



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

Date May 18, 2026
To Nick Govan, Planning Commission
From Aric Thorne, PE
Subject Site Plan Review: Cascade Engineering, 4950 37th St SE

I have reviewed the site plan for the Buursma Plant Addition of Cascade Engineering by Nederveld. The applicant is proposing a building addition to an existing industrial and manufacturing plant.

Stormwater and Drainage

The proposed project is being reviewed under the 2022 Stormwater Ordinance and the criteria in the Stormwater Standards Manual revised March 2021.

An existing 57,448-square foot building with asphalt parking lot and truck access is located on the approximate 7.31-acre lot at the end of 37th St SE (private) off Patterson Ave SE. The project site is in Flood Control Zone 2, requiring detention for the 25-year storm with a maximum release rate of 0.13-cfs. There are two existing regional detention basins at 4880 36th St SE referred to in historical documentation as the "Patterson Drain" (westernmost) and "Upper Drain" (easternmost). For more information, a detailed analysis was performed and a report authored by Exxel Engineering, Inc., provided to the applicant, and submitted as part of the application.

The applicant proposes a 61,580-square foot building addition, construction of a new fire lane, and expansion of the (or repurpose of existing impervious space for) truck parking area. The improvements are located primarily within existing pavement surface. The net change in impervious surface is the reduction of 118-square feet.

Flood Control

The applicant provides supporting calculations for the change in site conditions (e.g., pavement to building roof). The runoff coefficient remains the same (0.22), meaning practically that the site pre- and post-development is expected to convert a similar proportion of rainfall to runoff under comparable storm conditions. Flood control will still be sufficiently provided by the existing regional detention basins.

The site discharges to the regional detention basins first by storm sewer within 37th St SE and then north via sewer in an easement along or near the property line adjoining 4855 37th St SE and 5000 36th St SE.

Water Quality and Channel Protection

Water quality will be provided through a water quality device, specifically an Arcadia brand stormwater separator. It removes suspended solids, trash, and other debris, before discharge from the site.

Channel Protection is adequately served by the existing regional detention basins as there is no increase in 2-year runoff volume, which dictates the design requirement.

Drainage Plan

The applicant has submitted plans that include existing topography and proposed grading with drain patterns and subcatchment areas.

A maintenance agreement and a long-term maintenance plan are required before construction begins. The maintenance agreement and plan should include at a minimum the cleaning of catch basin sumps, including sediment and debris removal, as well it should include the manufacturer instructions for maintenance of the water quality device.

Utilities and General Comments

The applicant proposes a fire protection main for the building addition. Modification to meet minimal vertical clearance where crossing existing service connections is possible and indicated as such on the plans. The City of Grand Rapids Water Department is responsible to review and provide permit for the line(s).

The applicant notes that the existing storm sewer pipe discharging from the site, presumably a segment of pipe within 37th St SE, was not originally installed correctly and that construction will replace/address the issue (backfall in the existing pipe).

Soil Erosion and Sedimentation Control

The applicant indicates limits of disturbance and provides necessary measures. Kent County Road Commission must review and approve plans and issue a soil erosion and sedimentation control permit before construction may begin.

Summary

The proposed stormwater management design meets the Township Stormwater Ordinance requirements for the site location. I recommend approval from an engineering standpoint.

Let me know if you have any questions or concerns.



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5920 Tahoe Drive SE • Grand Rapids, MI 49546

March 9, 2026

Mike Bouman, PE
Pioneer Construction
550 Kirtland Street SW
Grand Rapids, MI 49507

RE: 4950 37th Street SE Pre-Application Conference Comments

The Pre-Application Conference is intended to assist the applicant and facilitate the future review and approval of the application. However, no suggestions, recommendations, or other comments made by Township officials, staff or consultants at such conference shall constitute approval of an application or bind the Township.

Mr. Bouman,

Thank you for meeting us to discuss a potential project located at 4950 37th Street SE. We have reviewed your plans, dated 03/03/2026. Please see our comments below.

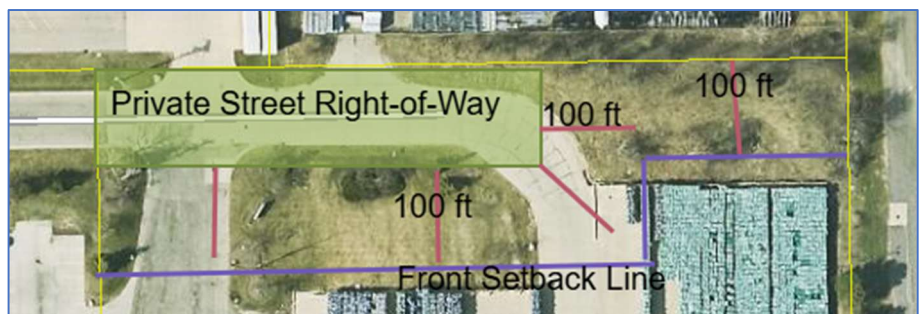
PLANNING DEPARTMENT COMMENTS

Review Standards

The Township adopted a new Zoning Ordinance on February 11, 2026.

A citizen has filed a petition to place the adoption of the Zoning Ordinance on the ballot. The deadline for collecting the required signatures is March 19th. The Township will likely know the first week of April if the new Zoning Ordinance is effective. I apologize for the uncertainty this creates for you. *Items impacted by this decision are marked with an asterisk. (ZO = Zoning Ordinance)

- Setback determination. The north side of your property would be considered the front yard. The property is Industrial with 100-foot setback. Setback is determined from the private street right-of-way or front lot line. (See rough image below). It will be important that you identify the private street right-of-way for 37th Street and



include it in your plans. (Section 4.15 Current ZO, Definitions section – Building Setback New ZO)

- Side yard setback: Current ZO – 25 feet, New ZO - 40 feet *
- Rear yard setback: 50 feet
- Maximum Lot coverage: Administrative options include a variance before the Zoning Board of appeals or a text amendment to the Township Board. (New ZO. No requirements in current ZO) *
 - Building 30%
 - Total Impervious Surface 50%
- The applicant will need to provide shared parking agreements, gross floor area, and usable floor area for determining parking requirements (Table 19-B Current ZO, Section 10.4 New ZO)
- Landscaping plan indicating compliance with the Bufferyard/Greenbelt requirements of the Zoning Ordinance must be submitted. The Planning Commission has the discretion to reduce or substitute plantings (Section 20.07 Current ZO). Requirements are similar in the New ZO, but I suggest reviewing prior to the creation of a landscaping plan. (Article 11 New ZO). Planning Commission/Board representation expressed interest in working with the applicant if variations were requested.
- A lighting plan will be required.

BUILDING DEPARTMENT COMMENTS

- Proposed plan did not have the minimum setback to be designed as an unlimited area building.
- Public way – must be “deeded, dedicated or otherwise permanently appropriated for public use...” per 2021 MBC

FIRE DEPARTMENT COMMENTS

- East side fire lane was discussed regarding turnaround locations – prefer one at furthest southeast point of addition large enough for aerial/ladder access.
- Hydrant access discussed and favored having at least one on the east side accessible from the fire lane if possible.
- Hydrant located within the parking lot could possibly be a problem or hinderance to proposed project based on actual location – may have to move or address access to it for functionality.
- Fire Department sees no other potential problems or issues based on the site plans presented.

ENGINEERING COMMENTS

- Engineering has been provided with the plans presented at the March 3rd meeting. Aric Thorne can answer any engineering questions.

Andrea Hendrick
Community Planning & Development Director