

AGENDA
Cascade Charter Township Zoning Board of Appeals
Tuesday, August 10, 2021
5:30 pm
2870 Jacksmith Ave SE

- ARTICLE 1. Call the meeting to order
Record the attendance
- ARTICLE 2. Pledge of Allegiance to the Flag
- ARTICLE 3. Approve the current agenda
- ARTICLE 4. Approve the minutes of the July 13, 2021 meeting
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)
- ARTICLE 6. Case #21-3648 Bradley & Michelle Stevenson
Public Hearing
Property Address: 7007 Oak Brook St and 7126 Mooring Heights Ct.
Requested Action: The applicant is requesting approval to reconfigure two platted lots in separate developments.
- ARTICLE 7. Case #21-3649 Christopher Larmore
Public Hearing
Property Address: 5733 Summerset Woods Dr.
Requested Action: The applicant is requesting a variance to construct an accessory building in the front yard.
- ARTICLE 8. Any other business
- ARTICLE 9. Adjournment

Meeting format

1. Staff Presentation
 2. Project presentation-
 - a. PUBLIC HEARINGS
 - i. Open Public Hearing. Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants
 - ii. Close public hearing
 3. Commission discussion - May ask for clarification from applicant, staff or public
 4. Commission decision - Options
 - a. Table the decision
 - b. Deny
 - c. Approve
 - d. Approve with conditions
 - e. Recommendation to Township Board
- Staff report and recommendation*
Applicant presentation and explanation of project

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, July 13, 2021
5:30 P.M.

ARTICLE 1. Vice-Chairman Moxley called the meeting to order at 5:30 P.M.
Members Present: Berra, McDonald, Puplava, Milliken, Moxley
Members Absent: Chairman Mead
Others Present: Planner Brian Hilbrands

ARTICLE 2. Vice-Chairman Moxley led the Pledge of Allegiance.

ARTICLE 3. Approve the Agenda.

Motion was made by Member McDonald to approve the Agenda. Supported by Member Puplava. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the June 8, 2021 Meeting.

Motion was made by Member McDonald to approve the Minutes of June 8, 2021. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

ARTICLE 6. Case #21-3642/ Woods Builders Homes, Inc.

Public Hearing

Property Address: 7703 – 30th Street

Requested Action: The applicant is requesting a variance to keep an accessory building on the property while the existing home is demolished and a new home is built.

Planner Hilbrands stated the applicant is requesting a variance to remove the home and to leave the accessory building on the property without a principal structure. The zoning ordinance states that a house has to be at least 50% complete for an accessory building to be constructed on the property.

Planner Hilbrands stated the township has had similar variances granted in the past with the stipulation that the home is built in a timely manner and a performance bond is provided to allow the township to remove the accessory building if the property does not come into compliance.

The applicant believes they will have the new house built within one year and have been made aware of the bond.

Planner Hilbrands stated that staff is recommending approval of the variance with the following conditions:

1. The house is at least 50% complete (rough-in) within a year.

2. The applicant provide a performance bond for the removal of the accessory building if the home is not at least 50% complete within one year. The amount of the bond will be at a minimum of \$10,000.
3. The bond will be released when the property is in compliance.

Motion was made by Member McDonald to open Public Hearing. Supported by Member Pupilava. Motion carried 5 to 0.

Vice-Chair Moxley invited the applicant to the podium to answer questions. Vice-Chair Moxley asked if the use of the accessory building is for storage. The applicant confirmed that it will be. Vice-Chair Moxley asked the contractor approximately how long he felt construction would take. The contractor stated the new home will be constructed pretty much on the same footprint.

Mr. Rinvelt of 2933 Windsong Woods Ct. asked if the line of trees will remain on the west side of the property and if the storage shed is for personal use. The applicant stated there is an easement on the west edge of the property owned by another person but the applicant has no intention of taking out the line of trees. The storage shed is for personal use.

Mr. Rinvelt also commented, on a side note, that the grounds in the Village, the mowing, flowers and shrubs look excellent. Member McDonald thanked Mr. Rinvelt for the comment.

Member McDonald asked Planner Hilbrands if there were any additional public comments made. Planner Hilbrands stated there was none.

Motion was made by Member McDonald to close the Public Hearing. Supported by Member Berra. Motion carried 5 to 0.

Member McDonald stated that the Zoning Board has had several cases like this over the last decade or so and it is very straightforward.

Motion was made by Member McDonald to approve the variance with the conditions listed above by Staff. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 7. Any Other Business

- Planner Hilbrands reminded ZBA members to get their picture taken for name badges.
- The next meeting will be August 10, 2021.

ARTICLE 10. Adjournment

Motion was made by Member Pupilava to adjourn. Supported by Member Berra. Motion carried 5 to 0. The Meeting was adjourned at 5:39 P.M.

Respectfully submitted,

Ralph Moxley, Secretary

QUIT CLAIM DEED

GRANTORS: David Byl as to 65% ownership as a tenant in common, and Christine Marie Olree as to 35% ownership as a tenant in common

WHOSE ADDRESS IS: 7126 Mooring Heights Ct., Grand Rapids, Michigan 49546

QUIT CLAIMS TO GRANTEE: Bradley P. Stevenson and Michelle M. Stevenson, husband and wife

WHOSE ADDRESS IS: 7007 Oak Brook Street SE, Grand Rapids, Michigan 49546

all of Grantor's right, title and interest in and to the real estate situated in the Township of Cascade, Kent County, Michigan, more fully described on the attached **Exhibit A**.

CONSIDERATION: \$1.00

This instrument is exempt from state and county real estate transfer tax pursuant to MCL 207.505(a) and MCL 207.526(a), being a transfer where the consideration is less than One Hundred Dollars (\$100.00).

[Signature page to follow.]

Date: _____, 2021

David Byl

Date: _____, 2021

Christine Marie Olree

STATE OF MICHIGAN)
)ss.
COUNTY OF KENT)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2021, by David Byl and Christine Marie Olree.

Print: _____
Notary Public, _____ County, Michigan
My commission expires: _____
Acting in the County of _____

Prepared by and return to after recording:
Jason S. Schnelker
Schnelker, Rassi & McConnell, PLC
44 Grandville Ave SW, Suite 200
Grand Rapids, MI 49503
Phone: (616) 828-1195
Email: Jason.Schnelker@srmlawyers.com

EXHIBIT A

Legal Description of Property

Part of Lot 7, Mooring Heights Plat (as recorded in Liber 92 of Plats, Page 32, part of the SE 1/4 of Section 9, T6N, R10W, Cascade Township, Kent County, Michigan, described as: BEGINNING at the SW corner of said Lot 7; thence N87°29'00"E 139.72 feet along the South line of said Lot 7 to the NE corner of Lot 16, Oak Brook Valley (as recorded in Liber 63 of Plats, Page 10); thence N17°51'18"W 23.31 feet; thence N46°06'39"W 36.00 feet; thence S74°22'09"W 53.00 feet; thence S54°47'42"W 19 feet, more or less, to the centerline of an existing creek (Wood Lake Outlet); thence meandering Westerly along said centerline to the West line of said Lot 7; thence S03°06'07"E 23 feet, more or less, along said West line to the place of beginning.

Area: 0.11 Acres.

QUIT CLAIM DEED

GRANTOR: Bradley P. Stevenson and Michelle M. Stevenson, husband and wife

WHOSE ADDRESS IS: 7007 Oak Brook St. SE, Grand Rapids, Michigan 49546

QUIT CLAIMS
TO GRANTEE: Bradley P. Stevenson and Michelle M. Stevenson, husband and wife

WHOSE ADDRESS IS: 7007 Oak Brook St. SE, Grand Rapids, Michigan 49546

all of Grantor's right, title and interest in and to the real estate situated in the Township of Cascade, Kent County, Michigan, more fully described on the attached **Exhibit A**.

CONSIDERATION: \$1.00

This instrument is exempt from state and county real estate transfer tax pursuant to MCL 207.505(a) and MCL 207.526(a), being a transfer where the consideration is less than One Hundred Dollars (\$100.00).

This Quit Claim Deed is being recorded for the purpose of memorializing a boundary line adjustment between this property and an adjoining parcel, as required by the Cascade Township Assessor as a condition of the boundary line adjustment approval.

[Signature page to follow.]

Date: _____, 2021

Bradley P. Stevenson

Date: _____, 2021

Michelle M. Stevenson

STATE OF MICHIGAN)
)ss.
COUNTY OF KENT)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2021,
by Bradley P. Stevenson and Michelle M. Stevenson.

Print: _____
Notary Public, _____ County, Michigan
My commission expires: _____
Acting in the County of _____

Prepared by and return to after recording:
Jason S. Schnelker
Schnelker, Rassi & McConnell, PLC
44 Grandville Ave SW, Suite 200
Grand Rapids, MI 49503
Phone: (616) 828-1195
Email: Jason.Schnelker@srmlawyers.com

EXHIBIT A

Legal Description of Property

Lot 16, Oak Brook Valley, part of the SE 1/4, Section 9, T6N, R10W, Cascade Township, Kent County, Michigan. Also, Part of Lot 7, Mooring Heights Plat (as recorded in Liber 92 of Plats, Page 32), part of the SE 1/4 of Section 9, T6N, R10W, Cascade Township, Kent County, Michigan, described as: BEGINNING at the SW corner of said Lot 7; thence N87°29'00"E 139.72 feet along the South line of said Lot 7 to the NE corner of Lot 16, Oak Brook Valley (as recorded in Liber 63 of Plats, Page 10); thence N17°51'18"W 23.31 feet; thence N46°06'39"W 36.00 feet; thence S74°22'09"W 53.00 feet; thence S54°47'42"W 19 feet, more or less, to the centerline of an existing creek (Wood Lake Outlet); thence meandering Westerly along said centerline to the West line of said Lot 7; thence S03°06'07"E 23 feet, more or less, along said West line to the place of beginning.

Area: 0.64 Acres.



**SCHNELKER, RASSI
& MCCONNELL PLC**
ATTORNEYS AND COUNSELORS

44 GRANDVILLE AVENUE SW
SUITE 200
GRAND RAPIDS, MICHIGAN 49503
T 616.828.1195
WWW.SRMLAWYERS.COM

JASON S. SCHNELKER
ANDREW L. RASSI
D. WADE MCCONNELL

June 29, 2021

Jason.schnelker@srmlawyers.com
Direct T: 616.828.5370

Cascade Charter Township
c/o Steve Peterson, Community Development Director
5920 Tahoe Drive SE
Grand Rapids, Michigan 49546

Sent Via Regular U.S. Mail

RE: Revised Application Fee – Byl/Olree/Stevenson Lot Split Application

Dear Mr. Peterson:

Enclosed please find the revised application fee of \$100 with respect to the Boundary Line Adjustment Application for property commonly known as 7007 Oak Brook Street SE, Grand Rapids, Michigan 49546; and 7126 Mooring Heights Ct., Grand Rapids, Michigan 49546. This is for the Byl/Olree and Stevenson application that was received by your office on June 29, 2021.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Danica M. Huizenga
Paralegal

Enclosure

STAFF REPORT

STAFF REPORT: Case #21-3648
REPORT DATE: July 14, 2021
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: August 10, 2021
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:

Bradley and Michelle Stevenson
7007 Oak Brook St
Grand Rapids MI

Christine Orlee & David Byl
7126 Mooring Heights Ct
Grand Rapids MI 49546

STATUS

OF APPLICANT: Property Owners

REQUESTED ACTION: The applicant is requesting approval to reconfigure two
platted lots in separate developments to accommodate some
landscaping improvements

EXISTING ZONING OF
SUBJECT PARCEL(S): R2

GENERAL LOCATION: West side of Thornapple River Dr 1/2 mile north of Cascade
Rd

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: R2

STAFF COMMENTS:

1. The applicants would like to reconfigure their lots in order to accommodate some landscaping that is on 7126 Mooring Heights but belongs to 7007 Oak Brook St.
 2. The result of this configuration would take about 5,500 sq ft from 7126 Mooring Heights and add it to 7007 Oak Brook is about.
 3. Currently, 7126 Mooring Heights is about 2.5 acres, or about 109,000 sq ft. 7007 Oak Brook is about .5 acres, or about 22,000 sq ft.
 4. Since the larger parcel is getting smaller and there are no structures near the new lot line the property line shift would not be an issue. Minimum lot size for a platted lot in the R2 zone would be 18,000 sq ft.
 5. This does not appear to be a contentious issue between property owners. They are simply cleaning up a property line issue.
 6. Mooring Heights was developed in the early 1990 and Oak Brook was done in 1964.
 7. This is not a request to split the lots but to simply reconfigure the property lines.
 8. Normally this is a staff level function but because these are platted lots our subdivision ordinance requires approval from the ZBA.
 9. Both property owners will need to fill out the Kent County Tax form before the split can be done.
 10. We have approved of other similar requests in the past although this is not a common request.
- i. This is not a variance so the standards are a little different. In determining whether to grant the request for a partition, division, split or reconfiguration of the lot lines, the Zoning Board of Appeals shall consider the following standards from Section 5.5.9 of the Subdivision Ord:

<i>Findings of Fact</i>	<i>Comment</i>
Whether the resulting lots will have a materially adverse affect on adjacent uses or properties.	No adverse effect, and will address a potential trespass issue.
Whether the resulting lots will change the essential character of the surrounding area or neighborhood.	Lots will be consistent with neighborhood and consistent in size with original approval

Whether the resulting lots will place demands on public services, roads and facilities in excess of their capacities.	No impact to public services
Whether the resulting lots will establish a precedent which could adversely affect the long-term goals of the Township Zoning Ordinance and Master Plan.	No adverse impact for the reconfiguration of lots

STAFF RECOMMENDATION

Approve the reconfiguration of lots as proposed with the stipulation that new deeds are recorded within 30 days and the Kent County tax forms are completed

Attachments: Application
 Survey of reconfiguration
 Plat drawings



Cascade Charter Township
2865 Thornhills Ave. SE, Grand Rapids, MI 49546

LOT SPLIT APPLICATION

APPLICANT: Name: Bradley P. Stevenson and Michelle M. Stevenson

Address: 7007 Oak Brook St. SE, Grand Rapids, Michigan 49546

616-340-5496 same

Cell: _____ Work: _____
brad@foundersbrewing.com

E-mail: _____

OWNER:* Name: David Byl and Christine Marie Olree

Address: 7126 Mooring Heights Ct. SE, Grand Rapids, Michigan 49546

Cell: _____ Work: _____
david.byl@aecom.com; olreec@comcast.net

E-mail: _____

Same as above.

ADDRESS OF PROPERTY: _____

LEGAL DESCRIPTION OF PROPERTY: (may use attachments if necessary)

See cover letter and enclosures

REQUIREMENT OF A SKETCH: A sketch, which is drawn to scale, shall be attached which illustrates all property dimensions and square footage figures for both the existing and proposed lots. All existing and proposed structures and private easements should be illustrated on both the existing and proposed lots.

NOTE: Provisions contained in the Cascade Charter Township Subdivision Ordinance, as amended, and the Cascade Charter Township Zoning Ordinance, being Ordinance No. 11 of 1988, as amended, shall govern the partition or dividing of lots, outlots, or other parcels of land.

SIGNATURES:

DocuSigned by:
David Byl
628D26E1F66C430
* Owner's Signature (if different from applicant)

DocuSigned by:
Christine Olree
2E319CFDB44F422...

DocuSigned by:
Bradley Stevenson
D08ED99895DF461...
Applicant's Signature

DocuSigned by:
Michelle Stevenson
3096A25867BC496...



**SCHNELKER, RASSI
& MCCONNELL PLC**
ATTORNEYS AND COUNSELORS

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JASON S. SCHNELKER
ANDREW L. RASSI
D. WADE MCCONNELL

June 28, 2021

Jason.schnelker@srmlawyers.com
Direct T: 616.828.5370

Cascade Charter Township
c/o Community Development
5920 Tahoe Drive SE
Grand Rapids, Michigan 49546

*Sent Via Federal Express Overnight
Mail*

RE: Boundary Line Adjustment Application and Documentation

Dear Sir or Madam:

Enclosed for processing, please find the following with respect to the Boundary Line Adjustment Application for property commonly known as 7007 Oak Brook Street SE, Grand Rapids, Michigan 49546; and 7126 Mooring Heights Ct., Grand Rapids, Michigan 49546:

- 1) Lot Split Application;
- 2) Survey prepared by Exxel Engineering, Inc., including revised descriptions for the Properties;
- 3) Proposed Deeds to be signed and recorded to effectuate the adjustment; and
- 4) Check made payable to the Township in the amount of \$40 for the above referenced application.

Mr. Byl and Ms. Olree are transferring the area identified as "Description of area to be added to 7007 Oak Brook St." on the Survey to Mr. and Mrs. Stevenson. The "Description of Resultant 7126 Mooring Heights Ct." identified on the Survey will be the new legal description for Mr. Byl and Ms. Olree's property following the transfer. The "Description of Resultant 7007 Oak Brook St." identified on the Survey will be the revised legal description for Mr. and Mrs. Stevenson's property following the transfer of the Description of area to be added to 7007 Oak Brook St. to Mr. and Mrs. Stevenson.

The Township's expedited review of this application is appreciated. Once approved we will have the deeds signed and recorded, and supply copies, along with property transfer affidavits, to your office for further processing.

Should you have any questions regarding the application, please do not hesitate to contact me.

Sincerely,

Jason S. Schnelker

JSS:dmh
Enclosures

cc (w/enc): Brad & Michelle Stevenson; David Byl & Christine Olree; Henry Emrich
(Via Email Only)

Property Line Adjustment for: Brad & Michelle
7007 Oak Brook St. SE
Grand Rapids, MI 49546

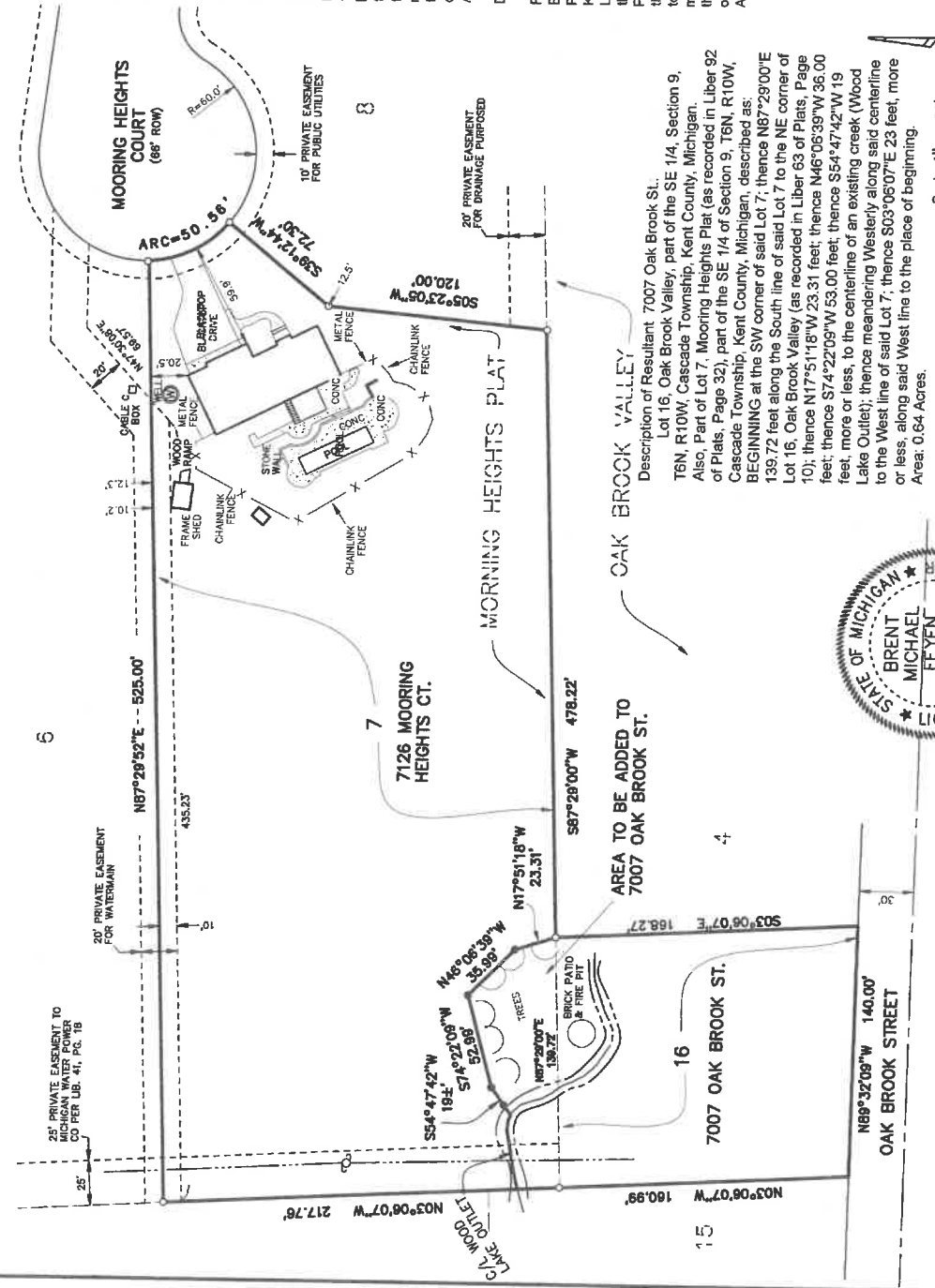
RE: 7007 Oak Brook St. SE

Description 7126 Mooring Heights Ct.:
Lot 7, Mooring Heights Plat, part of the SE 1/4, Section 9, T6N, R10W, Cascade Township, Kent County, Michigan.

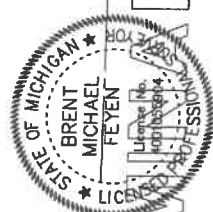
Description 7007 Oak Brook St.:
Lot 16, Oak Brook Valley, part of the SE 1/4, Section 9, T6N, R10W, Cascade Township, Kent County, Michigan.

Description of area to be added to 7007 Oak Brook St.:
Part of Lot 7, Mooring Heights Plat (as recorded in Liber 92 of Plats, Kent County, Michigan, described as: BEGINNING at the SW corner of said Lot 7; thence N87°29'00"E 139.72 feet along the South line of said Lot 7 to the NE corner of Lot 16, Oak Brook Valley (as recorded in Liber 63 of Plats, Page 10); thence N17°51'18"W 23.31 feet; thence S54°47'42"W 19 feet, more or less, to the centerline of an existing creek (Wood Lake Outlet); thence meandering Westerly along said centerline to the West line of said Lot 7; thence S03°06'07"E 23 feet, more or less, along said West line to the place of beginning.
Area: 0.11 Acres.

Description of Resultant 7126 Mooring Heights Ct.:
Lot 7, Mooring Heights Plat, part of the SE 1/4, Section 9, T6N, R10W, Cascade Township, Kent County, Michigan.
Except: Part of Lot 7, Mooring Heights Plat (as recorded in Liber 92 of Plats, Page 32), part of the SE 1/4 of Section 9, T6N, R10W, Cascade Township, Kent County, Michigan, described as: BEGINNING at the SW corner of said Lot 7; thence N87°29'00"E 139.72 feet along the South line of said Lot 7 to the NE corner of Lot 16, Oak Brook Valley (as recorded in Liber 63 of Plats, Page 10); thence N17°51'18"W 23.31 feet; thence S54°47'42"W 19 feet, more or less, to the centerline of an existing creek (Wood Lake Outlet); thence meandering Westerly along said centerline to the West line of said Lot 7; thence S03°06'07"E 23 feet, more or less, along said West line to the place of beginning.
Area: 2.41 Acres.



- Scale 1" = 60'
- D = Deeded dimension
 - M = Measured dimension
 - P = Platted dimension
 - = Set iron stake
 - o = Found iron stake
 - = Concrete monument
 - - - = Fence line



PRELIMINARY

excel engineering, inc.
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.excelengineering.com

FILE NO.: S211500 DATE: 6/4/2021

This plat has been examined and was approved on the 5th day of May 1964, by the Kent County Board of Road Commissioners.

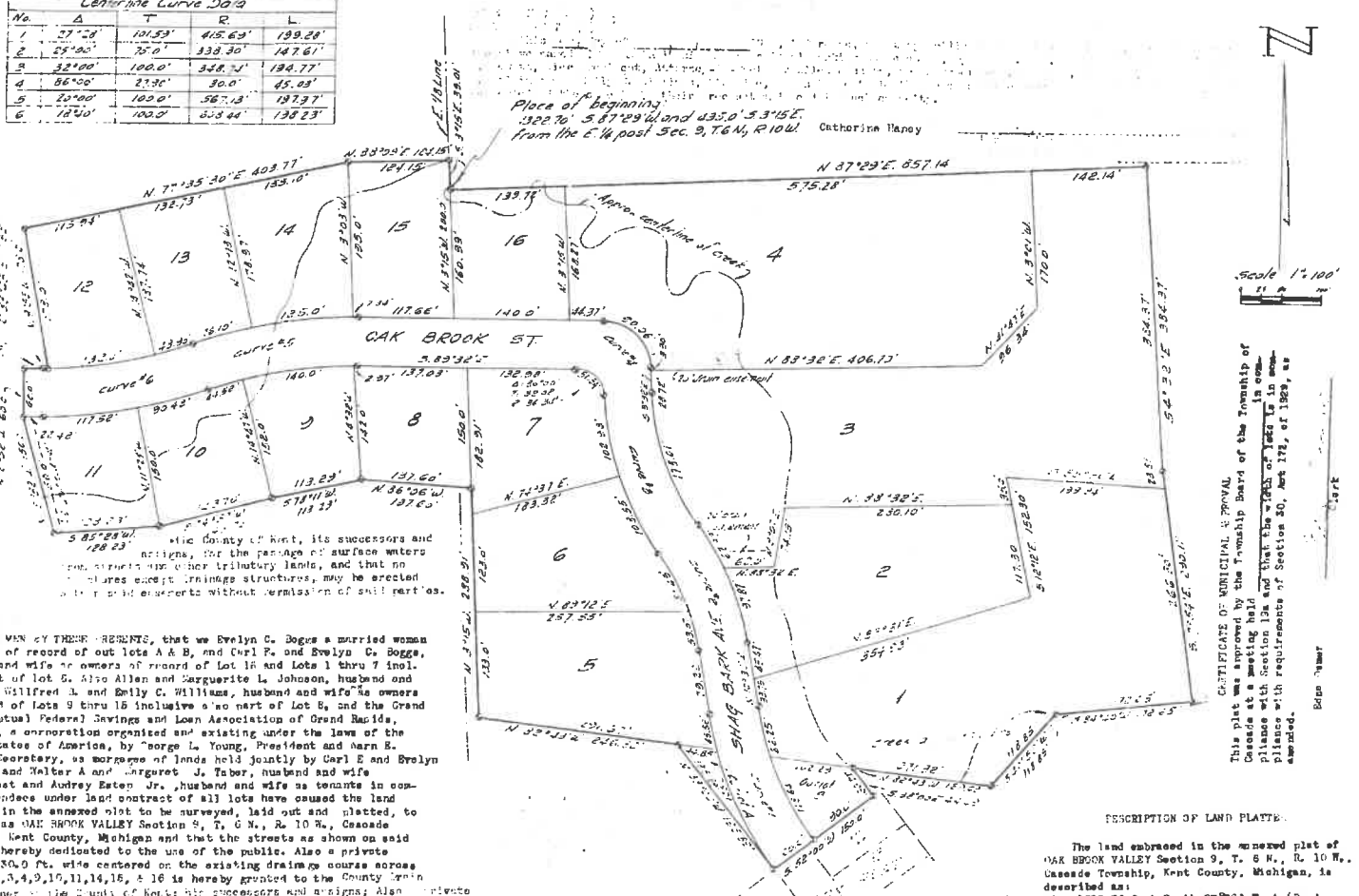
Frank V. Smith, Chairman
Edwin D. Mueller, Member
Richard H. Howell, Member

OAK BROOK VALLEY SECTION 9, T.6N., R.10W.

CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

BY WILLIAMS & WORKS - ENGINEERS - PLANNERS & SURVEYORS

No.	A	T	R	L
1	27.28	141.53	415.63	189.28
2	29.00	75.0	338.30	147.61
3	32.00	100.0	358.71	194.77
4	36.00	27.30	30.0	45.85
5	20.00	100.0	367.13	187.97
6	12.00	100.0	353.44	138.23



...the County of Kent, its successors and assigns, for the purpose of surface waters, streets and other tributary lands, and that no structures except drainage structures, may be erected on the said parcels without permission of said court.

...BY THEIR PRESENTS, that we Evelyn C. Boggs a married woman of record of lot A B, and Carl E. and Evelyn C. Boggs, husband and wife owners of record of lot 16 and lots 1 thru 7 incl. also part of lot 8. Also Allen and Margarette L. Johnson, husband and wife and Wilfred L. and Emily C. Williams, husband and wife owners of record of lots 9 thru 15 inclusive a part of lot 8, and the Grand Rapids Mutual Federal Savings and Loan Association of Grand Rapids, Michigan, a corporation organized and existing under the laws of the United States of America, by George L. Young, President and Earn E. Pecker, Secretary, as mortgage of lands held jointly by Carl E. and Evelyn C. Boggs and Walter A. and Margaret J. Taber, husband and wife also Forest and Audrey Estep Jr., husband and wife as tenants in common as mortgage under land contract of all lots have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as OAK BROOK VALLEY Section 9, T. 6 N., R. 10 W., Cascade Township, Kent County, Michigan and that the streets as shown on said plat are hereby dedicated to the use of the public. Also a private easement 30.0 feet wide centered on the existing drainage course across lots 1, 2, 3, 4, 9, 10, 11, 14, 15, & 16 is hereby granted to the County of Kent.

By their attorneys-in-fact
MICHIGAN NATIONAL BANK
Grand Rapids, Michigan
John E. Dill, 1st Vice President
and
Alfred J. Heath, 2nd Vice President

THE GRAND RAPIDS MUTUAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF GRAND RAPIDS, MICHIGAN, a Corporation organized and existing under the laws of the United States of America
George L. Young, President
Earn E. Pecker, Secretary
Carl E. Boggs, 1st Vice President
Evelyn C. Boggs, 2nd Vice President
Walter A. Taber, 1118 Eastwood, SE, Grand Rapids, Michigan
Margaret J. Taber, 1118 Eastwood, SE, Grand Rapids, Michigan
Forest Estep, Jr., 1118 Vermontville, Mich.
Audrey Estep, Rt. 1, Vermontville, Mich.

STATE OF MICHIGAN)
COUNTY OF KENT) SS
On this day of May 1964, before me, a Notary Public in and for said County, personally came the above named Walter A. Taber and Margaret J. Taber, his wife, and Forest Estep Jr. and Audrey Estep, his wife, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

CERTIFICATE OF COUNTY TREASURER
Office of County Treasurer, Kent County
I hereby certify, that there are no tax liens or titles held by the State on the lands described hereon, and that there are no tax liens or titles held by individuals on said lands for the five years preceding the day of May 1964, and that the taxes for said period of five years are all paid, as shown by the records of this office. This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.

CERTIFICATE OF APPROVAL BY COUNTY PLAT BOARD
This plat was approved on the 7th day of May 1964, by the Kent County Plat Board.

SURVEYOR'S CERTIFICATE
I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 36 inches in length, encased in a concrete cylinder at least 4 inches in diameter and 36 inches in length have been placed at all points marked thus (X) on said plat. All dimensions are in feet and decimals thereof. All dimensions shown on curves are arc measurements. Monuments shown on centerline of streets are 1/2" iron stakes.

STATE OF MICHIGAN)
COUNTY OF KENT) SS
This plat was received for record on the day of May 1964, at o'clock and is recorded in Liber of Plat Books at Page

COUNTY TREASURER'S TAX CERT. NO. 11826 DATED 5/7/64

Notary Public Kent County
By Commission expires August 18, 1967

Ruth E. Webber, Register of Deeds
Jack Bronkema, Clerk
Henry Romyn, Treasurer
Frank W. Boum, Plain Commissioner

CERTIFICATE OF MUNICIPAL AUTHORITY
This plat was approved by the Township Board of the Township of Cascade at a meeting held in compliance with Section 12a and that the plat of lots 1 thru 16 complies with requirements of Section 30, Act 378, of 1928, as amended.



KENNETH D. PARRISH
Kent County Treasurer
300 Monroe Avenue NW
Grand Rapids, MI 49503
Phone (616) 632-7500 Fax (616) 632-7505

Land Division Tax Payment Certification Form

Name: _____ Phone: _____
Owner Address: _____
Owner City, State, Zip: _____
Property Address: _____
Property City, State, Zip: _____
Parcel ID Number: _____

Attach a description of the parcel(s) to be split, combined, adjusted or changed.
This form must also be accompanied by a receipt or check for the \$5.00 fee.

CERTIFICATION DENIED

The Kent County Treasurer's Office has found delinquent taxes on the parcel listed above and cannot issue a certification of tax payment.

Delinquent Taxes Owed: _____

CERTIFICATION APPROVED

CERTIFICATION FEE OF \$5 COLLECTED

Pursuant to House Bill 4055, the Kent County Treasurer's Office certifies that all property taxes and special assessments due to the above parcel subject to the proposed division for the five years preceding the date of the application have been paid. This certification does not include taxes, if any, now in the process of collection by the City, Village or Township Treasurer.

Certified by: _____ Date Certified: _____

NOTICE OF PUBLIC HEARING

The Cascade Charter Township Zoning Board of Appeals will hold a public hearing to consider the following request.

APPLICANT: Bradley and Michelle Stevenson

CASE NO. #21-3648

REQUEST: The applicant is requesting approval from the ZBA to reconfigure platted lot lines.

PROPERTY LOCATION: 7007 Oakbrook St
7126 Mooring Heights Ct

PUBLIC HEARING DATE: Tuesday, August 10, 2021

TIME: 5:30 pm

LOCATION: Cascade Library – Wisner Center
2870 Jacksmith Dr
Grand Rapids MI 49546

All information relative to this request may be reviewed in the office of the Planner (949-0224) located at 5920 Tahoe Dr, SE, Grand Rapids, Michigan, 49546.

Cascade Charter Township
Zoning Board of Appeals

411909201009
CASCADE TOWNSHIP
2865 THORNHILLS SE
GRAND RAPIDS MI 49546

411909201009
RESIDENT/OCCUPANT
6803 BURTON ST SE
GRAND RAPIDS MI 49546

411909201011
FABER PETER
7000 WINDCREST ST SE
GRAND RAPIDS MI 49546

411909277001
DELPUP ANNA M PROTECTION TRUST
7008 WINDCREST ST SE
GRAND RAPIDS MI 49546

411909277002
BROMM PAUL & STEPHANIE
7022 WINDCREST ST SE
GRAND RAPIDS MI 49546

411909277003
CHRISTENSEN DOUGLAS
7038 WINDCREST ST SE
GRAND RAPIDS MI 49546

411909277004
HUBERS LAURA & MATTHEW
7054 WINDCREST ST SE
GRAND RAPIDS MI 49546

411909277005
KAMP RONALD J
7068 WINDCREST ST SE
GRAND RAPIDS MI 49546

411909277006
SCHULTE BRIAN & KATHLEEN
7098 WINDCREST ST SE
GRAND RAPIDS MI 49546

411909277007
HINKLE GREGORY & JERILYN TRUST
7100 WINDCREST ST SE
GRAND RAPIDS MI 49546

411909277008
VANOVER ANDREW & JENNIFER
7114 WINDCREST ST SE
GRAND RAPIDS MI 49546

411909402002
FISHMAN DAVID L
6947 OAK BROOK ST SE
GRAND RAPIDS MI 49546

411909402003
PETERSON JUSTIN
6965 OAK BROOK ST SE
GRAND RAPIDS MI 49546

411909402004
EASTBURG MARK C
6985 OAK BROOK ST SE
GRAND RAPIDS MI 49546

411909403016
DUFENDACH ANDREW & KRISTEN
2509 SHAGBARK AVE SE
GRAND RAPIDS MI 49546

411909403017
MOELLER BRIAN & ANNA
2533 SHAGBARK AVE SE
GRAND RAPIDS MI 49546

411909403018
ZUIDERVEEN KATHLEEN TRUST
6944 OAK BROOK ST SE
GRAND RAPIDS MI 49546

411909403019
BARCHESKI BRIAN
6964 OAK BROOK ST SE
GRAND RAPIDS MI 49546

411909403020
BLANDING JOSHUA & ANNE
6986 OAK BROOK ST SE
GRAND RAPIDS MI 49546

411909426002
STEVENSON BRADLEY P
7007 OAK BROOK ST SE
GRAND RAPIDS MI 49546

411909426008
DARNELL MARK C
2510 SHAGBARK AVE SE
GRAND RAPIDS MI 49546

411909426009
BYLSMA CAROL L TRUST
7110 OAK BROOK ST SE
GRAND RAPIDS MI 49546

411909426025
DERMODY PATRICIA TRUST
7029 OAK BROOK ST SE
GRAND RAPIDS MI 49546

411909426026
BRANDT EVELYN TRUST
7071 OAK BROOK ST SE
GRAND RAPIDS MI 49546

411909426030
BELSITO JOSEPH & GRETCHEN
7157 MOORING HEIGHTS CT SE
GRAND RAPIDS MI 49546

411909426031
XU HUA QIANG E &
LUO XIAO S
7145 MOORING HEIGHTS CT SE
GRAND RAPIDS MI 49546

411909426032
EHRlich MARC W
7133 MOORING HEIGHTS CT SE
GRAND RAPIDS MI 49546

411909426033
WEATHERFORD CHRISTOPHER & JANE
7125 MOORING HEIGHTS CT SE
GRAND RAPIDS MI 49546

411909426034
BOYCE HAYDEN & MARCIA
7126 MOORING HEIGHTS CT SE
GRAND RAPIDS MI 49546

411909426035
AXELROD MARTIN A & JEANINE M
7132 MOORING HEIGHTS CT SE
GRAND RAPIDS MI 49546

411909426036

PAULL CRAIG A & BARBARA A TRUST
7144 MOORING HEIGHTS CT SE
GRAND RAPIDS MI 49546

411909426037

DEWAAL MARY JANE TRUST
7156 MOORING HEIGHTS CT SE
GRAND RAPIDS MI 49546

411909426042

MCNINCH MICHAEL & KATHERINE
7103 OAK BROOK ST SE
GRAND RAPIDS MI 49546

July 13, 2021

Facsimile letter – 222-5206

Display Advertising
The Grand Rapids Press
Press Plaza
Grand Rapids, MI 49503

Dear Dawn:

Please publish the enclosed Notice of Public Hearing in The Grand Rapids Press –
on:

Thursday July 22, 2021

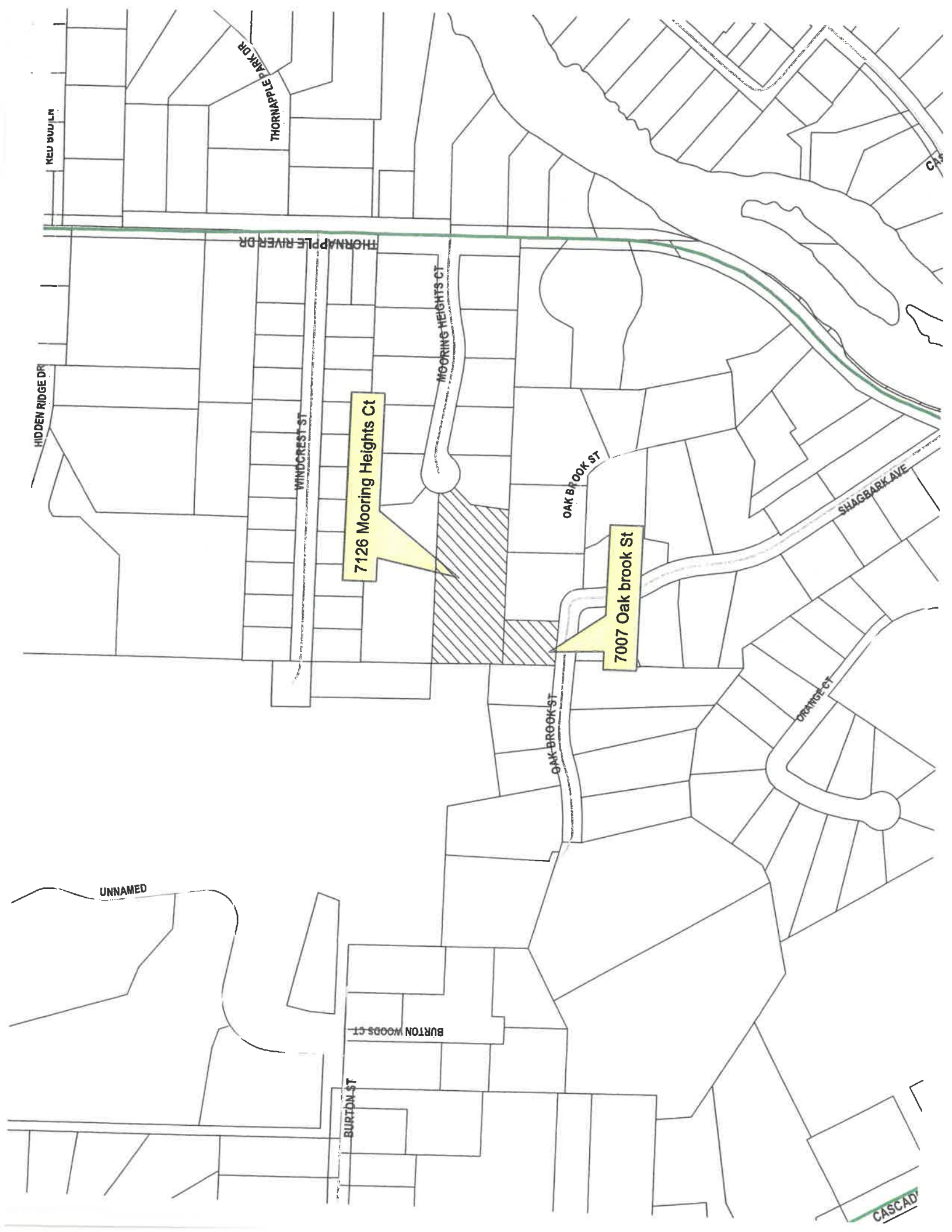
This display ad is attached as a Microsoft Word document.

Please furnish my office with an affidavit of publication. Thank you for your cooperation and attention to this matter. If you have any questions, please do not hesitate to give me a call at 949-0224.

Sincerely,

Steve Peterson
Planning Director

Attachment



THORNAPPLE RIVER DR

KCU BUD LN

HIDDEN RIDGE DR

WINDCREST ST

MOORING HEIGHTS CT

7126 Mooring Heights Ct

OAK BROOK ST

7007 Oak brook St

SHAGBARK AVE

OAK BROOK ST

ORANGE CT

UNNAMED

BURTON WOODS CT

BURTON ST

CASCADY

STAFF REPORT

STAFF REPORT: Case #21-3649/Larmore
REPORT DATE: August 4, 2021
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: August 10, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:
Christopher Larmore
5733 Summerset Woods Dr
Alto, MI 49302

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a variance to construct an accessory building in the front yard.

EXISTING ZONING OF
SUBJECT PARCEL(S): PUD 70

GENERAL LOCATION: Summerset Woods Drive, west of McCords Avenue and north of 60th Street

PARCEL SIZE: Approximately 1.3 acres

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: All Residential

ZONING ON
ADJOINING PARCELS: N,E,S – PUD 70
W – PUD 64

STAFF COMMENTS:

1. The applicant would like to keep an existing 10' x 16' (160 sq ft) accessory building in the front yard.
2. The location of the building in the front yard is the only variance being asked for. The applicant indicated that the building would be 10 feet tall, so the building meets our side

yard setback requirement of 10 feet. It also meets the 35-foot front yard setback requirement.

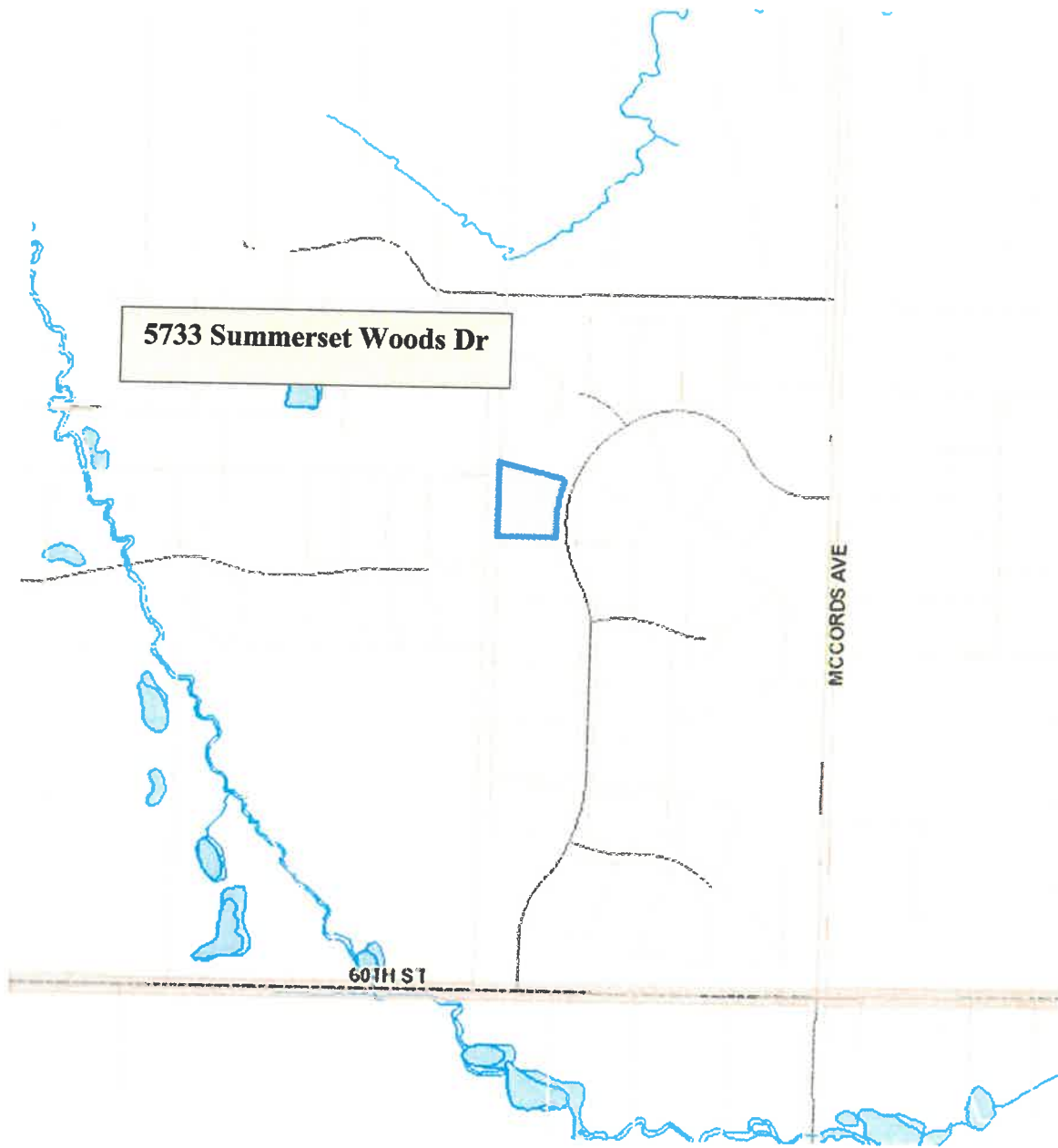
3. The home is located back in the northwest corner of the property, and is placed very near to the rear and side setbacks. The septic tanks and drain field are located immediately to the south of the home, so there is not room for an accessory building in that side yard.
4. We do have some allowance for building an accessory building in the front yard provided they meet the following standards:
 1. A lot in which the topography of the property makes it impossible to construct the building in the rear or side yard, or extensive grading and tree removal is required which would significantly change the landscape and views of the neighborhood if required to locate the building in the rear or side yard.
 2. A lot in which the property owner would have to drive over a drain or septic field in order to access the garage.
 3. A lot in which the accessory building is setback a minimum of two-hundred (200') feet from the Right-of-Way.
5. Since the applicant would not meet the third standard a variance is required. The building could be pushed further back from the road, but the lot is not deep enough for it to meet the 200' setback requirement. Pushing it further from the road would not necessarily make it more concealed.
6. The building would not be located closer to Summerset Woods than the buildings on either of the adjacent properties, so this accessory building would not appear to be in the front yard to the neighbors.
7. We have granted some other variances for buildings in the front yard where it has been demonstrated that a hardship exists and no other alternative is possible.
8. Since the building is below 200 square feet the applicant would only need to receive the variance. A building permit is not required.
9. The property is less than 3 acres, so this is the only accessory building they are allowed.
10. There does not appear to be any other homes on the street with an accessory building in the front yard.
11. There is a line of trees and vegetation that screens the building from both Summerset Woods Drive and from the property to the south.
- A. Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all the findings of fact listed in the table below:

Findings of Fact	Comment
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	The home is located in the back corner of the lot and the septic system is located in the side yard, which would make it difficult to locate the building outside of the front yard area. The property is also heavily vegetated along the perimeter.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created)	The placement of the home on the property could be considered the result of actions taken by the applicant.
That such variance is the minimum variance that will make possible the reasonable use of the land, building or structure.	The building could be setback further from the road, but that would not necessarily make it more concealed.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	Given the fact that the building is behind the required front setback and is not being located any closer to the road than the buildings on the neighboring properties, it would not appear to be injurious to the neighborhood.
That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.	The location of the septic system in the side yard limits the ability to place an accessory building on the property in the rear or side yard.
The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.	Given the location of the septic and drain field, the small size of the building under 200 square feet, the large amounts of vegetation screening the building, and the fact that it would appear to be in the side yard of the neighboring properties, the variance is justified.

STAFF RECOMMENDATION:

Staff recommends that you approve the variance as requested to allow the accessory building in the front yard.

Attachments: Application package
Site plan





CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Christopher Larmore
Address: 5733 Summerset Woods Dr SE
City & Zip Code Alto, 49302
Telephone: 650 281 6059
Email Address: chris.larmore@gmail.com

OWNER: * (If different from Applicant) same
Name: _____
Address: _____
City & Zip Code: _____
Telephone: _____
Email Address: _____

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

- | | |
|--|--|
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Administrative Site Plan Review |
| <input type="checkbox"/> Deferred Parking | <input type="checkbox"/> P.U.D. – Rezoning * |
| <input type="checkbox"/> P.U.D. – Site Condominium * | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review * | <input type="checkbox"/> Sign Variance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision Plat Review * |
| <input checked="" type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____ * |

*** Requires an initial submission of 5 copies of the completed site plan**

BRIEFLY DESCRIBE YOUR REQUEST:**

Request to have shed located in very discreet location in side/front yard, due to septic field taking majority of back yard. Very thorough explanation with photos attached.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

411936301007 UNIT 7 * SUMMERSET SITE CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION
PLAN NO.597 LIBER 6276 PAGE 621 AS AMENDED BY INSTRUMENT NO.20120706-0061672

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 _____ 41-19-36-300-009

ADDRESS OF PROPERTY: 5733 Summerset Woods Dr SE, Alto MI 49302

PRESENT USE OF THE PROPERTY: Residential

**NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR
EQUITABLE INTEREST IN THE PROPERTY:**

Name(s)	Address(es)
Nichole Larmore (Wife)	5733 Summerset Woods Dr SE , Alto MI 49302
_____	_____

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Owner – Print or Type Name
(*If different from Applicant)

Chris Larmore

Applicant – Print or Type Name

* _____
Owner’s Signature & Date
(*If different from Applicant)

Christopher D. Larmore 6/29/21

Applicant’s Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Chris Larmore
5733 Summerset Woods Dr SE
Alto MI 49302

To: Township of Cascade Zoning Board

Re: Shed Placement Issue, Resulting from Septic Field Location.

Thank you for your service to our community.

I am seeking a variance and approval from Cascade Township, to keep my shed in its current location which is required due to the nature of my lot and the location of my septic fields. I also believe it is in the best interest of the values of our homes and to the visual appeal to the neighborhood to keep it in its current location as it is the most discreet location (Photos enclosed)

Septic field location- My home is on the back right furthest possible portion of my lot with the required setbacks. Which with my deck and stamped concrete, means I have no back yard. It creates a 1 acre side yard though, to the left of my home. I had a ton of the original trees left on the lot when I moved in, so my home is the most heavily wooded and least visible from the road, in the neighborhood. However, the septic field takes the remaining portion of the side/back yard almost in full. As there are two tanks, which then connect via pipes, to two drainage fields, which push up against the left lot line of the back yard. I am unsure where the piping is but I know really well where the tanks and fields are, and do not believe there is an area there where I can put the shed. Resulting in no placement locations acceptable to the zoning of Cascade Township that wouldn't cause me to move my septic.

Architectural Quality- I invested significant dollars and time picking a shed that would match the architectural integrity of my home and the subdivision. The shed is an exact match in paint color to my home, and has windows. It is classy, and well built. It is not on a permanent foundation but is on crushed gravel.

Size- The size of the shed is 10x16 and it is 10 feet high. (160 sq feet) It is considered very small accessory building.

Visibility, Points of View, Vegetation

In this specific situation, a vast majority of residents would have far greater visibility to the shed if moved to an alternate location. The location selected is surrounded heavily by evergreen, providing cover to the area even in the winter. Over 50 additional conifer have been planted on my lot which will provide significant continued visual barrier to the shed at its current locations. Of varying species. Any other proposed location will be surrounded by deciduous trees, which during the winter provide no visual cover.

Of my two next door neighbors, the neighbor on the sw side of my property is unable to see the shed at all due to pine cover. Both neighbors to the NE side have a limited view, heavily restricted by vegetation, which will continue to grow and of which a good portion is evergreen. Photos enclosed in this email for review, which show that the shed is not visible from the road at all in the summer, and winter photos which show very limited visibility only from a small area when passing by. There is a final photo of the shed from the front so you can more carefully understand the location.

Thank you for your time and consideration in this matter. If the zoning department has additional questions please do not hesitate to reach out.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Larmore", written in a cursive style.

Chris Larmore





15









NOTICE OF PUBLIC HEARING

The Cascade Charter Township Zoning Board of Appeals will hold a public hearing at a regular meeting to consider the following request.

APPLICANT: Christopher Larmore

CASE NO. #21-3649

REQUEST: The applicant is requesting a variance to allow an accessory building in the front yard.

PROPERTY LOCATION: 5733 Summerset Woods Dr

PUBLIC HEARING DATE: Tuesday, August 10, 2021

TIME: 5:30 pm

LOCATION: Cascade Library – Wisner Center
2870 Jacksmith Ave, SE
Grand Rapids, MI 49546

All information relative to this request may be reviewed in the office of the Planner (949-0224) located at 5920 Tahoe Dr, SE, Grand Rapids, Michigan, 49546 during regular business hours. Written comments concerning the request may be submitted to the Township Planner, Brian Hilbrands, 5920 Tahoe Dr, SE, Grand Rapids, MI 49546 before the start of the meeting. The meeting packet will be available on the Township website a few days prior to the meeting - <https://www.cascadetwp.com/reference-desk/meetings>

Cascade Charter Township
5920 Tahoe Dr SE
Grand Rapids, MI 49546
Zoning Board of Appeals

Individuals with disabilities requiring auxiliary aids or services who are planning to attend the hearing should notify Township Clerk Susan Slater at sslater@cascadetwp.com within a reasonable time in advance of the date of the hearing.



411936301008
BAILEY JASON & CYNTHIA A
5775 SUMMERSET WOODS DR SE
ALTO MI 49302

411936301009
TOCILA DAN & ELZBIETA
5809 SUMMERSET WOODS DR SE
ALTO MI 49302

411935426006
EKKENS JONATHAN & JENNIFER
5678 WHITNEYVILLE AVE SE
ALTO MI 49302

411935450005
PTAK RICHARD & MICHELLE
8753 LAUREL RIDGE SE
ALTO MI 49302

411936301005
MCCALLUM TRUST
8810 SUMMERSET WOODS CT SE
ALTO MI 49302

411935450006
KELLER JAY & REGULA
8797 LAUREL RIDGE SE
ALTO MI 49302

411936301006
BOVERHOF JOEL & KAITLYN
8830 SUMMERSET WOODS CT SE
ALTO MI 49302

411936301027
DEGENFELDER JEFFREY & REBECCA
5730 SUMMERSET WOODS DR SE
ALTO MI 49302

411935450007
JOSLYN HEATHER & ERIC
8790 LAUREL RIDGE SE
ALTO MI 49302

411936301007
LARMORE CHRISTOPHER & NICHOLE
5733 SUMMERSET WOODS DR SE
ALTO MI 49302

411936301026
HOCHARD SHERRY & LOESSEL
WILLIAM
5772 SUMMERSET WOODS DR SE
ALTO MI 49302

411936301028
CHANDRAN RAVI & GREGORY TRUST
CHANDRAN RAVI & GREGORY
5688 SUMMERSET WOODS DR SE
ALTO MI 49302

STATE OF MICHIGAN)
County of Kent
and County of Ottawa

SS Deann Suttors

Being duly sworn deposes and say he/she is Principal Clerk of



THE GRAND RAPIDS PRESS


DAILY EDITION

a newspaper published and circulated in the County of Kent and the County of Ottawa and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day(days)

July 22 A.D. 20 21

Sworn to and subscribed before me this 22 day of July 20 21

Teasha R. Payne
TEASHA R. PAYNE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MECOSTA
COMMISSION EXP FEB 24 2026
ACTING IN COUNTY OF Kent



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Cascade Charter Township
5920 Tahoe Dr SE
Grand Rapids, MI 49546
Zoning Board of Appeals

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