

AGENDA

Grand Haven Charter Township Planning Commission
Monday, August 17, 2020 – 7:00 p.m.
Remote Electronic Meeting

According to the Attorney General, interrupting a public meeting in Michigan with hate speech or profanity could result in criminal charges under several State statutes relating to Fraudulent Access to a Computer or Network (MCL 752. 797) and/or Malicious Use of Electronics Communication (MCL 750.540). According to the US Attorney for Eastern Michigan, Federal charges may include disrupting a public meeting, computer intrusion, using a computer to commit a crime, hate crimes, fraud, or transmitting threatening communications. Public meetings are monitored, and violations of statutes will be prosecuted.

- I. Call to Order
- II. Roll Call
- III. Approval of the July 20, 2020 Planning Commission Meeting Minutes
- IV. Correspondence
- V. Brief Public Comments & Questions (Limited to 3 minutes)
Please go to <http://www.ghc.org/boards/meeting-packets> to view the complete packet for tonight's Planning Commission meeting. If you would like to comment on an Agenda Item Only, you may now submit your comments via Facebook Live stream found at <https://www.facebook.com/GHTownship>; email choisington@ghc.org; or call (616) 260-4982 when prompted. Comments through the phone are limited to three (3) minutes.
- VI. Public Hearing
 - A. Special Land Use – Ames – Group Day Care
 - B. Domestic Animal Waiver – Lampe
- VII. Old Business
 - A. Special Land Use – Ames – Group Day Care
 - B. Domestic Animal Waiver – Lampe
- VIII. New Business
 - A. Site Plan Review – Grand Haven Custom Molding – Addition
- IX. Reports
 - A. Attorney's Report
 - B. Staff Report
 - C. Other
- X. Extended Public Comments & Questions (Limited to 4 minutes)
If you would like to comment on a Non-Agenda Item, you may now submit your comments via Facebook Live stream found at <https://www.facebook.com/GHTownship>; email choisington@ghc.org, or call (616) 260-4982 when prompted. Comments through the phone are limited to four (4) minutes.
- XI. Adjournment

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 20, 2020
Remote Electronic Meeting

I. CALL TO ORDER

Cousins called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:02pm.

II. ROLL CALL

Members present: Cousins, Wilson, LaMourie, Chalifoux, Wagenmaker, and Kieft, and Hesselsweet
Members absent: Reenders and Taylor
Also present: Associate Planner Hoisington

Without objection, Cousins instructed Hoisington to record the minutes.

III. APPROVAL OF MINUTES

Without objection, the minutes of the June 15, 2020 meeting were approved.

IV. CORRESPONDENCE – None

V. PUBLIC COMMENTS – None

VI. PUBLIC HEARING

A. Rezoning – Slater (Correction on Zoning Map) – PUD to RR

Cousins opened the hearing at 7:03pm.

Hoisington provided an overview through a memorandum dated July 16th.

There being no further comments, Cousins closed the hearing at 7:05pm.

VII. OLD BUSINESS

A. Rezoning – Slater (Correction on Zoning Map) – PUD to RR

This Township-initiated rezoning correction was discussed by the Commission:

- Understand how the error was created.
- A consensus to correct the zoning of the property.

Motion by Wilson, supported by LaMourie, to recommend the Township Board **approve** the proposed corrective rezoning of 13136 152nd Avenue from Planned Unit Development (PUD) back to Rural Residential (RR). **Which motion carried unanimously.**

VIII. NEW BUSINESS

A. Updated – 2019 Planning Commission Report

Hoisington provided an overview through a memorandum dated July 16th.

Commissioners noted their appreciation of the updated training table.

IX. REPORTS

A. Staff Report

- Board Resolution – Temporary Signage Waiver

B. Other

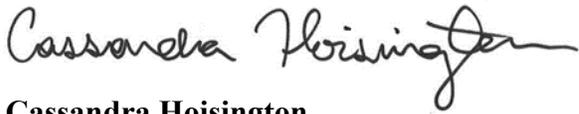
- Discussion – Holding an In-Person Meeting

X. EXTENDED PUBLIC COMMENTS – None

XI. ADJOURNMENT

Without objection, the meeting adjourned at 7:10pm.

Respectfully submitted,



Cassandra Hoisington
Acting Recording Secretary

August 4, 2020

GHT Planning Commission,

In regards to the Lampe's request to keep eight pigeons, three more than the allowed number of pets in the township, we would like to clarify what kind of animals are considered pets and if the township considers pigeons to be domestic pets. Pigeons carry disease, histoplasmosis for one, a disease of the lungs caused by spores released into the air from pigeon droppings. We realize this is not a danger to anyone who does not have close contact. But the fact that pigeons do carry diseases transmissible to humans is of concern. Our current crisis dealing with COVID-19, which most scientists now believe to have been transmitted from bats to humans, has made us aware of how quickly and easily a deadly disease can be spread around the world. Can we be sure the next one isn't avian-transmitted?

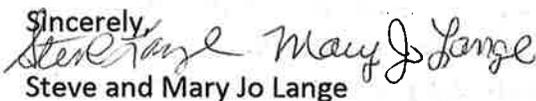
Pigeon food also attracts rats and mice to the area. We go through many bags of DeCon in our yard and garage. Even if the food packages are sealed tightly, seed scattered on the floor of the structures attract rodents.

Regarding the number of pigeons currently on the property--unless they have removed some of them, there were definitely more than five the last time we saw them flying around. We cannot be sure of that date, however, so they may have gotten rid of some of them. They are now requesting to keep four pairs--we know nothing about raising pigeons, but pairs usually mean breeding.

This came to our attention when we contacted the township regarding replacing part of our old fence. As we no longer have a pool, we don't really need the fence; however due to the pigeon structures in the Lampe's yard adjacent to our yard and the junk piles in the yard directly behind us, we will have to replace it to maintain the value of our home. We inquired about the likeliness of a variance being granted for an 8-foot-tall fence instead of the 6-foot fence allowed by the current ordinance. We were told that variances were rarely granted, so we did not file formally for a variance and accept the current ordinance.

Thank you for reviewing this issue. We respect whatever decision you make; however please take into consideration that this area is residential, with houses existing close together.

Sincerely,

 Steve and Mary Jo Lange

14907 152nd Avenue



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: August 13, 2020
 TO: Planning Commission
 FROM: Stacey Fedewa, AICP – Community Development Director
 RE: Special Land Use – Group Day Care Home – Ames

PROPERTY DETAILS			
Property Address	Parcel Number	Parcel Size	Application Type
14899 Glendora	70-07-13-300-025	2.75 acres	Special Land Use
Existing Zoning	Existing Land Use	Existing Infrastructure	Existing Site Improvements
RR	Single Family + Family Day Care	Unpaved Roadway	Single Family Dwelling Small Shed
Master-Planned Zoning	Surrounding Zoning & Land Uses		
	Direction	Zoning	Land Use
Agricultural Preservation	N	RR	Single Family
	S	RR	Single Family
	E	RR	Vacant
	W	RR	Single Family

PROPOSED SPECIAL LAND USE

The applicant, Autumn Ames, currently operates a state-licensed family day care facility in her home. This classification allows 1 – 6 children under her care. Ames is requesting to expand her business to a state-licensed group day care home, which would allow a total of 7 – 12 children.

Part of the process the State of Michigan requires is the applicant receiving a special land use application from the local government prior to approving the elevated license to allow additional children.



SPECIAL LAND USE REQUIREMENTS

The State of Michigan and Michigan Zoning Enabling Act (MZEA) are very clear that if certain provisions are met the local government is required to issue the permit. There are limited land uses the State of Michigan and MZEA have this type of control over, so it is important to be aware. Basic requirements include:

1. Home cannot be located closer than 1,500 feet from any of the following (*this is reviewed by the State prior to their issuance of a license*):
 - a. Adult foster care homes, substance abuse and treatment centers, correction centers, halfway homes, and similar facilities.
2. Must comply with other GHT ordinances, including signage.
3. Must provide adequate parking for the homeowner and employees.



SAMPLE MOTIONS

If the Planning Commission finds the application meets the applicable standards, the following motion can be offered:

Motion to conditionally approve the Special Land Use application to allow Group Day Care Home at 14899 Glendora Place. This approval is based on the application meeting the standards set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following condition and report.

1. Applicant shall provide a copy of the Group Day Care license to the Township.

If the Planning Commission finds the application is in need of revisions before a determination can be made, the following motion can be offered:

Motion to table the Special Land Use application, and direct the applicant to make the following revisions:

1. *List the revisions.*

REPORT OF FINDINGS (TO BE USED WITH A MOTION FOR APPROVAL)

1. This approval is based on the affirmative findings that each of the following standards of Section 12.04 have been fulfilled:
 - A. The proposed use is consistent with and promotes the intent and purpose of this Ordinance.
 - B. The proposed use is of such location, size, density, and character as to be compatible with adjacent uses of land and the orderly development of the district in which situated and of adjacent districts.
 - C. The proposed use does not have a substantially detrimental effect upon, nor substantially impair the value of, neighborhood property.
 - D. The proposed use is reasonably compatible with the natural environment of the subject premises and adjacent premises.
 - E. The proposed use does not unduly interfere with provision of adequate light or air, nor overcrowd land or cause a severe concentration of population.
 - F. The proposed use does not interfere or unduly burden water supply facilities, sewage collection and disposal systems, park and recreational facilities, and other public services.
 - G. The proposed use is such that traffic and assembly of people relating to the use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with normal traffic of the neighborhood.
 - H. The proposed use is consistent with the health, safety, and welfare of the Township.
 - I. The proposed use is such that traffic to, from, and on the premises and the assembly of persons relation to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and the general character and intensity of the existing and potential development of the neighborhood.
2. The application meets the site plan review standards of Section 18.07.G of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:

- A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
- B. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
- C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the Township.
- D. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
- E. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
- F. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers, and/or landscaping shall be used, as appropriate, to accomplish these purposes.
- G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the Fire/Rescue Department.
- H. All streets and driveways are developed in accordance with the Township Subdivision Control Ordinance, the Ottawa County Road Commission and/or Michigan Department of Transportation specifications, as appropriate, unless developed as a private road in accordance with the requirements for private roads in the codified ordinances of the Township.
- I. Sidewalks or pathways shall be deemed to be required along all public and private roadways unless the applicant provides compelling evidence, in the opinion of the Planning Commission, that they are not necessary for pedestrian access or safety.
- J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate storm water, prevent erosion and the formation of dust.
- K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets. Lighting is minimized to reduce light pollution and preserve the rural character of the Township.
- L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
- M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
- N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
- O. As appropriate, fencing has been required by the Planning Commission around the boundaries of the development to minimize or prevent trespassing or other adverse effects on adjacent lands.
- P. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

SPECIAL LAND USE APPLICATION

Application Type	Fee	Escrow*
Overlay Zone	\$500	\$1,000
Regular	\$400	\$1,000
Amendment	\$250	\$500

Utility Escrow**	
Main Extension	\$5,000
Lift Station	\$2,000

Applicant Information

Name Autumn Ames
 Phone 616-638-0683 Fax NA
 Address 14899 Glendora Place West Olive MI 49460
 Email Address Autumnclgim@yahoo.com

Owner Information (If different from applicant)

Name _____
 Phone _____ Fax _____
 Address _____

Property Information

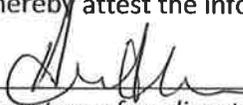
Address/Location 14899 Glendora Place West Olive MI 49460
 Parcel Number 70-07-13-300-025 Size (acres) 2.5
 Current Zoning Residential Master-Planned Zoning _____

Description of Proposed Use/Request (attach additional pages as needed)

Currently using for Home Daycare, I would like to change to Group Daycare.

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapters 19 and 23 of the Zoning Ordinance. Initially, submit five copies of the required information for staff review. Once staff has granted tentative approval, additional copies will be required as requested by staff.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.


 Signature of applicant

7-1-2020
 Date

* To cover cost of legal and consulting fees, may be increased as necessary

** If approval of this application requires/includes the extension of a municipal utility, an additional \$5,000 escrow fee shall be required, and an additional \$2,000 escrow fee shall be required for the installation of a lift station.



STATE OF MICHIGAN
 DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
 LANSING

GRETCHEN WHITMER
 GOVERNOR

ORLENE HAWKS
 DIRECTOR

June 11, 2020

Autumn Ames
 14899 Glendora Place
 West Olive, MI 49460

RE: License #: DF700247562
 Autumn Ames
 14899 Glendora Place
 West Olive, MI 49460

Dear Ms. Ames:

Attached is your renewal inspection report. You can find a copy of this renewal inspection report and any associated corrective action plans on our [website](#) under [Statewide Search for Licensed Child Care Centers and Homes](#). A description of when renewal inspection reports are completed can be found under [Overview of Licensing Reports](#).

As a result of the renewal inspection on 06/10/2020, I did not find any rule or law violations. You will receive your regular license in the mail.

During calendar year 2019:	Total
Number of serious injuries that occurred in facility.	0
Number of deaths that occurred in the facility.	0
Number of substantiated cases of abuse and/or neglect of a child that occurred at the facility.	0

Please contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (616) 356-0183.

Per MCL 722.113g, this report and any related corrective action plans must be filed in your Licensing Notebook.

Sincerely,

A handwritten signature in cursive script that reads "Rachel Arens".

Rachel Arens, Licensing Consultant
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503
(616) 916-5074

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
RENEWAL INSPECTION REPORT**

I. IDENTIFYING INFORMATION

License #:	DF700247562
Licensee Name:	Autumn Ames
Licensee Address:	14899 Glendora Place West Olive, MI 49460
Licensee Telephone #:	(616) 844-4396
Licensee:	N/A
Name of Facility:	Autumn Ames
Facility Address:	14899 Glendora Place West Olive, MI 49460
Facility Telephone #:	(616) 844-4396
Original Issuance Date:	04/11/2002
Capacity:	6
Age Range:	Ages Birth Thru 12 years

II. METHODS OF INSPECTION

Date of On-site Inspection(s): 06/10/2020

		No. of Records Reviewed
No. of children enrolled in care	8	8
No. of assistant caregivers employed	0	0
No. of child care children present at time of inspection	5	
No. of other children present at time of inspection	0	
No. of assistant caregivers present at time of inspection	0	
Licensee present at time of inspection?	Yes	
Persons Interviewed:		
Licensee	<input checked="" type="checkbox"/>	
Assistant Caregivers	<input type="checkbox"/>	

Approved child use space: The entire basement is approved, minus one bedroom and laundry room. On the second floor of the home, the kitchen, dining room, living room and one napping room are approved.

Exiting information (including second floor and basement): In the basement there is an exit which leads to the front of the home, and a stairway that leads to a landing to the front. There is a sliding glass door off the dining room on the second floor which leads to a back deck.

Approved variances - No Yes Description:

Key Indicator Inspection: No

Additional information:

- Pets? No Yes If yes, describe.
- Hot tubs or spa pool? No Yes If yes, are there appropriate barriers?
- Swimming pool? No Yes If yes, describe pool and barriers.
- Other water hazards? No Yes If yes, describe.
- Fireplace or wood burning stove? No Yes If yes, describe.
- Fireplace/wood burner in use during child care hours? No Yes If yes, describe barriers to protect children from burns.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This renewal inspection involved a review of all applicable child care home administrative rules and statutes. Verification of compliance included direct observations of the physical environment and the program, discussions with staff, and a review of the home's records, including staff records and children's records. Staff records include background checks, medical clearance information, and training information. Children's records include child information cards and child in care statements/receipts.

The facility is in compliance with all applicable rules and statutes.

IV. RECOMMENDATION

I recommend issuance of a regular license to this child care family home (capacity 1-6).



06/11/2020

Rachel Arens
Licensing Consultant

Date



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: August 13, 2020
TO: Planning Commission
FROM: Stacey Fedewa, AICP – Community Development Director
RE: Domestic Animal Waiver – Lampe Pigeons

BACKGROUND

The new zoning ordinance includes an option for the Planning Commission to approve a waiver for the keeping of animals. You may recall several years ago there were numerous lawsuits of residents suing their municipality because they did not allow them to keep an animal, they deemed necessary for their health. For example, keeping a goat for its milk because the family is lactose intolerant.

The Township only allows 5 domestic animals per property. As described below, you will learn these pigeons are considered domestic animals because the ordinance says “birds” are domestic and doesn’t define it further. The question was posed to two local planners and the Township Manager, and all came to the same conclusion.

IT BEGAN AS AN ENFORCEMENT...

On May 26th the Township received a complaint through the website. A neighbor was asking for a taller fence because of the pigeons next door. After staff returned to work and performed a site inspection (from the road) it was confirmed there were pigeons, and an enforcement letter was mailed on June 11th.

A response was received on June 16th where the property owner indicated they received the letter but believes the birds should be considered pets because they are not raised for slaughter, eggs, or any form of production.

On June 26th the owner made contact again and said they were working on complying with the Township’s letter. The owner indicated pigeon’s live in pairs and if only 5 birds were present, they would fight. He also inquired about baby birds because they need to be properly weened. Animals are not “counted” until they have reached 6 months of age, so baby birds are ok for that duration.

...AND BECAME A DOMESTIC ANIMAL WAIVER...

Shortly thereafter, the property owner submitted paperwork requesting a total of 8 birds, or 4 pairs. The owners have indicated they have been invested in these pigeons for a number of years and they need three pair breeders to keep them from having inbreeds and malformation of babies. Further, they are show birds and have won awards.

Section 14.02.D provides the process for a waiver:

Waivers. The Planning Commission may approve a property owner to keep animals that would not otherwise be permitted by this section, provided that:

- (1) The animal does not meet the definition of “Exotic or Wild Animal.”
- (2) The animal(s) are unlikely to cause negative impacts on neighboring properties, either because of the character of the animals, or the physical layout of the site in question.
- (3) The site has appropriate facilities for the keeping of animal(s) and is an appropriate size.
- (4) At least one of the following criteria are met:
 - (a) The property owner can show a legitimate need for the animal(s) to be on the property, such as a medical or service need;
 - (b) The owner could not practically keep the animal(s) on another site; or
 - (c) Removing the animal(s) from the site would cause harm to the animal(s).

...THAT REQUIRES A PLANNING COMMISSION DECISION.

This is the first case the Township has had of this nature, so staff recommends an in-depth discussion with the property owners, so each Commissioner can form an opinion on the question at hand. Next, staff recommends considering the correspondence from the neighbor and the potential for negative impacts.

Below, are photos of the site where I found 3 coops and saw 9 birds but assume there must be at least 10 because of the pairs. Along with an aerial map showing pertinent information.

STAFF RECOMMENDATION & MOTION

Staff recommends the Planning Commission table this application. Take time to consider all of the facts, and if desired the Township Attorney can provide input.

Motion to **table** the Domestic Animal Waiver request from Daniel and Doreen Lampe located at 14927 152nd Avenue. This request is tabled until the next regularly scheduled Planning Commission meeting.

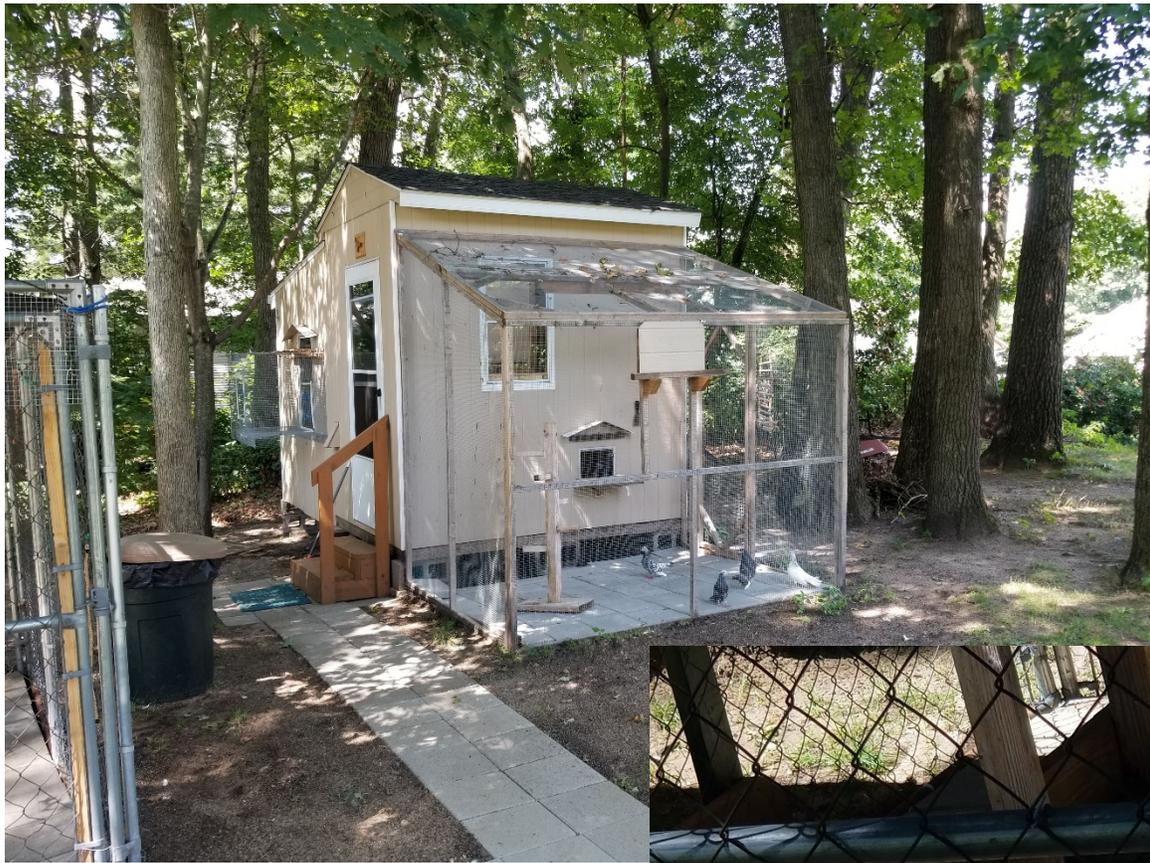
Please let me know if this raises questions.



Rear Yard



Coops 1 and 2



Coop 3



Pigeons from all 3 coops. 9 were visible.



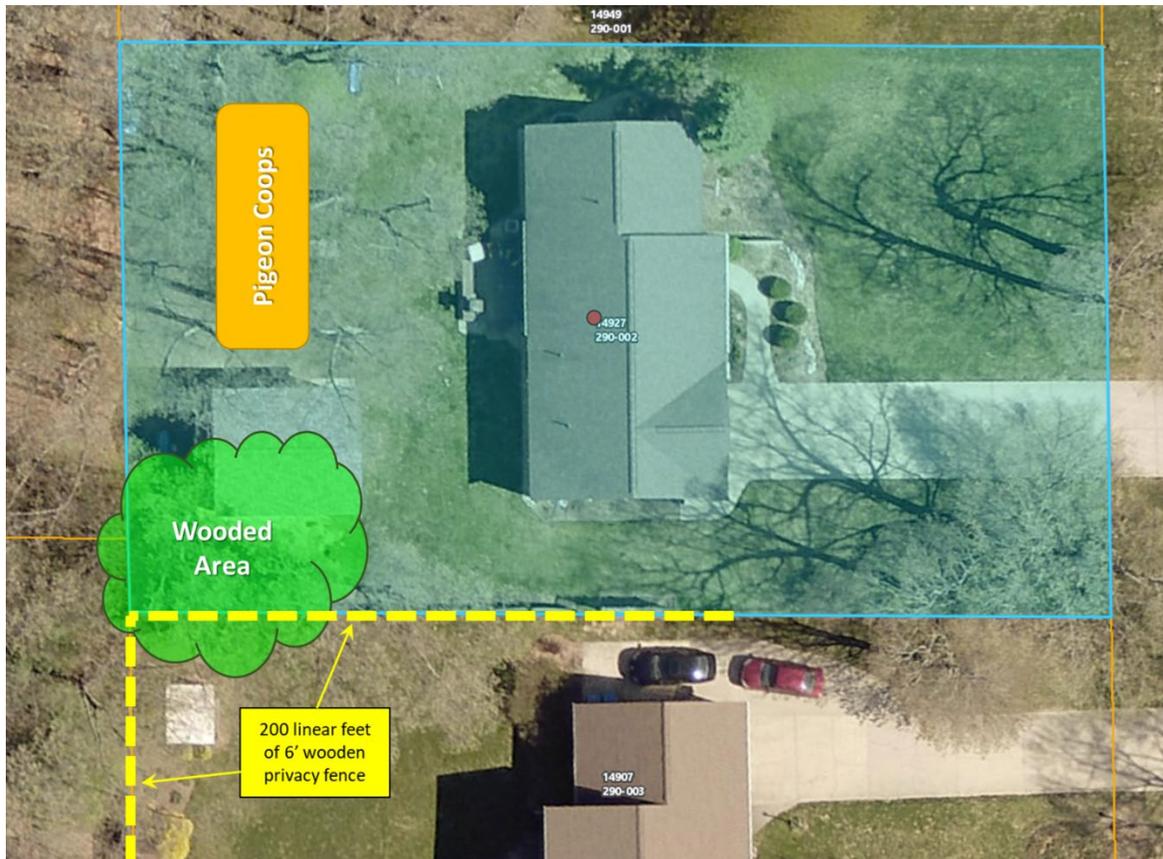
Side of Coop 3, Facing South



Side of Coop 3, Facing North



Rear of Coops 1 & 2



Aerial Map Showing Property Layout and Screening



South Side Yard – Visual Impact to Neighbor



North Side Yard – Visual Impact to Neighbor

Daniel & Doreen Lampe
14927 – 152ND Ave
Grand Haven, MI 49417

July 6th, 2020

Stacey Fedewa,
Grand Haven Charter Township
13300 168th Ave.
Grand Haven, MI 49417

RE: Waiver application

Dear Ms Fedewa,

We have been working with Mr Kevin French in resolving an issue we have with our pet pigeons.

We are asking for a waiver of the zoning rule that only allows for (5) domestic pets.

We have pigeons as pets, and the issue is a limit of (5), we are asking for (8) (4 pair).

Per Mr. French's email (copied below) , here are the answers to the requirements for a waiver: My answers in **RED**

(D) Waivers. The Planning Commission may approve a property owner to keep animals that would not otherwise be permitted by this section, provided that:

(1) The animal does not meet the definition of "Exotic or Wild Animal" in Section C. (Pigeons are not considered wild or exotic)

(2) The animal(s) are unlikely to cause negative impacts on neighboring properties, either because of the character of the animals, or the physical layout of the site in question. (Pigeons are small and quite, well maintained in a loft)

(3) The site has appropriate facilities for the keeping of the animal(s) and is an appropriate size. (We have an appropriate 'loft')

(4) At least one of the following criteria is met:

The property owner can show a legitimate need for the animal(s) to be on the property, such as a medical or service need, **(no)**

The owner could not practically keep the animal(s) on another site; or **(no)**

Removing the animal(s) from the site would cause harm to the animal(s).

Yes, we need parents (pairs) to care for the existing young). Otherwise the newborns would die without parental care) Additionally inbreeding would be an issue with such a small flock. Pigeons are flock animals.

Thank you for your attention and consideration to this request. Please feel free to contact me with any questions you may have.

Sincerely,



Dan Lampe

616 402 4858

Lampe_dan@hotmail.com

.....

Copy of email correspondence below:

From: Kevin French <KGFrench@ght.org>
Sent: Wednesday, July 1, 2020, 10:17 AM
To: Doreen Lampe
Subject: RE: Pigeons

Mrs. Lampe-

Thank you for keeping communication open. The squabs are fine as they are under 6 months of age and do not count towards the total number per the Ordinance. If you have a set of circumstances that requires a number higher than the total five allotted animals, here is the process:

(D) Waivers. The Planning Commission may approve a property owner to keep animals that would not otherwise be permitted by this section, provided that:

(1) The animal does not meet the definition of "Exotic or Wild Animal" in **Section C.**

(2) The animal(s) are unlikely to cause negative impacts on neighboring properties, either because of the character of the animals, or the physical layout of the site in question.

(3) The site has appropriate facilities for the keeping of the animal(s) and is an appropriate size.

(4) At least one of the following criteria is met:

The property owner can show a legitimate need for the animal(s) to be on the property, such as a medical or service need,

The owner could not practically keep the animal(s) on another site; or

Removing the animal(s) from the site would cause harm to the animal(s).

You can forward the request in writing to Stacey Fedewa, Grand Haven Charter Township, 13300 168th Ave., Grand Haven, MI 49417

Kevin G. French
Zoning Enforcement
Grand Haven Charter Township

From: Doreen Lampe <doreenlampe7@LIVE.COM>
Sent: Friday, June 26, 2020 11:31 AM
To: Kevin French <KGFrench@ght.org>; Dan Lampe <lampe_dan@hotmail.com>
Cc: Dan Lampe <lampe_dan@hotmail.com>
Subject: Pigeons

Hello Mr French, I am working at complying to your request Saturday all the birds will go except for 6 of my breeders. I cannot go with 5 because if I have an extra bird they will fight so I'm hoping that you will give me the leeway of keeping the extra bird. There will be four or five babies too of which cannot leave the parents yet they're not weaned and the other 3 will be under 6 months. Let me know if this will work for you. It is a difficult choice in that I am very vested in this project and the need for three pair breeders keeps me from having inbreeds and malformation of babies. These birds are show Birds and have won awards, it is a hard decision to dump them. I am doing my best. Already can't I

Doreen Lampe

From: Kevin French <KGFrench@ght.org>
Sent: Tuesday, June 23, 2020 2:00 PM
To: lampe_dan@hotmail.com
Subject: Pigeons

Mr. Lampe-

It appears the Township Supervisory staff agrees with your explanation that the birds can qualify as Domestic pets for companionship. However, Domestic pets are limited to five total. So, you have to limit the number of birds to four if you still have a dog. Let me know when this can be accomplished and I can meet you at the property to close this complaint.

In the meantime, while you are trying to be good neighbors, you should do your best to limit the birds' droppings on cars in your neighborhood.

Thanks for your anticipated cooperation in this matter.

Kevin G. French
Zoning Enforcement
Grand Haven Charter Township

.....
From: Dan Lampe
Sent: Tuesday, June 16, 2020 10:07 AM
To: kgfrench@ght.org
Cc: Doreen Lampe <doreenlampe7@live.com>
Subject: Birds at 14927 - 152nd / Lampe

Dear Kevin,

I received your letter of complaint regarding birds on our property. A subset page of zoning, and a picture of our 'kit box' for pigeons.

Yes, we have pigeons.

These pigeons are pets. They are not raised for slaughter, or eggs, or production. They do not fall under the category of 'livestock'. See GHT definitions below. Section 21.3

They do not fall under the category of 'exotic' animals either.

So the 'prohibition' you have listed, does not apply, as stated in your letter.

I don't know who complained, or what issues are being caused by this.
These birds are very quiet – only a small 'coo' sound.
Kept inside a bird house, cleaned very thoroughly. No smell.
Yes, they are flown from time to time. No noise here either.

Certainly want to be good neighbors, so if you could let me know more specifics, I'll see what we can do to mitigate any concerns.

Please confirm receipt.

Thank you,
Dan Lampe
14927 – 152nd Ave.

accessory to another use (such as a hospital) shall not be considered airports. Nor shall any site that includes only a single aircraft accessory to a principal that is not solely dedicated to the takeoff and landing of aircraft.

(6) **Agriculture.** Commercial farming in all its branches, including cultivation of the soil, growing, and harvesting of any agricultural, horticultural, or floricultural commodity, dairying, raising of livestock, bees, fur bearing animals, or poultry, turf and tree farming, and any practices performed as an incident to or in conjunction with such farming operation.

(a) **Animals.** Any member of the kingdom animalia, except human beings. "domesticated animals" shall refer to animals taken care of in their day-to-day needs by humans. Specific categories of animals include:

(i) **Domesticated Animals.** animals taken care of in their day-to-day needs by humans.

(ii) **Pets.** a domesticated animal kept solely for companionship, recreation, and pleasure, regardless of the use of the property where the animal resides. Any animal may be considered a pet, provided that it meets this definition, and it is not listed as "livestock" or an "exotic or wild animal." Examples include, but are not limited to dogs, cats, birds, aquatic animals, rabbits, small rodents, and similar animals which do not present an unusual risk to persons or property.

(iii) **Livestock.** domesticated animal raised for slaughter or kept for the purposes of contributing to an agricultural use through labor, breeding, or the production of milk, eggs, manure, wool, or other animal-based products. The following animals shall be considered livestock in all instances: cattle, horses, pigs, sheep, goats, and chickens.

(iv) **Exotic or Wild Animals.** any animal not commonly (in Michigan) domesticated, raised for slaughter, or used for agricultural purposes, especially animals that pose a clear and present danger to humans. The following animals shall be considered exotic or wild animals in all instances: big cats, venomous snakes, birds of prey, primates, deer, racoons, and opossums.

(b) **Intensive Livestock Operation.** An agricultural facility including the number of animals necessary to be considered an intensive livestock operation under the generally accepted agricultural management practices (GAAMPs) adopted by the state of Michigan.

(c) **Kennel.** Any lot or premises on which more than five (5) pets reside permanently and which is engaged in a commercial or rescue/rehabilitative operation. Kennels may also include facilities for overnight animal boarding.

(d) **Pet Daycare.** Any lot or premises providing for temporary pet care (not overnight), which may include obedience classes, training, grooming, or behavioral counseling.

From: [Customer Service Requests](#)
To: [Stacey Fedewa](#)
Cc: [Customer Service Requests](#)
Subject: FW: Building/Permit/Zoning Information
Date: Tuesday, May 26, 2020 10:39:14 AM

Please see below .. please CC: the Customer Service mailbox when responding ..

-----Original Message-----

From: GHT Website: Mary Jo Lange <no-reply@ght.org>
Sent: Monday, May 25, 2020 11:33 AM
To: Customer Service Requests <CustomerServiceRequests@ght.org>
Subject: Building/Permit/Zoning Information

Caution! This email is from an external address and contains a link. Use caution when following links as they could open malicious web sites.

From: Mary Jo Lange <maryjolange2@gmail.com>

RequestType: Building/Permit/Zoning Information

Phone: 616-847-1073

Message Body:

Hello,

We have a fenced-in backyard and would like to replace one side of it with the tallest fence allowed in the township. Here are our questions:

How tall can it be?

Can we extend it from the backyard a little bit into the front yard?

Do we need a permit to replace one side of a fence?

Do we need the adjoining neighbors' permission?

(They are the reason for a higher fence: they are raising pigeons, which started only as a couple but now they have at least 25+, housing them in the 2-story garage next to our fence and also in 2 other buildings and a converted dog pen. This is concerning, as the next zoonotic virus might be avian, and also pigeon droppings carry disease. We cannot leave a car parked outside, either.) So a higher fence will at least allow us not to have to look at the area where all these pigeons are housed. Thank you in advance for your reply!

Mary Jo Lange 14907 152nd Ave GH

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This e-mail was sent from a contact form on Grand Haven Charter Township (<http://www.gh.org>)



June 11, 2020

Daniel and Doreen Lampe
14927 152nd Ave.
Grand Haven, MI 49417

RE: Birds at 14927 152nd Ave. in Grand Haven Township

Dear Property Owner(s):

Recently, a complaint was received in regards to the birds being raised on your property. In certain properties, chickens are allowed. However, the accumulation or domestication of poultry or livestock birds (other than chickens) are prohibited. See the attachment (h) of the Keeping of Animals Ordinance.

Unless there are extraordinary circumstances the Township is not aware of, please remove and/or relocate the birds off the property within three (3) weeks of this notice.

Thanks you for your anticipated cooperation in this matter.

If you have any questions or concerns regarding this matter, please contact me at (616) 604-6308 or at kgfrench@ght.org.

Regards,

Kevin G. French
Zoning Enforcement Officer

[Enclosures]

From: [Stacey Fedewa](#)
To: [Kevin French](#)
Subject: FW: Birds at 14927 - 152nd / Lampe
Date: Tuesday, June 23, 2020 11:52:00 AM
Attachments: [image001.png](#)

Kevin—I have conferred with Superintendent Cargo as well as two local planners. The determination is that up to 5 pigeons as pets is permitted under the ordinance. However, that exhausts their limit of domestic pets, so no dogs, cats, reptiles, etc. are permitted to be on the property if he is going to keep the pigeons.

Also, because this began as a complaint please request an opportunity to meet with him on site for an inspection so you can close out the enforcement in our system.

Thank you.

Stacey

From: Bill Cargo <BCargo@ght.org>
Sent: Wednesday, June 17, 2020 2:57 PM
To: Stacey Fedewa <SFedewa@ght.org>
Subject: RE: Birds at 14927 - 152nd / Lampe

Agreed ... pets. But, let them know the limit on the number of their pets.

From: Stacey Fedewa <SFedewa@ght.org>
Sent: Wednesday, June 17, 2020 11:07 AM
To: Bill Cargo <BCargo@ght.org>
Cc: Cassie Hoisington <choisington@ght.org>
Subject: FW: Birds at 14927 - 152nd / Lampe

Bill—thoughts?

From: Jennifer Howland <jhowland@grandhaven.org>
Sent: Wednesday, June 17, 2020 10:21 AM
To: Stacey Fedewa <SFedewa@ght.org>; Lukas Hill (<lhill@springlaketwp.org> <lhill@springlaketwp.org>)
Subject: RE: Birds at 14927 - 152nd / Lampe

They are birds, and your definition allows for birds and many other types of animals. I'd say it can be a pet.

From: Stacey Fedewa [<mailto:SFedewa@ght.org>]
Sent: Wednesday, June 17, 2020 9:22 AM
To: Jennifer Howland; Lukas Hill (<lhill@springlaketwp.org>)
Subject: FW: Birds at 14927 - 152nd / Lampe

What are your thoughts on pigeons being pets?

From: Kevin French <KGFrench@ght.org>
Sent: Tuesday, June 16, 2020 12:06 PM
To: Stacey Fedewa <SFedewa@ght.org>
Subject: FW: Birds at 14927 - 152nd / Lampe

He makes a good point if he has five or less, which I would have no way to know.

From: Dan Lampe <lampe_dan@hotmail.com>
Sent: Tuesday, June 16, 2020 10:07 AM
To: Kevin French <KGFrench@ght.org>
Cc: Doreen Lampe <doreenlampe7@live.com>
Subject: Birds at 14927 - 152nd / Lampe

Dear Kevin,

I received your letter of complaint regarding birds on our property. A subset page of zoning, and a picture of our 'kit box' for pigeons.

Yes, we have pigeons.

These pigeons are pets. They are not raised for slaughter, or eggs, or production. They do not fall under the category of 'livestock'. See GHT definitions below. Section 21.3

They do not fall under the category of 'exotic' animals either.

So the 'prohibition' you have listed, does not apply, as stated in your letter.

I don't know who complained, or what issues are being caused by this.

These birds are very quiet – only a small 'coo' sound.

Kept inside a bird house, cleaned very thoroughly. No smell.

Yes, they are flown from time to time. No noise here either.

Certainly want to be good neighbors, so if you could let me know more specifics, I'll see what we can do to mitigate any concerns.

Please confirm receipt.

Thank you,

Dan Lampe

14927 – 152nd Ave.

accessory to another use (such as a hospital) shall not be considered airports. Nor shall any site that includes only a single aircraft accessory to a principal that is not solely dedicated to the takeoff and landing of aircraft.

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(d) Pet Daycare. Any lot or premises providing for temporary pet care (not overnight), which may include obedience classes, training, grooming, or behavioral counseling.

From: [Stacey Fedewa](#)
To: [Kevin French](#)
Cc: [Cassie Hoisington](#)
Subject: RE: Pigeons
Date: Monday, June 29, 2020 3:15:00 PM

The baby birds is perfectly ok. They're not counted towards the 5 until they're older than 6 months. It's a waiver process with the Planning Commission and not a variance. It's Section 14.02.D.

From: Kevin French <KGFrench@ght.org>
Sent: Monday, June 29, 2020 2:54 PM
To: Stacey Fedewa <SFedewa@ght.org>
Subject: FW: Pigeons

Thoughts?

From: Doreen Lampe <doreenlampe7@LIVE.COM>
Sent: Friday, June 26, 2020 11:31 AM
To: Kevin French <KGFrench@ght.org>; Dan Lampe <lampe_dan@hotmail.com>
Cc: Dan Lampe <lampe_dan@hotmail.com>
Subject: Pigeons

Hello Mr French, I am working at complying to your request Saturday all the birds will go except for 6 of my breeders. I cannot go with 5 because if I have an extra bird they will fight so I'm hoping that you will give me the leeway of keeping the extra bird. There will be four or five babies too of which cannot leave the parents yet they're not weaned and the other 3 will be under 6 months. Let me know if this will work for you. It is a difficult choice in that I am very vested in this project and the need for three pair breeders keeps me from having inbreeds and malformation of babies. These birds are show Birds and have won awards, it is a hard decision to dump them. I am doing my best. Already can't I

Doreen Lampe

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CHICKENS & OTHER ANIMALS Enforcement | E20CE0062**Property Information**

70-03-35-290-002 14927 152ND AVE Subdivision: DERMSHIRE FOREST NO 3
 GRAND HAVEN MI, 49417 Lot: Block:

Name Information

Owner: LAMPE DANIEL-DOREEN Phone:
 Occupant: Phone:
 Filer: Phone:

Enforcement Information

Date Filed: 06/10/2020 Date Closed: Status: COMPLAINT LOGGED
 Complaint:
 PIGEON COOP
 Last Action Date: Last Inspection: 07/01/2020
 Last Action:

FOLLOW-UP Inspection | KEVIN FRENCH

Status: Scheduled Result:
 Scheduled: 09/01/2020 Completed:

FOLLOW-UP Inspection | KEVIN FRENCH

Status: Completed Result: Partially Complied
 Scheduled: 07/06/2020 Completed: 07/01/2020

Comments:

EMAIL FROM OWNER FROM: DAN LAMPE <LAMPE_DAN@HOTMAIL.COM>
 SENT: TUESDAY, JUNE 16, 2020 10:07 AM
 TO: KEVIN FRENCH <KGFRENCH@GHT.ORG>
 CC: DOREEN LAMPE <DOREENLAMPE7@LIVE.COM>
 SUBJECT: BIRDS AT 14927 - 152ND / LAMPE

DEAR KEVIN,

I RECEIVED YOUR LETTER OF COMPLAINT REGARDING BIRDS ON OUR PROPERTY. A SUBSET PAGE OF ZONING, AND A PICTURE OF OUR 'KIT BOX' FOR PIGEONS.

YES, WE HAVE PIGEONS.

THESE PIGEONS ARE PETS. THEY ARE NOT RAISED FOR SLAUGHTER, OR EGGS, OR PRODUCTION. THEY DO NOT FALL UNDER THE CATEGORY OF 'LIVESTOCK'. SEE GHT DEFINITIONS BELOW. SECTION 21.3

THEY DO NOT FALL UNDER THE CATEGORY OF 'EXOTIC' ANIMALS EITHER.

SO THE 'PROHIBITION' YOU HAVE LISTED, DOES NOT APPLY, AS STATED IN YOUR LETTER.

I DON'T KNOW WHO COMPLAINED, OR WHAT ISSUES ARE BEING CAUSED BY THIS.
 THESE BIRDS ARE VERY QUIET – ONLY A SMALL 'COO' SOUND.
 KEPT INSIDE A BIRD HOUSE, CLEANED VERY THOROUGHLY. NO SMELL.
 YES, THEY ARE FLOWN FROM TIME TO TIME. NO NOISE HERE EITHER.

CERTAINLY WANT TO BE GOOD NEIGHBORS, SO IF YOU COULD LET ME KNOW MORE SPECIFICS, I'LL SEE WHAT WE CAN DO TO MITIGATE ANY CONCERNS.

PLEASE CONFIRM RECEIPT.

THANK YOU,
 DAN LAMPE
 14927 – 152ND AVE.

MR. LAMPE-

IT APPEARS THE TOWNSHIP SUPERVISORY STAFF AGREES WITH YOUR EXPLANATION THAT THE BIRDS CAN QUALIFY AS DOMESTIC PETS FOR COMPANIONSHIP. HOWEVER, DOMESTIC PETS ARE LIMITED TO FIVE TOTAL. SO, YOU HAVE TO LIMIT THE NUMBER OF BIRDS TO FOUR IF YOU STILL HAVE A DOG. LET ME KNOW WHEN THIS CAN BE ACCOMPLISHED AND I CAN MEET YOU AT THE PROPERTY TO CLOSE THIS COMPLAINT.

IN THE MEANTIME, WHILE YOU ARE TRYING TO BE GOOD NEIGHBORS, YOU SHOULD DO YOUR BEST TO LIMIT THE BIRDS' DROPPINGS ON CARS IN YOUR NEIGHBORHOOD.

THANKS FOR YOUR ANTICIPATED COOPERATION IN THIS MATTER.

KEVIN G. FRENCH
ZONING ENFORCEMENT

HELLO MR FRENCH, I AM WORKING AT COMPLYING TO YOUR REQUEST SATURDAY ALL THE BIRDS WILL GO EXCEPT FOR 6 OF MY BREEDERS. I CANNOT GO WITH 5 BECAUSE IF I HAVE AN EXTRA BIRD THEY WILL FIGHT SO I'M HOPING THAT YOU WILL GIVE ME THE LEEWAY OF KEEPING THE EXTRA BIRD. THERE WILL BE FOUR OR FIVE BABIES TOO OF WHICH CANNOT LEAVE THE PARENTS YET THEY'RE NOT WEANED AND THE OTHER 3 WILL BE UNDER 6 MONTHS. LET ME KNOW IF THIS WILL WORK FOR YOU. IT IS A DIFFICULT CHOICE IN THAT I AM VERY VESTED IN THIS PROJECT AND THE NEED FOR THREE PAIR BREEDERS KEEPS ME FROM HAVING INBREEDS AND MALFORMATION OF BABIES. THESE BIRDS ARE SHOW BIRDS AND HAVE WON AWARDS, IT IS A HARD DECISION TO DUMP THEM. I AM DOING MY BEST. ALREADY CAN'T I

DOREEN LAMPE

MRS. LAMPE-

THANK YOU FOR KEEPING COMMUNICATION OPEN. THE SQUABS ARE FINE AS THEY ARE UNDER 6 MONTHS OF AGE AND DO NOT COUNT TOWARDS THE TOTAL NUMBER PER THE ORDINANCE. IF YOU HAVE A SET OF CIRCUMSTANCES THAT REQUIRES A NUMBER HIGHER THAN THE TOTAL FIVE ALLOTTED ANIMALS, HERE IS THE PROCESS:

(D) WAIVERS. THE PLANNING COMMISSION MAY APPROVE A PROPERTY OWNER TO KEEP ANIMALS THAT WOULD NOT OTHERWISE BE PERMITTED BY THIS SECTION, PROVIDED THAT:

- (1) THE ANIMAL DOES NOT MEET THE DEFINITION OF "EXOTIC OR WILD ANIMAL" IN SECTION C.
- (2) THE ANIMAL(S) ARE UNLIKELY TO CAUSE NEGATIVE IMPACTS ON NEIGHBORING PROPERTIES, EITHER BECAUSE OF THE CHARACTER OF THE ANIMALS, OR THE PHYSICAL LAYOUT OF THE SITE IN QUESTION.
- (3) THE SITE HAS APPROPRIATE FACILITIES FOR THE KEEPING OF THE ANIMAL(S) AND IS AN APPROPRIATE SIZE.
- (4) AT LEAST ONE OF THE FOLLOWING CRITERIA IS MET:
THE PROPERTY OWNER CAN SHOW A LEGITIMATE NEED FOR THE ANIMAL(S) TO BE ON THE PROPERTY, SUCH AS A MEDICAL OR SERVICE NEED,
THE OWNER COULD NOT PRACTICALLY KEEP THE ANIMAL(S) ON ANOTHER SITE; OR
REMOVING THE ANIMAL(S) FROM THE SITE WOULD CAUSE HARM TO THE ANIMAL(S).

YOU CAN FORWARD THE REQUEST IN WRITING TO STACEY FEDEWA, GRAND HAVEN CHARTER TOWNSHIP, 13300 168TH AVE., GRAND HAVEN, MI 49417

KEVIN G. FRENCH
ZONING ENFORCEMENT

Community Development Memo

DATE: August 13, 2020

TO: Planning Commission

FROM: Stacey Fedewa, AICP – Community Development Director

RE: Site Plan Review – GHCM – Addition

BACKGROUND

As you may recall, the owner of Grand Haven Custom Molding (GHCM) was approved for a new warehouse in May 2020. However, the owner has now put that project on hold. Instead, an addition will be built at the current warehouse located at 13800 172nd Avenue.

The property is zoned Industrial and is located in the US-31 Overlay Zone. The site is 5-acres with a 51,500± sqft warehouse.

This building provides than storage for GHCM. It also includes Foundation Systems of Michigan, Effizient, and Corporate Cleaners as tenants.



The proposed 12,500 sqft addition would be utilized to store GHCM products.

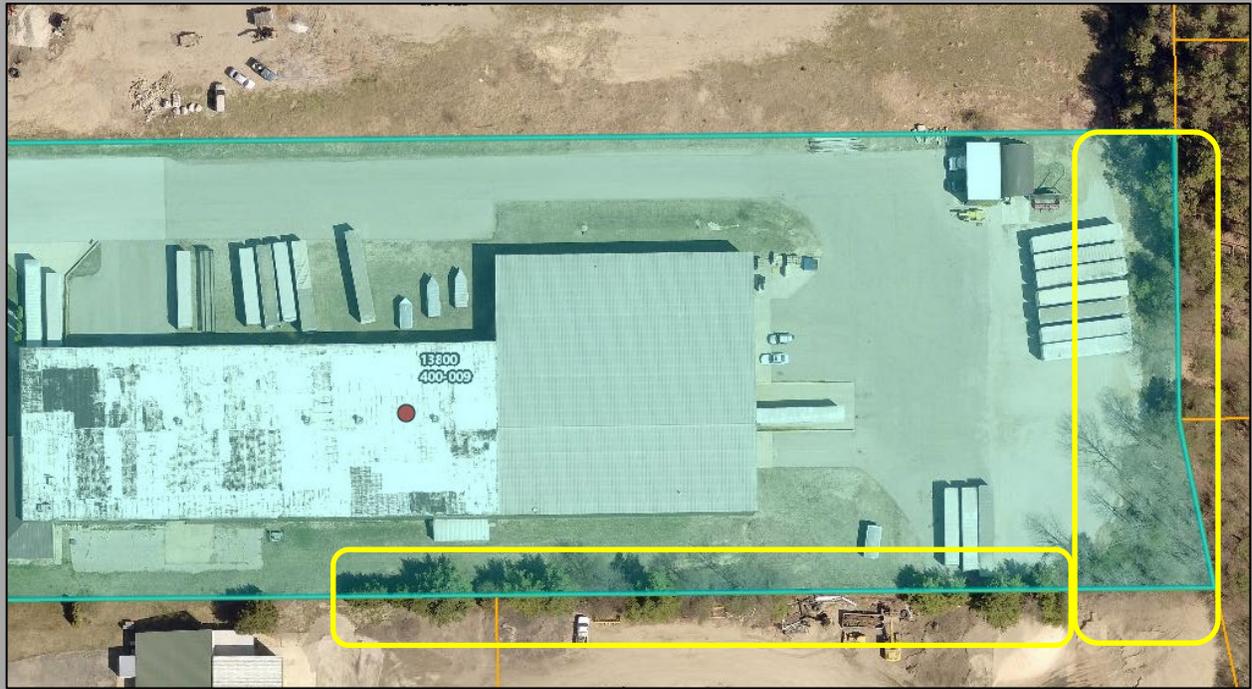
ZONING ITEMS – NEEDING DISCUSSION

This addition must comply with Site Plan Review, US-31 Overlay Zone, Landscaping, and Outdoor Lighting. There are a few outstanding items that need to be discussed by the Planning Commission with the applicant:

Landscaping – Number of Trees (4.02.A.2)

The new zoning ordinance includes a provision that requires *1 tree per 500 sqft of non-paved area*. Existing + Required trees count. This **site requires 144 trees**. There are 5 existing trees—3 along the loading docks and 2 in the front yard. New trees are not proposed.

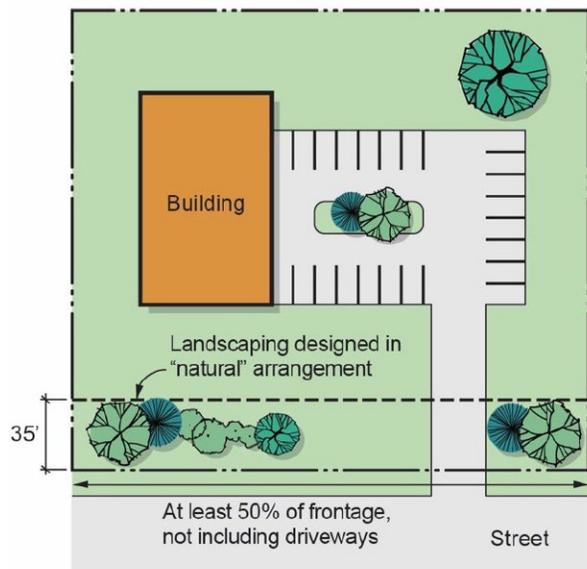
The **applicant has been encouraged to visit the site and determine how many existing trees** along the east and south boundary lines can be counted toward the requirement. Staff anticipates this number being discussed at the meeting.



Landscaping – Greenbelt (8.08.B)

The US-31 Overlay Zone requires a *minimum 35-foot wide greenbelt in the front yard. Must be along 50% of the frontage, excluding driveways*. See figure from ordinance.

This would result in 107 linear feet of greenbelt being required. The overhead power lines do cause some problems, so staff has recommended ornamental species that have a shorter maturity height, so Consumers Energy doesn't come through and cut them down.



Landscaping – Screening (8.12.G)

The Overlay Zone requires that *loading and service bay doors shall not face a public street and must be in the rear. Where that is not practical, location on the side may be permitted as long as additional walls and landscaping are provided and/or such areas are recessed to minimize the negative visual impact.*

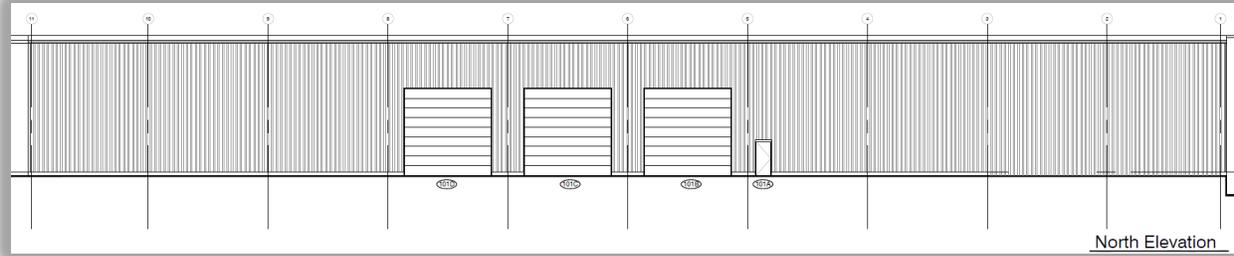
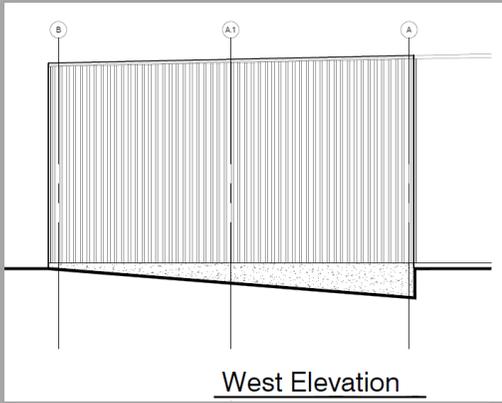
Staff is of the opinion that the existing loading docks are screened by a retaining wall and mature evergreens. The addition calls for 3 additional overhead doors that the applicant describes as “for pick up truck/moving van/small box truck access and not for semi-trailers.”

Staff has indicated the applicant needs to plant evergreens along the north property line to screen the 3 new doors. The **Planning Commission and applicant can discuss this subject and make a determination as to what will “minimize the negative visual impact.”**

Building Materials (8.11.B.2)

The new ordinance specifically addresses additions to existing industrial buildings. It states, *existing industrial buildings that do not comply with the requirements and which are being renovated, or expanded, or which are simply being maintained on a site which is subject to site plan review, may continue to use materials that do not conform to this section, including on additions or expansions. However, additions and expansions **must include materials such as brick, stone or decorative block for architectural detailing.***

After the initial plan review letter from staff, the applicant’s response was—the building addition will be primarily metal paneling that will match the appearance of the existing building. The owner would like to discuss this specifically with the planning commission and does not wish to add brick, stone, or decorative block to the elevation.



The ordinance does provide an option for “waivers and modifications,” any person claiming to be aggrieved by a decision of the Planning Commission pursuant to the architectural standards of this subsection (8.11) may appeal that decision to the Township Board. Any such appeal shall be the exclusive remedy for the aggrieved person and must be filed with the Zoning Administrator within 10 days of the decision by the PC.

OTHER ITEMS OF COMPLIANCE

- ✓ Plans sent to OCWRC for site drainage approval. The stormwater basin on the north part of the lot will be expanded to the front of the addition and will include the new plantings.
 - Applicant still needs to provide a list of the seed mix to ensure milkweed will be part of the plantings.
- ✓ Added the parking lot landscaping.
- ✓ Outdoor lighting for total site power limits is compliant—both new lights + existing.
- ✓ Existing dumpster will receive an enclosure.
- ✓ Truck circulation plan has been provided and appears satisfactory.
- ✓ F/R has approved the civil plans and will ensure compliance when a building permit application is submitted.
- ✓ Public Services has approved the plans because there are no additional water or sewer services.

SAMPLE MOTIONS

If the Planning Commission finds the application meets the standards, the following motion can be offered:

Motion to conditionally approve the Grand Haven Custom Molding Site Plan Review application for an addition located at 13800 172nd Avenue based on it meeting the requirements of the Zoning Ordinance. This motion is subject to, and incorporates, the following report. Approval is conditioned upon the following:

1. Must receive approval from the Ottawa County Water Resources Commission prior to a building permit being issued.
2. Provide a revised building elevation that includes the architectural detailing required by Section 8.11.B.2, or file for an appeal within 10 days. This shall be resolved prior to issuing a building permit.
3. Provide a revised landscape plan for Planning Commission approval. A new plan must be approved prior to receiving a Final Occupancy Certificate.
 - a. Add the required greenbelt. Must be 107 linear feet, natural arrangement, and species that will not have a mature height that impacts the overhead lines.
 - b. Add the evergreen screening along the north lot line to minimize the negative visual impact; or propose a comparable alternative.
4. Provide staff with a list of the species in the basin seed mix to ensure milkweed is included.
5. *List other conditions...*

If the Planning Commission finds the application does not meet the applicable standards, the following motion can be offered:

Motion to deny the Grand Haven Custom Molding Site Plan Review application, and direct staff to draft a formal motion and report for those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

If the Planning Commission finds the applicant must make revisions before a decision can be made, the following motion can be offered:

Motion to table the Grand Haven Custom Molding Site Plan Review application, and direct the applicant to make the following revisions:

1. *List the revisions...*

Please contact me if this raises questions.

REPORT (TO BE USED WITH A MOTION FOR APPROVAL)

1. The application meets the site plan review standards of Section 18.07.G of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:
 - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.
 - B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
 - C. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
 - D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
 - E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
 - F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
 - G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
 - H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
 - I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.

- J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.
 - K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets and consists of sharp cut-off fixtures.
 - L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
 - M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
 - N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
 - O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.
2. The Planning Commission also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 8.01 and 8.06 of the Zoning Ordinance.
- A. The Project accommodates a variety of uses permitted by the underlying zoning, but ensures such uses are designed to achieve an attractive built and natural environment.
 - B. The Project provides architectural and site design standards that are more demanding than required elsewhere in the Township in order to promote harmonious development and complement the natural characteristics in the western sections of the Township.
 - C. The Project promotes public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the proliferation of unnecessary curb cuts and driveways.
 - D. The Project ensures safe access by emergency vehicles.
 - E. The Project encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.
 - F. The Project preserves the capacity along US-31 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways and requires alternate means of access through service drives.
 - G. The Project seeks to reduce the number and severity of crashes by improving traffic operations and safety.
 - H. The Project requires coordinated access among adjacent lands where possible.
 - I. The Project provides landowners with reasonable access, although the number and location of access points may not be the arrangement most desired by the Developer.
 - J. The Project requires demonstration that prior to approval of any land divisions, the resultant parcels are accessible through compliance with the access standards.
 - K. The Project preserves woodlands, view sheds, and other natural features along the corridor.
 - L. The Project ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.
 - M. The Project implements the goals expressed in the US-31/M-45 Corridor Study.
 - N. The Project establishes uniform standards to ensure fair and equal application.
 - O. The Project addresses situations where existing development within the Overlay Zone does not conform to the standards.
 - P. The Project promotes a more coordinated development review process with the Michigan Department of Transportation and the Ottawa County Road Commission.

Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

SITE PLAN REVIEW APPLICATION

Application Type	Fee	Escrow*	Utility Escrow**	
New -- Commercial/Industrial	\$300	\$2,000	Main Extension	\$5,000
Building Addition	\$200	\$1,000	Lift Station	\$2,000
Amendments & All Others	\$150	\$1,000		

Applicant Information

Name GH Custom Molding
 Phone (616) 935-3160 Fax _____
 Address 1500 S Beechtree, Grand Haven, MI 49417
 Email Address _____

Owner Information (if different from applicant)

Name 13800- 172nd Avenue, LLC (same as GH Custom Molding)
 Phone (616) 935-3160 Fax _____
 Address 1500 S Beechtree, Grand Haven, MI 49417

Property Information

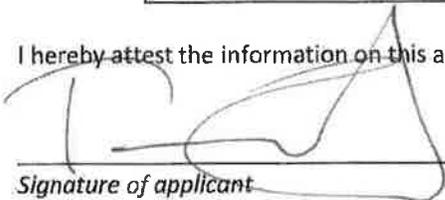
Address/Location 13800 - 172nd Avenue
 Parcel Number 70 - 07 - 04 - 400 - 03409 Size (acres) +/- 5.0 acres
 Current Zoning I-1 Industrial Master-Planned Zoning Industrial

Description of Proposed Use/Request (attach additional pages as needed)

GH Custom Molding is proposing to construct an approximate 12,500 sf building addition to the north of the existing building.
The proposed addition will be used for additional storage.

NOTE: The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapter 23 of the Zoning Ordinance. Initially, submit five copies of the required information for staff review. Once staff has granted tentative approval, additional copies will be required as requested by staff.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.



 Signature of applicant

June 29, 2020

 Date

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

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

LEGAL DESCRIPTION

The following described premises situated in the Township of Grand Haven, County of Ottawa, and State of Michigan to-wit:

The South 167.80 feet of the West 495 feet of the South 24 acres of the Northeast 1/4 of the Southeast 1/4 of Section 4, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan.

Also, that part of the Southeast 1/4 of Section 4, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan, described as beginning at a point on the South, East and West 1/8 line South 1343.68 feet along the East line of Section 4; and North 89 degrees 40 minutes 39 seconds West 834.00 feet from the East 1/4 corner of Section 4; thence South 10 degrees 43 minutes 24 seconds East 102.0 feet; thence North 89 degrees 40 minutes 39 seconds West 844.40 feet; thence North 22 degrees 35 minutes 02 seconds West 108.68 feet along the Easterly right-of-way line of U.S. Highway 31 to the said 1/8 line; thence South 89 degrees 40 minutes 39 seconds East 867.16 feet to the point of beginning.

The South 167.80 feet of that part of the Northwest 1/4 of the Southeast 1/4 of Section 4, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan, lying East of U.S. 31 right-of-way.

(Warranty Deed, Document No. 2016-0033034, dated September 8, 2016)

REMOVAL / DEMOLITION NOTES

- 1. SAWCUT AND REMOVE EXISTING PAVEMENT AS NECESSARY FOR BUILDING ADDITION
- 2. SAWCUT AND REMOVE EX. EDGE OF ASPHALT AS NECESSARY FOR SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENT.
- 3. REMOVE EXISTING GRAVEL
- 4. REMOVE EXISTING RETAINING WALL FOR BUILDING ADDITION.

REMOVAL / DEMOLITION NOTES

- 1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE TOWNSHIP AND BY THE OWNER, REPRESENTATIVES OF THE TOWNSHIP, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR DURING CONSTRUCTION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
- 10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
- 11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER.
- 12) ALL TREES AND VEGETATION WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

LEGEND

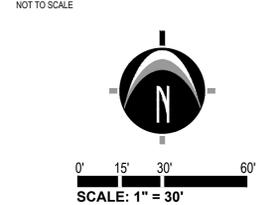
- Benchmark
- Catch Basin - Round
- Culvert
- Electric Meter
- Evergreen Tree
- Flag
- Hydrant
- Iron - Set
- Iron - Found
- Phone Riser
- Stop Box
- Sign
- Transformer
- Utility Pole
- Overhead Utility
- Storm
- Tree
- Asphalt
- Concrete
- Existing Building

BENCHMARKS

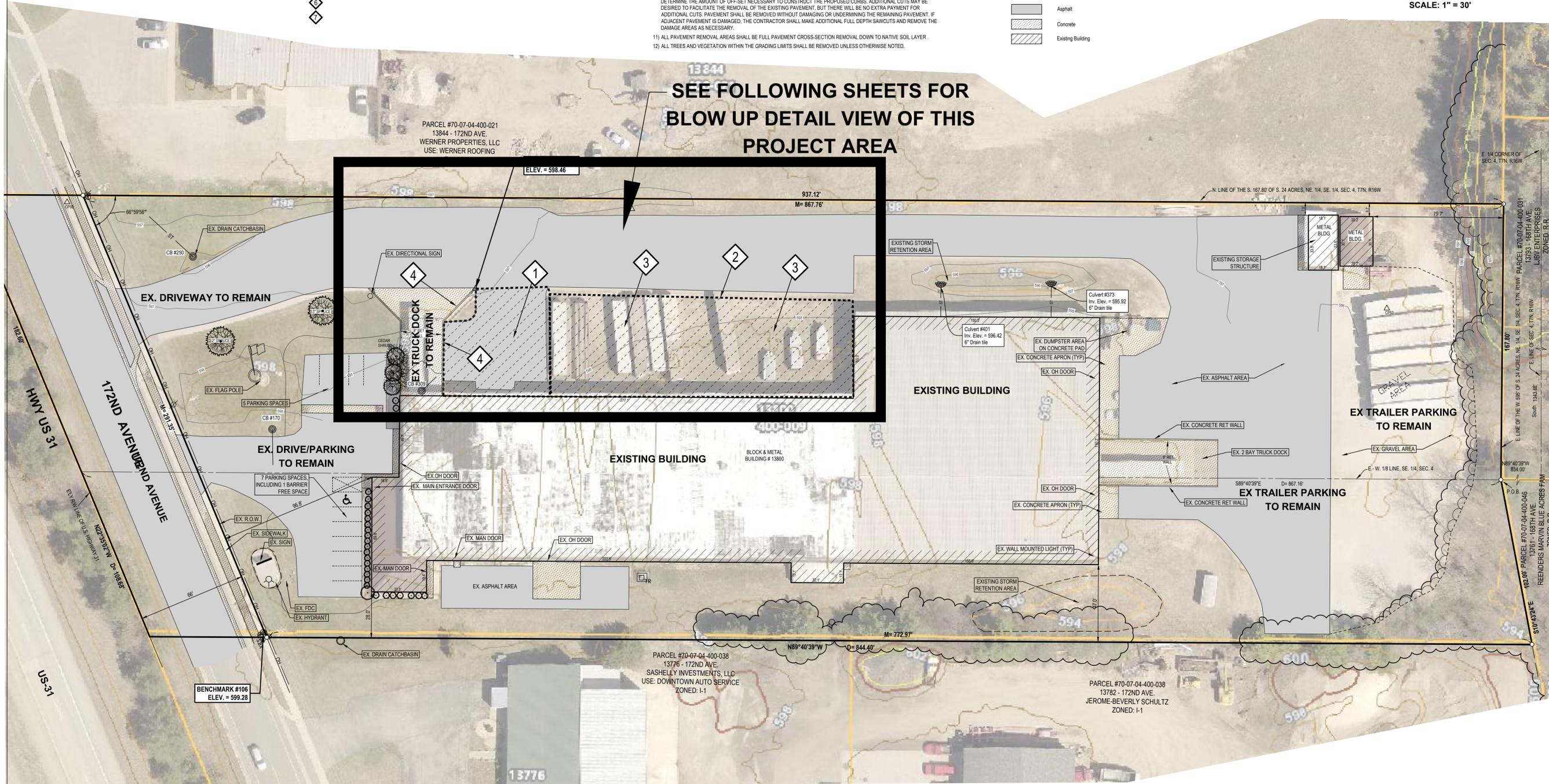
- BENCHMARK #106 ELEV. = 599.28**
NE flange bolt on hydrant located 3.5'± N. of the SW, R/W corner of parcel for bldg #13800, (0.8' above grade).
- BENCHMARK #322 ELEV. = 598.44**
Set B.M. of NE. corner of 8" conc. retaining wall, E. wall of loading bay, on the N. side of bldg. #13800, (1.6' above grade).
- Catch Basin #170**
Rim Elev. = 597.50
4" PVC (S.) Inv. = 596.83
- Catch Basin #250**
Rim Elev. = 595.81 (Beehive)
8" PVC (NW.) Inv. = 594.91
- Catch Basin #309**
Rim Elev. = 594.29
4" PVC (S.) Inv. = 593.57
4" PVC (NE.) Inv. = 593.54

STRUCTURE INFORMATION

LOCATION MAP



**SEE FOLLOWING SHEETS FOR
BLOW UP DETAIL VIEW OF THIS
PROJECT AREA**



PREPARED FOR:
CopperRock Construction Inc.
Attention: Trevor Petroelje

601 5th Street NW, Suite 300
Grand Rapids, MI 49504
Phone: 616.920.1655

REVISIONS:

Title: Preliminary Site Plan	Drawn: SW	Checked: SW	Date: 06/29/20
Title: Site Plan Resubmital	Drawn: SW	Checked: SW	Date: 07/24/20

GH CUSTOM MOLDING
Existing Conditions and Demolition Plan
13800 172nd Ave
PART OF THE SE 1/4 OF SECTION 4, T7N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
STEVEN L. WITTE
ENGINEER
No. 46769
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
20200984

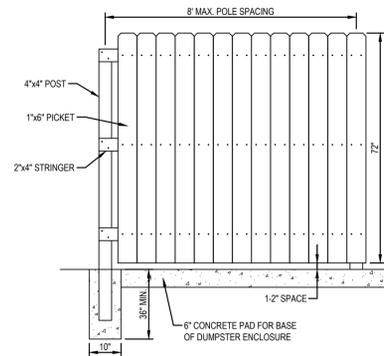
SHEET NO:
C-201

SHEET: 1 OF 5



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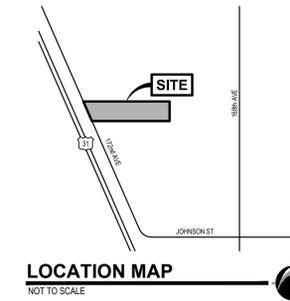


6' SOLID FENCE DETAIL FOR DUMPSTER ENCLOSURE
N.T.S.

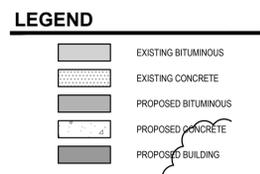
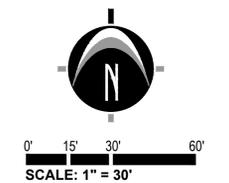
GENERAL NOTES

- ZONING OF PROPERTY: I-1 = INDUSTRIAL
- ZONING REQUIREMENTS: MINIMUM LOT AREA = 1 ACRE; MINIMUM LOT WIDTH = 110 FT; MAXIMUM ALLOWED BUILDING HEIGHT = 2 1/2 STORIES / 35 FT; MAXIMUM ALLOWED BUILDING COVERAGE = NOT APPLICABLE; MINIMUM ALLOWED BUILDING SETBACKS: FRONT YARD = 75 FT (NO PARKING ALLOWED); SIDE YARD = 20 FT (50 FT ABUTTING RESIDENTIAL); REAR YARD = 25 FT (50 FT ABUTTING RESIDENTIAL)
- SUMMARY OF LAND USE: A) TOTAL ACREAGE = 5.01 ACRES (APPROX. 218,240 SF) (EXCLUDING ROAD R.O.W.); B) AREA OF EXISTING MAIN BUILDING = APPROXIMATELY 52,206 SF; C) AREA OF ACCESSORY STORAGE BUILDINGS/STRUCTURES = APPROXIMATELY 1,214 SF; D) AREA OF PROPOSED BUILDING ADDITION = APPROXIMATELY 12,500 SF; E) PROPOSED BUILDING HEIGHT = APPROXIMATELY 30 FT (MATCH EXISTING); F) BUILDING LOT COVERAGE = APPROXIMATELY 30.2% (65,920 SF); G) ON-SITE ASPHALT/CONCRETE AREA AFTER CONSTRUCTION = APPROXIMATELY 64,350 SF; H) ON-SITE GRAVEL/CRUSHED CONCRETE (TO REAR OF SITE) = APPROXIMATELY 16,210 SF; I) TOTAL IMPERVIOUS PERCENTAGE = APPROXIMATELY 67.1% (+/- 146,480 SF); J) THE BUILDING IS LEASED TO AND USED BY FOUNDATION SYSTEM OF MICHIGAN, EFFICIENT, AND CORPORATE CLEANING, INC.; K) THE ADDITION WILL BE USED PRIMARILY FOR ADDITIONAL STORAGE.
- ZONING OF SURROUNDING PARCELS: NORTH, SOUTH & EAST = INDUSTRIAL (I-1); WEST = RR RESIDENTIAL
- PARKING REQUIREMENTS: A) TYPICAL PARKING SPACE = 9' x 18' (24' TWO-WAY DRIVE AISLES); B) TYPICAL BARRIER FREE SPACE = 8' x 18' (WITH 8' WIDE VAN ACC. AISLES); C) NUMBER OF SPACES REQUIRED = XX SPACES; OFFICE USE = XX SPACES (BASED ON 1 PER 200 SF OFFICE); +X,000X SF OFFICE AREA; WAREHOUSE USE = XX SPACES (BASED ON 1 PER 200 SF); +X,000X SF WAREHOUSE; E) NUMBER OF SPACES PROVIDED = 12 (WITH ROOM FOR MANY MORE BEHIND BUILDING IF MORE PARKING IS NEEDED); F) MINIMUM ALLOWED PARKING SETBACK = NO PARKING ALLOWED IN FRONT YARD; SIDE / REAR YARD = 10 FT SETBACK
- THIS PROJECT IS NOT IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS. HOWEVER, THE FLOODPLAIN IS VERY CLOSE TO THE EAST PROPERTY LINE. SPECIAL CARE AND ATTENTION SHALL BE PROVIDED IN THAT AREA SO THAT IT IS NOT AFFECTED BY POTENTIAL FLOODING.
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SILT FENCING, SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- NO NEW SIGNS ARE PROPOSED AT THIS TIME. ANY FUTURE NEW SIGNS SHALL BE CONSTRUCTED TO THE STANDARDS SET FORTH BY THE GRAND HAVEN TOWNSHIP ZONING ORDINANCE. GROUND SIGN (ONE ALLOWED PER PARCEL); MAXIMUM AREA = 50 SF; MAXIMUM HEIGHT = 8 FT; MINIMUM SETBACK = 5 FT FROM FRONT PROPERTY LINE; 15 FT FROM ALL OTHER LOT LINES; WALL SIGNS (ONE ALLOWED PER STREET FRONTAGE); MAXIMUM SIZE = 10% OF THE WALL AREA TO WHICH THE SIGN IS AFFIXED.

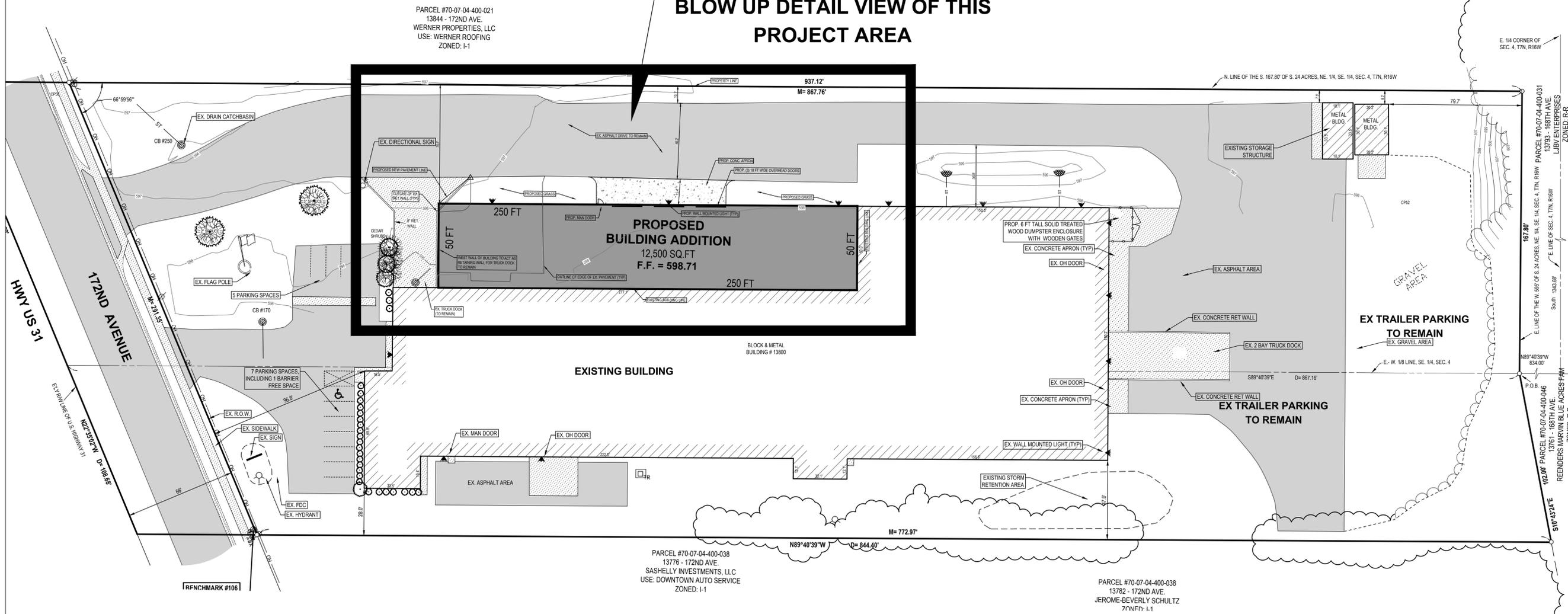
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- ALL LIGHTING SHALL COMPLY WITH CHAPTER 20A OF THE GRAND HAVEN TOWNSHIP ZONING ORDINANCE. ALL LIGHTING SHALL BE FULLY SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED NEW LIGHTING SHALL CONSIST OF WALL MOUNTED LIGHTS. THE FIXTURES WILL BE SHOEBOX TYPE FIXTURES THAT DIRECT THE LIGHT DOWNWARD. THE MAXIMUM LIGHT FIXTURE HEIGHT SHALL BE 30 FT.
- LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE GRAND HAVEN TOWNSHIP ZONING ORDINANCE. PLEASE REFER TO THE LANDSCAPE PLAN INCLUDED IN THIS PLAN SET.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-07-04-400-009.
- THE ADDRESS FOR THE SITE IS 13776 - 172ND AVENUE.
- THE CONSTRUCTION OF THE SITE WILL BEGIN IMMEDIATELY PENDING TOWNSHIP/AGENCY APPROVALS AND PERMITS. IT IS ANTICIPATED THAT THE PROJECT WILL BE COMPLETED IN ONE PHASE.
- THE STORM WATER RUNOFF FROM THE SITE WILL CONTINUE TO BE COLLECTED AS IT CURRENTLY IS. THE DRAINAGE DESIGN IS SUBJECT TO THE APPROVAL OF THE OTTAWA COUNTY WATER RESOURCES COMMISSION.
- THE SITE SOIL IS PRIMARILY COVERT-PIPESTONE SANDS AND PIPESTONE-COVERT-SAUGATUOK SANDS, BASED ON THE USDA SOIL SURVEY MAP INFORMATION.
- IF ONE DOES NOT ALREADY EXIST FOR THE EXISTING BUILDING, A KNOX BOX IS REQUIRED FOR THE BUILDING. THE FIRE DEPARTMENT CONNECTION FOR THE SPRINKLING SYSTEM SHALL BE A 5" STORZ COUPLING.
- NO OVERHEAD UTILITY LINES WILL BE REPLACED OR ADDED TO THE SITE.
- FOR THE TRUCK DOCK, THE BAYS SHALL HAVE AT LEAST 14 FT OF OVERHEAD CLEARANCE.
- NO NEW DUMPSTER IS PROPOSED AT THIS TIME.



LOCATION MAP
NOT TO SCALE



SEE FOLLOWING SHEETS FOR BLOW UP DETAIL VIEW OF THIS PROJECT AREA



NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
CopperRock Construction Inc.
Attention: Trevor Petroelje

601 5th Street NW, Suite 300
Grand Rapids, MI 49504
Phone: 616.920.1655

REVISIONS:

Title: Preliminary Site Plan	Drawn: SW	Checked: SW	Date: 06/29/20
Title: Site Plan Resubmital	Drawn: SW	Checked: SW	Date: 07/24/20

GH CUSTOM MOLDING

Site Layout Plan - Overview

13800 172nd Ave
PART OF THE SE 1/4 OF SECTION 4, T1N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
20200984

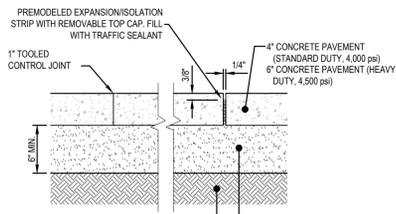
SHEET NO:
C-205

SHEET: 2 OF 5



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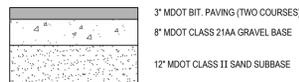
NOTE:
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- NOTE:
1. LIGHT BROOM FINISH
 2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
 3. PANEL SIZE SHALL NOT EXCEED 8 FEET
 4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
 5. 1.0% CU YD. FIBER REINFORCEMENT
 6. AIR ENTRAINMENT - 6% ± 1%
 7. SLUMP 4"±1"

CONCRETE PAVEMENT DETAIL

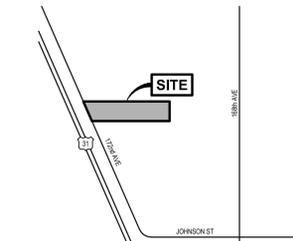
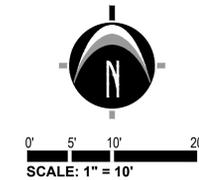
N.T.S.



- NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
 2. HMA MIXTURE TO BE TIER I OR TIER II
 3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL

N.T.S.



LOCATION MAP
NOT TO SCALE

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED CONCRETE
- PROPOSED BUILDING

NEDERVELD
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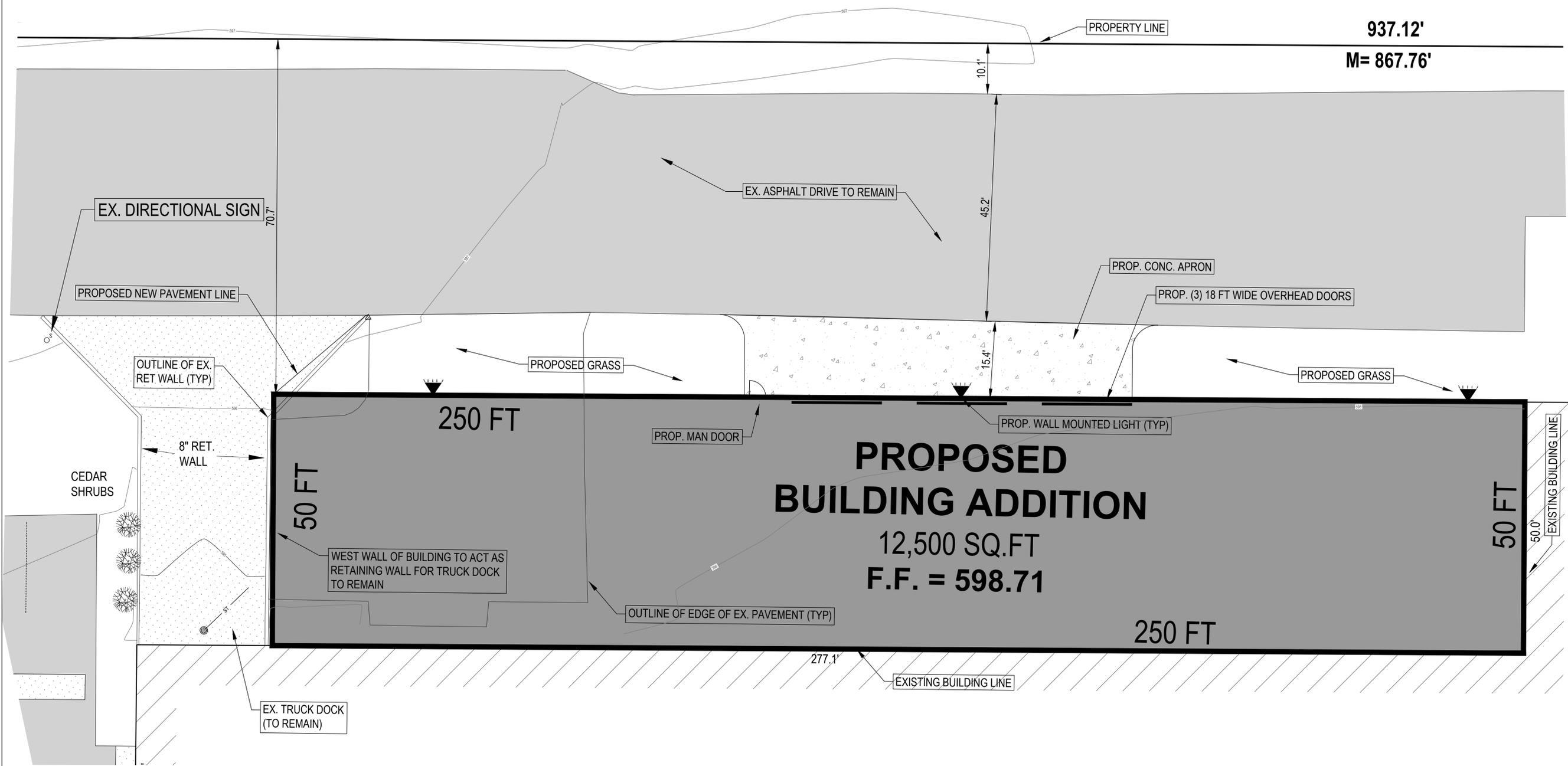
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GH CUSTOM MOLDING

Site Layout Plan - Detail View

13800 172nd AVE
PART OF THE SE 1/4 OF SECTION 4, T7N, R16W,
GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
20200984

SHEET NO:
C-206

SHEET: 3 OF 5

CONSTRUCTION NOTES

- STORM SEWER**
1. ALL CATCH BASINS SHOULD BE PROVIDED WITH A MINIMUM 7" SUMP UNLESS OTHERWISE STATED.
 2. ALL STORM SEWER SHALL BE PERFORATED SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (SLCPP) WITH SOCK, UNLESS OTHERWISE NOTED.
 3. 6" UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOCK, MEETING THE REQUIREMENTS OF ASHOTO M-232 AND THE GEOTEXTILE SHALL MEET ASHOTO M-238 REQUIREMENTS.
 4. ALL FLEED END SECTIONS SHALL BE CONCRETE.
 5. ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETED JOINTS WITH 9007 TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-923 FOR ALL PIPE CONNECTIONS 36" DIAMETER AND SMALLER.
 6. ALL CATCH BASINS ARE DRAWN AND WILL BE STAKED AT CENTER OF CASTING.

WATERMAIN AND SANITARY SEWER

1. ALL WATERMAIN AND SANITARY SEWER SHALL CONFORM TO THE TOWNSHIP STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING POST CONSTRUCTION VIDEO INSPECTION OF THE SANITARY SEWER SYSTEM.

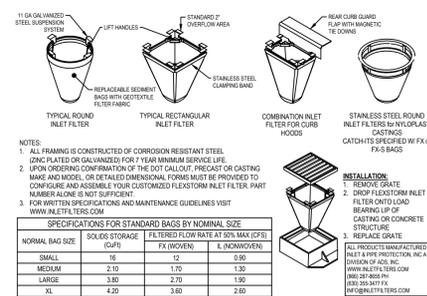
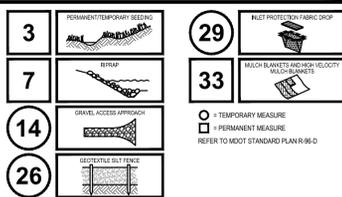
GENERAL

1. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MOST CONSTRUCTION AND MATERIALS SPECIFICATIONS (LATEST EDITION) AND THE ORDINANCES OF THE TOWNSHIP, WHERE CONFLICTS OCCUR IN THE ABOVE, THE TOWNSHIP SHALL BE THE GOVERNING AUTHORITY.
2. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWAGE SYSTEM RESULTING FROM NON-COMFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
4. ALL WORK, INCLUDING INSPECTIONS AND TESTING COST REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE VARIOUS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE TOWNSHIP AND COUNTY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
5. ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPAIRED OR CORRECTED BY REMOVAL AND RE-INSTALLMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE TOWNSHIP OR OWNER WITHOUT ANY ADDITIONAL COST TO THE TOWNSHIP OR OWNER.
6. ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOIL WHERE NEEDED AND SHALL BE RESEDED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
7. ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
8. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE COUNTY BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES. THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
10. THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRIERS, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL FURNISH, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL TRAFFIC CONTROL DEVICES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION ARE REQUIRED ON THOSE STREETS WHICH ARE USED AS DETOUR, INCLUDING "ROAD CLOSED" SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.
11. THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.
12. ALL WORK CONTRACTED SHALL BE AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF THE TOWNSHIP, OWNER AND THEIR REPRESENTATIVES. THE TOWNSHIP AND OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NON-COMFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.

14. PROCESS BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE, REGARDLESS OF SOIL OR ROCK CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRIAGES AND SAFETY FENCES TO KEEP PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE TOWNSHIP.
15. PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL OR DISTURBANCES OUTSIDE LIMITS. THE TOWNSHIP AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS IN THE FIELD.
16. ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE COUNTY, TOWNSHIP, AND THE OWNER.
17. NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEE'S VEHICLES ON ANY PUBLIC STREET SHALL BE PERMITTED.
18. ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE TOWNSHIP, COUNTY, AND THE OWNER.
19. DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCULATORS, WATER OR MOTORIZED DUST FREE STREET SWEEPING DEVICES TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE TOWNSHIP, COUNTY, STATE OR ANY OTHER GOVERNING AUTHORITY.
20. ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE TOWNSHIP AND OWNER.
21. ADJUST TO GRADE OR RECONSTRUCT TO GRADE WORK SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF ANY EXISTING CONCRETE BLOCKOUT PAVEMENT, DAMAGED PAVEMENT DOVELS OR OTHER SUCH LOAD TRANSFER DEVICES SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND THE ENGINEER.
22. ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACED. COMPACTED PREMIUM GRADE (MOTT CLASS 8) SAND WILL BE REQUIRED AT ALL FILL AREAS OR ANY STREETS WHERE REMOVAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY DRIVEWAY OR PAVEMENT INCLUDING THE 45 DEGREE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB. COMPACTION TESTS SHALL BE REQUIRED EVERY 5 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.
23. NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
24. STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
25. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
26. CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS.
27. ALL TREES AND VEGETATION WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.
28. CONTRACTOR TO FIELD VERIFY AND SCOPE EXISTING SANITARY SEWER LATERAL, TO CONFIRM ELEVATION, SLOPE, CONDITION AND PHYSICAL CONNECTION TO PUBLIC SANITARY SEWER MAIN PRIOR TO CONNECTION OF LATERAL SERVICE.
29. A KNOX BOX IS REQUIRED FOR THE BUILDING, AND THE FIRE DEPARTMENT CONNECTION FOR THE SPRINKLER SYSTEM SHALL BE A 2" STORAGE COUPLING, INSTEAD OF THE NORMAL 2.5" CONNECTIONS.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- 1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- 2) CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- 3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- 4) REFER TO THE M.D.O.T. 'SOIL EROSION AND SEDIMENTATION CONTROL MANUAL' (APRIL 2006) FOR ADDITIONAL INFORMATION.
- 5) THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

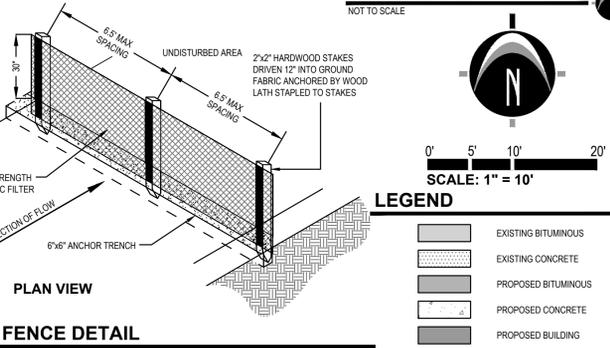
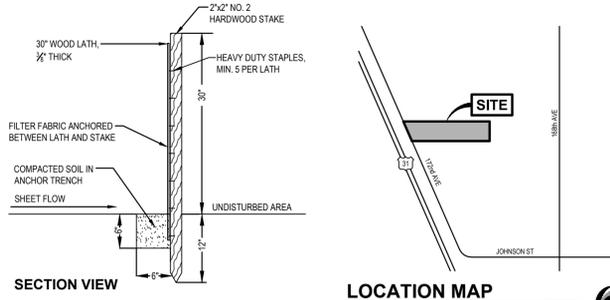


SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

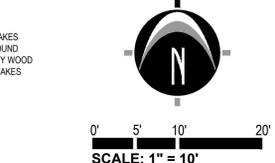
NOMINAL BAG SIZE	SOLIDS STORAGE (GAL)	FILTERED FLOW RATE AT 90% MAX (CFD)
SMALL	16	1.0
MEDIUM	2.10	1.70
LARGE	3.80	2.70
XL	4.20	3.80

SOIL EROSION CONTROL SCHEDULE

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLACE SILT FENCE												
STRIP & STOCKPILE TOPSOIL												
CONSTRUCT CONNECTION TO STORM SEWER												
ROUGH GRADE SITE												
CONSTRUCT BUILDING FOUNDATION AND BUILDING												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
CONSTRUCT UTILITY LINES TO BUILDING												
FINISH GRADE SITE												
PAVE SITE												
RESPIREAD TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												



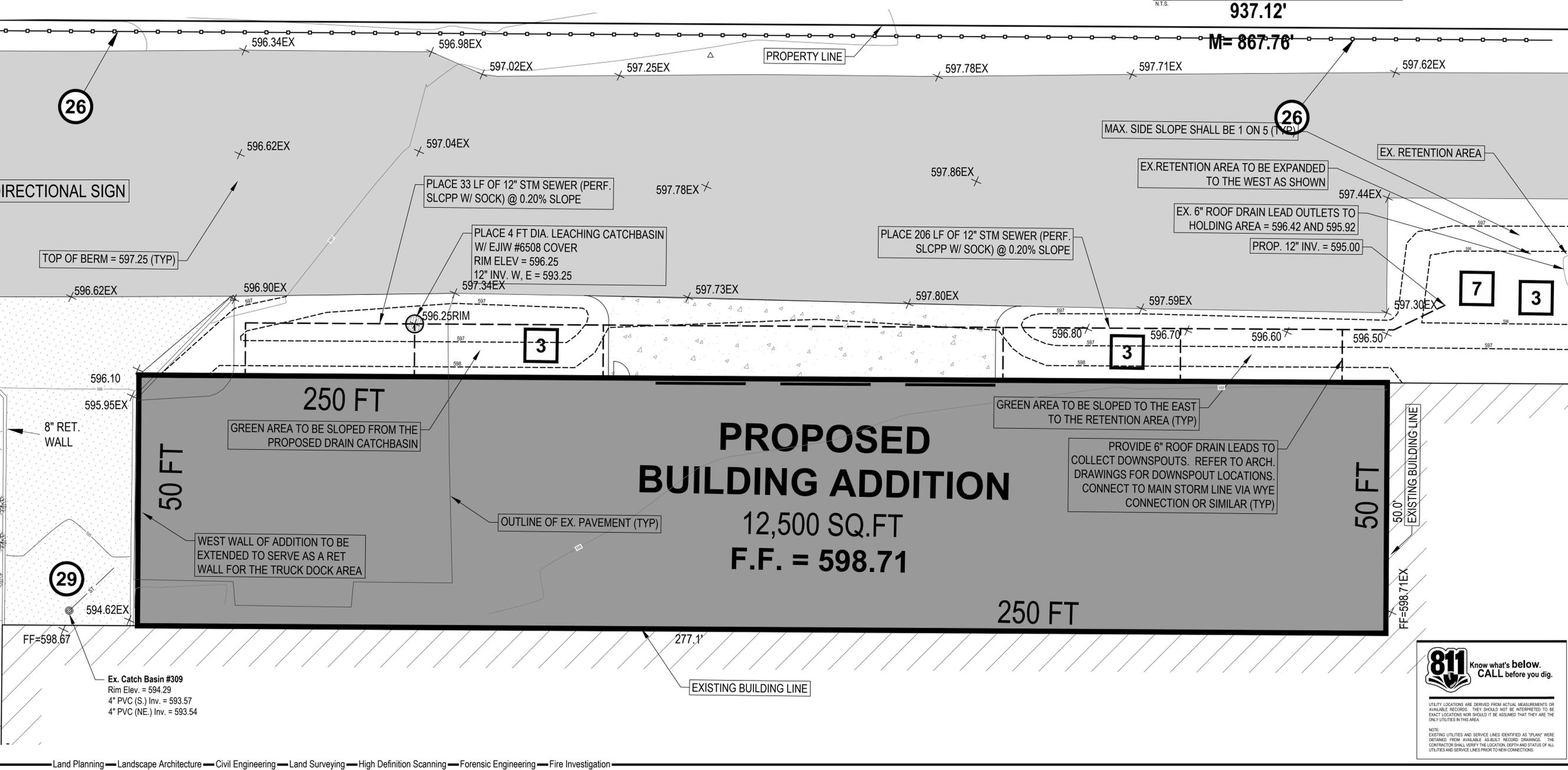
LOCATION MAP



SCALE: 1" = 10'

LEGEND

[Pattern]	EXISTING BITUMINOUS
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED BITUMINOUS
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED BUILDING



NEDERVELD
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INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
 CopperRock Construction Inc.
 Attention: Trevor Petroelje
 601 5th Street NW, Suite 300
 Grand Rapids, MI 49504
 Phone: 616.920.1655

REVISIONS:

Title	Checked	Date
Title: Preliminary Site Plan	Drawn: SW	06/29/20
Title: Site Plan Resubmittal	Drawn: SW	07/24/20

GH CUSTOM MOLDING
 Utility, Grading & S.E.S.C. Plan
 13800 172nd AVE
 PART OF THE SE 1/4 OF SECTION 4, T7N, R16W,
 GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

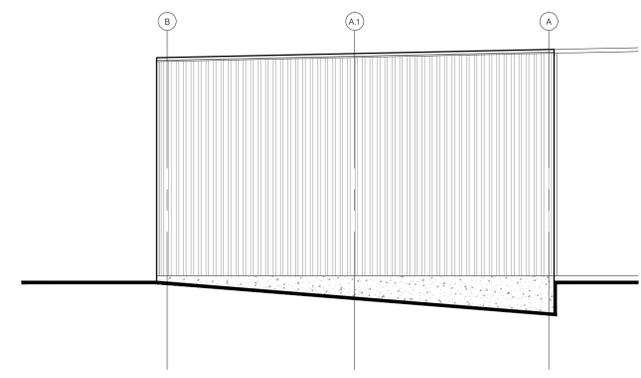
PROJECT NO:
20200984

SHEET NO:
C-300

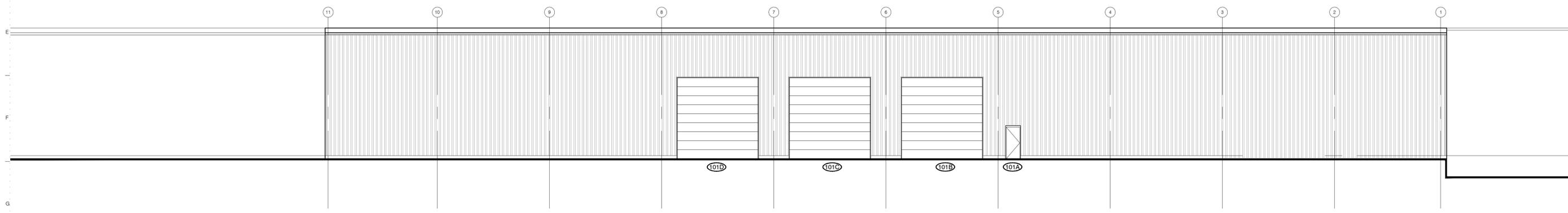
SHEET: 4 OF 5

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

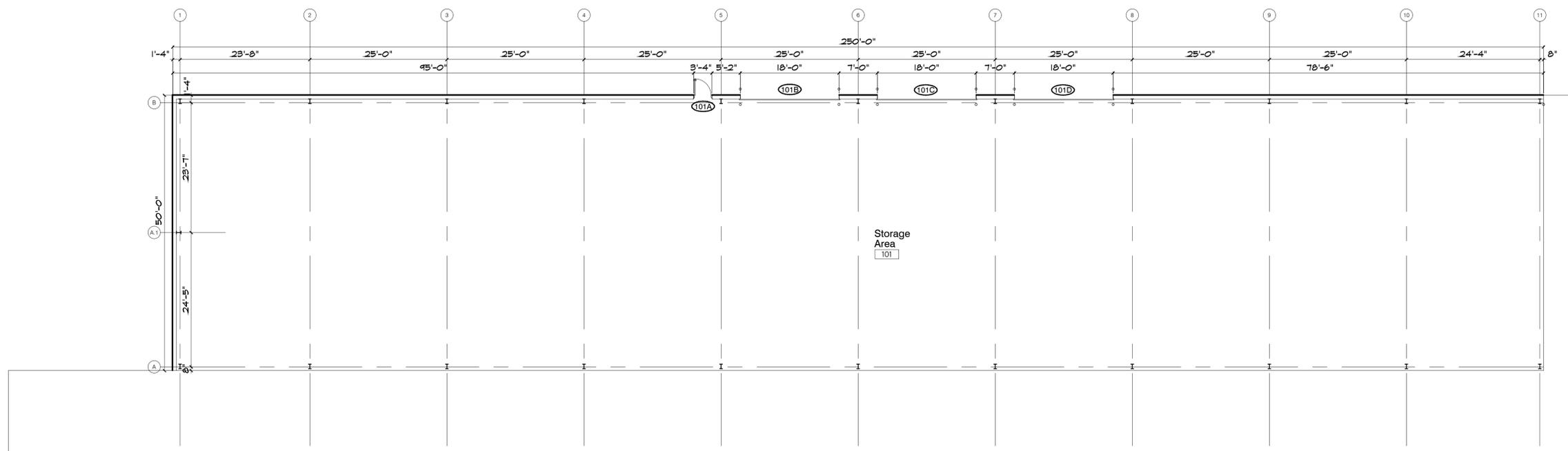
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.



West Elevation
3/32"=1'-0"



North Elevation
3/32"=1'-0"



Floor Plan
3/32"=1'-0"

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts_1	Illuminance	Fc	0.43	6.6	0.0	N.A.	N.A.		10	10	Horizontal

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
	3	A	SINGLE	3346	1.000	WP2LED-34L-740	22.2	22.2	66.60001	rab04791 (1).ies
	9	B	SINGLE	4269	1.000	XTOR4B	37.7	37.7	339.3	XTOR4B.ies

Expanded Luminaire Location Summary						
LumNo	Label	X	Y	MTG HT	Orient	Tilt
2	B	572	343	18	90	0
3	B	673	344	18	90	0
4	B	704	322	18	0	0
5	B	707	288	18	0	0
6	B	706	239	18	0	0
7	B	707	200	18	0	0
8	B	325	188	18	270	0
9	B	501	190	18	270	0
10	B	289	290	18	90	0
11	A	400	340	18	90	0
12	A	464	341	18	90	0
13	A	522	342	18	90	0
Total Quantity: 12						

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of *YOUR COMPANY*.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* *YOUR COMPANY* luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

	Prepared For: John May Medler Electric	Job Name: Grand Haven Custom Molding	Scale: N.T.S.
			Date: 7/17/2020
			Filename: Grand Haven Custom Molding.AGI
			Drawn By: Craig Lozo
Filename: C:\Users\Ramon Ruiz\Documents\My Documents\Work\AGI32\Grand Haven Custom Molding\Grand Haven Custom Molding.AGI			

Lighting Design Disclaimer

The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by *YOUR COMPANY* represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by *YOUR COMPANY* and therefore results may vary from the actual field conditions. *YOUR COMPANY* recommends that design parameters and other information be field verified to reduce variation. *YOUR COMPANY* neither implies, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. *YOUR COMPANY* neither warranties, certifies, or states, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by *YOUR COMPANY*. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction or project's construction documentation package.

