



**THORNAPPLE TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Monday, July 24, 2023
7:00 P.M.**

- 1. Call to Order (7:00 P.M.)**
- 2. Approval of agenda:** *[changes/approval]*
- 3. Approval of Minutes**
 - a. May 22, 2023
- 4. Citizen Comments:**
- 5. Public Hearings:**
 - a. None
- 6. New Business:**
 - a. Letter from Ryan Granger wishing to discontinue the Special Land Use currently at 2344 N. M-37, Middleville.
 - b. Special Land Use from Peace Church regarding building expansion, increased parking and converting house they purchased into office area.
- 7. Unfinished Business:**
 - a.
- 8. Committee Reports:**
 - a. Ordinance Committee – Outdoor wood burner – proposed zoning amendment
- 9. Administrator's Report:**
 - a. Zoning Ordinance Audit
 - b. Zoning Report
 - c. Code Enforcement Report
- 10. Commissioner Comments:**
- 11. Adjournment**

THORNAPPLE TOWNSHIP PLANNING COMMISSION

Regular Meeting, May 22, 2023.

1. Call to Order:

- a. The meeting was called to order by Chairperson Tom Kilgore at 7:00 PM at Thornapple Township located at 200 E. Main St. Middleville, MI 49333.
- b. Present: Elaine Denton, Bryan Finkbeiner, Linda Gasper, Tom Kilgore, Sandra Rairigh, and Craig Wandrie. Also Present: Phil Gensterblum, Aly Piotrowski, Eric Schaefer, Brian Butler, Jennifer Carey, Katie & Tom Irons, Phil & Cindy Strickland. Elizabeth Hansson was absent.

2. Approval of Agenda:

MOTION by Rairigh, **SUPPORT** by Gasper to approve the agenda as printed. **MOTION CARRIED** with 6 yes voice votes.

3. Approval of Minutes:

MOTION by Gasper, **SUPPORT** by Rairigh to approve the March 27, 2023, meeting minutes as presented. **MOTION CARRIED** with 6 yes voice votes.

4. Citizen Comments: Phil Strickland asked if this is the first meeting to be had regarding Eagleview Ct. Kilgore advised that will be the next item. Tom & Katie Irons requested the Planning Commission review the ordinance regarding accessory buildings, specifically the size of attached garages to allow for them to build a larger garage. Brian Butler also requested the ordinance regarding accessory buildings be reviewed and amended to allow for a larger build. Kilgore explained that he will bring this to the attention of the Ordinance Committee for their review.

5. New Business:

- a. Special Use #160/ Site Plan#128 – 3450 Eagleview Ct Ground-Mounted Solar
 - i. Applicant Presentation – Jennifer Carey stated that she would like to install a 821 SQ ft ground mounted solar system, but the normal SQ ft of the unit must be below 600 SQ ft and therefore requests a Special Use Permit. Carey advised that large shrubs have been planted that will eventually block the neighbors' views of the system.
 - ii. Staff and Site Plan Committee Review – Kilgore asked for clarification regarding the map and location of the build. Carey confirmed it is behind the white barn.
 - iii. Public Hearing
 - 1. OPEN: 7:10 pm
 - 2. CLOSED: 7:12 pmPublic Comments - Phil and Cindy Strickland stated they live next door, and questions how this will affect property values in the future, but after hearing that Carey has added landscaping that will block the view, he is content.
 - iv. Commission Questions and Deliberation: Rairigh asked if the reason for the Special Use Permit is only due to a matter of some 200 SQ ft. Gensterblum

confirmed that anything over the normal limit of 600 SQ ft must be approved by the Planning Commission and this project is 821 SQ ft. Gensterblum added that all other requirements are met.

- v. Public comment continues – Strickland asked if this is regarding the SQ ft of the easements. Kilgore advised this is for the SQ ft of the solar array - anything over 600ft must be presented to the Planning Commission. Strickland asked what the proposed height of the system will be. Kilgore advised, 12ft 8in from the top to ground. Gensterblum stated the panels are 6ft 2in tall, and will be double stacked at angle, panel height together is 10ft 8 in. Strickland asks if there is anything else he should know regarding the solar system. Carey stated the research she has conducted shows this will add to property value. Gensterblum advised this is the third solar system he had approved since starting with the township.

MOTION by Finkbeiner, **SUPPORT** by Rairigh to approve Special Use #160/ Site Plan#128 – 3450 Eagleview Ct Ground-Mounted Solar

Roll Call Vote: Finkbeiner- Yes, Denton- Yes, Gasper- Yes, Hansson- Absent, Kilgore- Yes, Rairigh-Yes, Wandrie- Yes. **MOTION CARRIED** with 6 votes and 1 absent.

6. Unfinished Business: None.

7. Committee Reports: None.

8. Administrator's Report:

- a. Zoning Audit – None.
- b. Code Enforcement Report – Included in packet. Denton asked if there is an update regarding the trash on Loop Road. Gensterblum stated that he has previously been out to the property, and there is no current update. Gasper requested current active cases be included on future reports. Gensterblum advised of the current active cases.

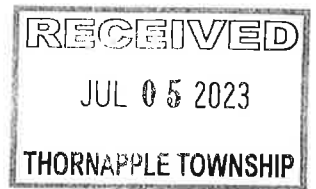
9. Adjournment:

MOTION by Gasper, **SUPPORT** by Denton to adjourn at 7: 22 PM **MOTION CARRIED** with 6 yes voice votes.

Sandra Rairigh, Secretary

Aly Piotrowski, Recording Secretary

Approved _____



June 26, 2023

To : Thornapple Township Planning Commission
200 Main Street,
Middleville, MI 49333

Re: Special Land Use for Mining

CC: Phil Gensterblum, Zoning Administrator

Dear Thornapple Township Planning Commission,

The land located at 2344 N. M-37 Hwy, parcel number 14-035-022-00 was purchased last year by Gary Granger. During the transfer, it was advised to pursue the transfer of the Special Land Use Mining permit to the new owner.

However, the intended use is not to continue as a mining operation, but for a personal recreational property for Mr. Granger and his family.

Rather than transfer the special land use, it is the desire of Mr. Granger to cancel the special land use permit for a mining operation. Although it may be pursued in the future to recommence the mining operation, it would be unlikely under the current plan.

The terms and conditions of the special land use have been maintained since the transfer into Mr. Granger's name as mining operations have not continued.

Thank you for your time and attention to this matter.

Sincerely,

Ryan Granger



APPLICATION FOR APPROVAL OF SPECIAL USE

Thornapple Township, 200 E. Main St., Middleville, MI 49333
Phone: 269-795-7202 Fax: 269-795-8812
Email: zoning-administrator@thornapple-twp.org

Case # SU- 161/SR128
Hearing Date 7/26/2023

PROPERTY INFORMATION

Property Address: 6950 Cherry Valley Road (Church) 6970 Cherry Valley Road (House)
Parcel ID Number: 14-009-002-00; 14-009-002-10 Zoning District AR Wetlands Present? No
Parcel Size Frontage: 1,230/243 feet Depth: Varies feet Area: 16.0/1.5 ac. [Acres or square feet]
Master Plan Future Land Use Map Designation for Parcel: _____
Current Use of Property [Describe] Peace Church (002-00) & House (002-10)
Describe Proposed Special Land Use: Peace Church with proposed building and parking expansion. House will be used for Church offices & Storage purposes.

Section of Zoning Ordinance Allowing Special Land Use: Art IV Sec. 4.3(e)

Provide a land survey and/or legal description of the subject property on a page attached to this petition

APPLICANT INFORMATION

1. Applicant

Identify the person or entity making this petition:

Name: Jon Delger Cell Phone (616) 891-8119
Mailing Address: 6950 Cherry Valley Road Telephone _____
City Middleville State MI Zip 49333 FAX _____
E-Mail jon.delger@peacechurch.cc

2. Applicant Interest

The applicant must have a legal interest in the subject property, please check one below:

☒ Property Owner ☐ Purchase by Land Contract ☐ Option to Purchase ☐ Purchase Agreement ☐ Lessee over 1 year

3. Property Owner

☒ Check here if applicant is also property owner

Identify person or entity that owns the subject property:

Name: _____ Cell Phone _____
Mailing Address: _____ Telephone _____
City _____ State _____ Zip _____ Fax _____
E-Mail _____

Application of Special Use – Continued

4. Authorized Agent

Identify person or entity representing the property owner or applicant in this petition:

Name: Dan Vos Construction Attn: Jameson DeBlaay Cell Phone (616) 862-9962
Mailing Address: 6160 E. Fulton; PO Box 189 Telephone (616) 676-9169
City Ada, State MI Zip 49301 Fax (616) 676-2435
E-Mail jamesond@danvos.com

REQUIRED PETITION – WRITTEN ATTACHMENTS

- ✓ Provide narrative to explain need for the proposed Special Land Use
- ✓ Provide narrative addressing Section 19.3(1)-(10) criteria.
- ✓ Site Plan, if required

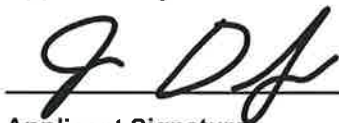
REQUEST & AFFIDAVIT

The applicant must read the following statement carefully and sign below:

The undersigned requests Thornapple Township review this petition and companion documents as provided in the zoning ordinance now in effect. The applicant further affirms and acknowledges the following:

- ✓ *That the petitioner has a legal interest in the property described in this petition, and*
- ✓ *The answers and statements contained in this petition and attachment are in all respects true and correct to the best of my knowledge, and*
- ✓ *The petitioner offers the conditions set forth herein on its own volition and completely voluntary.*
- ✓ *The approval of this petition does not relieve the undersigned from compliance with all other provisions of the Zoning Ordinance or other applicable codes and ordinances and does not constitute granting of a variance, and*
- ✓ *The undersigned hereby grants Thornapple Township staff and Planning Commission member the right to access the subject property for the sole purpose of evaluating this petition.*

Applicant Signature



Date

6/22/23

Applicant Signature

Date

If the petitioner is not the property owner, the property owner must sign below:

Property Owner Signature

Date

OFFICE USE ONLY:

Fee \$ 250 Fee Paid by Cash ☒ Check Receipt # 23982 Received by: L Bonchard

THORNAPPLE TOWNSHIP

Receipt: 23982

07/12/23

200 E. MAIN STREET
MIDDLEVILLE, MI 49333

Cashier: LBOUCHARD
Received Of: PEACE CHURCH

(269) 795-7202
TREASURER@THORNAPPLE-TWP.ORG
WWW.THORNAPPLE-TWP.ORG

The sum of: 500.00

| | | | | |
|--------|-----------------------------|-----------------|--------|--------|
| ZONING | 14-009-002-00/002-10 SU#161 | | | 250.00 |
| | | 101-000-626.200 | 250.00 | |
| ZONING | 14-009-002-00/002-10 SP#128 | | | 250.00 |
| | | 101-000-626.200 | 250.00 | |
| | | | Total | 500.00 |
| | | CHECKS | 42339 | 500.00 |

Signed: _____



June 26, 2023

Phil Gensterblum, Zoning Administrator
Thornapple Township
200 E. Main Street
Middleville, MI 49333

Re: Peace Church – Building Expansion
Special Land Use & Site Plan Approval

Dear Phil,

Enclosed for your review are the following items:

1. \$500 check (Special Land Use & Site plan fee)
2. Site plan (sheets 1 – 5) – 4 copies
3. Architectural plans (Sheet 1 – 2) – 4 copies
4. Lighting plan – 4 copies
5. Landscape plan – 4 copies
6. Special Land Use application

Please process this submittal for Special Land Use review and public hearing on July 24, 2024.

If you have any questions or comments, please don't hesitate to contact me.

Sincerely,

Todd Stuve, P.E.

Peace Church Narrative

Peace Church is located at 6950 Cherry Valley Road and has been a part of the Community since 1968.

The church has been experiencing significant growth and is seeking approval for a 1,200 seat sanctuary addition and expansion of the parking lot to 720 spaces.

The church property is located in an AR zone which allows for churches as a special land use.

The former parsonage property north of the site has been purchased by the church and will be incorporated for additional office space and parking.

The primary purpose for this expansion is to reduce the number of Sunday morning services, provide ample parking onsite for the services, and provide church members with a safe and enjoyable worship experience.

Section 19.3 criteria

1. The site design has been to be harmonious with the character of the adjacent properties.
2. Peace Church has been at this location for 55 years and this expansion will not change the essential character of the surrounding areas.
3. This expansion will provide adequate on-site parking for the Sunday morning services which is the primary peak use of the facility. Multiple driveways provide safe access to the facility.
4. Multiple storm water basins are proposed to provide storm water management for all runoff from the property. Improvements to the entry drives are proposed to maximize traffic safety for ingress and egress. Existing well and drainfield systems are in place and adequate to service the facility.
5. There are no anticipated adverse effects on public safety and emergency services.
6. No significant natural resources or natural features exist on the property.
7. Improvements to the entry drives are proposed which will maximize vehicular safety onsite walks are provided to collect and protect pedestrians within the site.
8. Peak Church operation occurs weekly on Sunday mornings and occasional special events and holidays. These peak times coincide with typical low volumes of traffic and surrounding uses.
9. This special use is not anticipated to place demands on public services in excess of current capabilities.
10. This special land use is in agreement with the master plan.



GOLDEN GRAIN LAND COMPANY LLC
3957 108TH ST SE
CALEDONIA, MI 49316

SMIT AARON J & MAKENZIE M
6624 CHERRY VALLEY RD
MIDDLEVILLE, MI 49333

JEPLAWY PAUL & DIANN
10764 EASTERN AVE
WAYLAND, MI 49348

HANSSON ELIZABETH
10781 PARMALEE RD
MIDDLEVILLE, MI 49333

COOK MICHELE & TERRY
6801 N M37 HWY
MIDDLEVILLE, MI 49333

PEACE REFORMED CHURCH
6950 CHERRY VALLEY RD
MIDDLEVILLE, MI 49333

CARON SIMON
6970 CHERRY VALLEY RD
MIDDLEVILLE, MI 49333

TERPSTRA DOUGLAS M & MICHELLE L
10857 PARMALEE RD
MIDDLEVILLE, MI 49333

THOMPSON CHRISTOPHER & KATHLEEN
6996 CHERRY VALLEY RD
MIDDLEVILLE, MI 49333

LEEP TIMOTHY J & KAREN E
6900 N M37 HWY
MIDDLEVILLE, MI 49333

CLINE MARK B
10840 PARMALEE RD
MIDDLEVILLE, MI 49333

HANSSON ELIZABETH
10781 PARMALEE RD
MIDDLEVILLE, MI 49333

NOFFKE STEVEN R
7031 CHERRY VALLEY RD
MIDDLEVILLE, MI 49333

THORNAPPLE TOWNSHIP

PLANNING COMMISSION

ENCLOSED IS A NOTICE OF PUBLIC HEARING

FOR

July 24, 2023 at 7:00 P.M.

In the Township Hall, 200 E. Main St., Middleville, MI 49333

Pursuant with the Michigan Zoning Enabling Act, 110 PA 2006, all property owners and occupants of structures within 500 feet of the property in question shall be sent notice of a hearing by mail. You will be given opportunity to speak to the Planning Commission concerning your views on this application, or you may transmit your written comments to:

Planning Commission
Attn: Secretary
Thornapple Township
200 E. Main Street, P.O. Box 459
Middleville, MI 49333

THORNAPPLE TOWNSHIP
AFFIDAVIT OF MAILING

STATE OF MICHIGAN
COUNTY OF BARRY SS.
TOWNSHIP OF THORNAPPLE

I, PAUL GENSTERBUM Zoning Administrator, Thornapple Township, attests


that the attached list of property owners were duly informed by first class mail on this date:

7/5/2023 concerning the Public Hearing on 7/24/2023



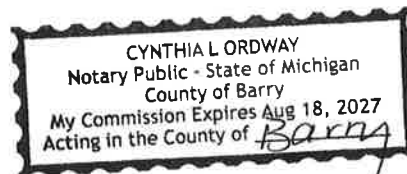
Zoning Administrator

Subscribed and sworn to before me this 12 day of July, 2023



Notary Public

My Commission Expires 8-18-27



Phil Gensterblum

From: Amy Brown
Sent: Wednesday, July 5, 2023 12:52 PM
To: Dani Echtenaw
Cc: Amy Brown; Phil Gensterblum; Cindy Ordway
Subject: Public Notice - Planning Commission Thornapple Township
Attachments: Public Hearing Notices.doc

Hi Dani,

Could you please publish this notice in the next publication? Also, could you please reply to confirm receipt?

Thank you!

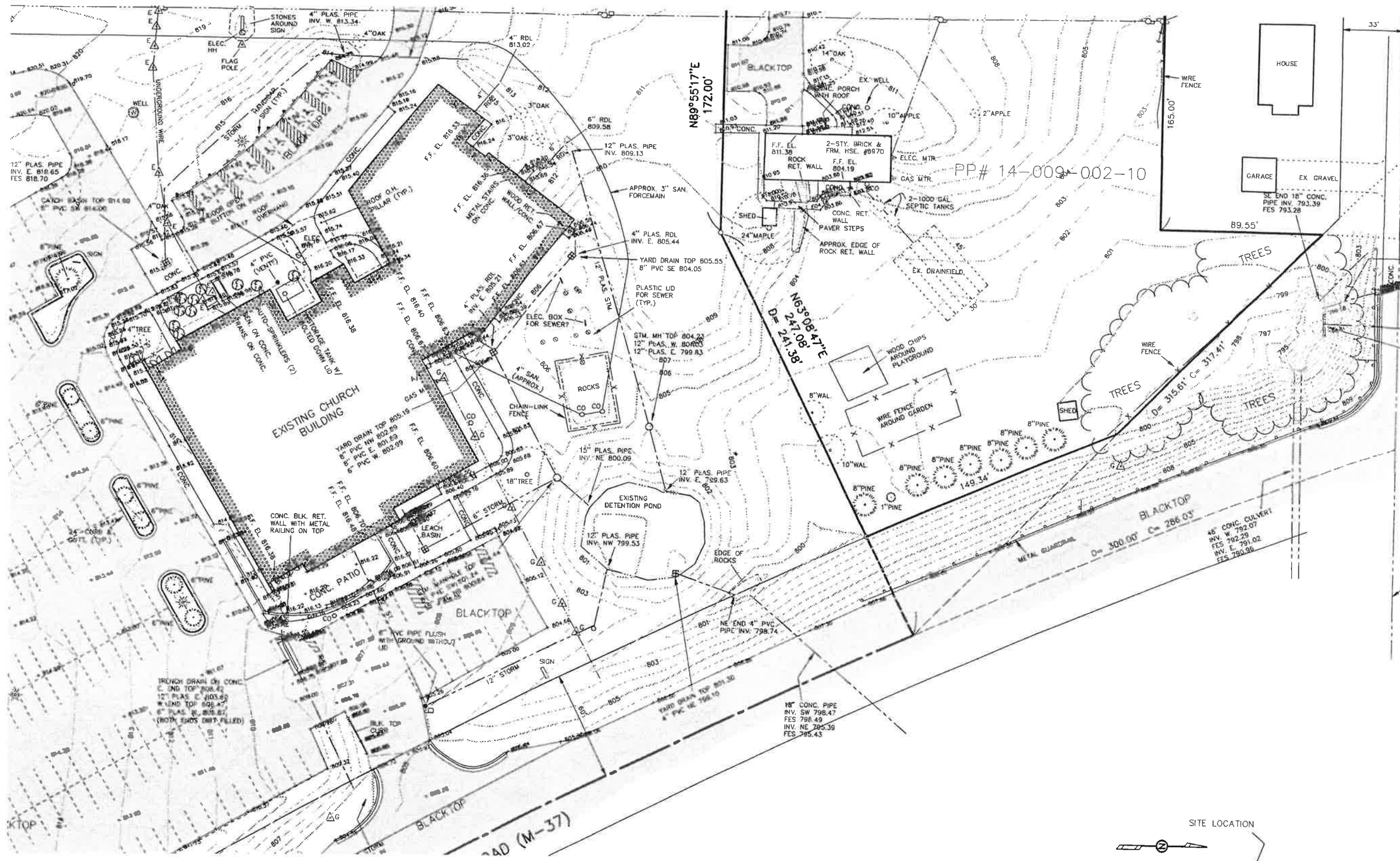
Regards,
Amy Brown
Deputy Clerk
Thornapple Township
200 E. Main St Middleville, MI 49333
269.795.7202

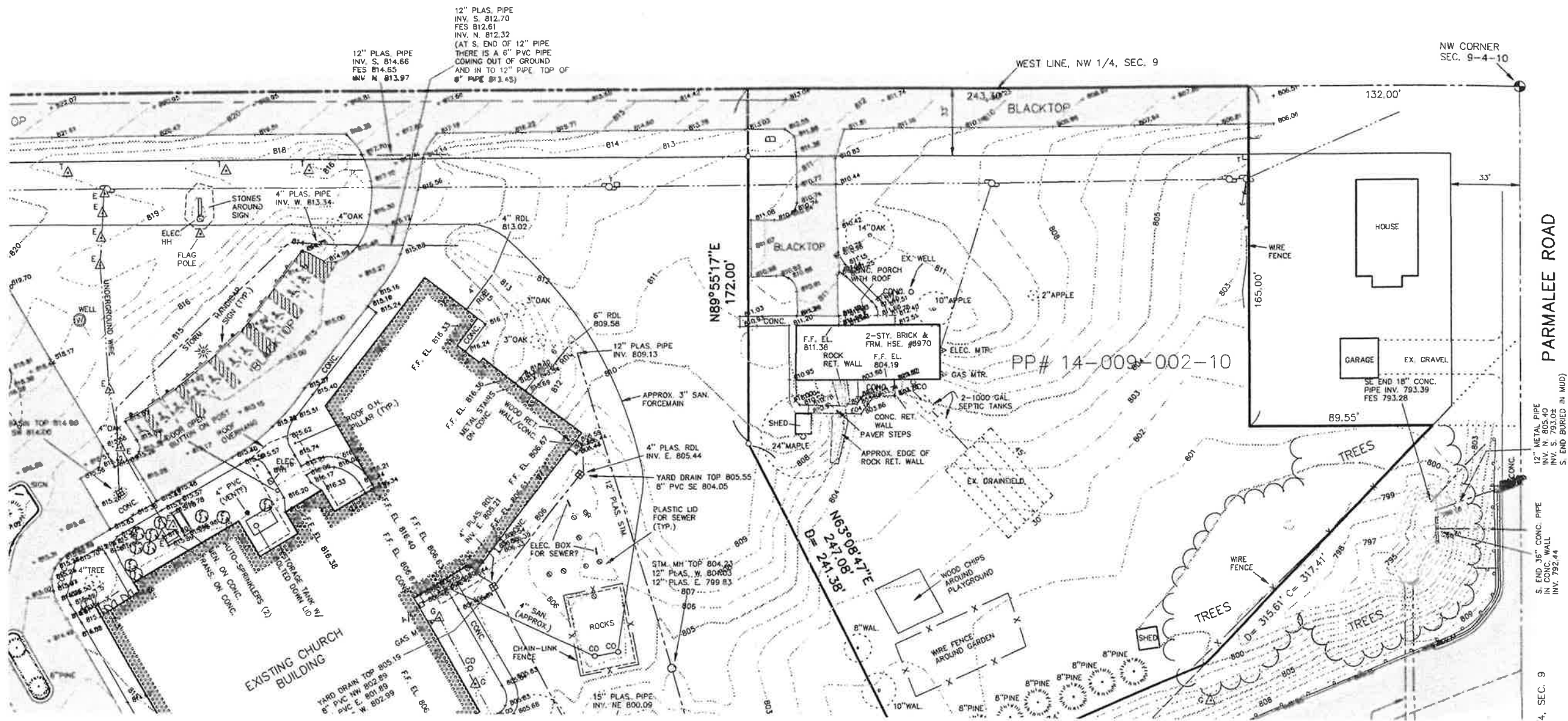


From: Phil Gensterblum <PGensterblum@thornapple-twp.org>
Sent: Wednesday, July 5, 2023 12:50 PM
To: Amy Brown <abrown@thornapple-twp.org>
Subject: Paper ad

Thank you again!

Phil Gensterblum
Zoning Administrator
Thornapple Township
(269)953-6142 (cell)
(269)795-7202, Ext 208 (office)
(269)269-8812
pgensterblum@thornapple-twp.org
M-W 9am-4pm



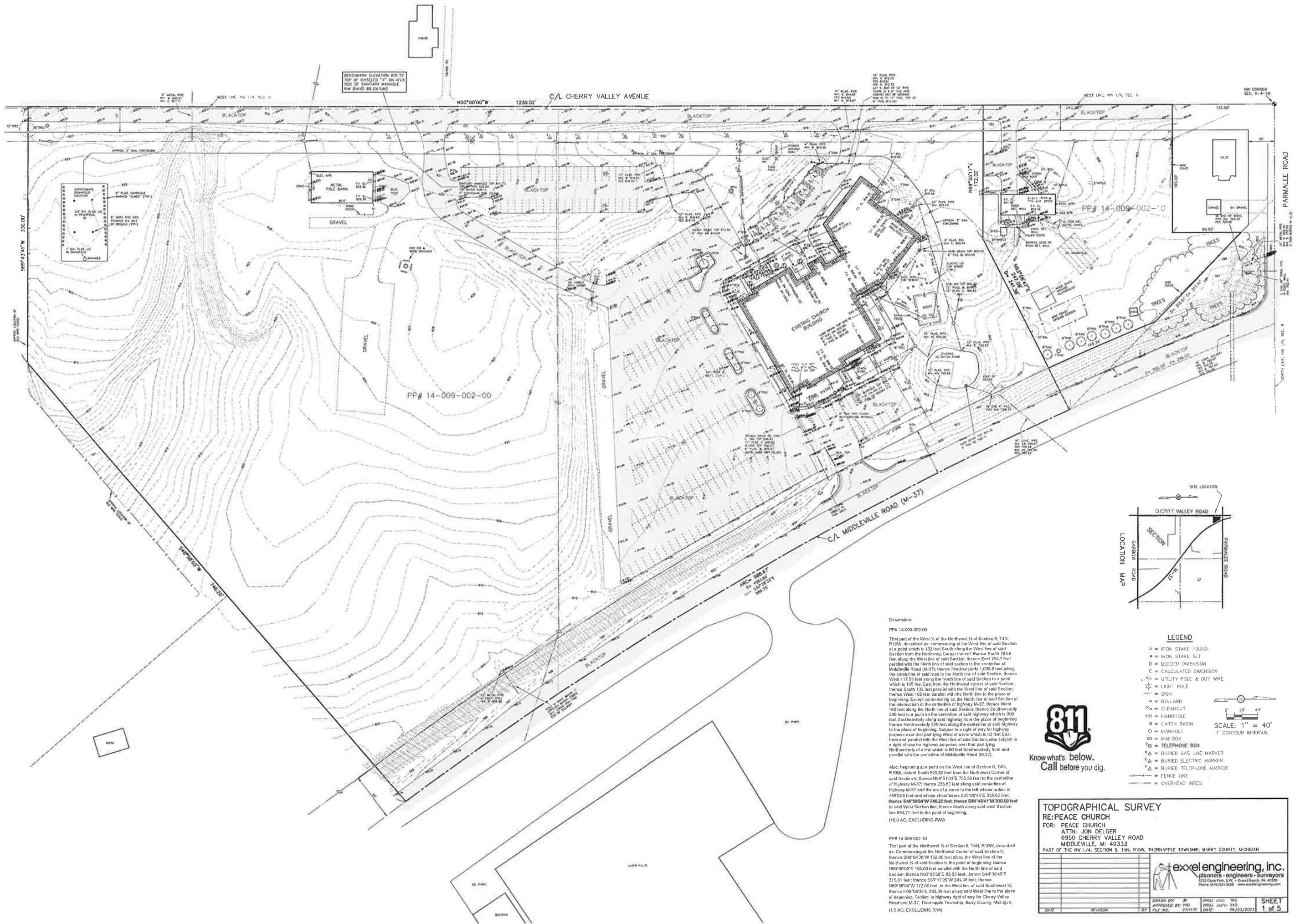


PARMALEE ROAD

12" METAL PIPE
INV. N 805.40
INV. S 793.06
S. END BURIED IN MUD

12" CONC. PIPE
IN CONC. WALL
INV. 792.44

4, SEC. 9



Description:

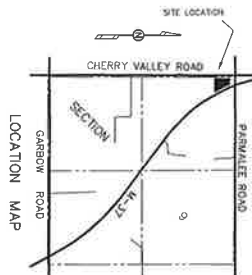
PP# 14-009-002-00

That part of the West 1/4 of the Northwest 1/4 of Section 9, T4N, R10W, described as: commencing at the West line of said Section at a point which is 132 feet South along the West line of said Section from the Northwest Corner thereof; thence South 786.6 feet along the West line of said Section; thence East 754.7 feet parallel with the North line of said section to the centerline of Middleville Road (M-37); thence Northwest 1,035.6 feet along the centerline of said road to the North line of said Section; thence West 117.96 feet along the North line of said Section to a point which is 165 feet East from the Northwest corner of said Section; thence South 132 feet parallel with the West line of said Section; thence West 165 feet parallel with the North line to the place of beginning. Except commencing on the North line of said Section at the intersection of the centerline of highway M-37; thence West 160 feet along the North line of said Section; thence Southeast 300 feet to a point on the centerline of said highway which is 300 feet Southeast along said highway from the place of beginning; thence Northwest 300 feet along the centerline of said highway to the place of beginning. Subject to a right of way for highway purposes over that part lying West of a line which is 33 feet East from and parallel with the West line of said Section; also subject to a right of way for highway purposes over that part lying Northeast of a line which is 60 feet Southeast from and parallel with the centerline of Middleville Road (M-37).

Also: beginning at a point on the West line of Section 9, T4N, R10W, distant South 920.60 feet from the Northwest Corner of said Section 9; thence N89°51'03"E 755.36 feet to the centerline of Highway M-37; thence 238.05 feet along said centerline of Highway M-37 and the arc of a curve to the left whose radius is 4583.66 feet and whose chord bears S35°09'43"E 238.82 feet; thence S48°55'44"W 746.20 feet; thence S89°43'41"W 330.00 feet to said West Section line; thence North along said West Section line 684.71 feet to the point of beginning.
(16.0 AC, EXCLUDING R/W)

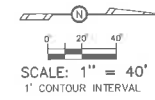
PP# 14-009-002-10

That part of the Northwest 1/4 of Section 9, T4N, R10W, described as: Commencing at the Northwest Corner of said Section 9; thence S00°02'38"W 132.00 feet along the West line of the Northwest 1/4 of said Section to the point of beginning; thence N80°00'00"E 165.00 feet parallel with the North line of said Section; thence N60°08'38"E 89.55 feet; thence S44°38'46"E 315.61 feet; thence S63°17'25"W 241.36 feet; thence N89°56'04"W 172.00 feet, to the West line of said Southwest 1/4; thence N00°08'38"E 243.30 feet along said West line to the place of beginning. Subject to highway right of way for Cherry Valley Road and M-37, Thornapple Township, Barry County, Michigan.
(1.5 AC, EXCLUDING R/W)



LEGEND

- IRON STAKE FOUND
- IRON STAKE SET
- DEEDED DIMENSION
- CALCULATED DIMENSION
- UTILITY POLE & GUY WIRE
- LIGHT POLE
- SIGN
- BOLLARD
- CLEANOUT
- HANDHOLE
- CATCH BASIN
- MANHOLE
- MAILBOX
- TELEPHONE BOX
- BURIED GAS LINE MARKER
- BURIED ELECTRIC MARKER
- BURIED TELEPHONE MARKER
- FENCE LINE
- OVERHEAD WIRES



TOPOGRAPHICAL SURVEY

RE: PEACE CHURCH

FOR: PEACE CHURCH
ATTN: JON DELGER
6950 CHERRY VALLEY ROAD
MIDDLEVILLE, MI 49333

PART OF THE NW 1/4, SECTION 9, T4N, R10W, THORNAPPLE TOWNSHIP, BARRY COUNTY, MICHIGAN

excel engineering, inc.

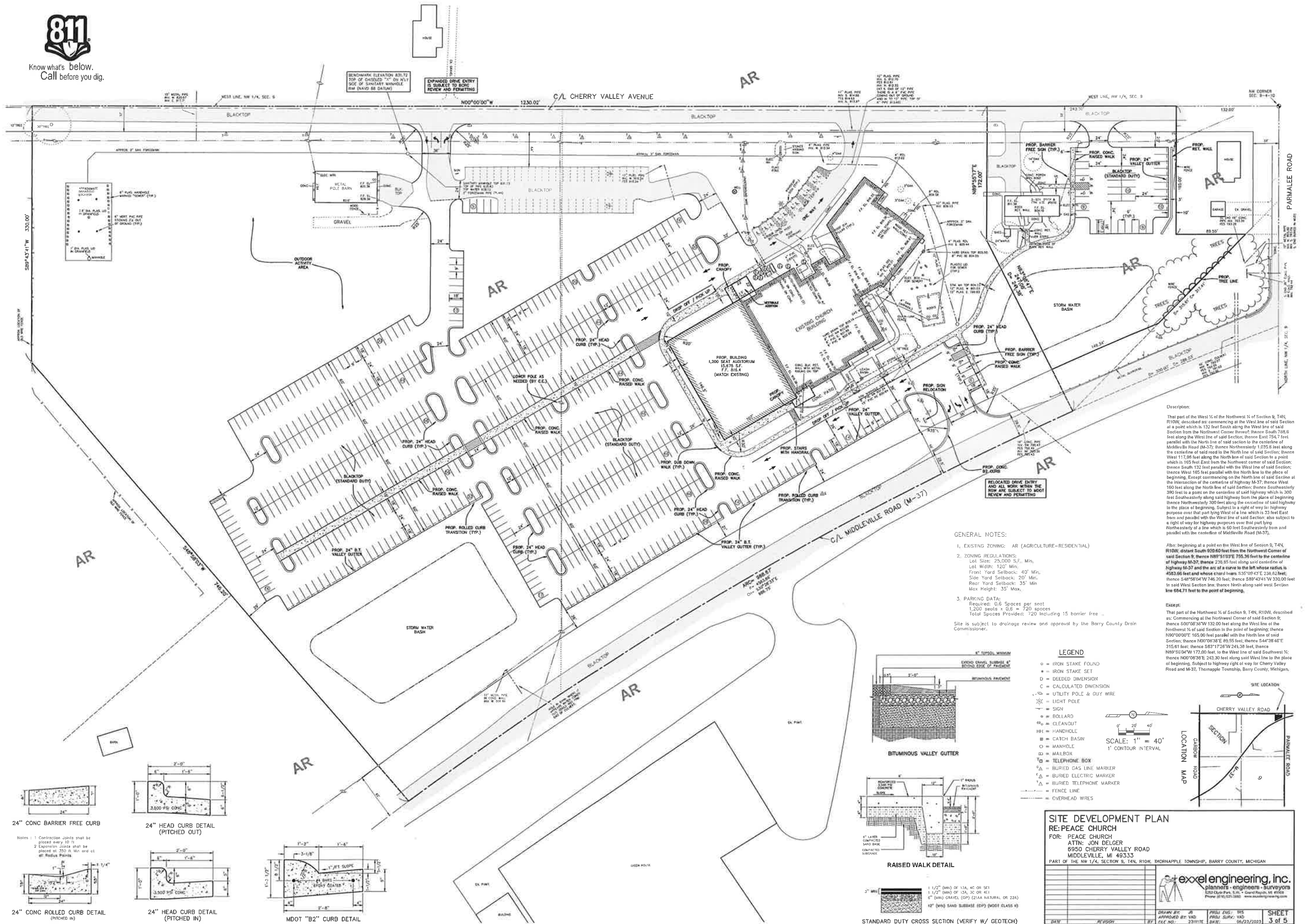
planners • engineers • surveyors

523 Oak Park, E.W. • Grand Rapids, MI 49509
Phone: (616) 831-3048 • www.excelengineering.com

| | | | | | | |
|------|----------|----|-------|-------|------|--------|
| DATE | REVISION | BY | CHKD. | ENCL. | DATE | SHEET |
| | | | | | | 1 of 5 |



Know what's below.
Call before you dig.



Description:

That part of the West 1/4 of the Northwest 1/4 of Section 9, T4N, R10W, described as: commencing at the West line of said Section at a point which is 132 feet South along the West line of said Section from the Northwest Corner thereof; thence South 788.6 feet along the West line of said Section; thence East 754.7 feet parallel with the North line of said section to the centerline of Middleville Road (M-37); thence Northwesterly 1,035.8 feet along the centerline of said road to the North line of said Section; thence West 117.96 feet along the North line of said Section to a point which is 165 feet East from the Northwest corner of said Section; thence South 132 feet parallel with the West line of said Section; thence West 165 feet parallel with the North line to the place of beginning. Except commencing on the North line of said Section at the intersection of the centerline of highway M-37; thence West 160 feet along the North line of said Section; thence Southeastly 380 feet to a point on the centerline of said highway which is 300 feet Southeastly along said highway from the place of beginning thence Northwesterly 300 feet along the centerline of said highway to the place of beginning. Subject to a right of way for highway purpose over that part lying West of a line which is 33 feet East from and parallel with the West line of said Section; also subject to a right of way for highway purposes over that part lying Northwesterly of a line which is 60 feet Southeastly from and parallel with the centerline of Middleville Road (M-37).

Also: beginning at a point on the West line of Section 9, T4N, R10W, distant South 950.60 feet from the Northwest Corner of said Section 9; thence North 91°51'31"E 755.35 feet to the centerline of highway M-37; thence 238.67 feet along said centerline of highway M-37 and the arc of a curve to the left whose radius is 453.66 feet and whose chord bears S35°05'43"E 238.62 feet; thence S48°58'04"W 746.20 feet; thence S88°43'41"W 330.00 feet to said West Section line; thence North along said West Section line 684.71 feet to the point of beginning.

Except:

That part of the Northwest 1/4 of Section 9, T4N, R10W, described as: Commencing at the Northwest Corner of said Section 9; thence S00°08'30"W 152.00 feet along the West line of the Northwest 1/4 of said Section to the point of beginning; thence N50°00'00"E 165.00 feet parallel with the North line of said Section; thence N00°08'30"E 89.55 feet; thence S44°38'46"E 215.61 feet; thence S63°17'25"W 241.08 feet; thence N89°55'04"W 172.00 feet, to the West line of said Southwest 1/4; thence N00°08'30"E 243.30 feet along said West line to the place of beginning. Subject to highway right of way for Cherry Valley Road and M-37, Thornapple Township, Barry County, Michigan.

GENERAL NOTES:

1. EXISTING ZONING: AR (AGRICULTURE-RESIDENTIAL)
2. ZONING REGULATIONS:
Lot Size: 25,000 S.F. Min.
Lot Width: 120' Min.
Front Yard Setback: 40' Min.
Side Yard Setback: 20' Min.
Rear Yard Setback: 35' Min.
Max Height: 35' Max.
3. PARKING DATA:
Required: 0.6 Spaces per seat
1,200 seats = 0.6 = 720 spaces
Total Spaces Provided: 720 including 15 barrier free

Site is subject to drainage review and approval by the Barry County Drain Commissioner.

LEGEND

- = IRON STAKE FOUND
- = IRON STAKE SET
- D = DEEDED DIMENSION
- C = CALCULATED DIMENSION
- = UTILITY POLE & GUY WIRE
- = LIGHT POLE
- = SIGN
- = BOLLARD
- = CLEANOUT
- = HANDHOLE
- = CATCH BASIN
- = MANHOLE
- = MAILBOX
- = TELEPHONE BOX
- = BURIED GAS LINE MARKER
- = BURIED ELECTRIC MARKER
- = BURIED TELEPHONE MARKER
- = FENCE LINE
- = OVERHEAD WIRES

SCALE: 1" = 40'
1" CONTOUR INTERVAL



SITE DEVELOPMENT PLAN
RE: PEACE CHURCH
FOR: PEACE CHURCH
ATTN: JON DELGER
6950 CHERRY VALLEY ROAD
MIDDLEVILLE, MI 49333
PART OF THE NW 1/4, SECTION 9, T4N, R10W, THORNAPPLE TOWNSHIP, BARRY COUNTY, MICHIGAN

excel engineering, inc.
planners • engineers • surveyors
5253 Cherry Park, S.W. • Grand Rapids, MI 49508
Phone: 616.831.3882 • www.excelengineering.com

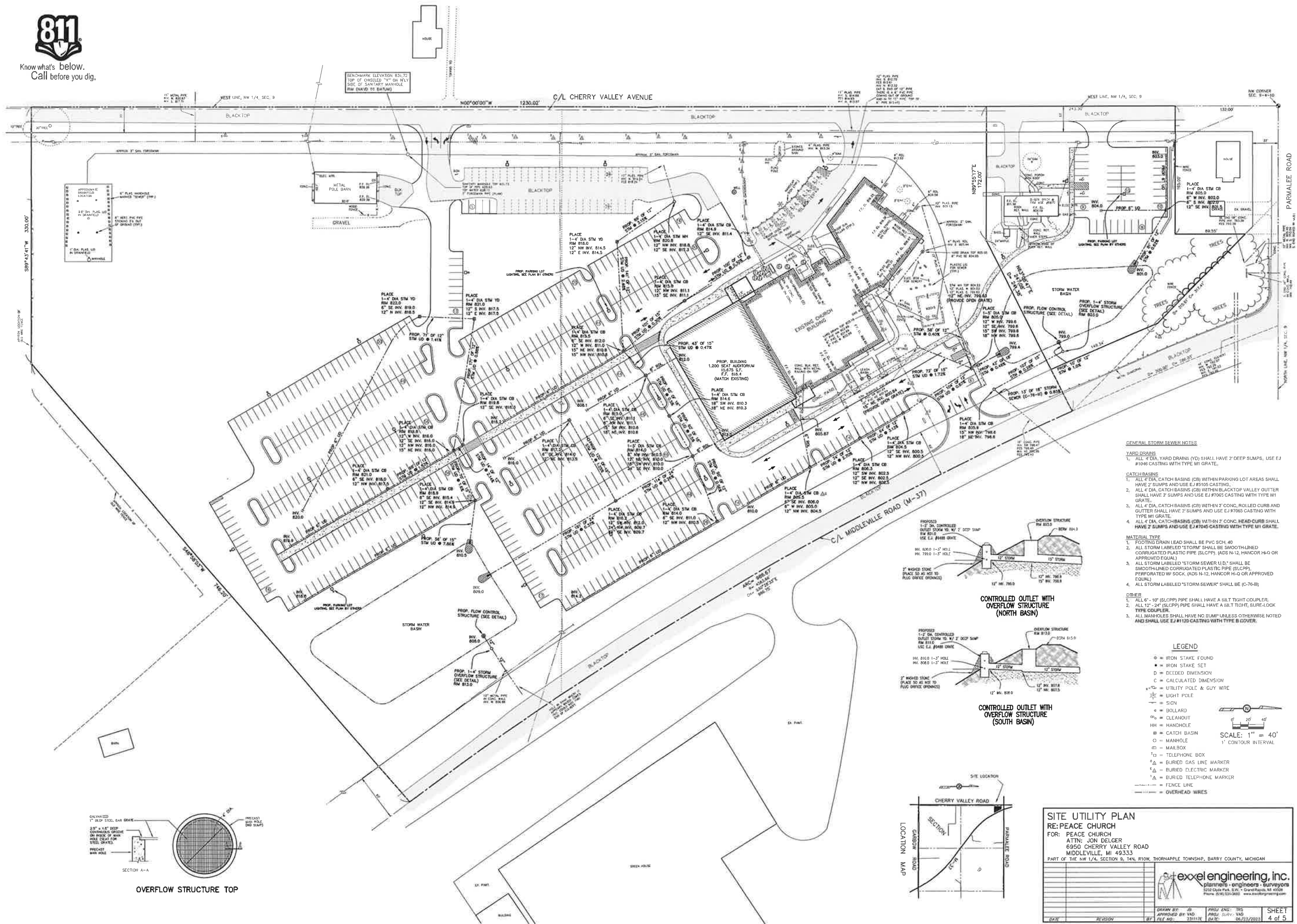
| | | | | | |
|------------|----------|-----|------------|-----|------------|
| DATE: | REVISED: | BY: | DATE: | BY: | DATE: |
| 06/11/2013 | | JR | 06/11/2013 | JR | 06/11/2013 |

SHEET
3 of 5

DRWN BY: JR
APPROVED BY: YAD
DATE: 06/11/2013
PROJ. SURV: YAD
DATE: 06/11/2013

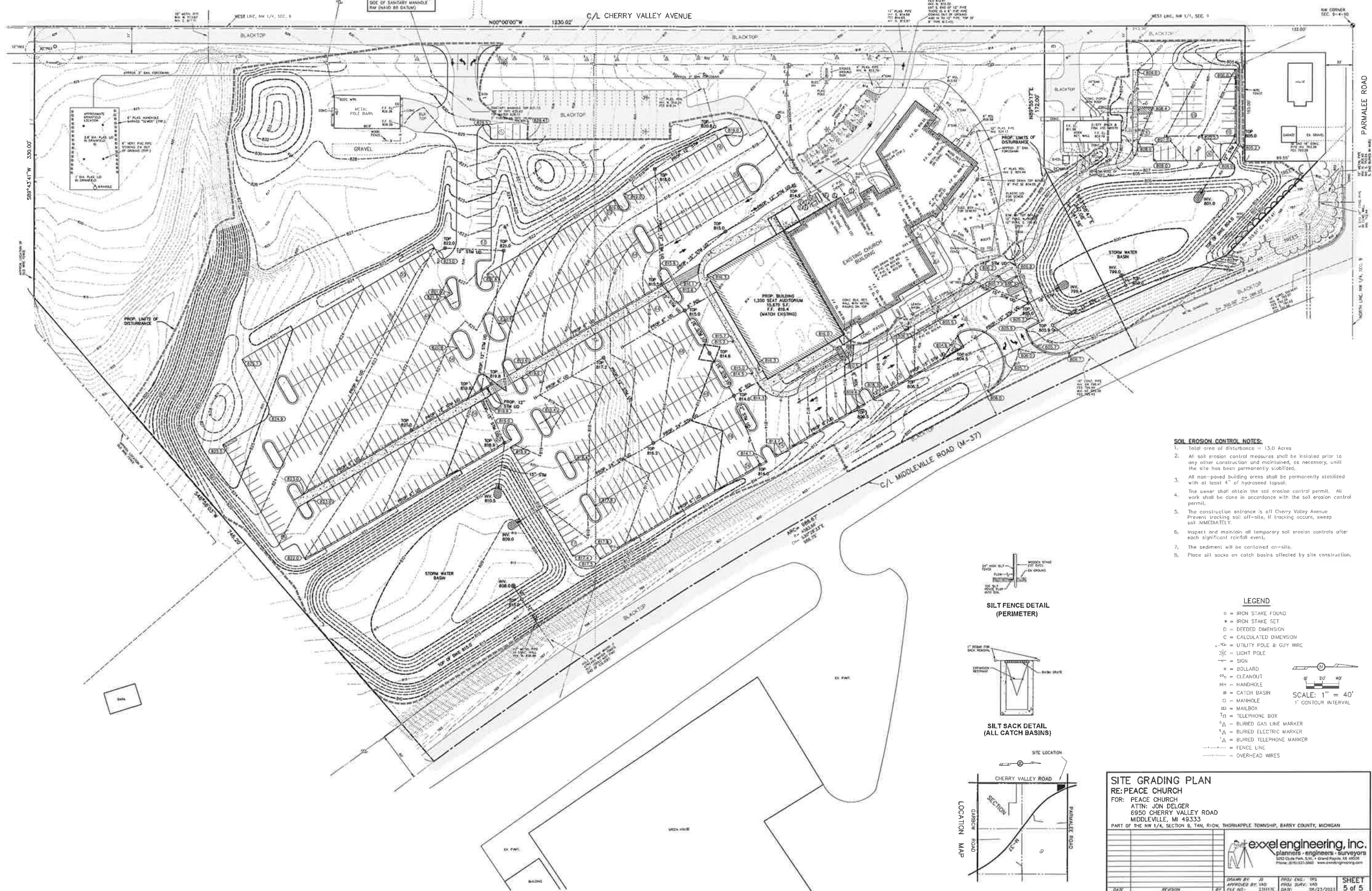


Know what's below.
Call before you dig.



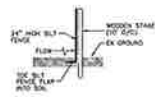


Know what's below.
Call before you dig.

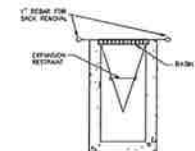


SOIL EROSION CONTROL NOTES:

1. Total area of disturbance = 13.0 Acres
2. All soil erosion control measures shall be installed prior to any other construction and maintained, as necessary, until the site has been permanently stabilized.
3. All non-paved building areas shall be permanently stabilized with at least 4" of hydroseed topsoil.
4. The owner shall obtain the soil erosion control permit. All work shall be done in accordance with the soil erosion control permit.
5. The construction entrance is off Cherry Valley Avenue. Prevent tracking soil off-site. If tracking occurs, sweep soil IMMEDIATELY.
6. Inspect and maintain all temporary soil erosion controls after each significant rainfall event.
7. The sediment will be contained on-site.
8. Place silt sacks on catch basins affected by site construction.



SILT FENCE DETAIL
(PERIMETER)



SILT SACK DETAIL
(ALL CATCH BASINS)

LEGEND

- o = IRON STAKE FOUND
- = IRON STAKE SET
- D = DEEDED DIMENSION
- C = CALCULATED DIMENSION
- U = UTILITY POLE & GUY WIRE
- ☆ = LIGHT POLE
- = SIGN
- o = BOLLARD
- co = CLEANOUT
- HH = HANDHOLE
- CB = CATCH BASIN
- O = MANHOLE
- MB = MAILBOX
- TB = TELEPHONE BOX
- CG = BURIED GAS LINE MARKER
- EB = BURIED ELECTRIC MARKER
- TM = BURIED TELEPHONE MARKER
- = FENCE LINE
- = OVERHEAD WIRES

SCALE: 1" = 40'
1" CONTOUR INTERVAL



SITE GRADING PLAN
RE: PEACE CHURCH
FOR: PEACE CHURCH
ATTN: JON DELGER
6950 CHERRY VALLEY ROAD
MIDDLEVILLE, MI 49333
PART OF THE NW 1/4, SECTION 9, T4N, R10W, THORNAPPLE TOWNSHIP, BARRY COUNTY, MICHIGAN

excel engineering, inc.
planners • engineers • surveyors
3252 Clark Park, S.W. • Grand Rapids, MI 49508
Phone: (616) 537-5000 • www.excelengineering.com

| | | |
|------------------|------------------|-----------------|
| DRAWN BY: JB | PROJ. ENG: 195 | SHEET 5 of 5 |
| APPROVED BY: VAD | PROJ. SURV: VAD | |
| FILE NO: 220117 | DATE: 05/23/2013 | |



| Schedule | | | | | | | |
|---|-------|----------|-------------------|--|--|-------------------|---------|
| Symbol | Label | Quantity | Manufacturer | Description | Catalog Number | Light Loss Factor | Wattage |
|  | X-L5 | 7 | Lithonia Lighting | R5X Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R3 Distribution | REUSING EXISTING FIXTURE R5X LED P4 NEW R5X MOUNTED ON A NEW 20 POLE WITH 1 BASE | 1 | 311.92 |
|  | L3 | 8 | Lithonia Lighting | R5X Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution | R5X LED P4 40K R3 MOUNTED ON A 20 POLE WITH 2 BASE | 1 | 133.14 |
|  | L4 | 8 | Lithonia Lighting | R5X Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution | R5X LED P4 40K R4 MOUNTED ON A 20 POLE WITH 2 BASE | 1 | 133.14 |
|  | L5 | 7 | Lithonia Lighting | R5X Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R3 Distribution | R5X LED P4 40K R3 MOUNTED ON A 20 POLE WITH 3 BASE | 1 | 188.58 |
|  | L3s | 3 | Lithonia Lighting | R5X Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution | R5X LED P2 40K R3 MOUNTED ON A 20 POLE WITH 3 BASE | 1 | 72.95 |
|  | L4s | 1 | Lithonia Lighting | R5X Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution | R5X LED P2 40K R4 MOUNTED ON A 15 POLE WITH 6 BASE | 1 | 72.95 |
|  | L5s | 1 | Lithonia Lighting | R5X Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution | R5X LED P2 40K R3 MOUNTED ON A 15 POLE WITH 3 BASE | 1 | 72.95 |

[illegible][illegible][illegible][illegible]

ADDITION FOR
PEACE CHURCH
6950 CHERRY VALLEY RD, MIDDLEVILLE, MI 49333

ISSUED FOR:
05/12/2023

DRAWN: Author

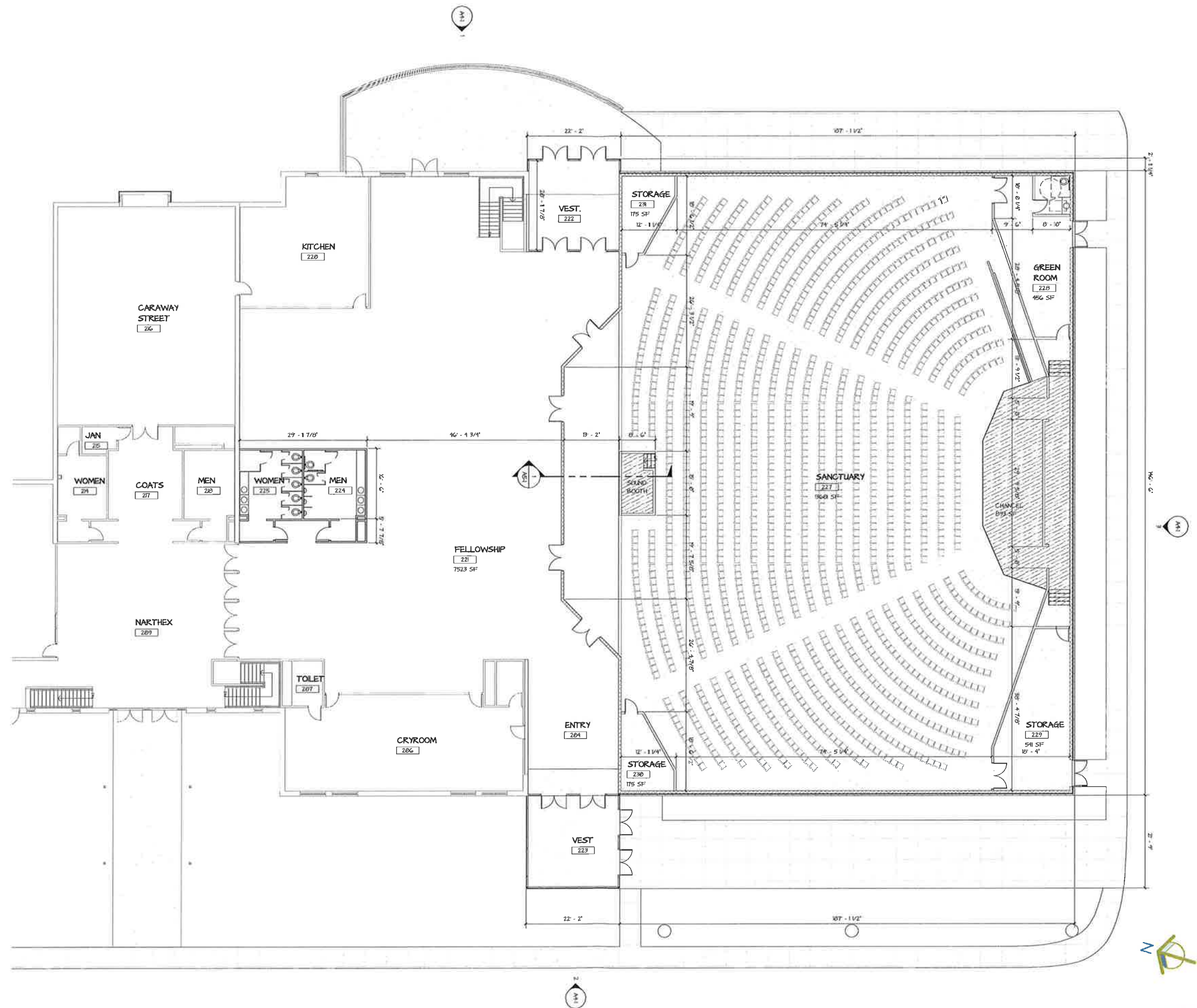
| | |
|------------|-------------------|
| PROJECT #: | PROJECT NUMBER |
|------------|-------------------|

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CONSENT OF DAN I VOS PRESIDENT

DRAWING NO:

A1-1

PRELIMINARY
NOT FOR CONSTRUCTION



DESIGN | BUILD

ARCHITECTURAL SERVICES
CIVIL ENGINEERING
GENERAL CONTRACTING
CONSTRUCTION MANAGEMENT
STEEL SERVICES
FACILITY SERVICES

ADDITION FOR
PEACE CHURCH
6950 CHERRY VALLEY RD, MIDDLEVILLE, MI 49333

ISSUED FOR:
05/12/2023

DRAWN: Author

PROJECT #: PROJECT NUMBER

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DRAWING NO:

A4-1

PRELIMINARY
NOT FOR CONSTRUCTION

ROOF LEVEL
ELEV. 12'6" - 0"

SECOND FLOOR
LEVEL
ELEV. 14' - 0"

MAIN FLOOR
LEVEL
ELEV. 10'0" - 0"

GROUND LEVEL
ELEV. 9'0" - 4"

LOWER FLOOR
LEVEL
ELEV. 8'7" - 5"

1 WEST ELEVATION
A4-1 1/8" = 1'-0"

ROOF LEVEL
ELEV. 12'6" - 0"

SECOND FLOOR
LEVEL
ELEV. 14' - 0"

MAIN FLOOR
LEVEL
ELEV. 10'0" - 0"

2 EAST ELEVATION
A4-1 1/8" = 1'-0"

ROOF LEVEL
ELEV. 12'6" - 0"

SECOND FLOOR
LEVEL
ELEV. 14' - 0"

MAIN FLOOR
LEVEL
ELEV. 10'0" - 0"

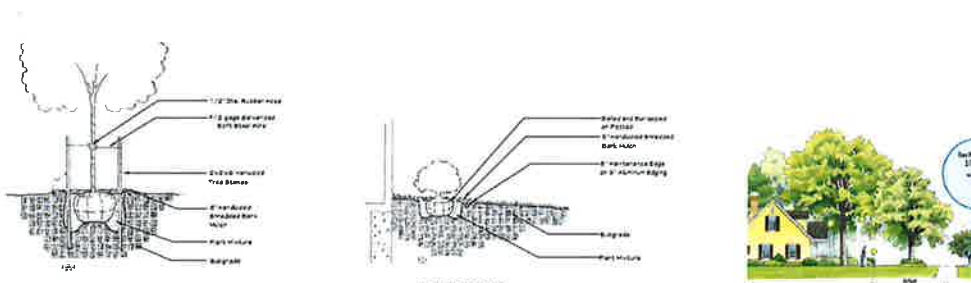
3 NORTH ELEVATION
A4-1 1/8" = 1'-0"



Plant List

| Quantity | Common Name | Latin Name | Planted Size |
|----------|---------------------------|---|--------------|
| 10 | Boulevard American Linden | <i>Tilia americana</i> Boulevard | 2 1/2" cal. |
| 11 | Red Oak | <i>Quercus rubra</i> | 2 1/2" cal. |
| 12 | Princeton Sentry Dogwood | <i>Cornus florida</i> Princeton Sentry | 2 1/2" cal. |
| 13 | Black Gum | <i>Nyssa sylvatica</i> | 2 1/2" cal. |
| 10 | Pell Florida Sugar Maple | <i>Acer saccharum</i> Pell Florida | 2 1/2" cal. |
| 8 | Crimson Sentry Maple | <i>Acer spicata</i> Crimson Sentry | 2 1/2" cal. |
| 62 | Little Moses Burning Bush | <i>Echinops alatus</i> compactum "Little Moses" | 8" H. |
| 48 | Little Devil Ninesbark | <i>Physocarpus opulifolius</i> "Little Devil" | 8" H. |
| 84 | Spilled Wine Nigella | <i>Nigella floribunda</i> "Spilled Wine" | 18-24" spd. |
| 42 | Dwarf Korean Lilac | <i>Syringa mayeri</i> "Dwarf" | 8" H. |
| 48 | Pink Summersweet | <i>Calycanthus floridus</i> "Pink" | 8" H. |

(note: Plant list for ordinance purposes only, the landscape contractor is responsible for plant quantities shown on the landscape plan)



Notes:

- All landscaping shall be installed by a qualified Landscape Contractor. Plant sizes specified on the landscape plan shall be the size planted. Plants smaller than specified will be rejected. Substitutions of any kind must be approved by the Landscape Architect.
- All plantings shall be mulched with 2" shredded premium barkwood bark mulch. Trees in lawn areas shall receive a 5' diameter mulch ring 2" deep.
- The landscape contractor shall remove any stumps that are not specified on the plan. The trunk of a tree or shrub as well as the top of any stump, however, shall remain on the site to be used for erosion control or other purposes. The contractor shall be responsible for obtaining all necessary permits for the removal of any trees or shrubs.
- When planting trees in the lawn area or on the lawn, the contractor shall be responsible for obtaining all necessary permits for the removal of any trees or shrubs.
- Planting areas shall be edged with a mechanical tool to define a border for the mulched bark mulch.
- Planting areas shall be back filled with at least 24" of topsoil. Any aggregate or stone from the construction of the parking lot shall be removed prior to backfill.
- Lawn areas shall receive at least 4" of topsoil and hydroseeded. Check with specifications for topsoil availability or contact project manager. Topsoil for lawns shall be appropriate for growing and sustaining a healthy lawn. All lawns shall be hydroseeded with a seed blend consisting of 30% Kentucky Bluegrass, 20% Perennial Ryegrass, 50% Tall Fescue, 20% Crabgrass, 20% Fescue and 20% Cocksfoot.
- Maintenance of the landscape shall be provided for the owner and include fertilizing of lawn and plant material, yearly pruning, top dressing of mulch areas every other year and provide 1" of water per week during the growing season.
- Plant materials shall be chosen and installed in accordance with standards recommended by the County Cooperative Extension Service or American Nursery Association.

Smart planting

No trees should be planted near power lines. However, many trees are attractive additions to your yard and, under normal conditions, will not grow tall enough to interfere with our distribution lines.

Avoid planting tall growing trees such as the following near or under power lines:

- Elm
- Maple
- Oak
- White Birch
- Spruce
- Colorado Blue Spruce
- Red Pine
- Redwood