

AGENDA
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, October 5, 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 September 21, 2026, Meeting.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 7. Case #25-3888**
Applicant: International Beverage, Rishi Makkar
Property Address: 6859 Cascade Road SE
Parcel Number: 41-19-09-451-023
Requested Action: Site Plan Approval Extension
- ARTICLE 8. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 9. Other Business**
- ARTICLE 10. Adjourn**

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, October 5, 2026
6:00 PM**

ARTICLE 5.

Approve the Minutes of the September 21, 2026 Meeting

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, September 21, 2026
6:00 pm
2870 JACKSMITH AVE SE

ARTICLE 1. Chairman Rowland called the meeting to order at 6:00 pm.

Members Present: Chairman Rowland, Vice Chair Kraemer, Treasurer Korstange, Commissioner Cribbs, Commissioner Madiol.

Members Absent: Commissioner Lauer, Commissioner Kaiser.

Others Present: Planning Director Dan Swallow, Planner Kevin Garcia (McKenna), Code and Zoning Administrator Harrison Hill 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 Commissioner Cribbs to approve the current agenda.

Supported by Treasurer Korstange.

Motion carried unanimously.

ARTICLE 4. Disclose any Conflict of Interest

There were no conflicts of interest disclosed.

ARTICLE 5. Approve the Minutes of the August 17, 2026, meeting

Motion was made by Commissioner Madiol to approve the Minutes of the August 17, 2026 meeting.

Supported by Treasurer Korstange.

Motion carried unanimously.

ARTICLE 6. Acknowledge visitors and those wishing to speak.

John Slagter (1763 Watermark Dr) discussed the Watermark Condominium Association by-laws. Opined that the by-laws stated that changes to Condominium Documents had a required 2/3rds vote by residents to be able to be brought before the planning commission and that the Condominium Board did not have standing to make changes to the PUD. Stated that the traffic study when the Condominiums were developed showed that the use of winding roads were a deterrent to speeding and that gates were installed at the entrance to the community to further deter this. Opined that there was not a credible speeding problem.

Ed Young (5390 Brassie Ct) stated that in his experience there was not a speeding problem from what he has observed. Stated that meetings were not being properly communicated to the Owners within Watermark.

ARTICLE 7.

Case #26-3924 – Old Business

Applicant: Watermark Condominium Association, C/O Acacia Group PM

Property Address: Forest Hills Golf Course/Watermark Condominiums PUD-15; a full list of addresses is detailed in Attachment 1 of the Staff Report.

Parcel Number: A full list of individual parcel numbers is detailed in Attachment 1 of the Staff Report.

Requested Action: A PUD Text amendment to the Forest Hills Golf Course/Watermark Condominiums PUD-15, Ord #10 of 1997, to amend text related to the use of speed bumps.

Planning Director Dan Swallow presented the staff report. He explained that the application was previously discussed at the August 17th Planning Commission meeting and was postponed at that time. He stated that the Planning Commission requested additional documents showing the Condominium Association's authority to bring the amendment to Planning Commission, bylaw provisions allowing the Board to alter common road infrastructure without a vote of the co-owners, and proof of the owners being given notice of the request and that those were received by staff and were in the packet. Swallow stated that staff believed the board did have the right to bring the request forward because it was not changing the Master Deed or By-laws but the PUD Ordinance. He also stated that the Township had provided notice to the Co-owners for the original public hearing, but the Condominium Board had not done so. Swallow stated that the facts of the previous meeting still stand.

Chairman Rowland asked if staff had asked the Condominium Board to notify the Co-owners.

Planning Director Swallow stated that staff did reach out to the Condominium Board to make the request, but the Board had felt that they did not need to notify the Co-owners.

Vice Chair Kraemer asked staff to clarify that nothing was provided, showing the Condominium Board or management company had given notice to the Co-owners in the past as directed at the previous Planning Commission Meeting.

Planning Director Swallow stated that nothing was provided.

Commissioner Cribbs asked if a vote was needed by the Co-owners for this type of road work.

Planning Director Swallow stated that it is not required for general maintenance, per the 7th amendment to the Master Deed.

Treasurer Korstange asked if the Township Attorney had been consulted with for a legal opinion or if staff felt it was clear.

Planning Director Swallow stated that staff felt that the documents provided showed the authority of the Condominium Board.

Treasurer Korstange stated that the request was not to amend the Master Deed, Bylaws, or asking if the Planning Commission felt the neighborhood should have speedbumps. The request was to amend the PUD and if the Planning Commission felt the PUD requirement would then be in line with the standard. She then asked if there were any other PUDs that prohibited Speedbumps.

Planner Garcia stated that there was no other PUD with this prohibition.

Commissioner Cribbs asked if voting either way would have any future effect on how PUD amendments would be made by the Township Board.

Director Swallow stated that this was a unique case.

Applicant, Leo Ditchcreek (1712 Watermark Dr), stated that no other PUD had a prohibition on speed bumps and that the Condominium Association board had the right to ask for that section of the PUD to be struck. He also stated that the overall cost was around \$1,000 in total.

Chairman Rowland stated that the 1990 Speed Study had stated that speedbumps would not be effective and that it was not proved that speeding was an issue.

Commissioner Madiol asked if they were making the decision if speedbumps were necessary or if that it was truly up to the Condo Association board.

Treasurer Korstange stated that she agreed with Commissioner Madiol and that the job of the Planning Commission was to decide if it was appropriate to remove the clause from the PUD.

Vice Chair Kraemer opined that the inclusion of the clause in the PUD meant that the Planning Commission thought it was appropriate at one point and they were now being asked to find the exact opposite conclusion. He also stated that there was not enough evidence that speeding was a problem in the neighborhood.

Treasurer Korstange opined that in the past when the PUD was first developed, there was most likely not an in-depth discussion regarding the no speed bumps clause.

Commissioner Madiol asked if commissioners would be more comfortable if there was a vote of the co-owners.

Commissioners discussed Condominium board dynamics, whether the Condominium board was representing the will of the majority of the Co-owners and public comments at the previous planning commission meeting.

Commissioner Cribbs discussed a visit to the site, how the road was curvy enough to discourage speeding, and the open-ended plan on where to put the speedbumps and the fact that they were removable.

Motion was made by Chairman Rowland to NOT RECOMMEND APPROVAL Case Number 26-3924, for a PUD Text Amendment to the Forest Hills Golf Course/Watermark Condominiums PUD-15, Ord #10 of 1997, related to the use of speed bumps, for the following reason:

- 1. Failure to prove a speeding issue within the Condominium complex or that speedbumps would provide relief from vehicles speeding.**

Supported by Commissioner Cribbs.

Motion carried with the following rollcall vote:

Yay: Cribbs, Kraemer, Rowland Nay: Korstange, Madiol

ARTICLE 8.

Case #26-3926 – Public Hearing

Applicants: Trent & Shannon Almassian, Johnathan & Mary Borisch, Thomas & Jessica Borisch, Kara Ann Borsch

Property Address: 5200, 5234, 5260, 5292, 5320, 5354 Dayenu Drive SE.

Parcel Number: 41-19-27-301-029, 41-19-33-200-059, 41-19-33-200-060, 41-19-33-200-061, 41-19-34-101-008, 41-19-34-101-009

Requested Action: Approval of a Special Use Permit for a Shared Dock.

Planning Director Dan Swallow gave an overview of the request. Swallow stated the standards for special use permit, keyhole ordinance, and gave an overview of the staff analysis of the special use standards as they related to the application before them.

Planner Kevin Garcia gave an overview of the existing conditions. Garcia stated that there is already an existing dock on site and that the request was to formalize the use agreement with the current households that use the dock.

Director Swallow mentioned the public comment that was printed and given to the Commissioners and discussed the questions posed in the comment.

Chairman Rowland asked if there was a boat ramp on site or just a dock.

Staff clarified that there was just a dock.

Treasurer Korstange stated that the keyhole ordinance was intended to be used for new development and not be used for already existing grandfathered properties.

Director Swallow stated that there was a mechanism in the keyhole ordinance to have existing keyholes apply for a special use permit, though it was mostly to document where these exist.

Chairman Rowland asked if the neighborhood expanded would additional homes have access to the dock.

Staff stated that additional homes would not.

Commissioner Cribbs asked if there was a HOA controlling the dock.

Staff stated that there was a maintenance agreement and easement between

the properties but no official HOA.

Treasurer Korstange asked if there were six lots or four.

Staff stated that there was a total of six lots with one owner that owned three lots, with a total of four owners, and the recommended motion was identifying four addresses that would have recorded access.

Applicant, Trent Almassian (5260 Dayenu Drive SE), stated that there would not be a new dock built and that there was a loose HOA but the agreement document would be the standard for the dock maintenance and use.

**Motion was made by Chairman Rowland to open the Public Hearing.
Supported by Commissioner Cribbs
Motion carried unanimously.**

Ron Hyde (7400 Kirkwood Trail), stated concerns related to expanding the use of the dock if the neighborhood was developed and the size of the dock expanding and negatively impacting the river.

**Motion was made by Chairman Rowland to Close the Public hearing.
Supported by Cribbs.
Motion carried unanimously.**

Chairman Rowland asked if the Township could regulate the size of the dock itself and that the Township was just regulating the access to the dock.

Staff stated that the dock would be regulated by EGLE, but the Keyhole Ordinance allowed for the regulation of access to the dock by specific properties.

Applicant, Trent Almassian (5260 Dayen Drive SE), stated that the point of the application was to prevent overcrowding of docks and that the use of the docks was tied to the four specific properties.

Commissioners discussed the intent of the keyhole ordinance and the grandfathered status of existing docks.

Planning Director Dan Swallow discussed the difference between non-conforming docks and new development and why the Special Use was requested.

Chairman Rowland asked if the properties could still build personal docks and if the access was for the properties or the owners.

Staff clarified that they still have the right to build a personal dock.

Vice Chair Kraemer stated that the right was tied to the specific addresses.

Motion was made by Treasurer Korstange to RECOMMEND APPROVAL of the Special Land Use permit for a SHARED DOCK and access drive, serving 5200, 5234, 5260, and 5292 Dayenu Drive based on the following findings:

- 1. The request aligns with the intent of Section 4.10. Keyhole Development, E. General Provisions 1. Maximum Residential Access, which authorizes shared access for four (4) adjoining waterfront property owners;**
- 2. The request meets the general requirements in Section 14.8. Special Land Uses, D. Standard for Approval; and**
- 3. The shared dock and access drive are located on and adjacent to the property at 5292 Dayenu Drive, in accordance with the Easement Description dated December 31, 2024.**

**Supported by Vice Chair Kraemer.
Motion carried unanimously.**

ARTICLE 9. Acknowledge visitors and those wishing to speak.

Ron Hyde (7400 Kirkwood Trail), asked when was the Keyhole Ordinance passed.

Chairman Rowland stated that it was renewed in the recent Zoning Ordinance update.

Planning Director Dan Swallow followed by stating that the original ordinance was created in 1995, and several amendments have been made since.

ARTICLE 10. Other Business

Planning Director Dan Swallow gave an update on future meetings and possible work sessions for amendments to the Zoning Ordinance.

**ARTICLE 11. Adjourn
The meeting was adjourned at 7:08pm.**

Respectfully submitted,

Commissioner David Madiol, Planning Commission Secretary

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, October 5, 2026
6:00 PM**

ARTICLE 7.

Case #25-3888

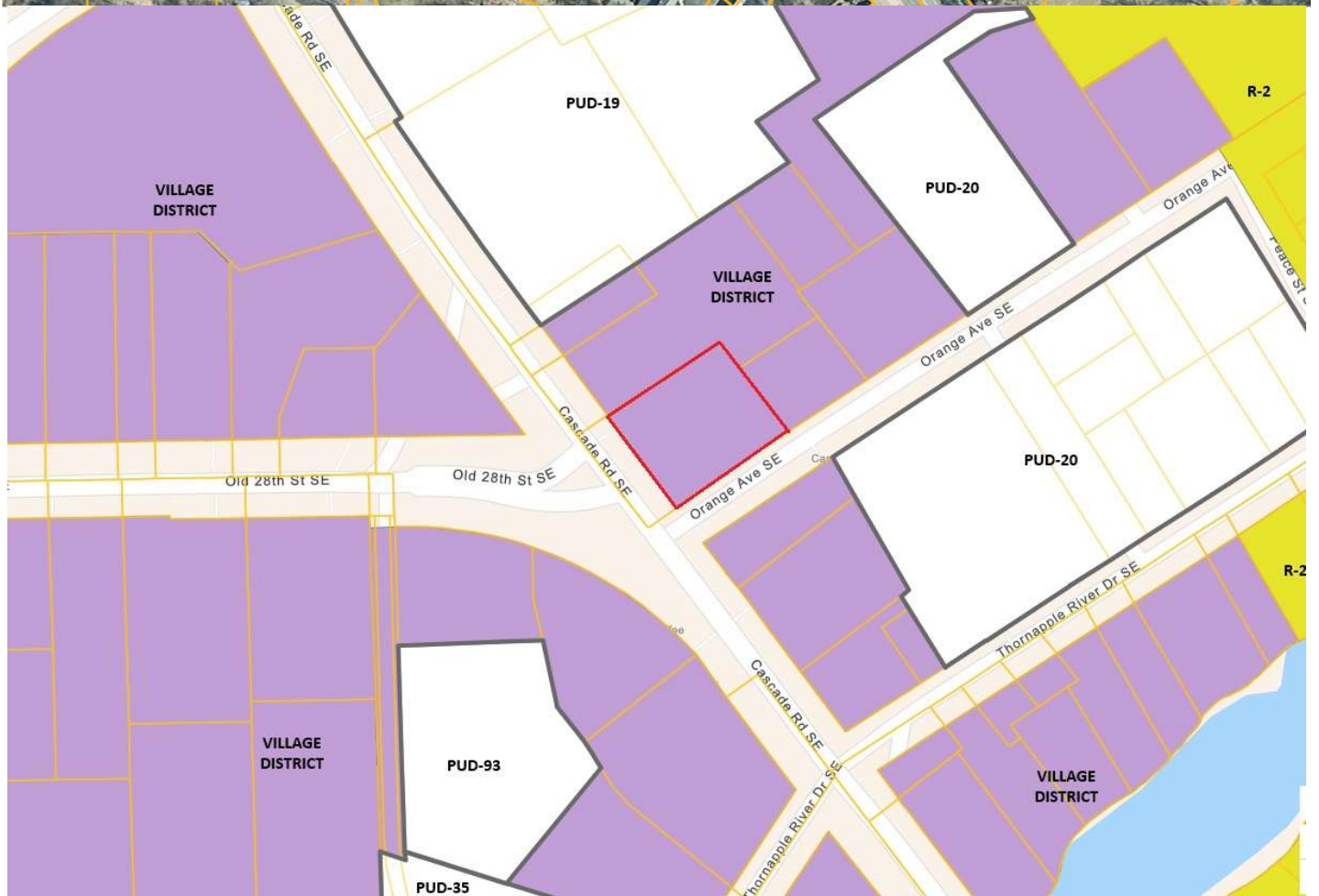
Applicant: International Beverage, Rishi Makkar

Property Address: 6859 Cascade Road SE

Parcel Number: 41-19-09-451-023

Requested Action: Site Plan Approval Extension.

PARCEL & ZONING MAP





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING COMMISSION STAFF REPORT

STAFF REPORT: Case # 25-3888 6859 Cascade Rd
REPORT DATE: September 15, 2026
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: October 5, 2026
PREPARED BY: Dan Swallow, Planning Director

APPLICATION SUMMARY:

APPLICANT: International Beverage, Rishi Makkar
ADDRESS: 6859 Cascade Road
PARCEL NUMBERS: 41-19-09-451-023
REQUESTED ACTION: Site Plan Approval Extension
REQUIREMENTS: Section 14.7 Site Plan Review, E. Effective Date.
EXISTING ZONING: Cascade Village Core (V-VC)
GENERAL LOCATION: The subject parcel is located on the southwest corner of Cascade Rd. SE and Orange Ave. SE.
PARCEL SIZE: 0.62 Acres
EXISTING LAND USE: Commercial – Retail (Liquor Store)
ADJACENT PROPERTIES: N: V-VC, Commercial – Restaurant (Cascade Roadhouse)
E: V-VC, Commercial – Office (Keystone Realty)
S: V-VC, Commercial – Retail (Bridal Elegance)
W: V-VC, Commercial – Restaurant (Jamn Bean Coffee)
• *Wide Right-of-Way: Cascade Rd. and Old 28th Street*

OVERVIEW

The site plan for proposed redevelopment of the International Beverage liquor store located at 6859 Cascade Road was approved by the Planning Commission at its July 7, 2025, regular meeting. The approval was based on the then proposed Zoning Ordinance, which was nearing completion but not yet adopted. The new Zoning Ordinance was subsequently adopted by the Township Board in February 2026, but implementation was suspended due to a referendum petition. The referendum vote occurred on August 4,

2026, and the new Zoning Ordinance was approved and implemented. Following the positive referendum vote, the applicant contacted the Township to determine next steps in proceeding with the approved site plan.

As it has been longer than 1-year and a building permit has not been secured, the site plan approval needs to be extended by the Planning Commission. There were several conditions included in the approval by the Planning Commission, which are listed below:

1. The VLT levels of the windows be approved by the Planning Department in advance of a building permit.
2. All lighting on site shall be calculated in the photometric and reviewed and approved by the Planning Director.
3. Lighting levels meet the requirements of Article 12.
4. The site shall be connected to water and sewer in compliance with Chapter 313 of the Cascade General Code.
5. An updated Storm Water & Sewer Maintenance Plan be recorded and provided to the township.

The Planning Commission must decide if the previously approved site plan is still viable and determine if an extension is warranted in accordance with Section 14.7 Site Plan Review, E. Effective Date.

E. Effective Date. An approved site plan shall be effective for a period of one (1) year, or the life of a building permit obtained pursuant to the approved site plan, whichever is longer. If construction is not commenced within the period that the site plan is effective, no construction shall take place unless there has been an extension approved by the Planning Commission and before the extension is granted there is compliance with all applicable site plan requirements that are in effect at the time of the extension. An application for an extension shall be submitted and approved before the period of one (1) year.

REQUEST

The applicant has requested an extension of the approved site plan due to the delay in approval of the new Township Zoning Ordinance. They are prepared to move forward with final engineering and permitting for the proposed redevelopment, upon receipt of the requested extension.

During the interim period, the applicant has moved forward with addressing the conditions of site plan approval. Below is a summary of the progress they have made toward meeting these conditions.

Site Plan Approval Conditions	Progress Made in Interim
1. The VLT (Visible Light Transmission) levels of the	The applicant has revised the elevation drawings and window detail sheets in the

windows be approved by the Planning Department in advance of a building permit.	site plan package to stipulate a “ Clear ” glazing to be installed in the required window openings (Seet Attached Plan Sheets A2.0 and A5.0 from Speed Architects)
2. All lighting on site shall be calculated in the photometric and reviewed and approved by the Planning Director.	The applicant has provided an Exterior Photometric Plan reflecting the required minimum and maximum light intensity levels found in Section of the Zoning Ordinance (See Attached Plan Sheet E104 from Hoekstra Electric).
3. Lighting levels meet the requirements of Article 12.	The lighting levels identified on the Exterior Photometric Plan are in conformance with Article 12 of the Zoning Ordinance. The Plan provides a minimum level of 0.5 foot candles and a maximum level of 4 foot candles, with average illumination of approximately 1 foot candle across the site. Cut sheets of the fixtures will need to be submitted prior to building permit issuance.
4. The site shall be connected to water and sewer in compliance with Chapter 313 of the Cascade General Code.	The applicant has contacted the City of Grand Rapids to determine the requirements for connection to its water and sewer systems. Water and sewer are both available on the west side (across) Cascade Rd. The connections will require boring under Cascade Rd. and the applicant has been in contact with the Kent Co. Road Commission regarding permitting requirements.
5. An updated Storm Water & Sewer Maintenance Plan be recorded and provided to the township.	The applicant is revising the previous Storm Water Maintenance Plan for submittal to the Township Engineer for review. Approval of the updated Plan will be required prior to issuance of a building permit.

PROPERTY HISTORY

The current retail facility has operated in the Village since 2005. It was previously operated as the same type of retail facility since the early 1990s.

Case # 25-3888 International Beverage – Site Plan Review - *Approved*

SEE ATTACHED STAFF REPORT DATED JULY 2, 2025

- 2025-7-7 Planning Commission – Site Plan Approval

Case #14-3202 International Beverage – Site Plan Review - *Approved*

- 2014-09-08 Planning Commission Meeting – Approval by the Township Planning Commission was granted on September 8, 2014, to allow for the expansion of 6859 Cascade Road. Contingent upon the Storm Water & Sewer Maintenance Plan be recorded and provided to the township.

Case # 05-2776 International Beverage – Variance

- 2006-01-13 Village Design Review Committee – Review of Site Plans
- 2006-01-06 Site Plan Subcommittee – Recommended for Approval, No Variance was granted

Case # 94-1737 Libation Station – Sign Setback Variance - *Expired*

- 1994-07-12 Zoning Board of Appeals Public Hearing

Approval by the Township Zoning Board of Appeals was granted on July 12, 1994, for a variance from the Sign Ordinance allowing a new sign monument style, size of 66 sq.ft. in area sign five feet from the Cascade Road right-of-way. This variance was granted subject to one of the nonconforming signs on the building (either the rear wall sign or the canopy sign) being removed. The Variance expired due to the sign never being constructed.

CONSIDERATIONS

There are no specific standards provided in the Zoning Ordinance that the Planning Commission must consider when reviewing requested site plan approval extensions. Nevertheless, there are some practical criteria that the Planning Commission may want to consider.

Proposed Criteria	Staff Comments
1. Have there been any significant modifications to the approved site plan that need to be reviewed for conformance with the Township ordinances?	No, the site plan remains unchanged except for the requested additional information regarding the window VLT and exterior site lighting.
2. Have there been any changes in the Township ordinances that would negate the previous approval or substantially change the review standards that the Planning Commission should consider?	No, the site plan was reviewed for conformance with the NEW (February 2026) Zoning Ordinance and no substantial changes occurred between the site plan approval and adoption and implementation of the Zoning Ordinance.
3. Is the plan still viable based on any changes that have occurred on the site or in the vicinity of the site during the elapsed time period?	Yes, the proposed site plan is still viable, and there have not been any notable changes in the current or adjacent land uses. The neighborhood characteristics in the vicinity of the site remain consistent with when the site plan was originally approved.
4. Has the applicant continued to complete their due diligence for the project and worked toward addressing any conditions of site plan approval?	Yes, the applicant has continued to update the site information, and they have addressed most of the conditions of site plan approval. As noted above, the applicant has submitted updated elevations, window details and exterior photometric plan. The applicant has further stated that they are in active communication with the Kent County Road Commission and City of Grand Rapids regarding the required connections to the water and sewer utilities. Documentation of approval from these agencies will be required before a building permit is issued.

The Planning Commission should determine if the above-mentioned factors warrant an extension of the previously granted site plan approval.

Staff recommends **APPROVAL** of the request.

SAMPLE MOTIONS

Option 1: If the Planning Commission deliberates on the above-mentioned criteria and finds that they are satisfied, Staff recommends the following motion:

Motion to APPROVE the requested site plan approval extension for Case # 25-3888 through July 7, 2027, related to the redevelopment of the International Beverage site located at 6859 Cascade Road SE, noting the previous conditions still apply:

1. The VLT levels of the windows be approved by the Planning Department in advance of a building permit.
2. All lighting on site shall be calculated in the photometric and reviewed and approved by the Planning Director.
3. Lighting levels meet the requirements of Article 12.
4. The site shall be connected to water and sewer in compliance with Chapter 313 of the Cascade General Code.

Option 2: If the Planning Commission deliberates on the above-mentioned criteria and finds that they are **not** satisfied, Staff recommends the following motion:

Motion to DENY the requested site plan approval extension for Case # 25-3888 related to the redevelopment of the International Beverage site located of 6859 Cascade Road SE, for the following reasons:

ATTACHMENTS

1. Applicant Extension Request Letter
2. Revised Window Details: Sheets A2.0
3. Building Elevations: Sheet A5.0
4. Planning Commission Staff Report – July 2, 2025

September 2, 2026

Mr. Dan Swallow
Planning Director
Cascade Charter Township
5920 Tahoe Drive SE
Grand Rapids, MI 49546

**RE: Request for One-Year Extension of Planning Commission Approval
6859 Cascade Road SE – International Beverage**

Dear Mr. Swallow,

We are respectfully request a one-year extension of the previously approved Site Plan Review for the property located at 6859 Cascade Road SE (Planning Commission Case No. 25-3888).

As you are aware, the project was placed on hold while the Township's new code adoption process was being finalized and clarified. During this period, the owner elected not to proceed with construction until there was greater certainty regarding the applicable requirements. Now that these matters have been resolved, the owner intends to move forward with the project and respectfully requests that the original approval be extended for one additional year from the date of approval of this extension request.

In support of this request, we have addressed the Planning Commission approval conditions as follows:

1. Window VLT / Building Elevations

Included with this submittal is Sheet A5.0 containing the proposed final building elevations and window configuration for Township review and approval.

2. Photometric Plan Review

Proposed lighting photometrics have been provided on Sheet E103 for review and verification of site lighting levels.

3. Article 12 Lighting Compliance

The lighting design and photometric analysis shown on Sheet E103 demonstrate compliance with the applicable lighting requirements of Article 12.

4. Water and Sewer Connections

The Civil Engineer has updated the site plans to indicate connection to municipal water and sanitary sewer services in accordance with Township requirements.

5. Storm Water & Sewer Maintenance Plan

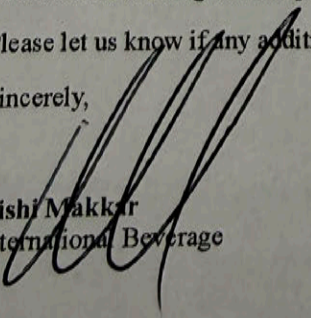
The owner will update, record, and provide the Storm Water & Sewer Maintenance Plan as requested by the Township.

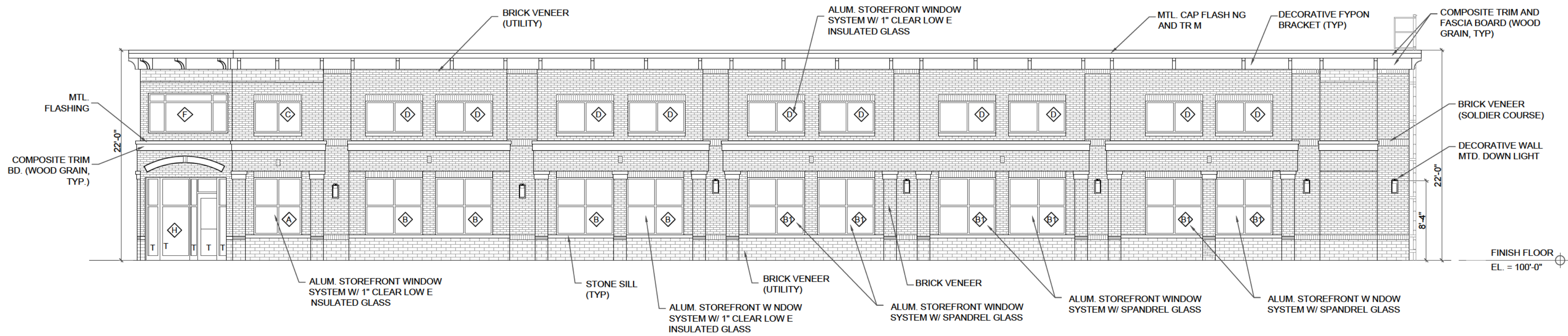
International Beverage remains committed to completing the project substantially as previously approved by the Planning Commission and believes that the requested extension is appropriate given the project's delay due to the code transition process rather than any change in the owner's commitment to the development.

We appreciate the Township's consideration of this request and respectfully ask that the Planning Commission grant a one-year extension of the original site plan approval.

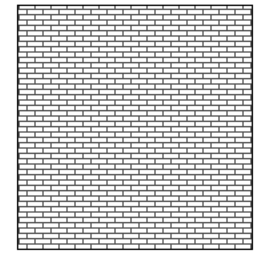
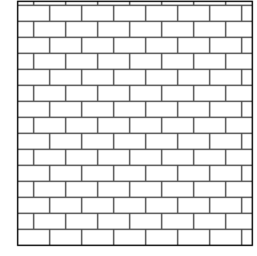
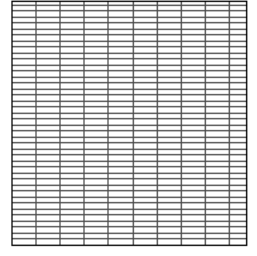
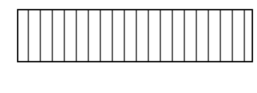
Please let us know if any additional information is required prior to review.

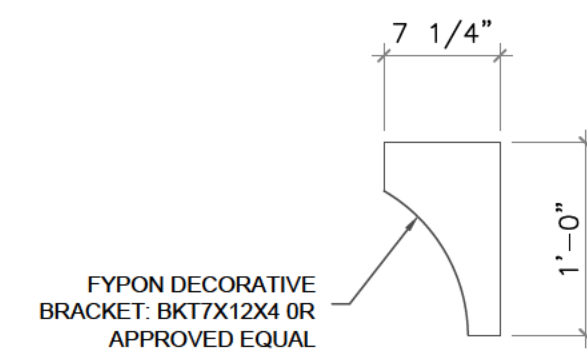
Sincerely,


Rishi Makkar
International Beverage

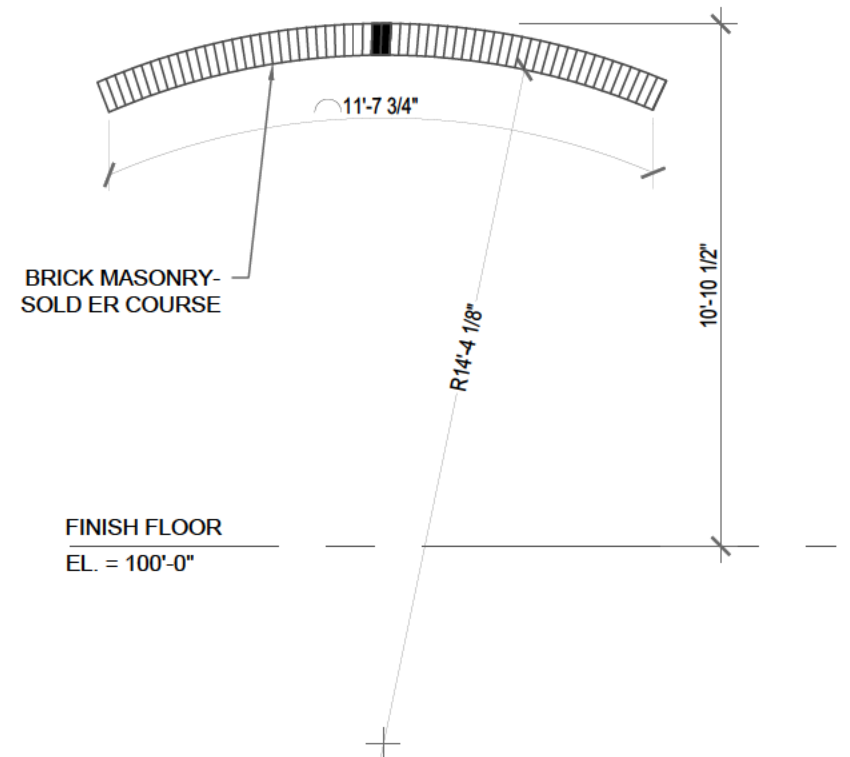


5 SOUTH ELEVATION
A5.0 SCALE: 1/8" = 1'-0"

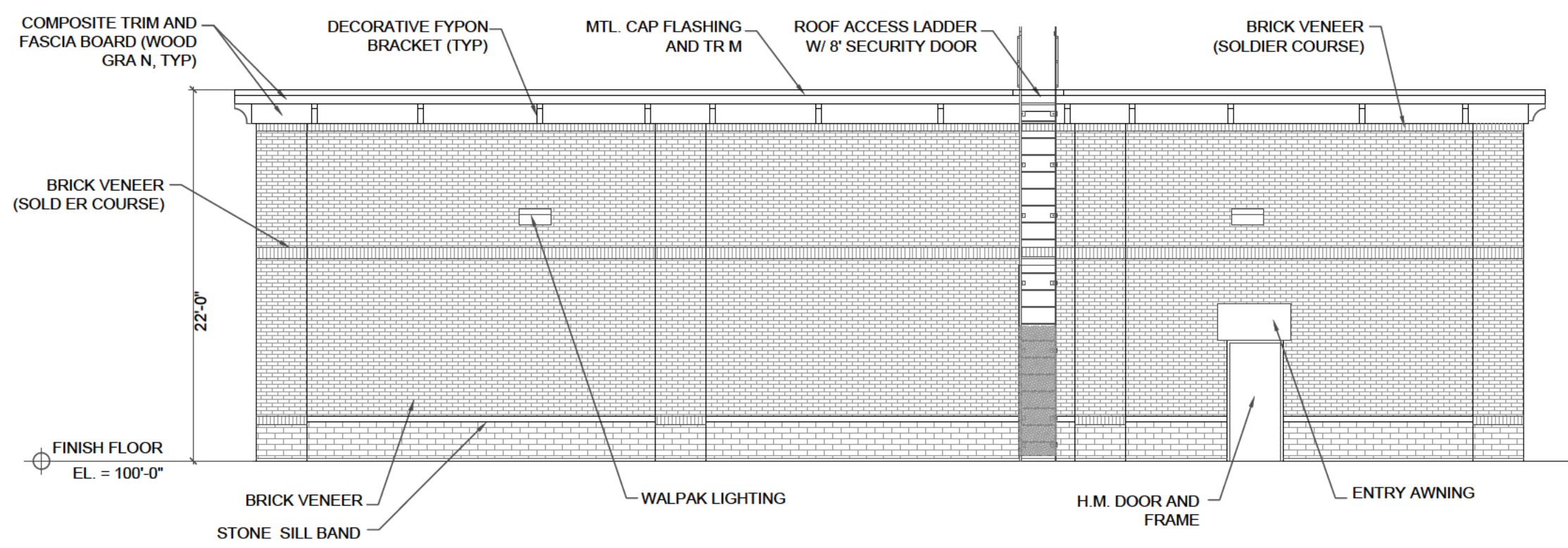
ELEVATION LEGEND		
	MODULAR BRICK VENEER COLOR 1 - NAPA VALLEY VELOUR	
	MODULAR BRICK VENEER (STACKED BOND) COLOR 1 - NAPA VALLEY VELOUR	
	MODULAR BRICK VENEER - SOLDIER COURSE COLOR 3 - OYSTER GREY SMOOTH	ELEVATION MATERIAL STOREFRONT FRAMES CAP FLASHING/COPING FIBER CEMENT BOARD TRIM CANOPY BREAK MTL.
		COLOR ANONIZED FINISH - BORDEAUX (BASED ON TUBELITE "SPECIAL" FINISH COLOR SELECTION) BURGUNDY SIMPLE BEIGE (BASED ON HARDIE BOARD TRIM COLOR SELECTION) BURGUNDY



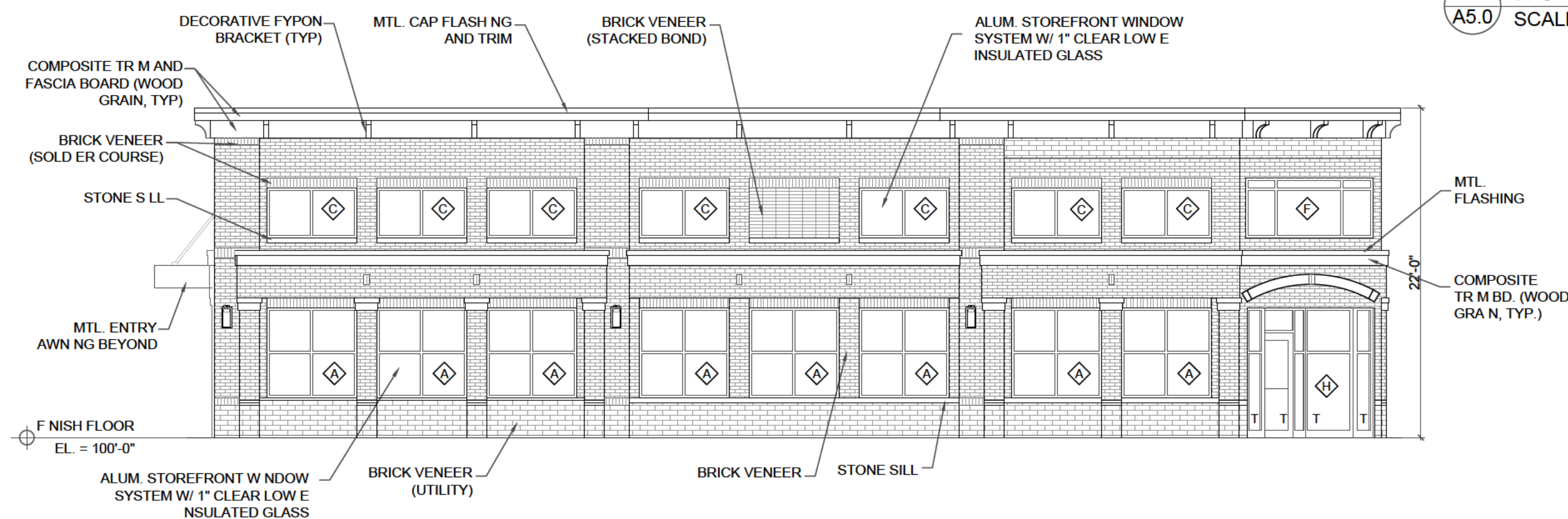
6 DECORATIVE BRACKET
A5.0 SCALE: 1" = 1'-0"



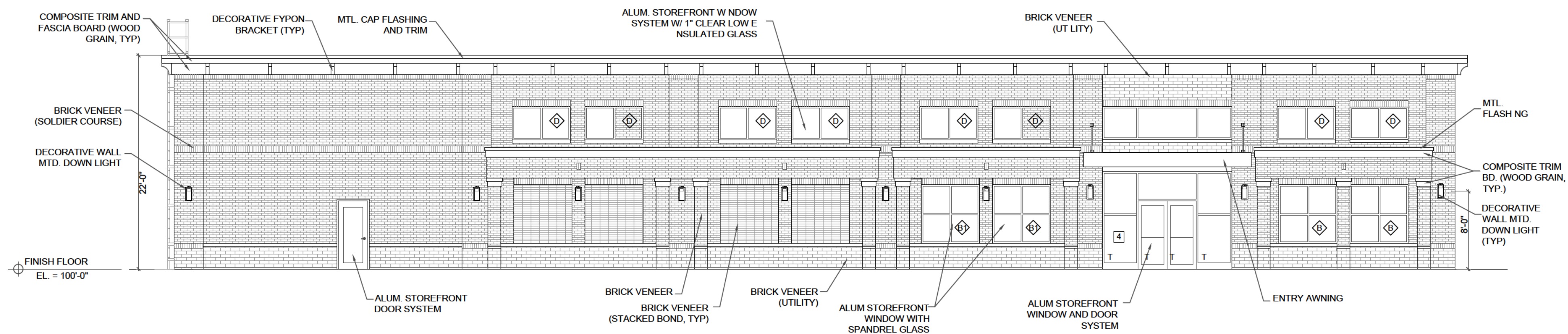
7 BRICK DETAIL
A5.0 SCALE: NTS



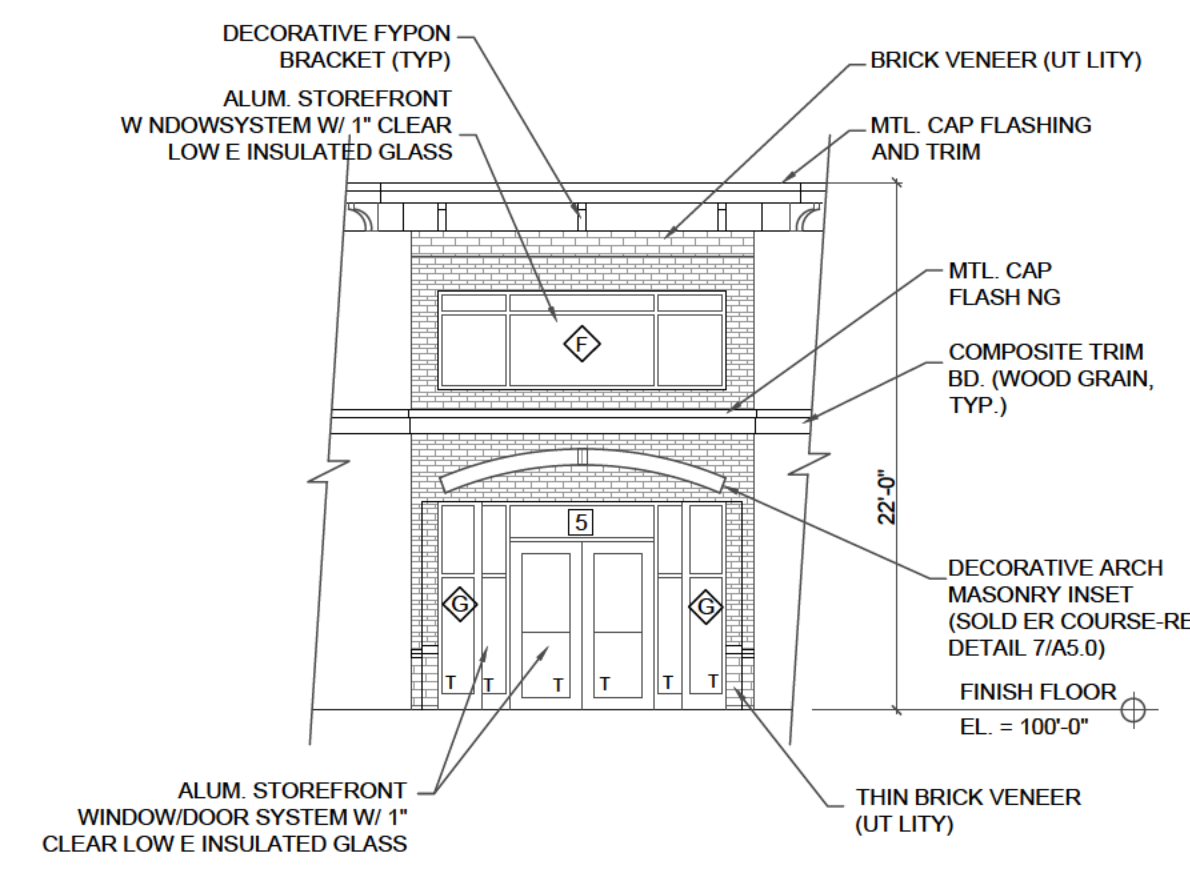
4 EAST ELEVATION
A5.0 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
A5.0 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
A5.0 SCALE: 1/8" = 1'-0"



1 ENTRANCE ELEVATION
A5.0 SCALE: 1/8" = 1'-0"

NEW BUILDING PLANS FOR:

Drawn By
BGS
Date Drawn
01/05/25
PERMITS
Revisions
No. Date
No. Date
No. Date
No. Date
No. Date
Issue Date:

PROJECT NUMBER:

25-462

SHEET:

A5.0

ROOM FINISH SCHEDULE—GROUND FLOOR										
#	ROOM NAME	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING TYPE	CEILING HEIGHT	NOTES
100	SALES FLOOR	VT-1	VB-1	GYP. PAINTED	GYP. PA NTED	GYP. PAINTED	GYP. PAINTED	EXPOSED	-	PAINT DECK, ALL CONDUIT, DUCTS AN MISC.
101	BACK COUNTER	VT-1	VB-1	GYP. PAINTED	GYP. PA NTED	GYP. PAINTED	GYP. PAINTED	EXPOSED	-	PAINT DECK, ALL CONDUIT, DUCTS AN MISC.
102	WOMEN	VCT-1	VB-1	GYP. PAINTED	GYP. PAINTED	GYP. PA NTED	GYP. PAINTED	LAY-IN	9'-0"	
103	MEN	VCT-1	VB-1	GYP. PAINTED	GYP. PAINTED	GYP. PA NTED	GYP. PAINTED	LAY-IN	9'-0"	
104	CORRIDOR	VCT-1	VB-1	GYP. PAINTED	GYP. PAINTED	GYP. PA NTED	GYP. PAINTED	EXPOSED	-	PAINT DECK, ALL CONDUIT, DUCTS AN MISC.
105	OFFICE	VT-1	VB-1	GYP. PAINTED	GYP. PA NTED	GYP. PAINTED	GYP. PAINTED	LAY-IN	9'-0"	
106	OFFICE	VT-1	VB-1	GYP. PAINTED	GYP. PA NTED	GYP. PAINTED	GYP. PAINTED	LAY-IN	9'-0"	
107	BACKROOM	VCT-1	VB-1	EXISTING	GYP. PAINTED	GYP. PA NTED	GYP. PAINTED	EXPOSED	-	LEAVE DECK UNPAINTED

1.) GC TO VERIFY SPECIFIC PAINT COLOR WITH OWNER

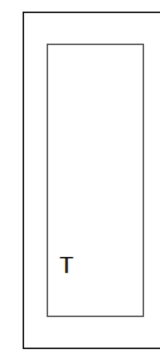
VT-1: Shaw Vinyl Tile: SRP36 – Easy Inspiration 12" x 24" Color: #678 Curry

VB-1: Johnsonite Cove Base: 4" Color: #40 Black

2) RUN DECK PAINT COLOR DOWN 20" FROM TOP OF ALL WALLS TO MATCH BOTTOM ELEV. OF JOIST. (MATCH EXIST. COLOR TYP.)

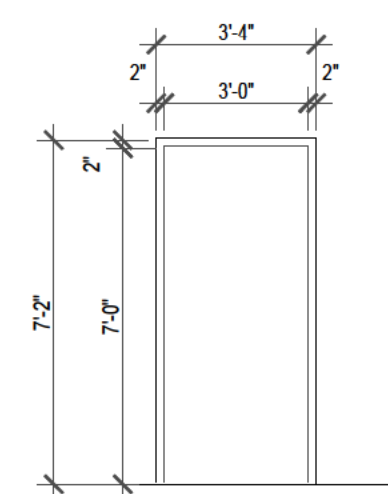
#	DOOR LOCATION	DOOR TYPE	MATERIAL	FINISH	FRAME	W	H	T	NOTES	
100	SALES FLOOR	D	ALUM.	ANOD.	ALUM/4	ANOD.	(2)3'-0"	7'-0"	1-3/4"	1" INSUL. GLASS STOREFRONT
100A	SALES FLOOR	D	ALUM.	ANOD.	ALUM/5	ANOD.	(2)3'-0"	7'-0"	1-3/4"	1" INSUL. GLASS STOREFRONT
100B	SALES FLOOR	D	ALUM.	ANOD.	ALUM/3	ANOD.	3'-0"	7'-0"	1-3/4"	1" INSUL. GLASS STOREFRONT
102	WOMEN	A	WOOD	PAINT	H.M/1	P.A.N.T	3'-0"	6'-8"	1-3/8"	
103	MEN	A	WOOD	PAINT	H.M/1	P.A.N.T	3'-0"	6'-8"	1-3/8"	
104	HALL	C								
104A	HALL	B	H.M.	P.A.N.T	H.M/2	P.A.N.T	3'-0"	7'-0"	1-3/4"	
105	OFFICE	A	WOOD	PAINT	H.M/1	P.A.N.T	3'-0"	6'-8"	1-3/8"	
105A	OFFICE	A	WOOD	PAINT	H.M/1	P.A.N.T	3'-0"	6'-8"	1-3/8"	
106	OFFICE	A	WOOD	PAINT	H.M/1	P.A.N.T	3'-0"	6'-8"	1-3/8"	
107	BACK ROOM	A	WOOD	PAINT	H.M/1	P.A.N.T	3'-0"	6'-8"	1-3/8"	

1. ALL HARDWARE ON ALUM. DOORS BY ALUM. STOREFRONT TRADE (EXCEPTION: CYLINDER ONLY TO BE PROVIDED BY DOOR HARDWARE SUPPLIER)
2. ALL DOORS & HARDWARE TO BE IN COMPLIANCE W/ A.D.A. & BARRIER-FREE CODES
3. STANDARD DOOR HARDWARE TO BE COORDINATED WITH DOOR HARDWARE SUPPLIER.
4. VERIFY HARDWARE LOCK FUNCTIONS WITH OWNER PRIOR TO ORDER
5. ALL DOOR JAMB, HEAD, AND SILL DETAILS TO BE PER MANUFACTURER STANDARD SPECIFICATIONS
6. ALL EXTERIOR FLUSH DOORS TO BE 16 GA. GALVANIZED & INSULATED HOLLOW METAL DOORS WITH 14 GA. GALVANIZED FRAMES
7. INTERIOR DOORS TO BE PAINTED FINISH COLOR - (VERIFY WITH OWNER)
8. PROVIDE BLOCKING BEHIND ALL WALL-MOUNTED STOPS IF REQUIRED
9. ALL DOOR AND WINDOW FRAME COLORS TO BE DETERMINED.

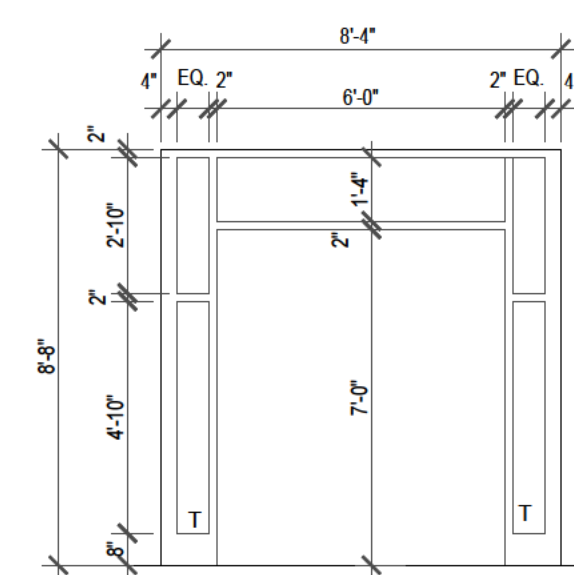


D
3'-0" X 7'-0" FULL LITE/
ALUM. STOREFRONT
(TEMPERED)

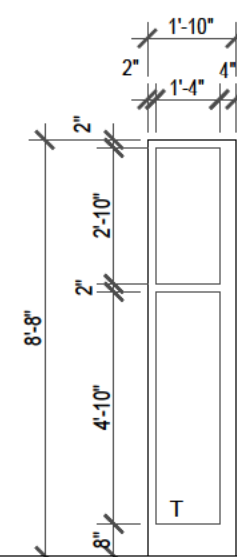
NOTE: ALL GLASS IN ALL DOORS TO BE TEMPERED
T = TEMPERED



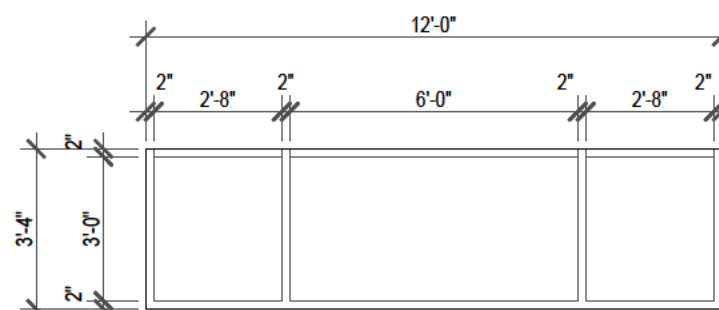
3
ALUM. STOREFRONT
FRAME



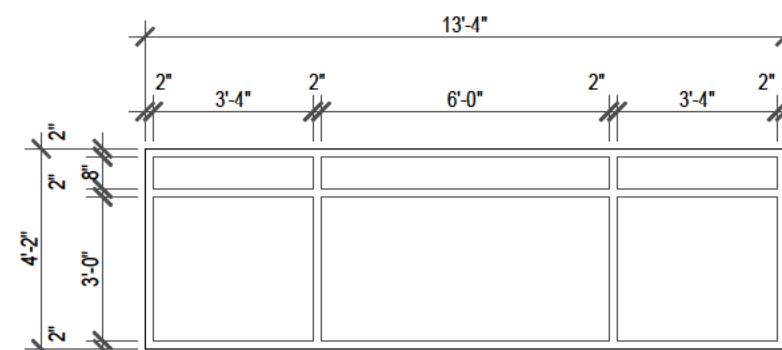
5
ALUM. STOREFRONT
FRAME



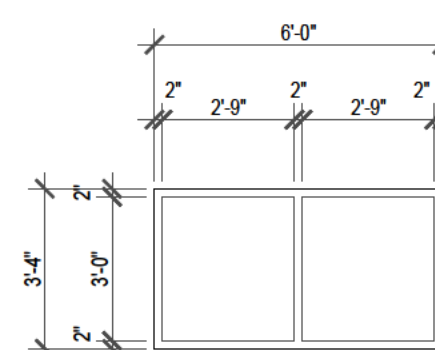

 ALUM. STOREFRONT SYSTEM W/
 1" LOW E, CLEAR INSULATED
 GLAZING (MIN. 80% VTL)



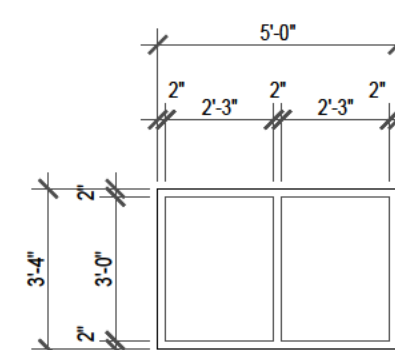
ALUM. STOREFRONT SYSTEM W/
1" LOW E, CLEAR INSULATED
GLAZING (M N. 80% VTL)



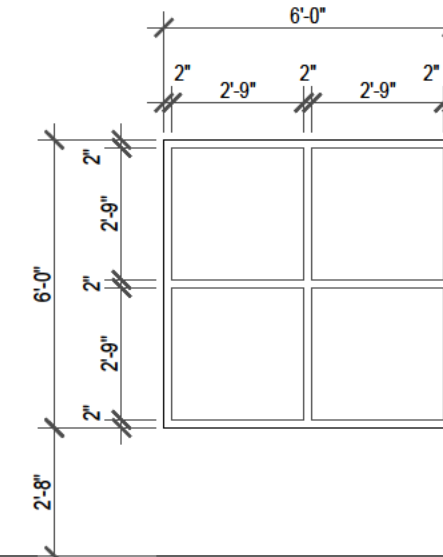
ALUM. STOREFRONT SYSTEM W/
1" LOW E, CLEAR INSULATED
GLAZING (M N. 80% VTL)



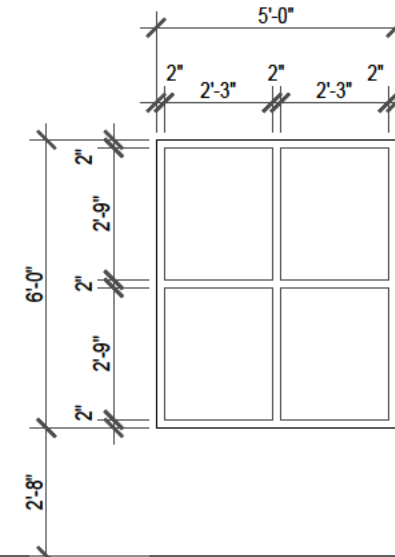
ALUM. STOREFRONT SYSTEM W/
1" LOW E, CLEAR INSULATED
GLAZING (MIN. 80% VTL)



ALUM. STOREFRONT SYSTEM W/
1" LOW E, CLEAR INSULATED
GLAZING (MIN. 80% VTL)



ALUM. STOREFRONT SYSTEM W/
1" LOW E, CLEAR INSULATED
GLAZING (MIN. 80% VTL)



ALUM. STOREFRONT SYSTEM W/
1" LOW E, CLEAR INSULATED
GLAZING (MIN. 80% VTL)

NOTE:
STORFRONT WINDOW SYSTEMS TO BE TUBELITE
- TU14000 SERIES OR APPROVED EQUAL

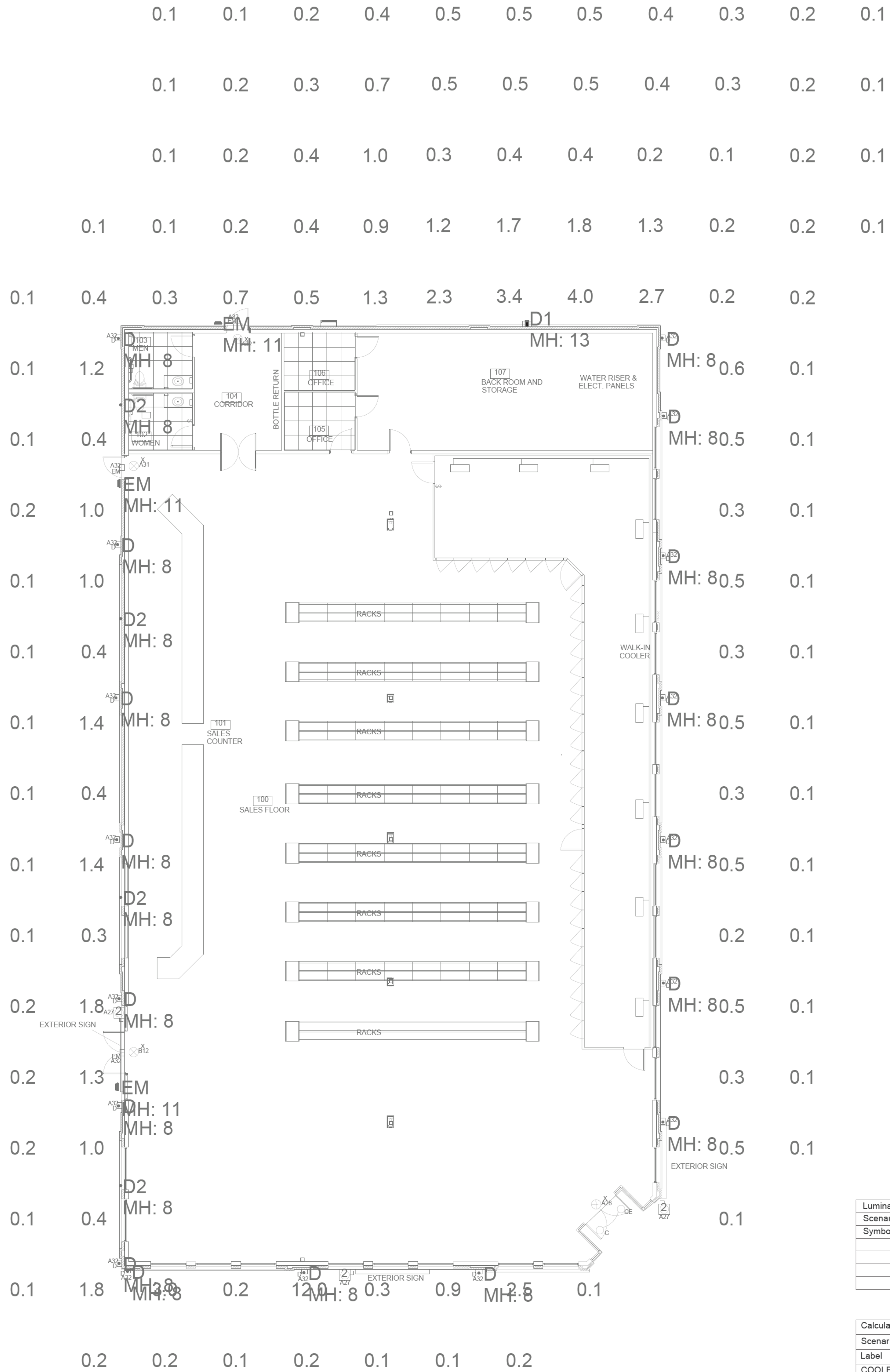
ALUM. STOREFRONT SYSTEM W/
1" LOW E, TINTED, INSULATED
SPANDREL GLAZING SYSTEM
(SPECIFIED TINT MAY NOT MEET
MIN. 80% VLT REQUIREMENT)

NEW BUILDING PLANS FOR:

Issue Date: _____

25-462

A2.0



EXTERIOR PHOTOMETRICS

Luminaire Schedule						
Scenario: GEN						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊕	17	D	Single	N.A.	0.921	DS-CD05-F-CC-WT
⊞	1	D1	Single	N.A.	0.920	GWC-SA1A-740-U-T2
⊞	4	D2	Single	N.A.	0.920	GWC-SA1C-740-U-T4FT
⊞	1	EM	Single	N.A.	1.000	OWLEM

Calculation Summary							
Scenario: GEN							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COOLER 1_Workplane	Illuminance	Fc	69.82	113.1	27.3	2.56	4.14
COOLER 2_Workplane	Illuminance	Fc	130.38	188.8	43.2	3.02	4.37
COOLER 3_Workplane	Illuminance	Fc	69.08	102.5	20.2	3.42	5.07
EXTERIOR	Illuminance	Fc	0.86	12.0	0.1	8.60	120.00

NOTES:
- REFLECTANCE AT 80/50/20
- CALC AT 2' 6"
- CEILING HEIGHT 9'

NOT FOR
CONSTRUCTION

Job Number: 0000
Drawn: CK
Reviewed: DB

EXTERIOR
PHOTOMETRICS
PLAN

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



Issued For:
Revised Exterior Lighting

Date:
9/8/2026

Sheet No.

E104



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING COMMISSION STAFF REPORT

STAFF REPORT: Case # 25-3888
REPORT DATE: July 2, 2025
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 7, 2025
PREPARED BY: Andrea Hendrick, Community Planning & Development Director

APPLICANT Rishi Makkar

ADDRESS: 6859 Cascade Rd. SE

PARCEL NUMBERS: 41-19-09-451-023

REQUESTED ACTION: Site Plan Review for a new retail building to replace the existing retail structure.

REQUIREMENTS: Chapter 8 – B-1 – Village Business District
Chapter 19 – Access, Parking & Loading
Chapter 20 – Landscaping & Greenbelt Provisions
Chapter 21 – Site Plan Review
Article 8 – Form Based Code

EXISTING ZONING: B-1 – Village Business District

GENERAL LOCATION: The subject parcel is located on the southwest corner of Cascade Rd. SE and Orange Ave. SE.

PARCEL SIZE: Approximately 0.62 acres,

EXISTING LAND USE: Liquor Store

ADJACENT PROPERTIES: N: B-1 – Village Business District – Restaurant
W: B-1 – Village Business District – Ice Cream Shops
S: B-1 – Village Business District – Bridal Shop
E: B-1 – Village Business District – Office and Church

HISTORY

The current retail facility has operated in the Village since 2005. It was previously operated as the same type of retail facility since the early 1990s.

Case 94-1737 Libation Station – Sign Setback Variance

- 1994-07-12 Zoning Board of Appeals Public Hearing – Expired

Approval by the Zoning Board of Appeals was granted on July 12, 1994, for a variance from the Sign Ordinance allowing a new sign monument style, size of 66 sqft in area sign five feet from the Cascade Road right-of-way. This variance was granted subject to one of the nonconforming signs on the building (either the rear wall sign or the canopy sign) being removed. The Variance expired due to the sign never being constructed.

Case #05-2776 International Beverage – Variance

- 2006-01-13 Village Design Review Committee – Review of Site Plans
- 2006-01-06 Site Plan Subcommittee – Recommended for Approval

No Variance was granted

Case #14-3202 International Beverage – Site Plan Review

- 2014-09-08 Planning Commission Meeting – Approved

Approval by the Township Planning Commission was granted on September 9, 2008, to allow for the expansion of 6859 Cascade Road. Contingent upon the Storm Water & Sewer Maintenance Plan be recorded and provided to the township.

PROPOSED USE

The applicant is proposing expanding the existing liquor store footprint on all sides. The use will not change. The applicant understands that the Township is undergoing major changes to the Zoning Ordinance for this area. He has voluntarily agreed to meet the standards of the proposed Village Form Based Code design requirements. This review is completed using Article 8 of the proposed updated Zoning Ordinance. The Zoning Ordinance amendments are set for a public hearing on July 21, 2025, and adoption by the Township Board in the following months. Currently, the final adoption date is set for August 13, 2025, pending no delays. The applicant understands and agrees that if elements of the Article are not adopted as proposed, he will need to seek a variance from the ZBA or modify his plans accordingly.

B-1 VILLAGE BUSINESS DISTRICT

SECTION 8:03 PERMITTED USES

Generally recognized retail businesses, which supply commodities on the premises, such as, but not limited to, groceries, meats, dairy products, bake goods or other foods, drugs, dry goods, clothing and notions of hardware.

SECTION 8:08 BUILDING DESIGN

The new Form Based Code is more restrictive than the current ordinance language. Compliance with the Form Based Code creates compliance with section 8.03 of the current Zoning Ordinance requirements.

PROPOSED ORDINANCE AMENDMENTS – ARTICLE 8 FORM BASED CODE

SECTION 8:3 STREET HIERARCHY & CORRIDOR – SPECIFIC REGULATIONS

<i>Cascade Road and 28th Street:</i> <i>As high-traffic, high-speed thoroughfares, these corridors require special and specific design of the built environment to support walkability and fine-grain urbanism. For that reason, the following shall apply:</i>		
<i>Standard: (Only relevant sections included.)</i>		
1. Special setbacks shall apply along the Cascade Road and 28th Street frontages, as described in Section 6.1.	<i>Currently the proposed building is compliant with all setback requirements. The Setbacks for Cascade Road were intentionally decreased to emphasize the pedestrian feel of the Village Core by slowing down traffic and increasing pedestrian connectivity.</i>	
	<i>Façade:</i>	<i>Proposed</i>
	<i>Southwest</i>	<i>4</i>
	<i>Southeast</i>	<i>4</i>
	<i>Northeast</i>	<i>35</i>
	<i>Northwest</i>	<i>10</i>
		<i>Required</i>
		<i>3</i>
		<i>3</i>
		<i>25</i>
		<i>75</i>
<i>The provided plans are compliant.</i>		
2. All buildings on lots abutting Cascade Road or 28th Street must have a front entrance 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 8.04.D.1	<i>This applicant opted to place an exterior wall angled towards the corner of Orange Avenue and Cascade Rd, consistent with the corner treatment requirement of Section 8.4.D.3.b. Therefore, the door provided on the exterior wall angled towards the street intersection meets the requirements of this section. The provided plans are compliant.</i>	
3. A sidewalk, at least five 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.	<i>The current site already has the required sidewalk. The provided plans maintain the existing sidewalk and are compliant.</i>	
4. 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.	<i>The provided plans are compliant with this section.</i>	
5. Frontage Landscaping:	<i>The applicant has provided the required trees addressed in this section.</i>	

6. New driveways to 28 th 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.	<i>The applicant has a drive on Cascade Road, but no new drives are being created. This section is compliant.</i>
7. Driveways must be designed to have symmetrical curbs on either side, and to encourage slow speeds entering parking lots and crossing public sidewalks.	<i>This section is compliant</i>
8. Parking lots shall be setback from the Cascade Road or 28 th Street by at least the minimum setback distance required for principal buildings.	<i>This section is compliant.</i>
9. Parking lots visible from a public street, sidewalk or residential districts or uses shall have a knee wall.	<i>This section is compliant</i>
<i>Other Public Roadways:</i> <i>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.</i>	
1. All buildings must have a front entrance facing all public roadways. 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 8.04.D.1. For lots that abut Cascade Road or 28 th Street, the Planning Commission may waive this requirement for frontages other than Cascade Road or 28 th Street, provided that the requirements of Sections 8.03.A.2-4 are met.	<i>This applicant opted to place an exterior wall angled towards the corner of Orange Avenue and Cascade Rd, consistent with the corner treatment requirement of Section 8.4.D.3.b. Therefore, the door provided on the exterior wall angled towards the street intersection meets the requirements of this section. The provided plans are compliant.</i>
2. A sidewalk, at least five feet wide, open to the general public, and connecting to any existing sidewalks at the side of the lot lines, must be constructed along the road frontage other than Cascade Road or 28 th Street, if one does not already exist.	<i>The current site already has the required sidewalk. The provided plans maintain the existing sidewalk and are compliant.</i>
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	<i>This exists currently. The plan is compliant with this section.</i>

within parking lots to ensure to no crosswalk exceeds 30 feet in length.	
4. Frontage landscaping:	<i>The applicant has provided the required trees addressed in this section.</i>
5. Driveways must be designed to have symmetrical curbs on either side, and to encourage slow speeds entering parking lots and crossing public sidewalks.	<i>The current driveway on Orange Street is proposed to be relocated. The drive being created is compliant.</i>
6. Parking lots visible from a public street, sidewalk or residential districts or uses shall have a knee wall.	<i>No parking lot is visible from Orange. This standard is not required.</i>

SECTION 8.4 REGULATION APPLICABLE TO NEW CONSTRUCTION

Architectural Design Option: The Form Based Code standards of the new ordinance provide three (3) different building types that developers can choose from when designing the exterior of a building. The proposed building for this application meets the standards of the Main Street Design Option.

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.

<i>Section 8.4.C. 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.</i>	
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,	<i>The applicant has proposed over 90% brick veneer on all four sides of the development. The proposed color of Brick is indicated on Sheet A1.</i>

at least 80% of the front facade must be brick or a brick-like material approved by the Planning Commission. 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. 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. Metalwork: For architectural detailing only.	<i>Stone sills, as well as aluminum flashing, are used throughout the building for architectural detailing. Brick patterns for accents throughout the street frontages are consistent with the architectural style of the Main Street Building Type. Additionally, the applicant took feedback from the subcommittee and added burgundy flashing which compliments the brick, adding to the visual appeal of the building.</i> <i>Wood grain composite trim is proposed as accent material in a few locations. Staff wants to point out that the material proposed is not currently allowed for the building design. While a modification of material standards is allowed, the Planning Commission should view the materials and determine if it is appropriate.</i> <u><i>The applicant will provide samples for review to the Planning Commission to aid in the decision making.</i></u>
<i>D.1. Building Design Elements</i>	
b. Entry door threshold shall be at the same elevation as adjacent sidewalk grade	<i>This standard is met.</i>
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.	<i>This standard is met.</i>
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	<i>This standard is met.</i>
<i>D.3. Corner Treatments.</i> 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.	

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.	<i>The applicant has provided an angled wall on the south side of the building facing the intersection of Cascade Road and Orange Street. The entrance includes unique architectural features and the doorway is flanked with windows. The provided plans meet the standard of this section.</i>
<i>D.4 Windows.</i> 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 shall not be covered by interior equipment or retail displays. iv. Windows shall have grills or other decorative internal features, except for first floor windows on buildings using the Main Street Architectural Design Option. The grills or other decorative features may be applied to the exterior of the glass and need not be integral to the window itself. v. All windows shall have a minimum transparency of 80% Visible Light Transfer (VLT). - vi.	i. <i>The windows provided do not span vertically more than one story.</i> ii. <i>The provided windows correspond to the interior spaces.</i> iii. <i>The applicant is not proposing to cover the windows. It should be noted that the applicant is providing a percentage of the window on the northeast side, or the Orange side, with spandrel glass to allow for the full use of the interior wall.</i> iv. <i>The provided window have the required grills.</i> v. <i>VLT levels will be reviewed during the building permit application in Planning Review. This is noted as a proposed condition of the development.</i>
b. Street-Facing Facades: The following shall apply to street facing facades: i. Required First Floor Transparency Percentage (Windows and Glass Doors): Main Street: 70% ii. Required Upper Floor Transparency Percentage (Windows): Main Street: 40%	<i>The street facing transparency requirements for Cascade are met. The Orange Street façade meets the requirement for the amount of windows present, however, all windows are not transparent. The VRDC and staff find that the provided façade design meets the spirit of the Ordinance. The Planning Commission has the discretion to wave up to three (3) of the design requirements. A waiver for this provision is recommended.</i>
c. Other Facades: The following shall apply to facades that do not face streets. No	<i>The parking lot side meets the requirement of this standard. The eastern elevation does not meet this standard, however, staff</i>

transparency shall be required on side or rear walls with zero setback. i. Required First Floor Transparency Percentage (Windows and Glass Doors) Main Street: 40% ii. Required Upper Floor Transparency Percentage (Windows): Main Street: 40%	<i>recommends that this is included in the waiver for transparency in the last section.</i>
D.4. Roofs. Roofs shall meet the following requirements, based on the proposed Architectural Design Option:	
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 all street-facing frontages.	<i>The applicant has provided a design with a flat roof, cornice, and decorative brackets. The provided plans are compliant.</i>
D.6. 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.	<i>The provided plans are compliant with this section.</i>

SECTION 8.6 GENERAL SITE DESIGN STANDARDS

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 follow requirements and allowances, which shall supersede Article 12. 1. No freestanding light fixture shall exceed 12 feet in height. 2. Light fixture design shall be evaluated against the Architectural	<i>The applicant has provided a compliant lighting photometric plan. However, staff will confirm that the calculations of the lighting levels of the proposed electrical pole with site lighting on the north side of the property are included in the photometrics. If so, the lighting levels will need to be recalculated in advance of the zoning review during a building permit application.</i> <i>Additionally, uplighting is proposed and may be allowed under the provisions of subsection 4.</i>
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Design Option descriptions in Section 8.04. 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.	
d. 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.	<i>This standard is met.</i>

VILLAGE DESIGN REVIEW COMMITTEE

The Zoning Ordinance Subcommittee met several times to discuss multiple iterations of the site and building. This project was helpful in determining the appropriateness of much of the design review standards of the Form Based Code.

The Village Design Review Committee met on June 26th to review the proposed development. All comments provided by the VRDC have been integrated into the final design of the building.

ENGINEERING DEPARTMENT REVIEW COMMENTS

The current site is not serviced by water or sewer. The plans, as submitted, are not proposed to connect to the adjacent services.

The Township Engineer, Aric Thorn, has provided general comments about the development.

- The relocation of the catch bason from private property to Orange Ave needs to be approved by the Kent County Road Commission. It does not appear it will be compliant with their standards.
- State of Michigan requires a minimum 3-foot isolation distance of well from building or projection thereof. Connecting to City water and sewer is likely the only option. Please review Cascade General Code Chapter 313 for connection requirements.

FIRE DEPARTMENT REVIEW COMMENTS

The Cascade Township Fire Inspector has found the submitted site plan meets all fire requirements.

CONSIDERATIONS

Planning Commission Determinations

The CCT Zoning Ordinance gives the Planning Commission authority to deliberate and determine if the site elements provided are sufficient or if modifications are required. Please address the following items at the hearing:

- Transparency requirements
- Building material – The Planning Commission should consider the wood grain specifically and discuss the draft motion provision #2 and Condition #6 to determine the appropriate language.
- On site lighting
- Utility requirements

RECOMMENDATION

Staff recommend that the Planning Commission make the following Motion:

I make a motion that Case #25-3888, the Site Plan Review for 6859 Cascade Rd, be APPROVED with the following provisions:

1. The spandrel windows on the southeast façade of the building are sufficient to meet the spirit of the Form Based Code. The 70% transparency requirement is waved.
2. The material provided on the submitted elevations, **[including/excluding]** the wood grain composite trim, is deemed acceptable material for the Village.
3. The proposed uplighting is approved.

Furthermore, the following conditions shall be placed on approval:

1. The VLT levels of the windows be approved by the Planning Department in advance of a building permit.
2. All lighting on site shall be calculated in the photometric and reviewed and approved by the Planning Director.
3. Lighting levels meet the requirements of Article 12.
4. The site shall be connected to water and sewer in compliance with Chapter 313 of the Cascade General Code.
5. An updated Storm Water & Sewer Maintenance Plan be recorded and provided to the township
6. **[IF EXCLUDED in provision 2]** The wood grain composite trim shall be replaced with an approved material for a Main Street Style Building Design.
7. _____

ATTACHMENTS

1. Application
2. Site Plan
3. Landscaping plan
4. Elevations & Floor Plans
5. Lighting Plan
6. DRAFT Form Based Code