



**ADA TOWNSHIP ZONING BOARD OF APPEALS AGENDA
TUESDAY, SEPTEMBER 3, 2019, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES** – May 28, 2019 Special Meeting Minutes
- V. UNFINISHED BUSINESS** – None
- VI. NEW BUSINESS**
 - 1. Request for variance to allow the construction of a 1,200 sq. ft. accessory building in the front yard with it being located 21 feet from the north side yard at its closest point instead of the required 50 feet, and not satisfying the building appearance standard, Michael G. Peskin Jr. Trust, 2510 Grand River Dr. NE, 41-15-07-100-040
- VII. CORRESPONDENCE**
- VIII. PUBLIC COMMENT**
- IX. ADJOURNMENT**

**ADA TOWNSHIP ZONING BOARD OF APPEALS
MINUTES OF THE TUESDAY, MAY 28, 2019, SPECIAL MEETING**

A special meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, May 28, 2019, 4:30 p.m., at the Ada Township Office, 7330 Thornapple River Drive, Ada, Michigan.

CALL TO ORDER

The meeting was called to order by Chair Dixon at 4:30 p.m.

ROLL CALL

Members present: Dixon, Burton, McNamara, Nuttall and Smith

Members absent: None

Staff Present: Bajdek, Ferro, Winczewski

Public: 1 Community member

APPROVAL OF AGENDA

Dixon noted that the agenda incorrectly states a meeting time of 4:00 P.M. when it should read 4:30 P.M.

Moved by Smith, supported by Burton, to approve the agenda as amended. Motion carried unanimously.

APPROVAL OF MINUTES

Moved by Smith, supported by McNamara, to approve the May 7, 2019, minutes as presented. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

- 1. Request for variance from Article XXVI, Signs for C-2 General Business District Wall Signage, to allow:**
 - (2) wall signs instead of the permitted one (1) wall sign per business, and,
 - from the maximum area of 40 sq. ft. to 112 sq. ft. for one (1) sign, for a total of 136 sq. ft. for the business.

Jeremy Mertz of Poblocki Sign Company on behalf of Mercy Health, 6741 E. Fulton, Parcel no. 41-15-28-330-004

Mr. Mertz, representing Mercy Health, clarified to the Board that their main priority is a larger Mercy Health sign. They are willing to keep the address sign at the regulated size limits. There are separate business units under the Mercy Health umbrella in the building: Advent Physical Therapy, Mercy Health Physician Partners, and Labs/Imaging. They would like a single sign instead of multiple signs. If the current size/layout is not acceptable to the ZBA, they ask for any special consideration to work with them for a sign that is a little bit larger than 40 sq. ft.

Mr. Mertz stated that although there's only 1 entry door to the building, it could be developed into 10 units with 10 different signs on the front of the building. They would prefer to have only 1 sign and the more visible the sign can be, the better for the patients.

Planner/Zoning Administrator, Bajdek, gave a summary of the applicant's request. Bajdek stated the Mercy Health building is a 2-story building and part of the Ada Hillside Center. It is zoned C-2, General Business PUD and is comprised of 2 parcels with separate ownerships. Mercy Health will be occupying the recently constructed building in its entirety.

Bajdek stated signage was not addressed at the time of the initial Ada Hillside Center PUD approval, which means conventional C-2 signage regulations apply. The "wood posts/vertical columns" on the upper level of the elevation area where the 'Mercy Health' sign is proposed to be mounted on, were purposely planned to directly tie into the architecture, material, texture and color of the existing buildings.

Bajdek stated that 2 wall signs are proposed for the building as already stated by the applicant. Per the C-2 sign regulations, 1 wall sign is permitted per business subject to the following size limits:

- a. For a business having 1,200 square feet or less of floor area, a maximum of 24 square feet.
- b. For a business having over 1,200 square feet of floor area, the lesser of 1 square foot per 50 square feet of building floor area occupied by the business or 40 square feet. *This provision applies.*

Bajdek stated this building was previously approved by the Planning Commission as a 10-unit building, each unit being approximately 1,250 square feet. If there were 10 separate units there would be 25 square feet of wall signage allowed per business.

Bajdek stated the Zoning Board of Appeals may grant variances only upon finding that the following criteria has been satisfied:

1. Whether unique physical circumstances exist which cause a "practical difficulty" in complying with the Zoning Ordinance standards.

No unique physical circumstances exist, which cause a "practical difficulty" in complying with the Zoning Ordinance standards. It appears that the placement of wall signage on the subject building that meets Zoning Ordinance standards would be easily viewable and legible from E. Fulton Street/M-21, as are existing wall signs in the Ada Hillside Center that are less than 40 sq. ft. in area.

2. Whether granting the variances would alter the essential character of the area.

The granting of the variances would alter the essential character of the area. Bajdek referenced Sec. 78-741 Description and purpose, Article XXVI Signs of the Zoning Ordinance, stating that the erection of signage shall be consistent with the purposes outlined in the ordinance. The proposed 'Mercy Health' sign is not consistent with the purposes and would be substantially larger than wall signage permitted and currently

present within the Township.

3. Whether the circumstances leading to the variances are self-created.

Circumstances leading to the variances are not self-created.

4. Whether amending the Zoning Ordinance standards is a more appropriate remedy to the situation.

Amending the Zoning Ordinance standards is not more appropriate.

Bajdek stated that due to the lack of unique physical circumstances, a “practical difficulty” in complying with the Zoning Ordinance standards does not exist. It is also Staff’s opinion that the proposed signage would alter the essential character of the area. Denial of the request by the Zoning Board of Appeals is recommended.

Chair Dixon opened the floor for public comments. There were no public comments.

Mr. Poblocki stated he feels the request is not going to be approved but asks for a slightly larger sign. He stated that if the request is not approved, Mercy Health will come back and ask for 2 or 3 more signs, one for each business unit.

Smith asked if the building next door which includes Ada Eyecare, Edward Jones, etc. has signage that meets the current sign ordinance. Bajdek answered yes. Smith stated that when she was visiting a business across the parking lot, she read those signs and did not have any problems seeing them at the regulated sizes. Smith asked Mr. Poblocki if the logo could be smaller and the letters could be larger in order to fit the 40 square feet maximum. Mr. Poblocki stated Mercy Health which is part of Trinity Health is very strict on their proportions and that would not work.

McNamara stated there could be 10 separate signs in this building if there are 10 different businesses. Bajdek stated that is true, however, in this case, Mercy Health and the entities in this building are operating as a single business.

Smith asked if Mercy Health will be included on the free-standing sign near Fulton St. Bajdek stated yes. Bajdek also noted that Spectrum Health, nearby but in a separate district, has 2 signs and each one is 40 square feet.

Dixon stated that speculating the number of tenants and the potential of additional signs is not a good reason for a larger sign. The Township has been strict with signs to make sure they are not overwhelming. He also feels there is not a hardship in this case.

Moved by Burton, supported by Nuttall, to deny the variance request.

Motion carried unanimously.

CORRESPONDENCE

No correspondence was received.

BOARD MEMBER/STAFF REPORTS

Bajdek reminded the Board that due to a lack of agenda items, there will not be a ZBA meeting on June 4th as previously scheduled.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

Moved by Smith, supported by McNamara, to adjourn at 5:00 P.M. Motion carried unanimously.

Respectfully submitted,

Jacqueline Smith
Ada Township Clerk

Date: 08-29-19



TO: Ada Township Zoning Board of Appeals
FROM: Brent Bajdek – Planner/Zoning Administrator
RE: Agenda Item for the September 03, 2019 Meeting

- 1. Request for variance to allow the construction of a 1,200 sq. ft. accessory building in the front yard with it being located 21 feet from the north side yard at its closest point instead of the required 50 feet and not satisfying the building appearance standard, Michael G. Peskin Jr. Trust, 2510 Grand River Dr. NE, 41-15-07-100-040**

Overview

A 1,200 sq. ft. accessory building (*with an 8' x 15' unenclosed covered porch*) is planned to be constructed on the subject property, with a portion of it (*primarily a 15' x 16' bump-out and the unclosed covered porch*) located in the 'front yard' of the site. The portion of the building that is planned to occupy the front yard will be located 21 feet from the north property line at its closest point and 26.5 feet at the northwesternmost corner of the building. An existing single-family home is located onsite. Per the applicant, the accessory building is intended to primarily be used for storage; no bathroom is proposed. The accessory building has been designed with architectural features to resemble a 'farm barn,' including vertical siding (*board and batten fiber cement board siding is planned for the south and west sides of the building, while the remaining sides will be vinyl siding*) and it being red in color (*façade material and roof*).

The proposed accessory building is intended to be situated near the northwestern corner of the property with an existing single-family dwelling positioned south/southeast of the accessory building's planned location; an 8' x 8' shed is located in close proximity to the rear of the dwelling. The onsite waste disposal system is located mainly southwest of the proposed accessory building.

The subject 6.87-acre site, zoned RP-2 Rural Preservation 2, terminates at the Grand River at its easternmost extent. The Grand River's floodplain and floodway, as well as designated wetlands occupy much of the fairly long and narrow site; the buildable section of the site is limited to the western portion of the property. The 100-year floodplain elevation at this location is 626.9 feet NGVD29; per the applicant the easternmost portion of the accessory building will be located at an elevation of 632 feet NGVD29.

Ingress and egress to the site is directly from Grand River Drive via a private driveway. Utilization of the existing onsite driveway for access to the accessory building is planned.

Per Sec. 78-51. Definitions and rules of construction of the Zoning Ordinance:

Front yard means a yard extending across the full width of the lot, the depth of which is the distance between the public street right-of-way line and the main wall of the building or structure.

If the entire building was located outside of the 'front yard,' building appearance requirements would not apply. Additionally, the minimum side yard setback for accessory buildings up to 1,200 sq. ft. and not located in the 'front yard' is 20 feet.

Per 78-20(a)(2) of the Zoning Ordinance:

An accessory building shall not be located in a front yard, with the exception that one accessory building may be located in the front yard in the agricultural (AGP), rural preservation-1 (RP-1), **rural preservation-2 (RP-2)** and rural residential (RR) districts, provided the following standards are satisfied:

- a. The accessory building is located a minimum of 50 feet from any lot line. ***This standard is not met. The portion of the building that is planned to occupy the front yard will be located 21 feet from the north property line at its closet point and 26.5 feet at the northwesternmost corner of the building. The required 50-foot setback from all other lot lines is satisfied, which includes the required front yard setback from Grand River Drive.***
- b. The accessory building is located on a lot with a minimum area of three acres in the AGP, RP1 and RP-2 districts, and two acres in the RR district. ***This standard is satisfied. The subject property is zoned RP-2 and 6.87 acres in size.***
- c. The facade materials and color, and the roof pitch, shape, material and color, of the accessory building are substantially the same as those of the dwelling unit on the subject property. ***This standard is not met. The applicant desires the accessory building to be red in color (façade material and roof) rather than matching the beige vinyl siding and primarily grayish hued dimensional asphalt roofing shingles to resemble a 'farm barn.' Board and batten fiber cement board siding is planned for the south and west sides of the building, while the remaining sides will be vinyl siding.***

Analysis

The Board of Zoning Appeals may grant variances only upon finding that the following criteria have been satisfied:

- 1. Whether unique physical circumstances exist which cause a “practical difficulty” in complying with the Zoning Ordinance standards.**

Although natural water-related features (the Grand River's floodplain and floodway, as well as designated wetlands) occupy much of the fairly long and narrow site, it appears that the proposed building could be reconfigured/repositioned to be entirely located outside of the

'front yard' to meet the minimum side yard setback of 20 feet for accessory buildings not located in the 'front yard,' while also not infringing upon the 100-floodplain or the onsite waste disposal system, located mainly southwest of the proposed accessory building. Additionally, the building appearance regulations would not apply. Therefore, no unique physical circumstances exist which cause a "practical difficulty" in complying with the Zoning Ordinance standards.

2. Whether granting the variances would alter the essential character of the area.

The granting of the variances would alter the essential character of the area. In staff's opinion, an entirely red colored vertical sided accessory building, with a portion of it positioned in the front of the home, would not be consistent/compatible with other accessory buildings in the surrounding area.

3. Whether the circumstances leading to the variances are self-created.

Circumstances leading to the variances are self-created. The desired building configuration and appearance are self-created circumstances. As stated above, it appears that the proposed building could be reconfigured/repositioned to be entirely located outside of the 'front yard' to meet the minimum side yard setback of 20 feet for accessory buildings not located in the 'front yard,' while also not infringing upon the 100-year floodplain or the onsite waste disposal system, located mainly southwest of the proposed accessory building. Additionally, the building appearance regulations would not apply.

4. Whether amending the Zoning Ordinance standards is a more appropriate remedy to the situation.

An amendment of the Zoning Ordinance is not deemed an appropriate remedy to the situation. The conditions leading to this variance request are not so common or recurring, which would indicate that amending the zoning regulations would be a more appropriate solution.

Conclusion & Recommendation

Based on the above, denial of the requested variances is recommended.



ZONING BOARD OF APPEALS APPLICATION
(ZONING VARIANCE OR ADMINISTRATIVE APPEAL)

1. Applicant Information:

Name: Mike Peskin (Michael G. Peskin Jr. Trust)
Address: 2510 Grand River Dr. NE
Phone Number: 616 350-8996 Email: mike.peskin.57@gmail.com

2. OWNER (if different than above):

Name: Same
Address: _____
Phone Number: _____ Email: _____

3. DESCRIPTION OF VARIANCE OR APPEAL REQUEST:

I am requesting a variance for Zoning Code 78-20 section (a) subsection (2) par. a. This code requires that an accessory building be located 50 feet from any lot line if located in a front yard. I wish to locate this building 21 feet from north lot line. Also 78-20 (a)(2) c - Façade must be substantially the same as dwelling.

4. PERMANENT PARCEL NUMBER: 41-15-07-100-040

5. PROPERTY ADDRESS: 2510 Grand River Dr. **6. ZONING DISTRICT:** RP-2

7. ATTACH:

A. AN ACCURATE SITE PLAN OF THE PROPERTY, DRAWN TO A STANDARD ENGINEERING SCALE, SHOWING:

- 1) Property boundaries.
- 2) Existing and proposed buildings or structures.
- 3) Distance from lot lines of each existing and proposed building or structure.
- 4) Unusual physical features of the site, building, or structure.
- 5) Abutting streets.

B. A NARRATIVE STATEMENT WHICH ADDRESSES COMPLIANCE OF THE VARIANCE REQUEST WITH THE STANDARDS FOR APPROVAL CONTAINED IN THE ZONING ORDINANCE AND LISTED ON THE REVERSE SIDE OF THIS APPLICATION FORM.

*** APPLICATIONS SUBMITTED WITHOUT A NARRATIVE STATEMENT WILL NOT BE ACCEPTED ***

8. PETITIONER AFFIDAVIT:

I understand that if the requested variance or appeal is granted, I am not relieved from complying with all other applicable requirements of the Ada Township Zoning Ordinance or any other Township Ordinances. By signing, the applicant and owner hereby grant permission to Ada Township officials and employees to enter upon the subject property for purposes of review and evaluation of this request.

APPLICANT'S SIGNATURE: Michael Pahn DATE: 8-9-19

OWNER'S SIGNATURE: _____ DATE: _____
(If different than applicant)

9. PLEASE NOTE THE FOLLOWING BOARD OF APPEALS PROCEDURES:

- a) The application form, application fee, site plan and narrative statement must be submitted at least one (1) month prior to the regularly scheduled Zoning Board of Appeals meeting. ***Regular meetings of the Zoning Board of Appeals are generally held on the first (1st) Tuesday of each month at 4:30 p.m.***
- b) Notices of the hearing will be given at least 15 days prior to the hearing to the applicant and to all property owners and occupants within 300 ft. of the property subject to appeal.
- c) Following the hearing, the Board of Appeals will make its decision and may reverse or affirm, in whole or part, or may modify any order, requirement, decision or determination.
- d) The variance or exception expires one (1) year after it is granted if no action is taken to affect the variance within the period. The Zoning Board of Appeals may grant up to an additional one (1) year extension of this time limit.
- e) A zoning variance does not excuse the applicant from obtaining a building permit. A building permit must be secured before construction begins.

CRITERIA FOR APPROVAL

The Zoning Board of Appeals treats each variance or appeal request individually and approves or denies each request on its own merits. In order for the Board of Appeals to grant a variance or appeal the applicant must satisfy all of the following findings which are contained in Section 78-107 of the Ada Township Zoning Ordinance:

That where there are practical difficulties or unnecessary hardship in carrying out the strict letter of this Ordinance, the Board of Zoning Appeals shall have the power to vary or modify any of the provisions hereof so that the spirit of the Ordinance shall be observed, public safety promoted, and substantial justice done. The Board of Zoning Appeals may grant such variances only upon finding that all of the following conditions exist:

- a) *Where it is found that, by reason of the exceptional narrowness, shallowness or shape of a specific parcel of property, or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in question, the literal enforcement of this Ordinance would involve practical difficulties or would cause undue hardship; provided that no variance shall be granted on a lot if the owner owns adjacent land which could, without undue hardship, be included as part of the lot in question avoiding the need for a variance.*

- b) Where it is found that there is practical difficulty or unnecessary hardship in carrying out the strict letter of this Ordinance and the ordinance can be varied in such a way that the spirit of this Ordinance shall be observed, public safety secured, and substantial justice done.
- c) Where it is found that the condition or situation of the specific piece of property or the intended use of said property for which the variance is sought is not so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation in this Ordinance for such condition or situation.

Please note that the verbiage of the above stated conditions is generally abbreviated due to redundancy when reviewed by Staff and the Board.

APPLICATION FEE: RESIDENTIAL USE: \$100.00 NON-RESIDENTIAL USE: \$300.00

TO BE COMPLETED BY THE ADA TOWNSHIP PLANNING DEPARTMENT

Application received:	<u>8/13/19</u> (date)	by:	<u>aw</u>	
Application fee of \$	<u>100⁰⁰</u>	received:	<u>8/13/19</u> (date)	by: <u>ed</u>
				Check No: <u>3899</u>
				Receipt No: <u>276861</u>

Updated 05/30/19

Mike Peskin
2510 Grand River Dr. NE
Grand Rapids, MI 49525
(616) 350-8996

9-9-19

I am seeking a variance to the Ada Township zoning code which requires the setback of an accessory building to be 50 feet from any lot line.. Chapter 78 sec.78-20. (a) subsection(2) par. a "An accessory shall not be located in the front yard, with the exception that if the building is located 50 feet from any lot line."

Also a variance to zoning code 78-20 (a) (2) c which requires the facade of an accessory building in the front yard be substantially the same as the dwelling.

Mike Peskin
2510 Grand River Dr. NE
Grand Rapids, MI 49525
(616) 350-8996

8-9-19

I am seeking permission, a variance from the Ada Township Board of Appeals to build a 1200 square foot garage at the above address that will be closer to the north lot line than is permitted in zoning code 78-20 (a) (2) a. This zoning code requires the garage to be 50 feet from any lot line. Also requesting a variance from zoning code 78-20(a)(2) c which requires the facade of an accessory buildings in the front yard be substantially the same as the dwelling.

The existing zoning code prohibits me from using the proposed plan, a plan of 1200 square feet and that will complement the community, neighborhood, and of course add to the aesthetics and curb appeal of the house. I want to create something pleasing to the eye. I do not to add another square inexpensive pole barn to the township just because it's easier.

The setback becomes an issue mainly because most of my 6.7 acres are subject to restrictions by the DEQ due to wetlands, flood plains, and flood ways. My build site is not affected by wetlands or flood way but is very near the flood plain and is why I can't go any further east to accommodate the setback requirement. Included with this application is a copy of a wetland evaluation done on this property by Artemis Environmental so that the information about the wetland can be validated. Also is a copy for a floodway map and 100 year floodplain (as provided by Matt Occipanti with the DEQ)

Instead of a rectangular low pitch pole barn, I have copied a design seen on a farm down by Hamilton, see attached photo. The color and facade differ from the dwelling. The contrast adds to the total perception of the property because of its concept. If a building of this design were to have the same facade as the dwelling it would be less appealing and stray from the spirit of the ordinance. I have also included a photo of a pole barn similar to what I am talking about, which is what I don't want to build but would easily be one third the cost. Also included are photos of the planned site and design drawings to scale.

Because of the elevation change between the garage and the roadway, the angle of the roadway, the distance from the house and the way the garage will sit on the lot, it is my belief that it will not at all appear to be in "the front yard" or out of place. Front yard being defined by the township zoning codes as "a yard extending across the full width of the lot, the depth of which is the distance between the public street right of way line and the main wall of the building or structure". The house elevation is 10 feet above that of the proposed build site which will also helps the garage look well placed.

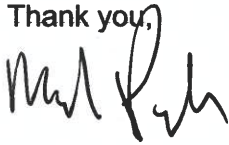
My lot is exceptionally narrow. The attached garage is entered from the side of the house. Moving the plan further south would interfere with the sanitary drain field (reserve field) and crowd house making the attached garage hard to enter and making the property an eyesore

instead of complimenting it. The topography to the east limits moving the structure in that direction. The floodplain is at 626.9 feet NGVD29. Attached are topographical maps to scale.

It is my intention to make this building look as nice as possible and fit the lot in a way that will not compromise curb appeal or community acceptance. I want it to look as much like the attached photo as possible. I believe this plan preserves the spirit of the ordinance.

For the reasons above, it is my hope that the board see justification for granting this project a variance. I look forward to hearing from you.

Thank you,

A handwritten signature in black ink, appearing to read "Mark F. R. H." with a stylized flourish at the end.



Artemis Environmental, Incorporated

July 21, 2008

Mr. Michael Peskin
2510 Grand River Drive, NE
Grand Rapids, Michigan 49525

Re: Wetland Evaluation
Peskin Property
2510 Grand River Drive, NE
Ada Township, Kent County, Michigan

Dear Mr. Peskin:

On June 26, 2008, Artemis Environmental, Incorporated (Artemis) conducted a wetland evaluation of the Peskin property, located at 2510 Grand River Drive, NE, in Ada Township, Kent County, Michigan (Site). This evaluation was designed to assess the potential presence of State or Federally regulated wetlands, pursuant to Part 303, Wetland Protection, of the Michigan Natural Resources and Environmental Protection Act, 1994 P.A. 451, as amended; and Section 404 of the Federal Clean Water Act. The evaluation was comprised of a reconnaissance survey of the Site looking for any specific indicators of hydric soils, hydrophytic (wetland) vegetation, and hydrologic conditions characteristic of wetlands (surface water or near-surface groundwater). The predominant vegetation species were compared to the U.S. Fish and Wildlife Service 1989 publication entitled *National List of Plant Species that Occur in Wetlands: Michigan* to determine habitat tendency. The percent of predominant vegetation species that were obligate wetland (OBL), facultative wetland (FACW), and facultative (FAC), relative to facultative upland (FACU) and upland (UPL) was calculated arithmetically. Soils in the areas of interest were examined using an eighteen (18) inch long stainless steel soil probe.

The Site was comprised of one (1) discrete, approximately 6.87 acre, irregularly shaped parcel, located in the Northwest $\frac{1}{4}$ of Section 7 of Ada Township (see attached Site Plan). An existing driveway from Grand River Drive, NE to the Site residence was evident at the time of the assessment. The Grand River borders the eastern property boundary. Several trails and woodland clearings were evident on the Site at the time of the assessment, including an established trail along (and parallel to) the Grand River. The Site primarily consisted of riparian forested wetland habitat, evident within the floodplain of the Grand River. Upland old field (e.g. landscaped) habitat was evident immediately adjacent to the residence. Isolated pockets of upland mixed (deciduous and coniferous) forest were evident near the residence along the northern and southern property boundaries. The vegetation on the Site was seasonally limited in diversity and density at the time of the assessment.

The predominant vegetation consortium evident in the riparian forested wetland habitat (majority of the Site), which accommodated identification, consisted primarily of Bebb's sedge (*Carex bebbii* - OBL), blueflag iris (*Iris versicolor* - OBL), purple loosestrife (*Lythrum salicaria* - OBL), spotted water-hemlock (*Cicuta maculata* - OBL), nodding beggar-ticks (*Bidens cernua* - OBL), joe-pye weed (*Eupatorium maculatum* - OBL), fox sedge (*Carex vulpinoidea* - OBL), few-seed sedge (*Carex oligosperma* - OBL), reed canary grass (*Phalaris arundinacea* - FACW+), swamp white oak (*Quercus bicolor* - FACW+), creeping jennie (*Lysimachia nummularia* - FACW+), green ash (*Fraxinus pennsylvanica* - FACW), giant goldenrod (*Solidago gigantea* - FACW), silver maple (*Acer saccharinum* - FACW), red-osier dogwood (*Cornus stolonifera* - FACW), tall buttercup (*Ranunculus acris* - FACW-), jack-in-the-pulpit (*Arisaema triphyllum* - FACW-), grey dogwood (*Cornus foemina* - FACW-), box elder (*Acer negundo* -

FACW-), American elm (*Ulmus americana* - FACW-), river-bank grape (*Vitis riparia* - FACW-), poison ivy (*Toxicodendron radicans* - FAC+), red maple (*Acer rubrum* - FAC), garlic mustard (*Alliaria petiolata* - FAC), white spruce (*Picea glauca* - FACU), prickly ash (*Zanthoxylum americanum* - UPL), and miscellaneous grasses and sedges (*Carex* sp.) unidentifiable to species, due to the lack of fruiting bodies, seeds, or flowers. 92.3% of the predominant floral species in the riparian forested wetland habitat (majority of the Site) are classified as obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC).

The predominant vegetation consortium evident in the upland old field habitat (landscaped area immediately adjacent to the residence), which accommodated identification, consisted primarily of creeping jennie (*Lysimachia nummularia* - FACW+), northern white cedar (*Thuja occidentalis* - FACW), river-bank grape (*Vitis riparia* - FACW-), curly dock (*Rumex crispus* - FAC+), Virginia creeper (*Parthenocissus quinquefolia* - FAC-), black medick (*Medicago lupulina* - FAC-), white goosefoot (*Chenopodium album* - FAC-), eastern white pine (*Pinus strobus* - FACU), orchard grass (*Dactylis glomerata* - FACU), white ash (*Fraxinus americana* - FACU), ground ivy (*Glechoma hederacea* - FACU), annual ragweed (*Ambrosia artemisiifolia* - FACU), upright yellow woodsorrel (*Oxalis europaea* - FACU), old field cinquefoil (*Potentilla simplex* - FACU-), velvet-leaf (*Abutilon theophrasti* - FACU-), common milkweed (*Asclepias syriaca* - UPL), blue spruce (*Picea pungens* - UPL), common mallow (*Malva neglecta* - UPL), staghorn sumac (*Rhus typhina* - UPL), Queen Anne's lace (*Daucus carota* - UPL), and miscellaneous grasses (i.e. landscape varieties) unidentifiable to species, due to the lack of fruiting bodies, seeds, or flowers. 20.0% of the predominant floral species in the upland old field habitat (landscaped area immediately adjacent to the residence) are classified as obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC).

The predominant vegetation consortium evident in the upland mixed forest habitat (near the residence), which accommodated identification, consisted primarily of creeping jennie (*Lysimachia nummularia* - FACW+), curly dock (*Rumex crispus* - FAC+), poison ivy (*Toxicodendron radicans* - FAC+), Virginia creeper (*Parthenocissus quinquefolia* - FAC-), black cherry (*Prunus serotina* - FACU), tartarian honeysuckle (*Lonicera tatarica* - FACU), eastern white pine (*Pinus strobus* - FACU), white ash (*Fraxinus americana* - FACU), annual ragweed (*Ambrosia artemisiifolia* - FACU), field garlic (*Allium vineale* - FACU), velvet-leaf (*Abutilon theophrasti* - FACU-), Queen Anne's lace (*Daucus carota* - UPL), blue spruce (*Picea pungens* - UPL), and miscellaneous grasses and goldenrod (*Solidago* sp.) unidentifiable to species, due to the lack of fruiting bodies, seeds, or flowers. 23.1% of the predominant floral species in the upland mixed forest habitat (near the residence) are classified as obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC).

The soils in the upland habitats were comprised of 9 to 10 inches of dark brown loam with silty clay, underlain by dark brown, elastic clay, which were dry throughout the boring(s). The soils in the riparian forested wetland habitat were comprised of dark brown, elastic clay, which were moist within 14 inches of grade level. Based on Kent County Natural Resources Conservation Service (NRCS) information, the majority of the soils on the Site are reported to be primarily comprised of Ceresco loam (16). The soils in the central portion of the Site are reported to be comprised of Sloan loam (15). The soils along Grand River Drive, NE are reported to be comprised Boyer loamy sand, 6 to 12 percent slopes (66C). Sediments included in the Ceresco and Sloan complexes are classified as hydric soils by the NRCS. The soil types evident on the Site generally confirmed the mapped types.

Widespread standing water was evident within the wetland habitats at the time of the evaluation (likely due to recent heavy rains). In addition, numerous areas within the wetland habitats showed evidence of standing water (i.e. seasonal inundation) at the time of the evaluation. These areas likely contain water seasonally, and following significant storm and/or thaw events (under normal conditions). Several

secondary hydrologic characteristics (e.g. signs of seasonally standing water), including water-stained leaves, water marks, and water-borne sediment deposits, were evident within the wetland habitats on the Site at the time of the evaluation. No primary or secondary hydrologic characteristics were evident within the upland habitats at the time of the evaluation.

Based on the analyses of soils, hydrologic characteristics, and vegetation, wetlands were evident on the Site at the time of the evaluation. The Site wetlands were comprised of riparian forested wetland habitat, evident within the floodplain of the Grand River. While the established trail along (and parallel to) the Grand River was topographically higher (and slightly drier), this area also met the criteria of a wetland habitat. The remainder of the Site was comprised of upland old field (i.e. landscaped) habitat and upland mixed forest habitat.

The U. S. Fish and Wildlife Service National Wetlands Inventory (NWI) classifies portions of the Site wetlands as palustrine, forested, broad leaved deciduous, seasonally flooded (PFO1C) wetlands. The Michigan Department of Natural Resources (MDNR) Michigan Resource Information System (MIRIS) - Wetland Survey of Kent County classifies portions of the Site wetlands as Lowland Hardwoods wetlands. The location of the Site wetlands relative to surface water bodies (i.e. the Grand River) on (or adjacent to) the Site, and/or groundwater connections to these waters, likely result in the Site wetlands being contiguous. In addition, the Site wetland complex extends beyond the Site boundaries, hence likely exceeds five (5) acres in area. Based on Artemis's experience, the wetland habitats evident on the Site are likely classified as State regulated wetlands, pursuant to Part 303, Wetland Protection, of the Michigan Natural Resources and Environmental Protection Act, 1994 P.A. 451, as amended; and Federally regulated wetlands, pursuant to Section 404 of the Federal Clean Water Act. Appropriate Federal, State, and/or local wetland use permits should be obtained prior to any development activities in the identified wetland areas on the Site.

Artemis appreciates the opportunity to assist you with this project. Please feel free to contact me at your convenience should you have any questions regarding this document, or the project in general.

Sincerely,
Artemis Environmental, Incorporated

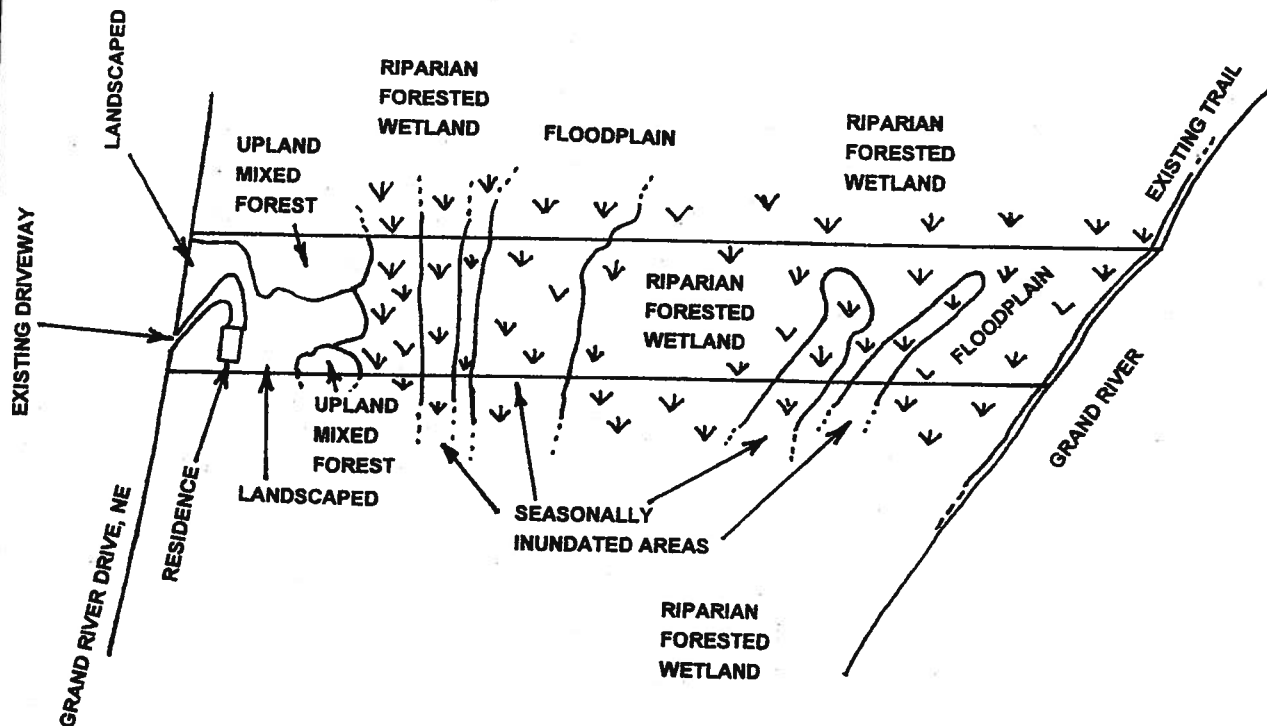


Daniel A. Small
Environmental Scientist

DAS

attachment

cc: File No. MPP001



LEGEND	
↓ ↓ ↓ ↓ ↓	WETLAND



Site Plan
Peskin Property
Ada Township, Michigan

PROJECT: MPP001	DATE: 07/18/08	SCALE: 1" = 300'
DRAWN BY: DS	CHECK BY: DS	FILE: MPP00101

Artemis Environmental, Incorporated



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
GRAND RAPIDS DISTRICT OFFICE



STEVEN E. CHESTER
DIRECTOR

December 6, 2007

CERTIFIED MAIL

Mr. Michael Peskin, Jr.
2510 Grand River Drive
Grand Rapids, MI 49525

Dear Mr. Peskin :

SUBJECT: DEQ Complaint Number 07-41-0085-V, Property Parcel: 41-15-07-100-040
Property Location: Kent County, T7N, R10W, Section 7
2510 Grand River Drive, Grand Rapids, MI 49525,

The Department of Environmental Quality (DEQ) has received a complaint regarding potential fill within the 100-year floodplain at the above referenced location. Much of the property referenced above is within the 100-year floodplain of the Grand River.

Should you desire to do regulated work below the 100-year floodplain elevation, including any filling, grading, construction, or occupation, it will be necessary to obtain a permit from the DEQ. The 100-year floodplain elevation at this location is 626.9 feet NGVD29. The approximate location of the floodplain contour is shown on the attached air photo. An application for permit and copies of statutes may be obtained from this office or from our website at: www.michigan.gov/deq.

Failure to comply with this request, or if any unlawful activity occurs on the site, may result in this case being referred for elevated enforcement action.

We anticipate and would appreciate your full cooperation in this matter. If you have any questions, please contact this office.

Sincerely,

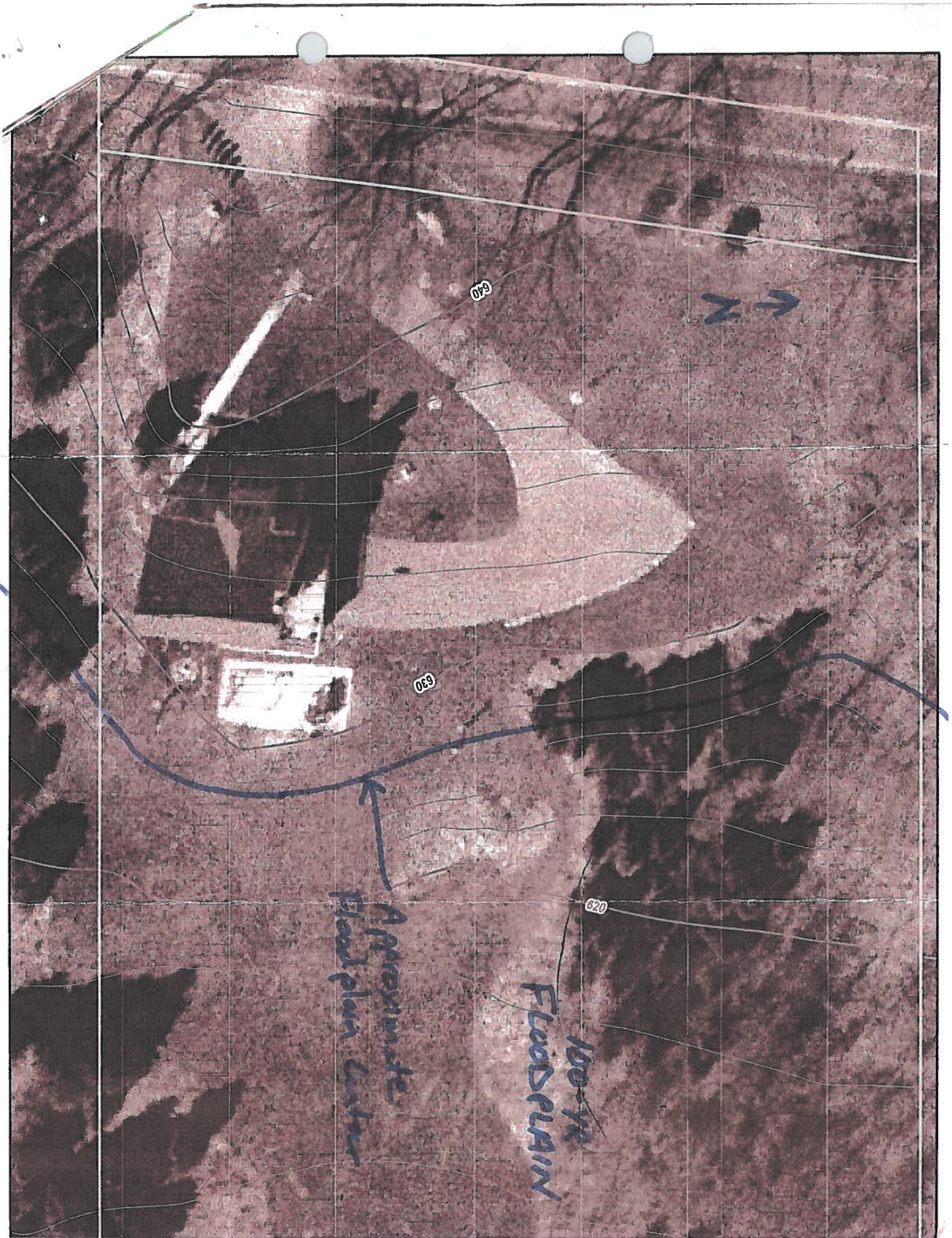
Matthew Occhipinti, P.E. - Sec Mary Ann
District Floodplain Engineer
Land and Water Management Division
616-356-0207

Enclosure

cc: Ada Township

Occhipinti.M@Michigan.Gov

*From Desk (356-0500)
Jude
Rec'd*



Approximate
Floodplain Center

100-yr
FLOODPLAIN

620

069

060

CORPORATE LIMITS

SITE

GRAND

RIVER

SHADY DRIVE

GRAND

RIVER

Floodway

Flood plain

Creek

Egypt

AVENUE

PETTIS

B

B 626.3

C

C 627.2

D

D 627.4

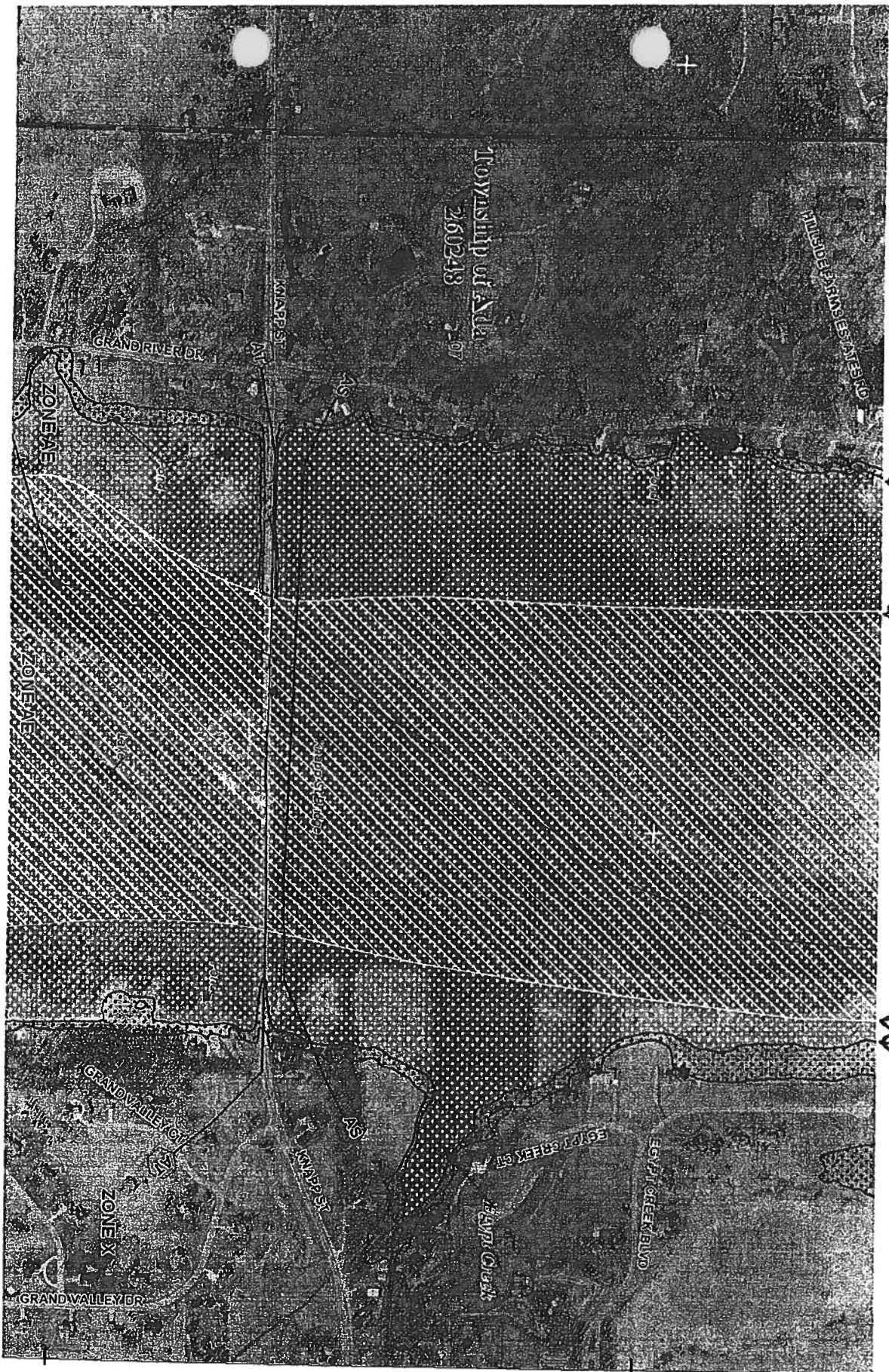
E

628.2

$$\frac{1.1 \text{ FT}}{3.2 \text{ in}} = \frac{0.275}{0.8 \text{ in}}$$

$$134 \mu = .275$$

$$= 11.26 \text{ g}$$



N

Floodway

100 YR Floodplain

463,000 M



**Kent County Health Department
Environmental Health Division**

700 Fuller Ave NE
Grand Rapids, MI 49503
Phone: (616) 632-6900 Fax: (616) 632-6892
Email: kcehmail@kentcountymi.gov
Website: www.accesskent.com

REQUEST FOR ENVIRONMENTAL HEALTH ADDITION/CHANGE OF USE REVIEW

This form is to be used for Environmental Health review of proposed construction/change of use projects. A completed application, accurate site/plot plan, and Property Tax ID Number are required for this review to occur. If a site visit is required, the property owner is responsible to locate and uncover two diagonal corners of the drainfield if there is a permit on file, or all four corners of the drainfield if there is no permit on file.

Address of Property: 2510 Grand River Dr. NE City: Grand Rapids Zip: 49525

Permanent Parcel #: 41-15-07-100-040 Township: Ada

☒ Occupied

☐ Unoccupied

Last Date of Occupancy: _____

Please check all that apply:

- ☒ Pole barn, deck, garage - involves no plumbing
☐ Pole barn, deck, garage - involves adding/changing plumbing
☐ Addition of living space with no increase in # of bedrooms
☐ Addition of living space with increase in # of bedrooms
☐ Home demolition/rebuild/reconstruction (over 50% of home being rebuilt)
☐ Commercial Addition
☐ Commercial proposed change of use
☐ Other: _____

Sewage Disposal:

- ☐ Municipal
☐ On-Site (Septic)

Water Supply:

- ☐ Municipal
☐ Well serving less than 25 people
☐ Well serving more than 25 people (Type II)
* Must provide fixture list

☐ RESIDENTIAL PROJECT

Before

After

# of Bedrooms		
# of Bathrooms		
Living Area (Sq. Ft.)		

☐ COMMERCIAL PROJECT

Before

After

# of Persons per Day		
# of Seats for Church/Restaurant		
Building Space (Sq. Ft.)		

Applicant: Mike Peskin

Address: 2510 Grand River Dr. NE

City: Grand Rapids State: Mi Zip: 49525

Phone: 616 350-8996

Fax: _____

Email: mike.peskin.57@gmail.com

Pick One:

☒ Email Results to Email Address provided

☐ Call my phone # to pick up results

☐ Other: _____

By Signing below, I hereby certify that the information provided is complete and accurate. I further acknowledge that I am the property owner or am acting as an authorized representative on behalf of the property owner. Applicant or Owner is responsible for contacting MISS DIG prior to service. Failure to show up for an appointment may result in a \$75 charge. Application fees are non-refundable upon initiation of any field activities. A \$50 processing fee applies to all applications cancelled prior to field work.

Applicant's Signature: Mike Peskin

Date: 7-25-19

FOR OFFICE USE ONLY

☒ Approved

☐ Approved with Conditions - See Comments Below

☐ Disapproved

Comments: See enclosed inspection drawing. Based on submittal, it does not appear that garage addition will impact the well or septic system. This is not an evaluation or guarantee of function.

Completed by: Jason Buck

(Sanitarian's Signature)

Date: 7-26-19

☐ Type II Transient - \$250

☒ Office Review Only - \$20

Receipt #: 41250

Date: 7-26-19

☐ Type II Non-Transient - \$300

☐ Site Visit Required - \$120

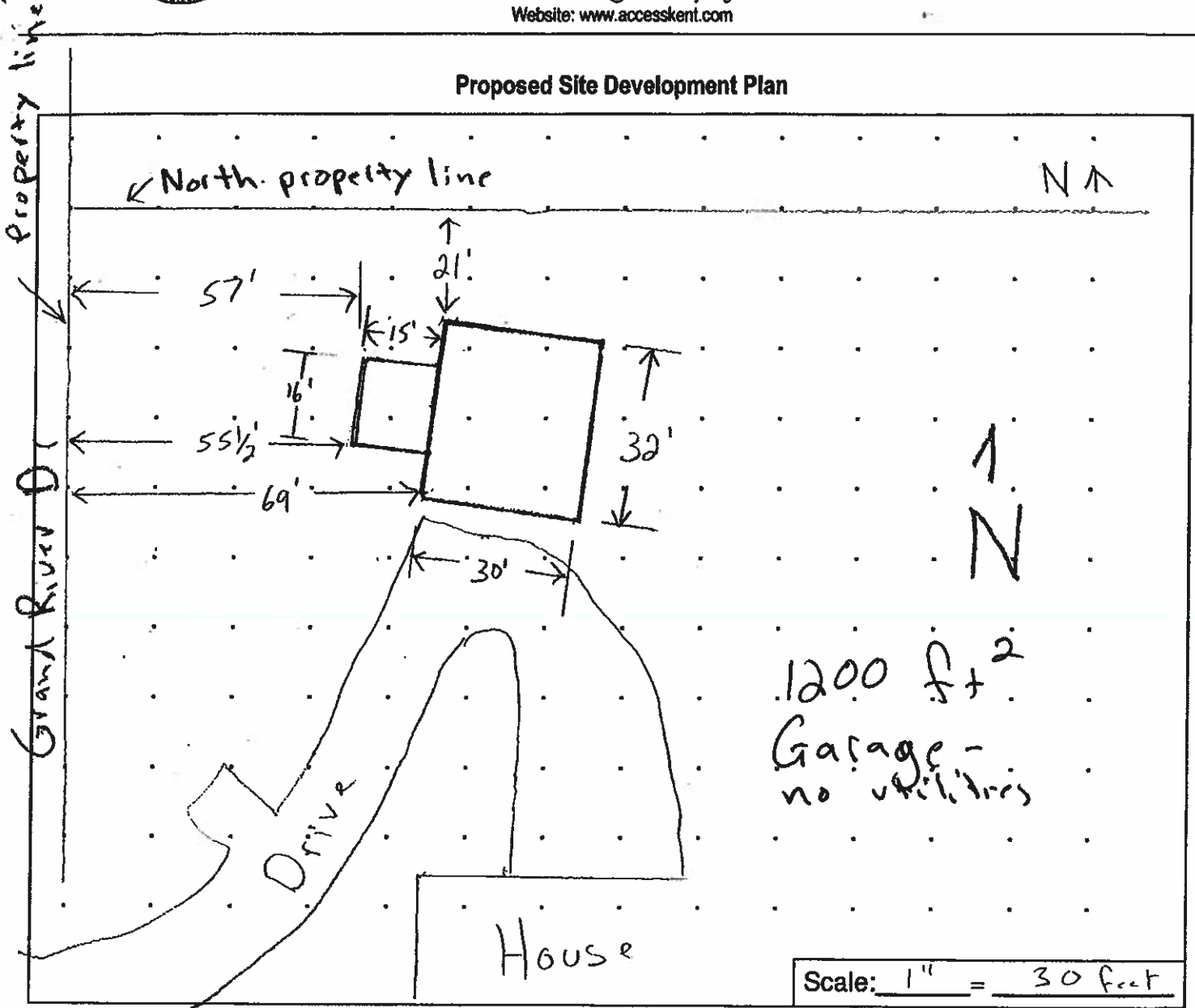
☐ Permit Required (Additional fee(s) - See Permit Application): _____



Kent County Health Department
Environmental Health Division

700 Fuller Ave NE
Grand Rapids, MI 49503
Phone: (616) 632-6900 Fax: (616) 632-6892
Email: kcehmail@kentcountymi.gov
Website: www.accesskent.com

Proposed Site Development Plan



Prepared By: Mike Peskin

Date: 7-25-19

PROJECT (Bold Items are required)

2510 Grand River Dr. NE
Address/Road

Ada
Location (Township/Section)

41-15-07-100-040
Permanent Parcel Number

Parcel/Lot Number, where applicable

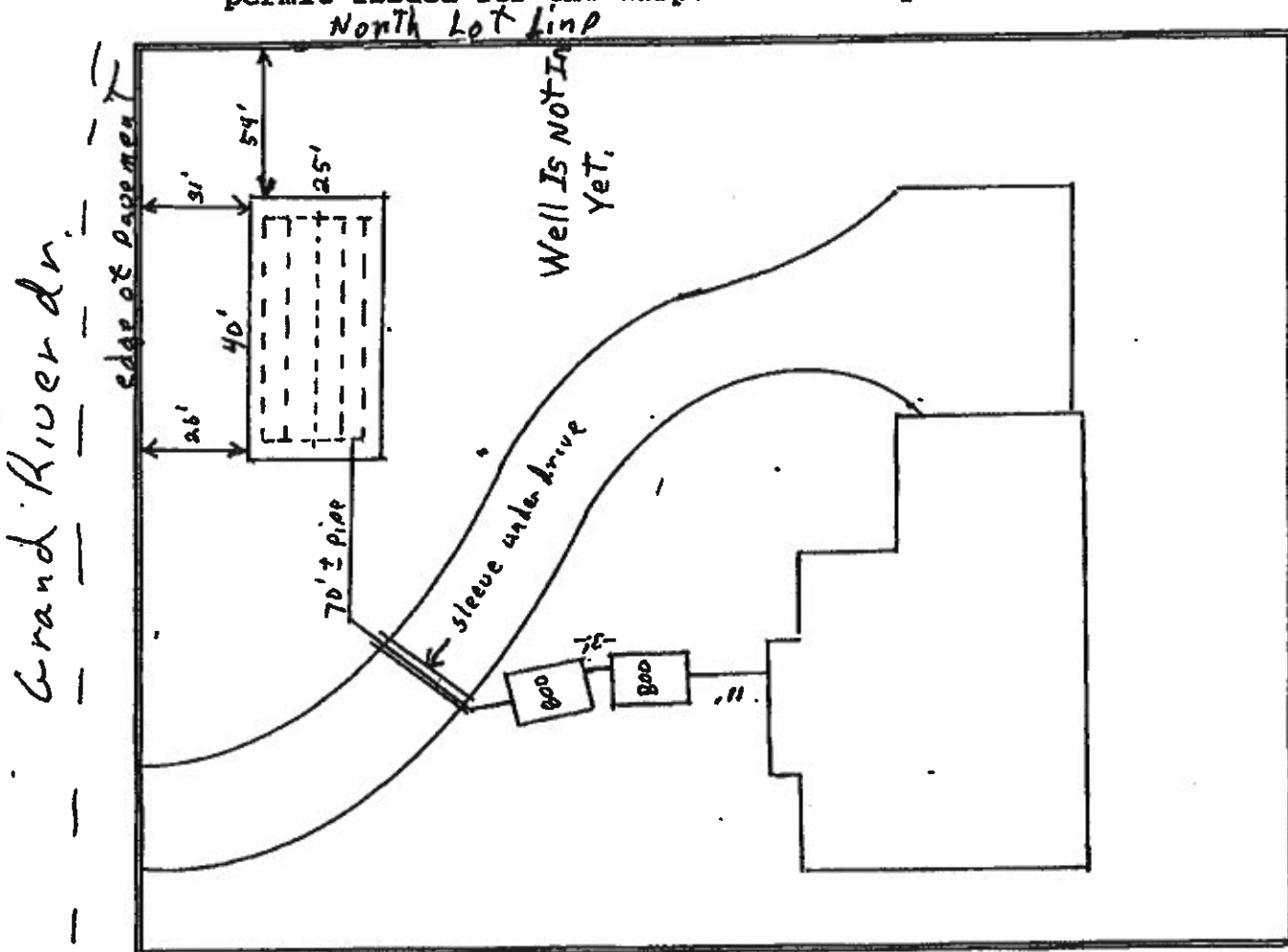
Mike Peskin
Owner's Name

616 350-8996
Daytime Telephone Number

SEWAGE DISPOSAL FACILITY DIAGRAM AND SPECIFICATIONS

In the area below, provide an accurate, completely dimensioned drawing which illustrates:

- All dimensions of the completed disposal facility, and its various parts
- All isolation distances between the disposal facility and water wells, buildings, property lines, roads, and surface water bodies
- Directional reference (North, South, etc.)
- Any changes from the design specifications noted on the permit issued for the disposal facility



Kent County Health Division - 774-3089
Kent County Health Department
700 Fuller Avenue, N.E., Grand Rapids, Michigan 49503

Location/Address 2510 Grand River Dr.
City, Village, or Township Ada Subdivision & Lot No. _____
Name of Owner Mountain Ridge Construction
Address 8066 E. Fulton Phone 676-0653
City Ada, MI 49301 Zip Code _____

This permit authorizes the construction, repair, enlargement, or relocation of a sewage disposal facility in accordance with plans and information contained in the approved application submitted to the Kent County Health Department on 5-12-95. Work authorized by this permit shall be subject to any special conditions or requirements as noted on the permit and shall comply with all requirements of the Sewage Disposal Regulations for Kent County. It shall be unlawful for any sewage disposal facility constructed, repaired, enlarged, or relocated under authority of this permit to be placed in operation without prior approval by the Kent County Health Department.

This permit expires two years from the date issued. This permit is nontransferable to any other person or location.

Signature of Sanitarian [Signature] Date Issued 6/15/95

NOTE: HEALTH DEPARTMENT INSPECTION AND APPROVAL REQUIRED BEFORE BACK FILLING

Building Information 3 BEDROOMS
☒ New ☒ House ☐ Mobile Home
☐ Repair ☐ Duplex ☐ Commercial

Aggregate and Cover Requirements
12-15 in. Soil Cover Over Aggregate
2 in. Aggregate Above Drain Pipe
4 in. Diameter Drain Pipe
6 in. of Aggregate Below Drain Pipe

Soil Texture loamy sand over clay loam with 2%
Septic Tank Requirements
No. 2 Capacity 800 gal., 800 gal.

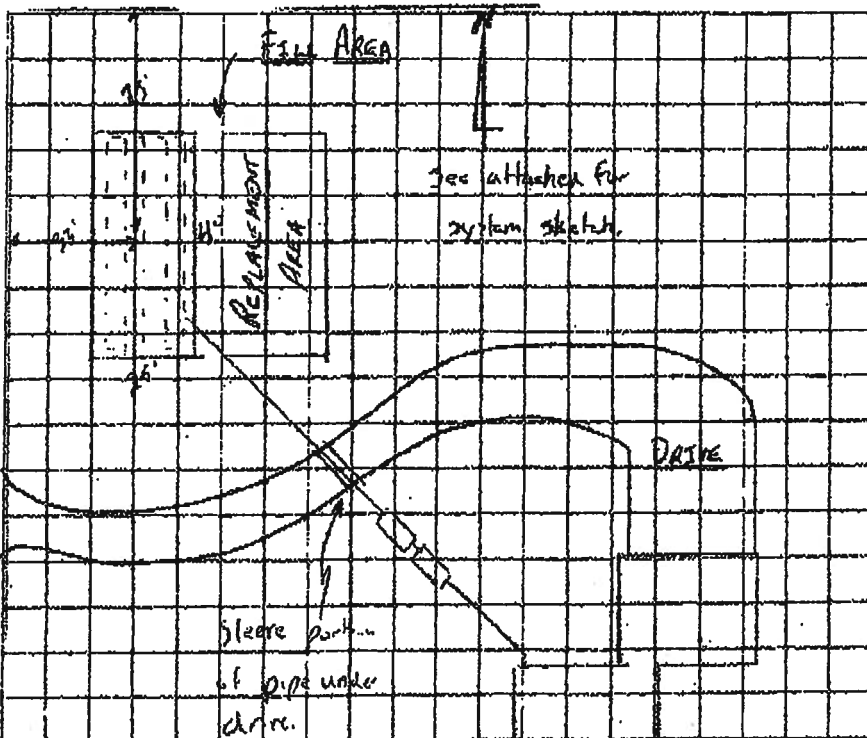
Isolation Requirements for Sewage Disposal Facility

50 ft. from Water Well(s)
12 ft. from Basement Wall(s)
50 ft. from Surface Water(s)
10 ft. from Lot Line(s) or Right-of-Way

Remarks: Please call for inspection before 9:00 a.m.

- ① Center of system is 75' south of north lot line & 33' from the edge of the road.
- ② Bottom of stone to be 3' ABOVE the original grade at the center of the system.
- ③ This system is designed only to be used for a 3 Bedroom single family residential dwelling.

Approved Sewage Disposal Facility Plan (top view and side view) with Dimensions:



☐ DRAINFIELD

Base Area _____ Sq. Ft.
Side Area _____ Sq. Ft.
Total _____ Sq. Ft.
Trench Width _____ Ft.
Total Linear Ft. of Trench _____ Ft.

☒ DRAIN BED

Base Area 1000 Sq. Ft.
Side Area _____ Sq. Ft.
Total 1000 Sq. Ft.
25 Ft. X 40 Ft.
No. of Laterals 5

☐ OTHER

Specify Do not locate house directly east of system
System must be located as indicated.
Make sure sand is of clean, coarse material.

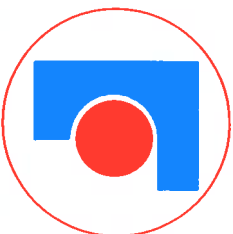
*Designates that the value or design feature is in excess of minimum standards set forth in the Regulation. Minimum value noted in ().

**Designates that the value or design feature is a variance to the Regulation.

345 Pleasant St. S.W. • Grand Rapids MI 49503
616-456-1688 • 800-999-1688 • FAX: 616-456-7615

19335 Northland Drive • Big Rapids MI 49307
231-796-4889 • 800-727-4889 • FAX: 231-796-4077

505 W. Barney • Muskegon MI 49444
231-733-4447 • 800-825-4447 • FAX: 231-739-6249

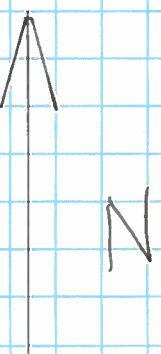


FERGUSON
SUPPLY COMPANY

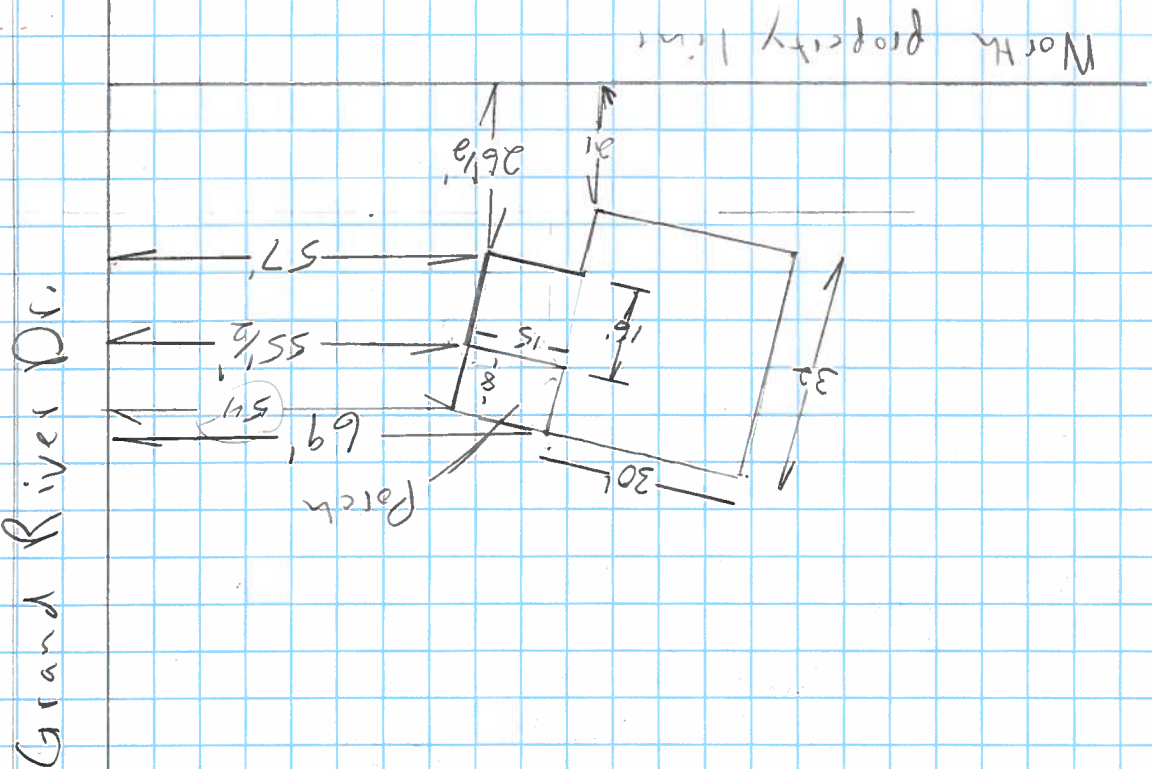
2300 S. Airport Road • Traverse City MI 49684
231-947-3580 • 800-999-3580 • FAX: 231-947-0528

1900 Fochman • Petoskey MI 49770
231-348-1168 • FAX: 231-348-2569

Mik. Reskin
2510 Grand River Dr.
616 350 8996



Scale 1:30
1 inch = 30 feet

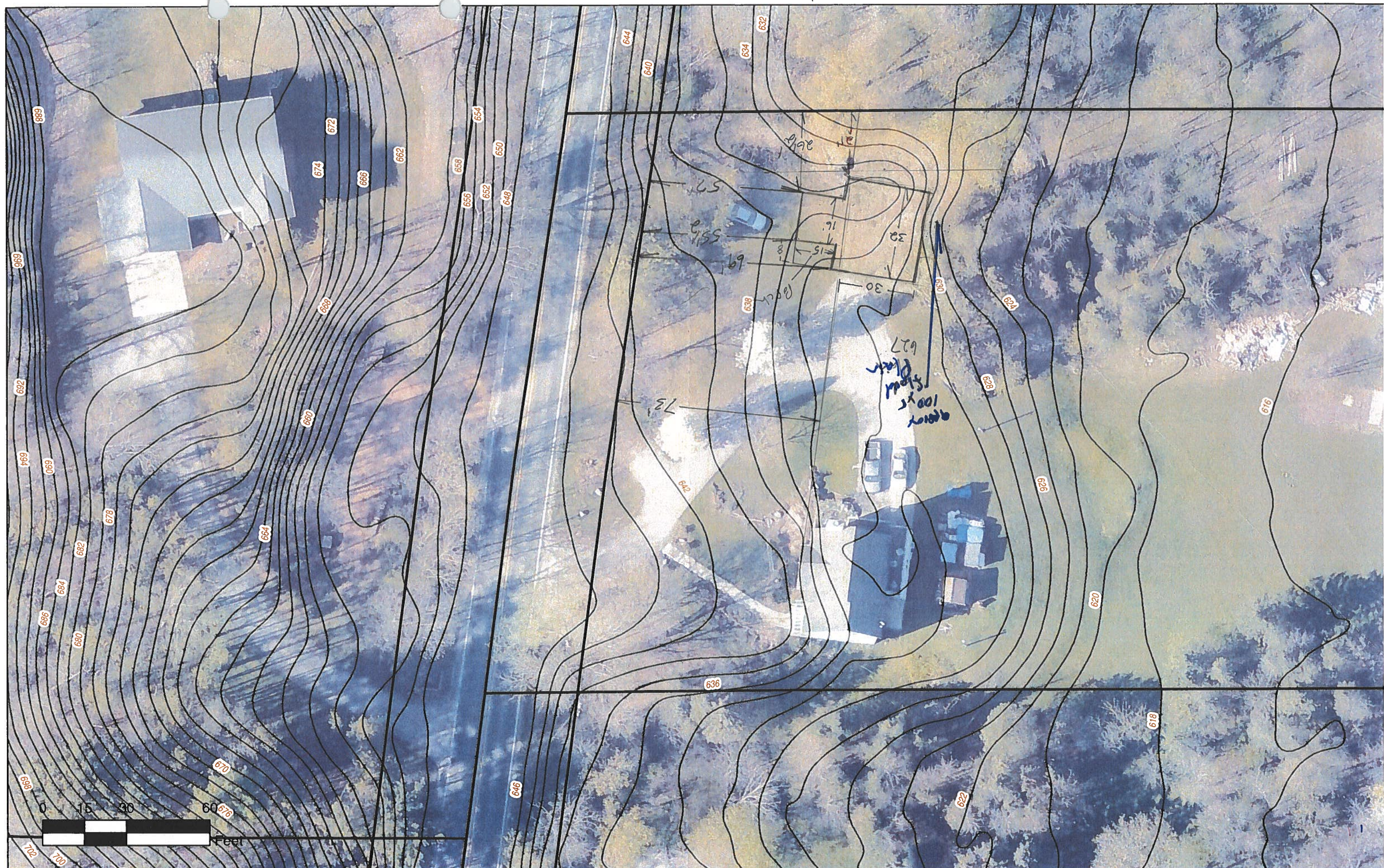


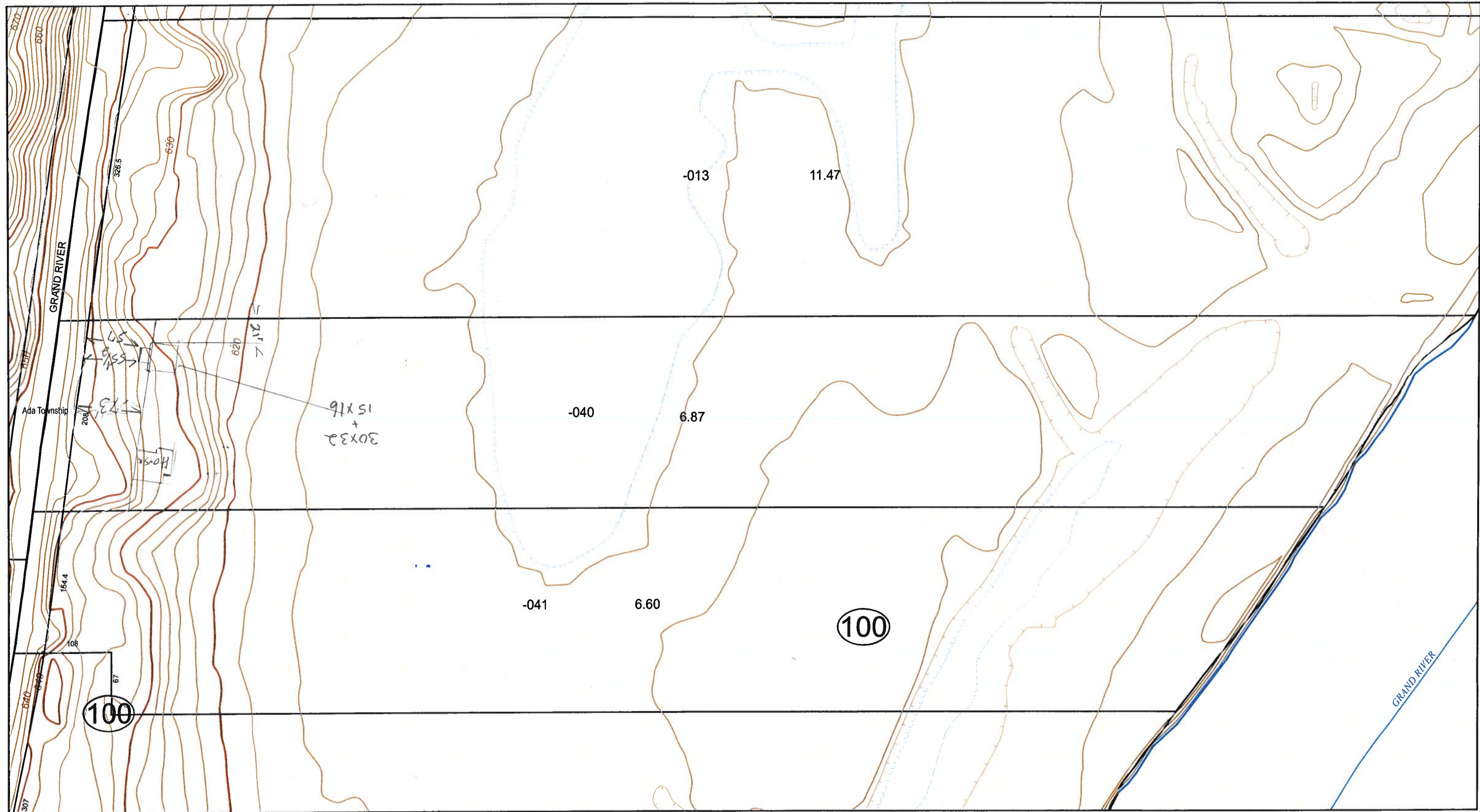
SUPERSTOR

Do it once.
Do it right.
TACO

ROTH
Advanced Technology Total Comfort

MUNCHKIN
STAINLESS STEEL HIGH EFFICIENCY HEATER

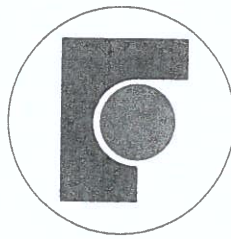




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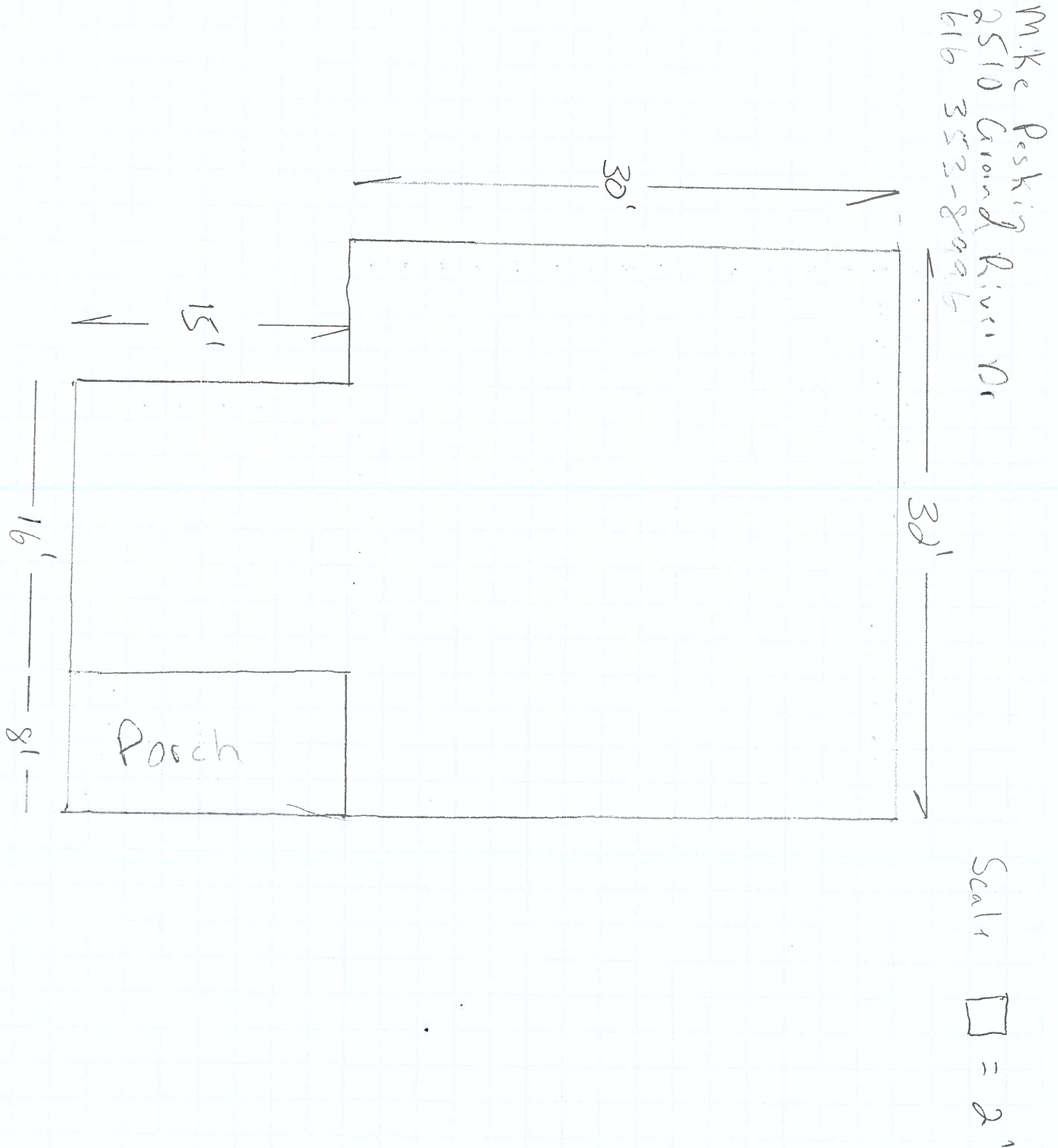
505 W. Barney • Muskegon MI 49444
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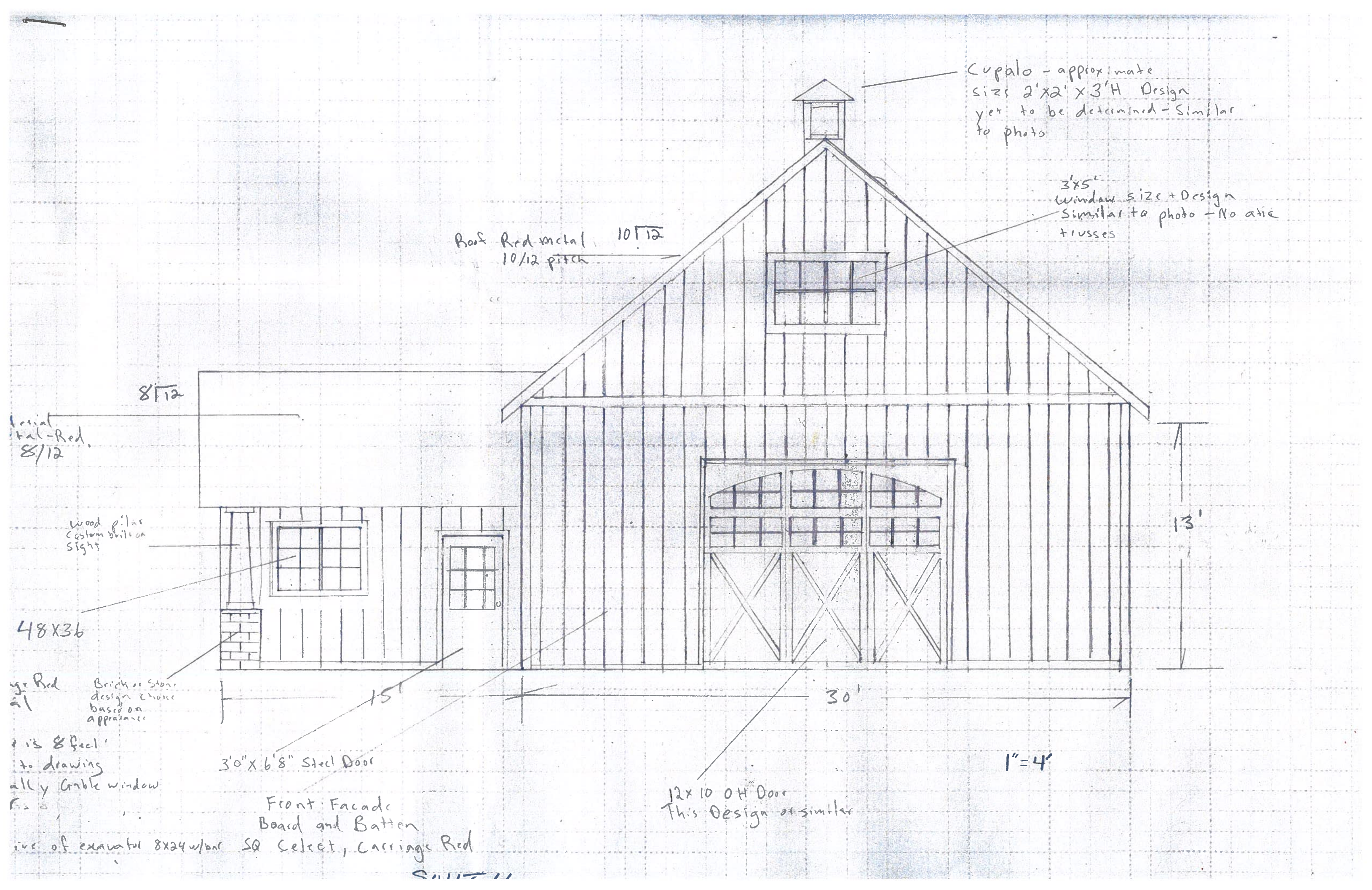


FERGUSON
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2300 S. Airport Road • Traverse City MI 49684
231-947-3580 • 800-999-3580 • FAX: 231-947-0528

1900 Fochtman • Petoskey MI 49770
231-348-1168 • FAX: 231-348-2569





8 ft.

Roof material
to be metal - Red.
pitch $8/12$

Wood pillar
Custom built on
sight

48x36

Scale $1" = 4'$

elevation at 632 feet NAVD89

Board & Batton Front and West side - carriage Red

Vinyl on North & East 4" Horizontal

Metal roof - red

Main building wall Height 13 feet - other is 8 feet

12x10 Overhead door - to look similar to drawing

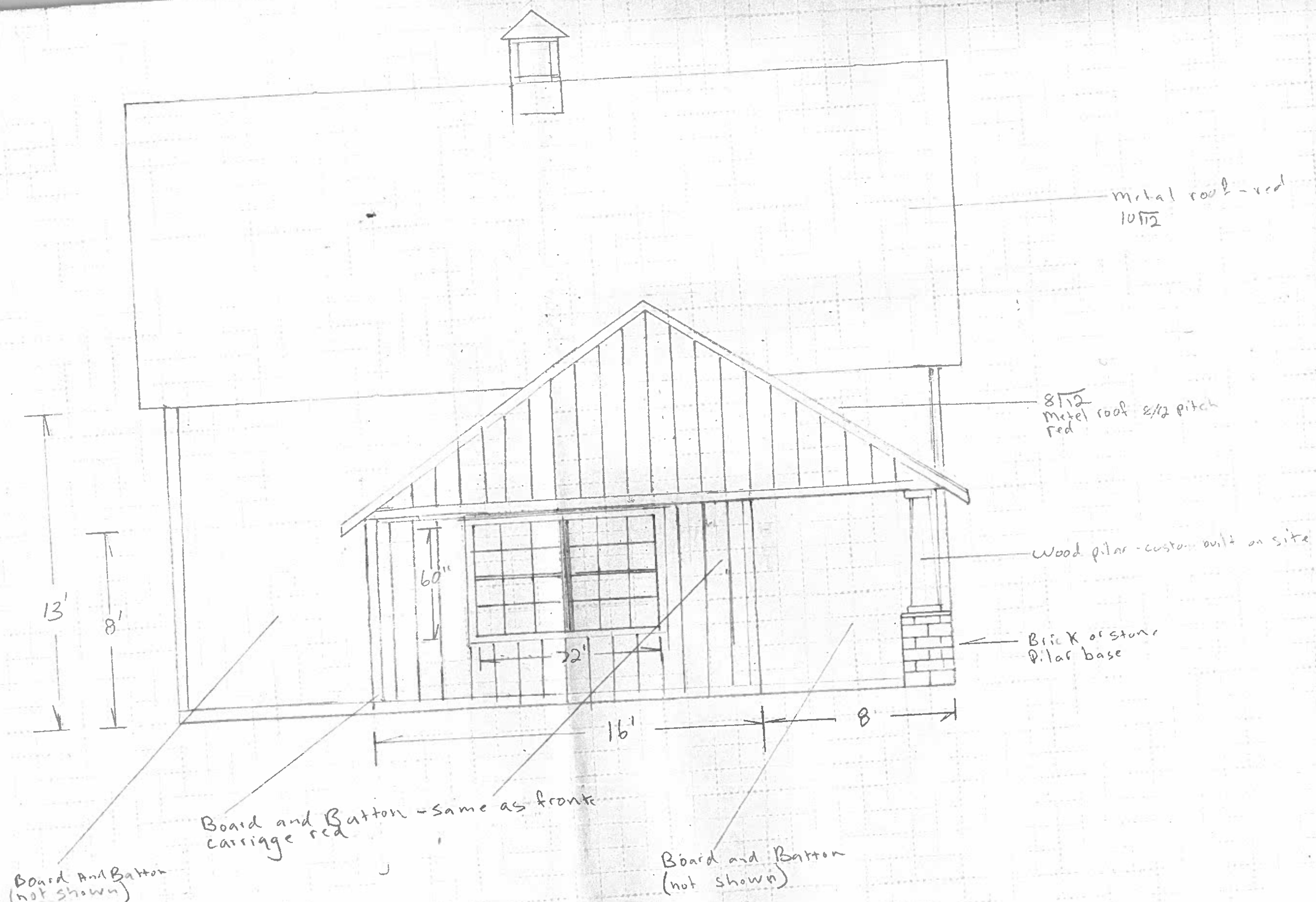
Windows may vary slightly - especially Gable window

— Roof Pitch, $10/12$ main, $8/12$ others

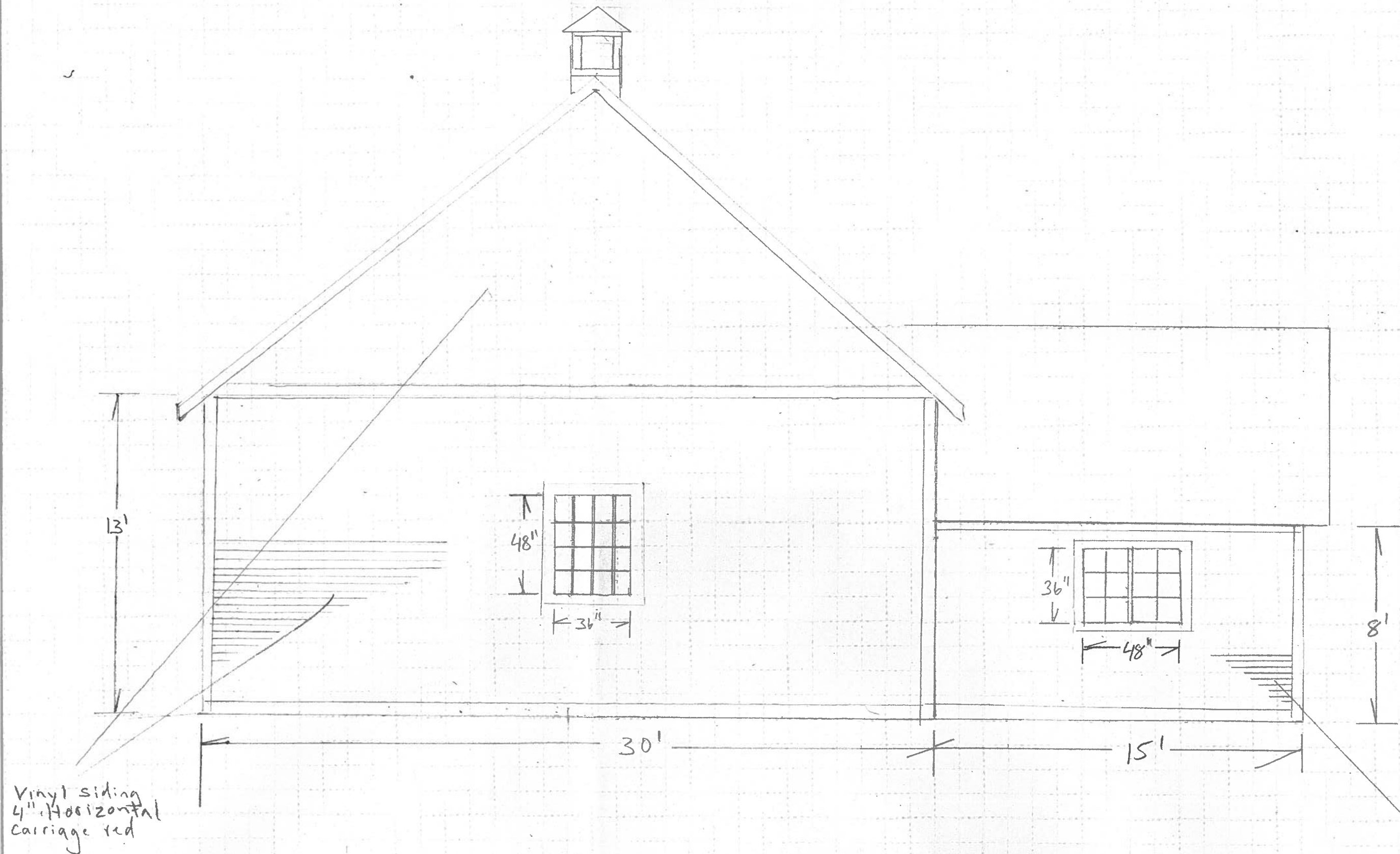
42" foundation

Footings larger than code at the advice of excavator 8

Brick or Sto
design choice
based on
appearance



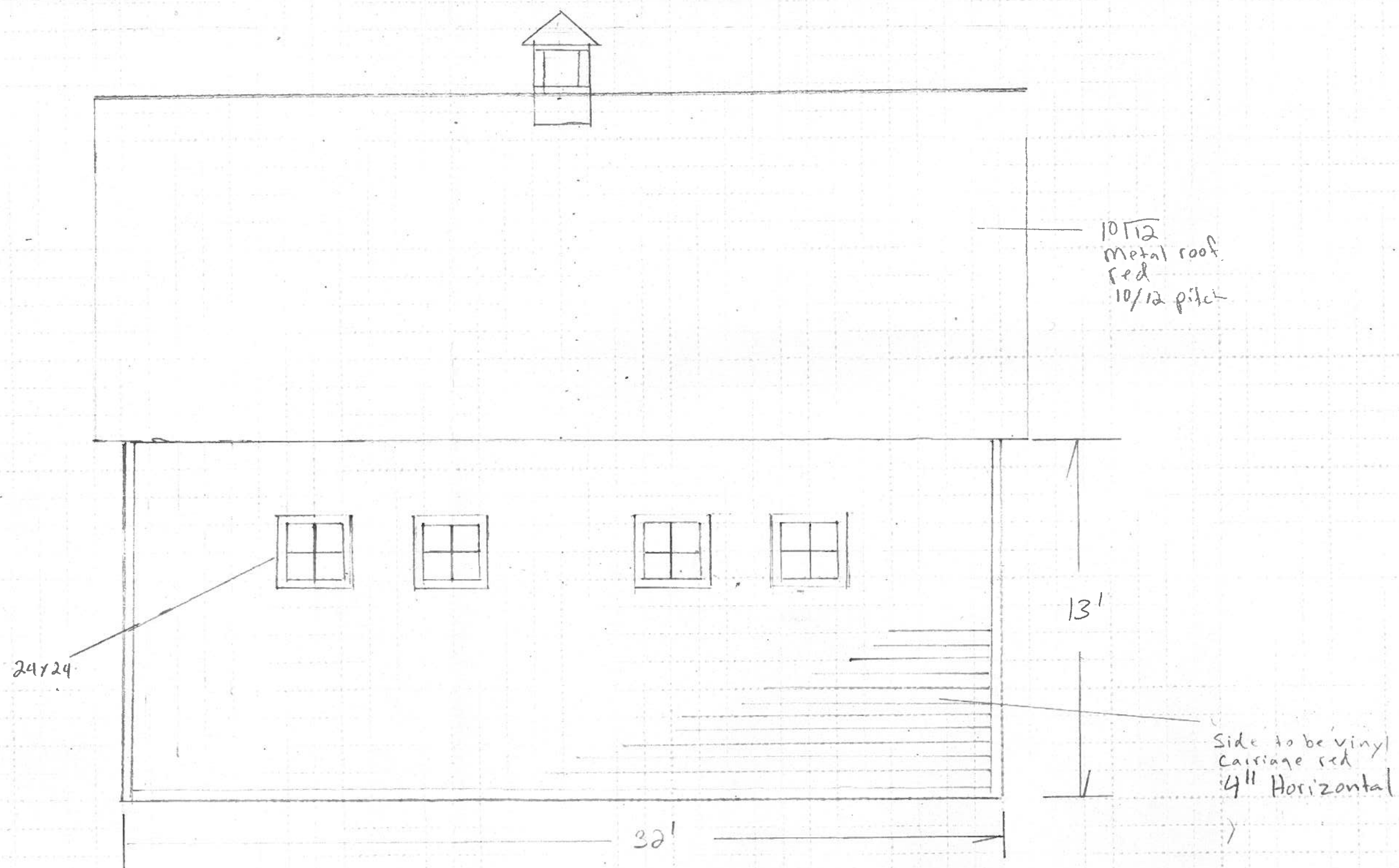
WEST
EAST ELEVATION



Vinyl siding
4" Horizontal
Carriage red

NORTH
SOUTH ELEVATION

Vinyl siding
4" Horizontal
Carriage red



EAST
~~WEST~~ ELEVATION

8/9/2019

IMG_0048.jpg



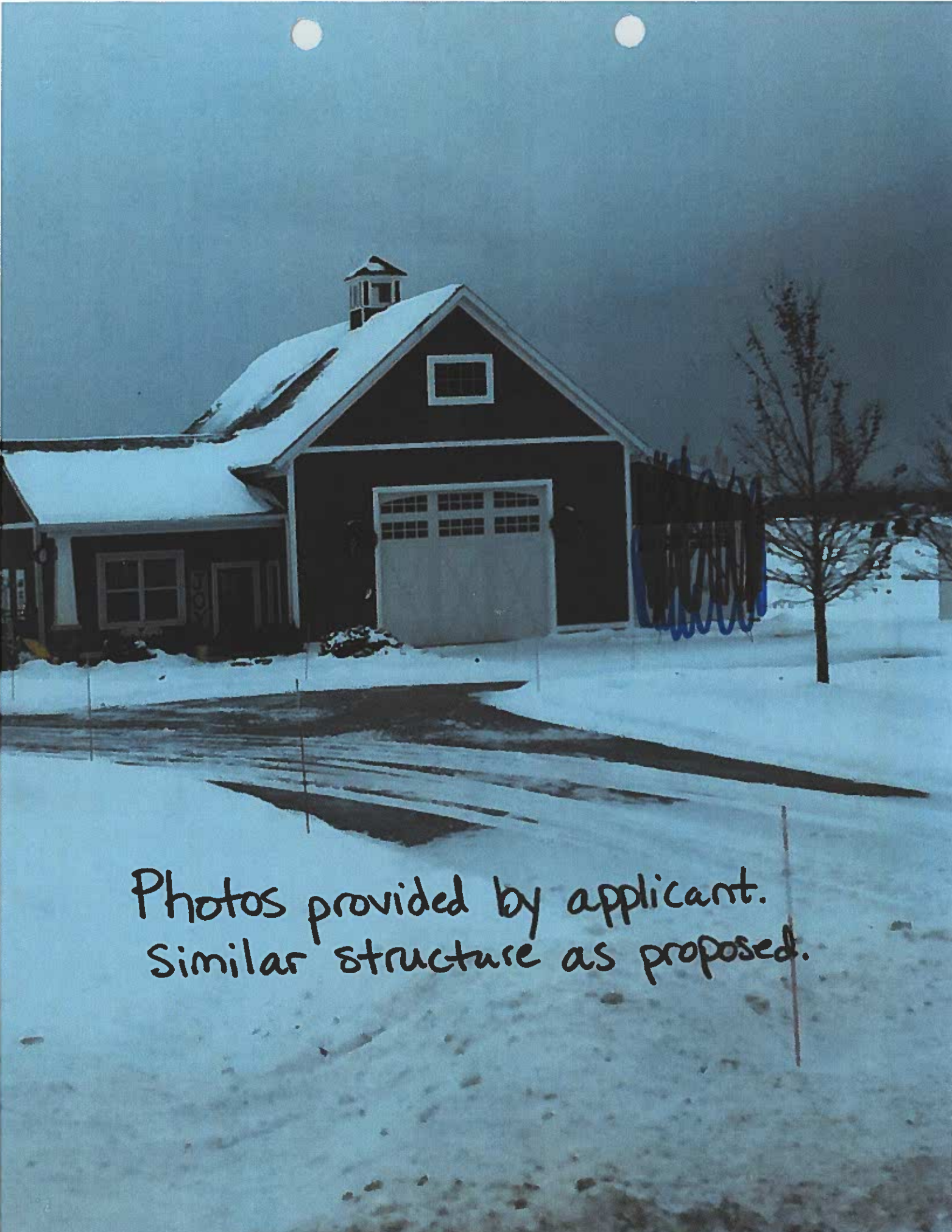
8/9/2019

IMG_0047.jpg









Photos provided by applicant.
Similar structure as proposed.



AirDrop. Share instantly with people nearby. If they turn on AirDrop from Control Centre on iOS or from Finder on the Mac, you'll see their names here. Just tap to share.



Photo provided by applicant



As noted in applicant's narrative statement, this is an example of a pole barn which he does not desire to build.