encourage for paving pathways or under porches.
- d. **Stucco:** Can be used sparingly on infill panels between timbering
- e. **Fiber Cement:** A modern, durable alternative to wood siding.
- f. **Asphalt Shingles:** More practical for commercial durability; choose colors that mimic slate or wood.
- g. **Slate (or faux-slate):** Used for roofing.

5. Colonial Revival

- a. **Brick:** Red brick is common and is sometimes painted white. Colors must be muted, not bright or pastel. Used for chimneys, often paired or symmetrically placed
- b. **Wood:** Horizontal wood clapboard as a dominant material. Wood is also used for trim and detailing, including cornices, columns, shutters, pilasters, and other decorative features. Molding and entry surrounds often emphasized with decorative pediments.
- c. **Fiber Cement:** A modern, durable alternative to wood siding.
- d. **Stone:** Typically fieldstone
- e. **Asphalt or slate Shingles:** Commonly used for roofing.

6. **Federal:** Each Façade of a Federal Style shall have a primary material of either brick or wood/fiber cement designed as described in Section 6.a or 6.b below. Each façade shall be comprised of 80% of the primary material. If the development is a corner lot, the primary building material shall be the same on both street facing facades.

- a. **Brick:** Typically red, brown, blonde, or tan clay brick. Can feature painted or glazed surfaces. Often arranged in Flemish bond or running bond patterns, though other patterns may be approved by the Planning Commission.
- b. **Wood:** Horizontal clapboard siding, usually painted white or cream
- c. **Fiber Cement:** A modern, durable alternative to wood siding.
- d. **Stone:** Dressed stone used sparingly as accent for door surrounds, keystones, or step. Common stone includes marble, sandstone,
- e. **Plaster:** Used for fine reliefs (urns, garlands, rosettes)
- f. **Ironwork:** wrought iron used for railings, fences, and balconies.
- g. **Metal Roofing:** Standing seam metal roofing with no exposed fasteners.
- h. **Asphalt Shingles:** Commonly used for roofing.
- i. **Slate (or faux-slate):** Used for roofing.

D. **Building Design Elements**

1. **Entrances**

- a. **When Required.** The regulations of this section shall apply to all entrances facing public streets, or private streets approved under Section 8.3.C.
- b. Entry door threshold shall be at the same elevation as adjacent sidewalk grade (zero step entry), except where a porch has been approved under Subsection D.2.
- c. The doorway must be recessed at least four (4) feet, and may be recessed up to a maximum of 10 feet, behind the front wall of the building.
- d. The entrance shall either be designed as a **storefront**, with a doorway flanked by windows meeting the requirements of Subsection 4 that are at least 12 feet wide on either side, and extend from 2 feet above grade to a point even with the top of the door, or as a **door yard** with a unique decorative architectural feature consistent with the description of the chosen Architectural Design Option that differentiates the entrance from the rest of the facade in Subsection A and a canopy or awning meeting the requirements of Subsection D.6.
- e. For a residential building with three or fewer dwelling units, only one front entrance is permissible. Side and rear entrances are permitted. Residential buildings with four dwelling units, up to two front entrances are permitted. In residential buildings with five or more residential units all dwelling units are permitted to have a front entrance.

2. **Porches.** Porches shall be permitted if they meet the following requirements, and where a zero-step entry has been provided elsewhere in the building with barrier-free access to both ADA-compliant parking spaces and a public sidewalk.

- a. **Victorian.** Porches on Victorian-style buildings shall be at least 6 feet in depth, and shall feature a decorative railing and pillars. The porch must extend across at least one entire frontage of the building facing a roadway, and must wrap around on at least one other side, covering at least 20% of the second facade. The porch must be covered with a roof, which must be pitched as required in Subsection D.5.
- b. **Craftsman.** Porches on Craftsman-style buildings shall be at least 6 feet in depth, and shall feature columns consistent with the description of Craftsman architecture in Subsection A. They shall extend across at least 60% of a facade facing a roadway. The porch must be covered with a roof, which must be pitched as required in Subsection D.5.
- c. **Main Street:** Porches shall not be permitted.



- d. **Cottage:** Porches should feel intimate and human scale, with natural textures (wood, stone, and brick), detailed trim, and painted finish. Residential porches are about sitting and relaxing, while commercial porches create a welcoming threshold for shoppers. Porches shall be 6 to 10 feet deep, may be used for a waiting area, display space, or outdoor dining spillover. Details often include columns (often simple or turned), balustrades, arched openings, brackets, flower boxes. May be comprised of a Continuous shed roof or series of small gables over shop entrances. Brackets or timber framing can highlight roof supports.
 - e. **Colonial Revival:** Porches and porticos on Colonial Revival architecture shall span between 10-20% of the front façade and shall only span the height of the first floor. The porch shall be symmetrical and centered over the front door. The roof shall contain a front facing gable or flat roof.
 - f. **Federal:** Small porches, porticos, or entry stoops are appropriate for Federal Style buildings. The porch shall be centered on the main entry and symmetrical. The roof shall be a small pediment, a hipped roof, or flat roof supported by pilasters or slender columns. Balustrades are appropriate on flat roofed porches. Porches shall be 6 to 10 feet deep and span wide enough to cover the front entrance and door surrounds. On commercial storefronts, the Planning Commission may allow for porches to span the entire length of the building if the transparency is a minimum of 70% on the first floor.
3. **Corner Treatments.** All buildings on corner lots, including lots with frontage on both public and private roadways, must include corner architectural features designed to provide a welcoming gateway to the block. Acceptable corner architectural features include the following. The Planning Commission may approve alternate architectural features upon determining that they meet the intent of this section, and may reject proposed corn Remove all residential from the village
 4. Added new building types allowed in the Form Based Code District
 5. Changed the number of housing units allowed on private streets
 6. Increase the minimum width required for private streets
 7. Adjusted allowed height of accessory buildings
 8. Modified density bonuses in the Mixed-Use Overlays treatments for being too duplicative with nearby corner treatments.
 - a. Peaked or decorative roof angled towards the corner.
 - b. Exterior wall angled towards the corner. If this option is chosen, the angled portion of the wall may exceed the required maximum setback. This option must include an entrance on the angled wall, facing the corner. The entrance must meet all requirements for entrances in this Article, except for the requirement for recessed entrances. The entrance shall count as the required entrance facing both roadways.
 - c. Clocktower or similar tower feature, with a minimum width, along both streets, of at least 10 feet. The tower may exceed the height of the main roof by up to 15 feet and may exceed the maximum height for the district without requiring Special Use Approval. For buildings utilizing the Victorian Architectural Design Option, the Planning Commission may require a tower as the required corner treatment.
 - d. Support column for upper floors, leaving open, shaded pedestrian space. This option shall include an entrance to the building from the covered space, as described in Subsection D.3.B. The maximum setback shall be measured to the support column, not the wall. The open space shall not exceed 10% of the building footprint.
 - e. Another option as approved by the Planning Commission that meets the spirit of this subsection.
 9. **Windows.** Windows shall meet the following requirements:
 - a. **All Facades:** The following shall apply to all building frontages, regardless of whether they face a street:
 - i. Windows shall not span vertically more than one story.
 - ii. Windows shall correspond to interior space and not span horizontally across the building.

- iii. Windows must have distinguishing architectural feature surrounding them, with at least a section of the surrounding architectural feature above the window, consistent with Architectural Design Options in Section 8.4.A. Changing color does not count to fulfill this requirement.
- iv. Windows shall not be covered by interior equipment or retail displays.
- v. Windows shall have horizontal or vertical grills or other decorative internal features, except for first floor windows on buildings using the Main Street Architectural Design Option, for which grills shall be optional. The grills or other decorative features may be applied to the exterior of the glass and need not be integral to the window itself. Grills must intersect each other and the surrounding walls at 90-degree angles.
- vi. Windows shall have a minimum transparency of 80% Visible Light Transfer (VLT).
- b. **Street Facing and Other Facades:** The following table includes applicable standards for facades that face a street (Street Facing Facades) and ones that do not face a street (Other Facades). No transparency shall be required on side or rear walls with zero setback.

Façade Type	Required Transparency Percentage	Victorian	Craftsman & Cottage	Main Street	Federal & Colonial Revival
Street-Facing Facades	First Floor (Windows and Glass Doors)	50%	60%	70%	50%
	Upper Floor (Windows)	30%	30%	40%	30%
Other Facades	First Floor (Windows and Glass Doors)	50%	50%	40%	30%
	Upper Floor (Windows)	30%	30%	40%	30%

10. **Roofs.** Roofs shall meet the following requirements, based on the proposed Architectural Design Option:

- a. **Victorian:** The roof must be pitched between 10:12 and 18:12. The Planning Commission may allow Victorian-style buildings that exceed the maximum height due to a high roof pitch upon determining that the proposed design is appropriate for the character of the Cascade Village. The increase in height shall not increase the usable square footage of the building. It shall only be permitted in order to allow a higher roof pitch.
- b. **Craftsman:** The roof must be pitched between 4:12 and 6:12, and must include dormer windows facing at least one direction.
- c. **Main Street.** Pitched roofs shall not be permitted. A flat roof is required, and must include a cornice that extends at least 36 inches above the roofline along the entirety of all street-facing frontages.
- d. **Cottage:** The roof shall be pitched between 10:12 and 14:12, and include front facing dormers.
- e. **Colonial Revival:** The roof must be side facing with the ridge running across the entirety of the front façade. The roof pitch shall be between 8:12 and 12:12.
- f. **Federal:** The roof must be flat or have a slope between 20 & 30 percent.

11. **Expression Line.**

- a. **Main Street:** A horizontal line on the façade known as the Expression Line (EL) shall distinguish the base of the building from the remainder to enhance the pedestrian environment. The EL shall be set so that the bottom of the line is no higher than fourteen (14) feet above grade. The EL shall be created by a change in material, a change in design, or by a continuous setback, recess, or projection above or below the EL. Elements such as cornices, belt courses, corbelling, molding, stringcourses, ornamentation, and changes in material or color or other sculpturing of the base, are appropriate design elements to include with an EL.

Section 8.5 Expansion of Existing Buildings

- A. Any expansion of a principal building, including a dimensionally non-conforming building or a building containing a non-conforming use, shall be allowable, but must be approved by the Planning Commission using the Site Plan Approval process. The following shall apply to the Site Plan Review:
1. Dimensional non-conformities shall not be required to be brought into compliance with Sections 6.1 and 8.2.D, but no dimension shall be made more non-conforming than it was previously.
 2. The building must be brought into full compliance with all applicable standards of Section 8.3, except that existing parking lots shall not be required to be reduced in size or relocated, though no new parking shall be created that violates Section 8.3.
 3. The exterior design of the building must be brought into compliance with the requirements of Section 8.4, to the extent determined practical by the Planning Commission, based on the factors described below:
 - a. The applicant shall select an Architectural Design Option based on the requirements of Section 8.4.B and the Planning Commission shall evaluate the design against the descriptions in Section 8.4.A.
 - b. Any new building materials added to the building must comply with Section 8.4.C. The Planning Commission may allow existing building materials to remain in place, upon determining that the building material is consistent with the spirit of the Architectural Design Option as described in Section 8.5.A.
 - c. The applicant shall provide a written description of how the proposed design complies, or does not comply, with all applicable requirements of Section 8.4.D. The Planning Commission may waive aspects of Section 8.4.D upon determining that the requirement is not practical given the pre-existing design of the building, and that the building still reflects the spirit of the Architectural Design Option as described in Section 8.4.A, even without meeting the requirement in question.
 - d. Expansions of buildings located in the F-O28 where the footprint of the building is increased by 20% or less are exempt from the requirements of Section 8.4.
 4. Any permanent demolition of a portion of a structure must result in a conforming resulting structure, or must reduce any previously existing non-conformities.
 5. All other applicable requirements of this Article shall be met.
- B. Any nonconforming building damaged or destroyed in the F-O28 District in excess of sixty percent (60%) shall only be reconstructed in conformance with Article 15 and shall meet the Regulations Applicable to New Construction under Section 8.4, except that the location of the new structure may be located on the property in the same location as the destroyed structure. The Zoning Board of Appeals shall only have the authority to grant variances related to dimensional requirements, like area and bulk requirements and the maximum setback requirements, related to the reconstruction. Any nonconforming use may be continued provided it meets the regulations under Article 15.

Section 8.6 General Site Design Provisions

- A. **Lighting.** Light fixture design must be approved by the Planning Commission as part of the Site Plan Review Process, and shall meet the requirements of Article 12, except for the following requirements and allowances, which shall supersede Article 12.
1. No freestanding light fixture shall exceed 12 feet in height, and no building mounted lighting shall be installed more than 12 feet above grade.
 2. Light fixture design shall be evaluated against the Architectural Design Option descriptions in Section 8.4.
 3. Light fixtures may be approved which do not meet the requirements of Article 10 if they are consistent with light fixture design standards developed by the Downtown Development Authority.

4. Uplighting of architectural features may be permitted by the Planning Commission, even if the light fixture would otherwise violate a standard of Article 10.
- B. **Landscaping.** Landscaping shall meet the requirements of Article 11, except as described below:
1. The provisions of Section 8.4 and any other provisions of this Article that conflict with Article 11 shall supersede Article 11.
 2. Parking lots with fewer than 20 parking spaces shall not be subject to the requirements of Section 11.5.
- C. **Parking.** The minimum parking requirement for non-residential uses shall be 75% of the requirement listed in Article 10. Residential uses shall meet the full minimum parking requirement listed in Article 10.
1. Construction of parking in the front yard is prohibited.
- D. **Fences.** Chain link fences shall be prohibited in the Form Based Districts.
- E. **General Architectural Waivers.** During the Site Plan Approval Process, and upon recommendation of the Village Design Review Committee, the Planning Commission may waive up to two provisions of Section 8.4 upon determining that the building design meets the spirit of the chosen Architectural Design Option as described in Section 8.4.A despite not meeting the specific regulations.
- F. **Shared Trash Receptacles.** Shared dumpster agreements may be approved by the Planning Commission for multiple lots sharing a single dumpster or dumpster enclosure.

Section 8.7 Signage

- A. **General.** The Provisions of the Cascade Township Sign Ordinance (Ordinance 14 of 1997, as amended) applicable to the GB Zone District shall apply within the Form Based Districts, except the provisions of this section shall supersede any conflicting regulations in the Sign Ordinance.
- B. **Freestanding Signs.** Freestanding signs shall only be permitted along road frontages where the principal building is set back at least 25 feet from the right-of-way. No freestanding sign shall exceed 8 feet in height and 48 square feet in area.
- C. **Projecting Signs.**
1. One projecting sign shall be permitted per entrance to a retail or office use.
 2. The projecting signs must be along a street frontage.
 3. Projecting signs shall not exceed 16 square feet.
 4. Projecting signs shall not be square or rectangular, but should instead be circular or irregular shapes to promote visual interest.
 5. The lowest point on a projecting sign must be at least 8 feet above the ground, and shall not be higher than 12 feet. The highest point on the sign shall not be higher than 18 feet above the ground.
 6. Projecting signs may extend over a public right-of-way or private road easement.
- D. **Illumination.** No sign in the Form Based Districts shall be internally illuminated.
- E. **Electronically Changeable Display.** No electronically changeable display shall be permitted in the Form Based Districts.

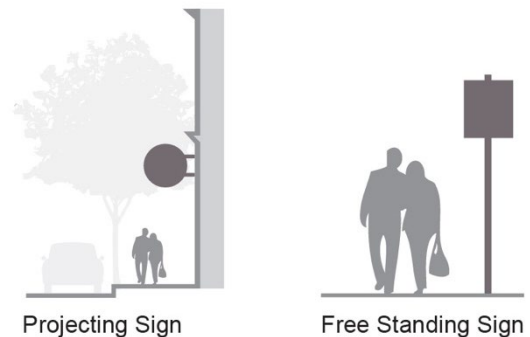


Figure 8.1: Form Based District Signage

Section 8.8 Landmark Buildings and Other Waivers

- A. **Landmark Buildings.** The Planning Commission may approve, by Special Land Use Approval, a proposed new building as a Landmark Building. A Landmark Building shall be exempt from the requirements of Section 8.4, but shall meet all other requirements of this Article. The Planning Commission may grant a waiver from the maximum building height for an architectural feature, such as a cupola or steeple. To be approved as a Landmark Building, the Planning Commission shall find that:
1. The building contains one or more of the following uses. Additional uses may also be present in the building, so long as at least one of the uses below will be included.
 - a. Worship Space for a Religious Institution
 - b. Civic/Municipal/Library Use
 2. The building addresses all street frontages to promote a safe and attractive pedestrian environment, and proactively enhances the vision for Cascade Village as expressed in the Master Plan.
 3. The proposed use of the building would be significantly hindered in a building designed to meet the Architectural Design regulations.
- B. **Incompatible Regulations.** If, during the Site Plan Approval process, the Planning Commission finds that two or more requirements of this Article cannot be met simultaneously due to the specific conditions of the site in question, the Planning Commission shall choose which incompatible provision to waive.

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, March 16, 2026
6:00 PM**

ARTICLE 9.

Case #26-3917 – Public Hearing

Applicant: Cascade Charter Township

Requested Action: Request to consider amendments to the Township Zoning Ordinance that would regulate data mining facilities and data centers and that would allow the Township Board to implement a short-term moratorium for existing and new or emerging land uses.

CASCADE CHARTER TOWNSHIP

ORDINANCE NO. [REDACTED]

AN ORDINANCE TO AMEND THE ZONING ORDINANCE REGARDING MORATORIUMS

Cascade Charter Township ordains:

Section 1. Addition of New Section [REDACTED] to the Zoning Ordinance.

A new Section [REDACTED] is added to the Zoning Ordinance and reads in its entirety as follows:

Section [REDACTED] – Moratorium by Resolution

The Township Board may, by resolution, impose a temporary moratorium on the review or issuance of any applications, permits, rezonings, licenses, or approvals for existing, new, or emerging land uses in the Township if the Township Board determines that a temporary moratorium is necessary to review, enact, or amend provisions of the master plan or zoning ordinance to address land uses that may impact the health, safety, or welfare of Township residents or property. A temporary moratorium may also be imposed by the Township Board upon the recommendation of the Planning Commission when the Planning Commission determines that a moratorium is needed to allow it sufficient time to review and recommend amendments to the master plan or zoning ordinance concerning existing, new, or emerging land uses that may adversely affect the health, safety, or welfare of Township residents or property. The resolution must state the purpose of the moratorium and include findings of the Township Board or Planning Commission in support of the moratorium and why the Township Board has determined that the temporary moratorium is necessary and in the best interest of the public health, safety, or welfare. Any resolution adopted pursuant to this Section must specify the length of the initial moratorium which shall not exceed twelve (12) months. In addition to the initial moratorium, the Township Board may extend the temporary moratorium if the Township Board determines that more time is necessary to review, enact, or amend provisions of the master plan or zoning ordinance to regulate land uses. Any extension shall not exceed six (6) additional months. Notice of the resolution must be published within fifteen (15) days of its adoption. The notice must include the following:

1. A summary of the resolution's effect.
2. The length of the moratorium and whether an extension is possible.
3. Where the public may inspect the resolution enacting the moratorium.

Section 2. Validity and Severability.

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 3. Repealer.

Any ordinances or parts of ordinances that conflict with this Ordinance are repealed, but only to the extent necessary to give this Ordinance full force and effect.

Section 4. Effective Date.

This Ordinance takes effect upon the expiration of seven (7) days after its publication pursuant to law.

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