

AGENDA
Cascade Charter Township Planning Commission
Monday, June 5, 2023
7:00 pm
2870 Jacksmith Ave

Public may access the meeting via video conference software Zoom
<https://us02web.zoom.us/j/85807187174>

Meeting ID: 879 8058 1366
By Phone: +1 929 205 6099

- 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.** **Disclose any Conflict of Interest**
- ARTICLE 5.** **Approve the Minutes of the May 15, 2023 Meeting**
- ARTICLE 6.** **Acknowledge visitors and those wishing to speak.**
 (Comments are limited to five minutes per speaker)
- ARTICLE 7.** **Case #23-3763/Fitzgibbon**
 Property Address: 5283 Whitneyville Ave
 Public Hearing
 Requested Action: Seeking a Type II Special Use Permit to operate a Bed &
 Breakfast.
- ARTICLE 8.** **Case #23-3764/Jipping**
 Property Address: 7779 Silverthorn Dr
 Public Hearing
 Requested Action: Seeking a Type I Special Use permit for an accessory building
 exceeding 832sqft.
- ARTICLE 9.** **Case #22-3739/Northpointe Bank**
 Property Address: 5303 28th St Ct
 Requested Action: Consider recommendation to Township Board for PUD
 Ordinance amendment.
- ARTICLE 10.** **Cascade Township**
 Public Hearing
 Requested Action: Consider recommendation to Township Board for proposed
 amendments to the Master Plan.
- ARTICLE 11.** **Closed Session – Pursuant to MCL 15.268 (h) – To consider material exempt**
 from discussion or disclosure by state or federal statute.
- ARTICLE 12.** **Old Business**
- ARTICLE 13.** **Any Other Business**
- ARTICLE 14.** **Acknowledge visitors and those wishing to speak.**

(Comments are limited to five minutes per speaker)

ARTICLE 15. Adjournment

Meeting format

1. **Staff Presentation** *Staff report and recommendation*
2. **Project presentation-** *Applicant presentation and explanation of project*
 - 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*

Minutes

Cascade Charter Township
Planning Commission
Monday, May 15, 2023
7:00 pm
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Noordyke called the meeting to order at 7:01 P.M.
Members Present: Noordhoek, Rissi, Noordyke, Richardson, Engel, Bruneau, Rowland
Members Absent: Moxley
Others Present: Planning Director Hilbrands and those listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance**
- ARTICLE 3. Approve the current Agenda**
Motion was made by Member Engel to approve the current agenda. Supported by Member Rissi. Motion carried 7 to 0.
- ARTICLE 4. Disclose any conflict of interest**
Member Rowland disclosed he is a member of Watermark Country Club. Members had no concerns with this conflict.
Member Rissi disclosed he has completed work for one of the applicants on their home on an unrelated project. He also mentioned his company does irrigation maintenance for Northpoint Bank for the 5303 28th St location and they may have to do service work related to the construction. Members had no concerns with either conflict.
- ARTICLE 5. Approve the Minutes of the May 1, 2023 Regular Meeting and Closed Session**
Member Bruneau made a correction to Article 7, paragraph 7, stating that both the tire distributor and HVAC company will be occupying the building. He also added than in Article 7, paragraph 8, there are 14 loading docks instead of 10.
Motion was made by Member Bruneau to approve the May 1, 2023 meeting minutes with the proposed changes. Supported by Member Engel. Motion carried 7 to 0.
- ARTICLE 6. Acknowledge visitors and those wishing to speak**
There was no one who wished to speak.
- ARTICLE 7. Case #23-3739/Northpointe Bank**
Property Address: 5303 28th St
Requested Action: Preliminary Plan Review for an amendment to the PUD Ordinance to accommodate an addition to the existing office building.
Planning Director Hilbrands presented the case stating that the applicant is requesting a Preliminary Plan Review to amend the existing PUD to allow 2 additions totaling

approximately 6,000sqft to an office building bringing the total building size to just over 97,000sqft.

The Planning Commission reviewed this plan late last year and required additional information including the photometric plan, landscaping, and drainage plan, which has now been provided.

Planning Director Hilbrands said the site was rezoned to PUD in 1988 allowing for a multi-tenant retail center and in 1993 the PUD was amended to allow for office uses. The PUD ordinance limits the size to 90,000sqft. Since the proposed additions would exceed that, an amendment is required.

The applicant submitted a photometric plan and landscaping plans. Cascade Township's engineer has reviewed plans and concluded a stormwater maintenance agreement will be required.

Upon Preliminary Plan approval, the next step for Staff would be drafting the PUD amendment and presenting to the Planning Commission for a final recommendation to the Township Board.

Staff recommended approval of the Preliminary Plan with the two conditions listed in the Staff Report.

Member Bruneau asked how the building is already over the allowed square footage at 91,057sqft. Planning Director Hilbrands said it was unclear why the building was slightly over what was approved, but the amendment would bring the building into compliance.

Member Rowland asked if there would be any additional parking necessary and Planning Director Hilbrands affirmed that they have 2 large parking lots that will suffice for the added office space.

Member Richardson asked if there had been a traffic study completed on this street since there may be an increase in traffic. Planning Director Hilbrands was not sure, but mentioned this building was originally a large retail center which would have generated more traffic than an office building. Member Bruneau said he experienced heavy traffic from adjacent uses when he visited the site.

Steve Teitsma, the project's civil engineer, mentioned that the bioretention basin located in the southwest corner is a small rain garden that was provided to fulfill the water quality requirement.

Motion was made by Member Rissi to open public hearing. Supported by Member Engel. Motion carried 7 to 0.

Rick Lotson, Highridge condo resident, asked if there would be an increase in height of the building. Teitsma did not believe there would be an increase to the height. Lotson also asked if the hours of operation will be the same and if there would be an increase in employees. Teitsma believed the hours will remain the same and there will not be a major increase in new employees.

Motion was made by Member Rissi to close public hearing. Supported by Member Engel. Motion carried 7 to 0.

Member Bruneau asked if the detention basin is existing or if it's being added. Teitsma said it is currently existing. They are also adding a small rain garden in the southwest corner.

Member Rissi said the intersection of Kraft and 28th Street has had increased congestion related to 28th Street Ct and Meijer Dr. There was previous discussion to speak with the road commission about the timing of the lights at the intersection. He said the burden of a traffic study shouldn't fall onto Northpointe Bank since there are other businesses creating traffic as well. Member Rissi suggested contacting the road commission to see if there had been timing adjustments made.

Member Rowland said he likes the idea of creating new jobs but is concerned about future projects. There have been multiple amendments to the size of buildings allowed and he thinks other businesses will want an increase as well. Chair Noordyke clarified that this is a PUD amendment, which is on an individual basis, opposed to an ordinance amendment.

Member Rissi mentioned that the new owners have brought life to this building and there is a benefit to business adding value to the community.

Member Bruneau did not believe that 28th Street Ct could support any additional traffic and that there's a need to investigate the mechanism of the issue so new businesses won't be impacted in the future. He also had a concern with the width of the road. Members agreed the width of the road is not wide enough and there are many times of the day where traffic is backed up there.

Motion was made by Member Engel to approve the Preliminary Plan Review with Staff's two conditions. Supported by Member Rissi. Motion carried 7 to 0.

ARTICLE 8. Case #23-3756/Fleet Quest Logistics, LLC

Property Address: 5610 & 5620 Kraft Ave

Requested Action: Type II Special Use Permit to allow a trucking terminal.

Planning Director Hilbrands presented the case explaining the applicant is looking for a Type II Special Use Permit for a trucking terminal located at 5610 and 5620 Kraft Ave. This site is located in the transitional industrial zoning district. Included in this request will be a two-phase project with an approximate 39,400sqft building located at the front lot and a 16,000sqft building on a rear lot. If this permit gets approved, the applicant will need to apply for a lot line reconfiguration. Both buildings will have office and warehouse space along with a service area in the phase one building. There will be a requirement of 68 parking spaces.

These plans meet all setback, height, and buffer yard requirements. Trucking facilities are to maintain a 100ft setback from the front property line and 50ft setback from all others.

The project has one proposed curb cut onto Kraft Ave which will need to be permitted by the Road Commission. Additionally, grading for the driveway will extend onto a neighboring property so approval from the neighbor will need to be provided.

There has been an extensive landscape plan submitted that meets township regulations and a landscape bond of no less than \$69,000 should be submitted. A photometric plan was also submitted.

The fire and building departments reviewed and approved the plans along with the township engineer pending submittal of the geotechnical support. A storm water maintenance agreement will also need to be provided.

Staff recommended that the Planning Commission move forward with a positive recommendation to the Township Board with the 7 conditions listed in the Staff Report.

Member Bruneau questioned why the township engineer's recommendations were slightly unclear regarding the sewer location. Planning Director Hilbrands said the township engineer must not have felt strongly that it should be a requirement of the applicant.

Paul Henderson, a civil engineer with Roosien Associates, attended the meeting to answer any questions. Regarding the neighboring property approval for driveway grading, they have filled out forms the Airport Board had asked for and there does not appear to be any issues. He said it's a very minor 3x4 foot triangle on their property.

Member Rowland asked how many employees they intend to have and the owner stated they have about 12 office employees and about 50 drivers.

Member Rissi asked if the applicant had any discussions about the water main previously mentioned. Henderson said he contacted a resource at the City of Grand Rapids regarding looping in the water main and they have to go through the preliminary utility plan process with them.

Motion was made by Member Rissi to open public hearing. Supported by Member Engel. Motion carried 7 to 0.

There was no one that wished to speak.

Motion was made by Member Rissi to close public hearing. Supported by Member Engel. Motion carried 7 to 0.

Motion was made by Member Rissi to make a positive recommendation to the Township Board for case #23-3756 with the 7 Staff conditions. Supported by Member Rowland. Motion carried 6 to 1.

ARTICLE 9. Case #23-3765/Redwater Group

Property Address: 1600 Galbraith Ave

Requested Action: Basic Plan Review for an amendment to the PUD Ordinance to allow for a cigar bar as a permitted use.

Planning Director Hilbrands presented the case explaining that the applicant would like an amendment to the PUD ordinance allowing a cigar bar as a permitted use at the clubhouse building at Watermark Golf Club. This change would just require a text change to the PUD ordinance. The current PUD lists a number of permitted uses but a cigar bar is not included, so the applicant needed to apply for an amendment in order to add it as a permitted use.

Member Engle asked what the initial intended use for this area was supposed to be. Planning Director Hilbrands said it was shown as a lounge space for members.

Craig Smith with Red Water Group attended the meeting to elaborate on plan details. He said that nothing has changed about the lounge area, just the use of it becoming a cigar bar. There will be a cigar bar exemption with stringent rules on ventilation and management. The Department of Public Health controls all the licenses with strict regulations and inspections.

Member Rowland expressed concern with smoking outside. Smith said the location of the patio should mitigate the smell to other members of the club.

ARTICLE 10. Discussion of Proposed Amendments to Zoning Ordinance

Planning Director Hilbrands provided members with a list of potential amendments to the zoning ordinance and offered to answer any questions.

Member Rissi asked if the landscaping operations would still require a nursery to be operated and Planning Director Hilbrands said that would not necessarily be the case. He also asked if snowplowing is included in landscaping. Planning Director Hilbrands said he would consider that a landscaping operation, and said they may have to add more restrictions to account for that.

Member Bruneau asked how on item 6 of the last page, approval for a 5,000sqft building is an administrative task. Planning Director Hilbrands said that's the way the zoning is currently written and he took verbatim what the Process Recommendation Subcommittee had said as well.

Planning Director Hilbrands will investigate the process neighboring communities have on the process of approving 5,000sqft buildings.

Member Rissi said, in terms of boathouses, that ordinances may sometimes keep developers from creating unique structures. He questioned if there should be more specific language regarding if a boathouse is connected to the home. Planning Director Hilbrands said if it has connection to the home it would have to meet the 25ft rear property line setback requirements for a home.

Member Richardson asked for elaboration on outdoor eating areas in B2 district. Planning Director Hilbrands explained that many restaurants already have existing outdoor eating areas. These are becoming much more common which is a possible reason for not requiring a Type II Special Use Permit and having them addressed during site plan review as a use permitted by right.

Member Engel would like a more defined definition of a boathouse.

ARTICLE 11. Old Business

Chair Noordyke brought up forming a farmland subcommittee. Members Rissi and Bruneau expressed interest in being a part of the subcommittee.

Member Bruneau said he had discussed with Supervisor Lesperance the inability to change a private road to public. Member Rissi said there was a previous attempt to change road classification, but there was trouble getting all property owners on board.

Member Bruneau mentioned how Kent County police officers are not responsible for enforcing township ordinances and he wondered if there was a way to give them more authority.

ARTICLE 12. Any Other Business

Member Noordhoek said there is an issue with the Meijer and Chick-fil-a parking lot with traffic congestion. He suggested holding off on anymore approvals until there is a solution.

Member Noordhoek said there was a job posted for a temporary township manager.

Chair Noordyke wanted to have the new Parks and Rec Director attend a meeting.

ARTICLE 13. Acknowledge visitors and those wishing to speak

There was no one who wished to speak.

ARTICLE 14. Adjournment

Motion was made by Member Engel to adjourn the meeting. Supported by Member Rissi. Motion carried 7 to 0. The meeting was adjourned at 8:59 P.M.

Respectfully submitted,

Joe Engel, Secretary

STAFF REPORT

STAFF REPORT: Case # 22-3764
REPORT DATE: May 22, 2023
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: June 5, 2023
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Heidi & Patrick Fitzgibbon

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a Type II Special Use permit to operate a Bed & Breakfast.

EXISTING ZONING OF SUBJECT PARCEL: ARC

GENERAL LOCATION: on Whitneyville, south of highway 96

PARCEL SIZE: 1.45 acres

PROPERTY LOCATION: 5283 Whitneyville Avenue SE

EXISTING LAND USE ON THE PARCEL: Residential

ADJACENT AREA LAND USES:

N: Residential
E: Residential/Agricultural
S: Residential
W: Residential

ZONING ON ADJOINING PARCELS:

N: ARC
E: PUD-60
S: ARC
W: ARC

STAFF COMMENTS:

- A. The applicant is pursuing approval for operating a Bed & Breakfast out of their home. Today they are seeking a recommendation for approval to the Cascade Township Board of Trustees.
- B. The applicant has indicated on the site plan that a portion of the home is to be used for guests to stay in.
- C. The home was built in 1853 as a tavern and the name of the property is still Whitney Tavern Stand. The property was previously an inn. Please refer to the applicant’s narrative for further context.
- D. There is approximately 500sqft. of guest quarters in the home. It can sleep up to 5 guests, with three bedrooms. The whole home is assessed at 4, 515sqft.
- E. Based on Chapter 17 requirements, the applicant has indicated there are two parking spaces, each 11 feet wide, for guests to park.
- F. The Fire Department requires 1 smoke detector in each room and 1 ABC fire extinguisher on the main level.
- G. The Building Official has reviewed the application and will require a smoke detector in each room as well as a carbon monoxide detector.
- H. The applicant has spoken with the Kent County Health Department who doesn’t require any permits for serving premade food to guests. Refer to applicant for confirmation as documentation was not provided.
- I. The Township does not currently have any other Bed & Breakfast accommodations in operation to compare this case with.

Conditions for Special Use Permit Approval

Special Land Use review and Section 17.07b Bed and Breakfast establishments requires a Bed & Breakfast meet the criteria included in the table below.

<i>Factors</i>	<i>Comments</i>
Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed.	There are no exterior changes to the property to accommodate this use. The house will remain as-is and present as a single-family home still.

Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.	The Tavern is located just south of Highway 94 and front Whitneyville Avenue, a
Not create excessive additional requirements at public cost for public facilities and services.	No change in services is needed for this Bed & Breakfast to operate.
Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.	Only up to 3 guests at a time can stay at the Bed & Breakfast. This will not create additional traffic congestion.
Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.	The bed & breakfast does not host any events or activities that would be detrimental to any persons. No excess noise, smoke, fumes, glare, vibration, odor or traffic.
All applicable federal, state, and local licensing regulations shall be complied with.	The applicant has been informed that food service must meet KCHD standards for food safety.
Location outside of a platted residential subdivision.	This parcel is not part of a platted subdivision.
Subordination to the principal use of a single-family dwelling unit.	The primary use of the property is a single-family-home. Approximately 1/3 of the principal residence is dedicated to bed & breakfast.
Occupancy of no more than fifty (50) percent of the dwelling unit.	3 rooms in the home are used to serve bed & breakfast guests. The site plan indicates 500sqft of the 4,515sqft. home is utilized for the bed & breakfast. This makes up 11% of the dwelling unit.
The premises shall be the principal residence of the operations owner/operator when the establishment is active	Heidi and Patrick live in the home full time and are the owners and operators of the bed and breakfast. There are no additional staff.
The structure shall be erected or retained as a single-family structure. Commercial food preparation equipment and eating or bathroom facilities within individual sleeping quarters shall not be installed.	The home's interior has not been altered and still functions as a single-family home with an area designated for guests.
Meal services shall be limited to during normal and customary breakfast hours and shall be provided only to lodgers registered to the establishment.	Heidi and Patrick provide a continental style breakfast of pre-made food served for guests to enjoy at their leisure.

Two (2) off-street parking spaces for the owner operator and one (1) off-street parking space per room to be rented shall be provided.	Next to the guests' quarters are two parking spaces with additional parking available on the driveway. Each space is 11 feet wide.
Signs shall be subject to the regulations applicable to signs in the district in which the use is located.	There is one tavern sign in the front yard that measures 3 feet by 2 feet. It is not in the ROW.

RECOMMENDATION

Staff recommends that this special use permit be recommended to the Township Board of Trustees for approval with the following conditions:

1. Fire code requirements must be met.
2. Building code requirements must be met.
3. Kent County Health Department permits are obtained if required.

Attachments:
Application Packet



CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT:

Name: Heidi Fitzgibbon
 Address: 5283 Whitneyville Ave SE
 City & Zip Code Alto 49302
 Telephone: 616-914-1134
 Email Address: fitzph@yahoo.com

OWNER: * (If different from Applicant)

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 Subdivision |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> 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:**

(see attachment)
Whitney Tavern Stand B&B

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

(see attachment)

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 35-100-005

ADDRESS OF PROPERTY: 5283 Whitneyville Ave SE Alto 49302

PRESENT USE OF THE PROPERTY: Home and B & B

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

Name(s)

Address(es)

Patrick Fitzgibbon

Same

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)

Heidi Fitzgibbon
Applicant - Print or Type Name

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

Heidi Fitzgibbon 5-1-23
Applicant's Signature & Date

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

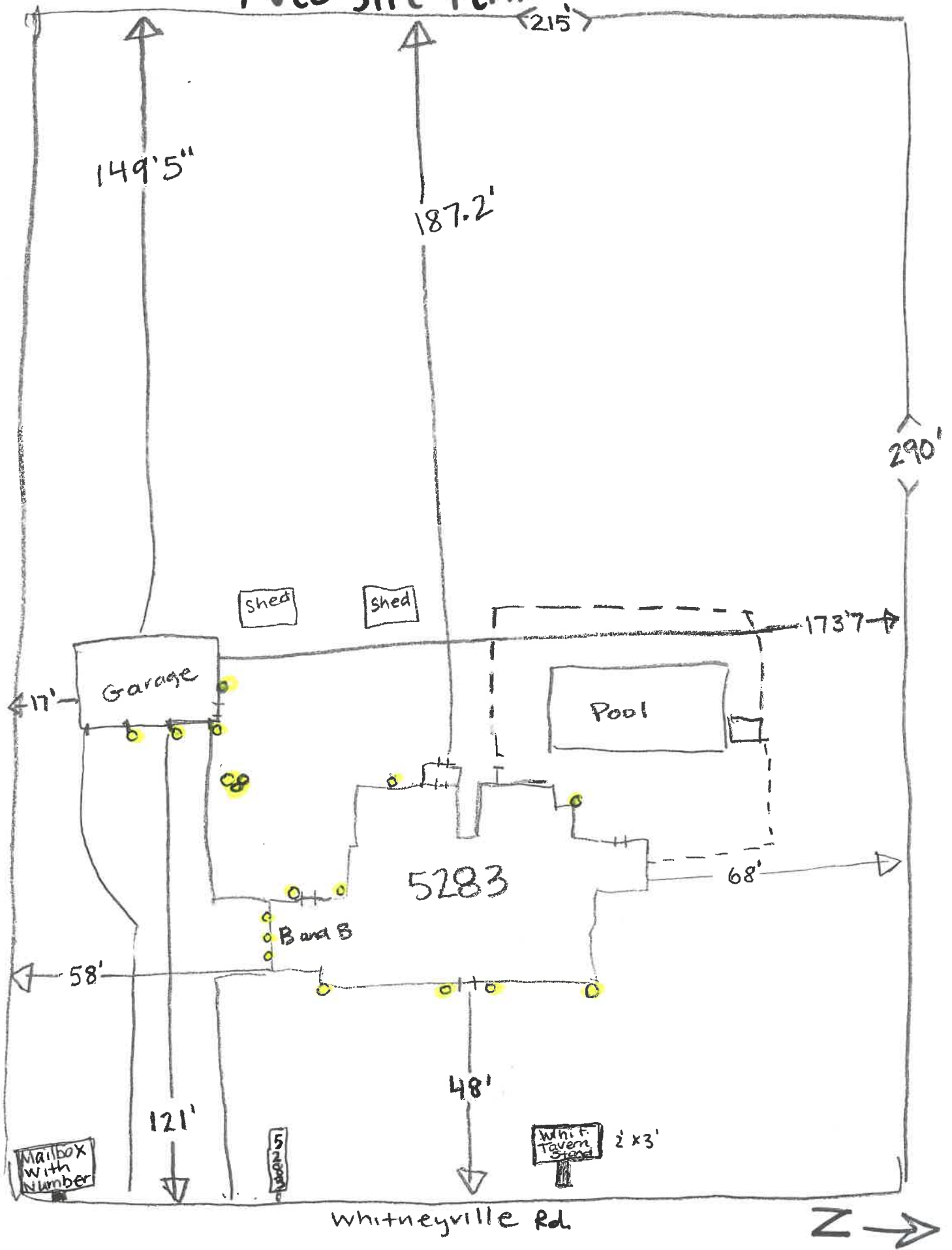
I am requesting to operate a B&B in a portion of our single family dwelling unit (principal residence) home at 5283 Whitneyville, which is the historic Whitney Tavern Stand, built in 1853. This home is outside of a platted residential subdivision. The B&B portion is 561 square feet which is 13% of the total house. The space is for one party at a time and includes 2 bedrooms, a bathroom, and a small sitting room with kitchen amenities (microwave and keurig). Guests have their own entrance and their own two off-street parking spaces. A formal breakfast is not served but guests are provided with coffee, tea, and snacks to enjoy at their leisure. The space has windows in every room, a first aid kit, and a fire extinguisher.

The history of the Whitney Tavern Stand is significant for Cascade Township as explained by the last owner, Robert Worcester. "The **Whitney Tavern Stand** served as an inn and local gathering place in Cascade Township, Michigan for fifty years after its construction in the 1852-53 period. In its first few years it served as a stop for stagecoaches on the lines that, connecting Battle Creek, Hastings, and Kalamazoo with Grand Rapids, passed through Whitneyville. It is listed in the National Register of Historic Places." https://en.wikipedia.org/wiki/Whitney_Tavern_Stand

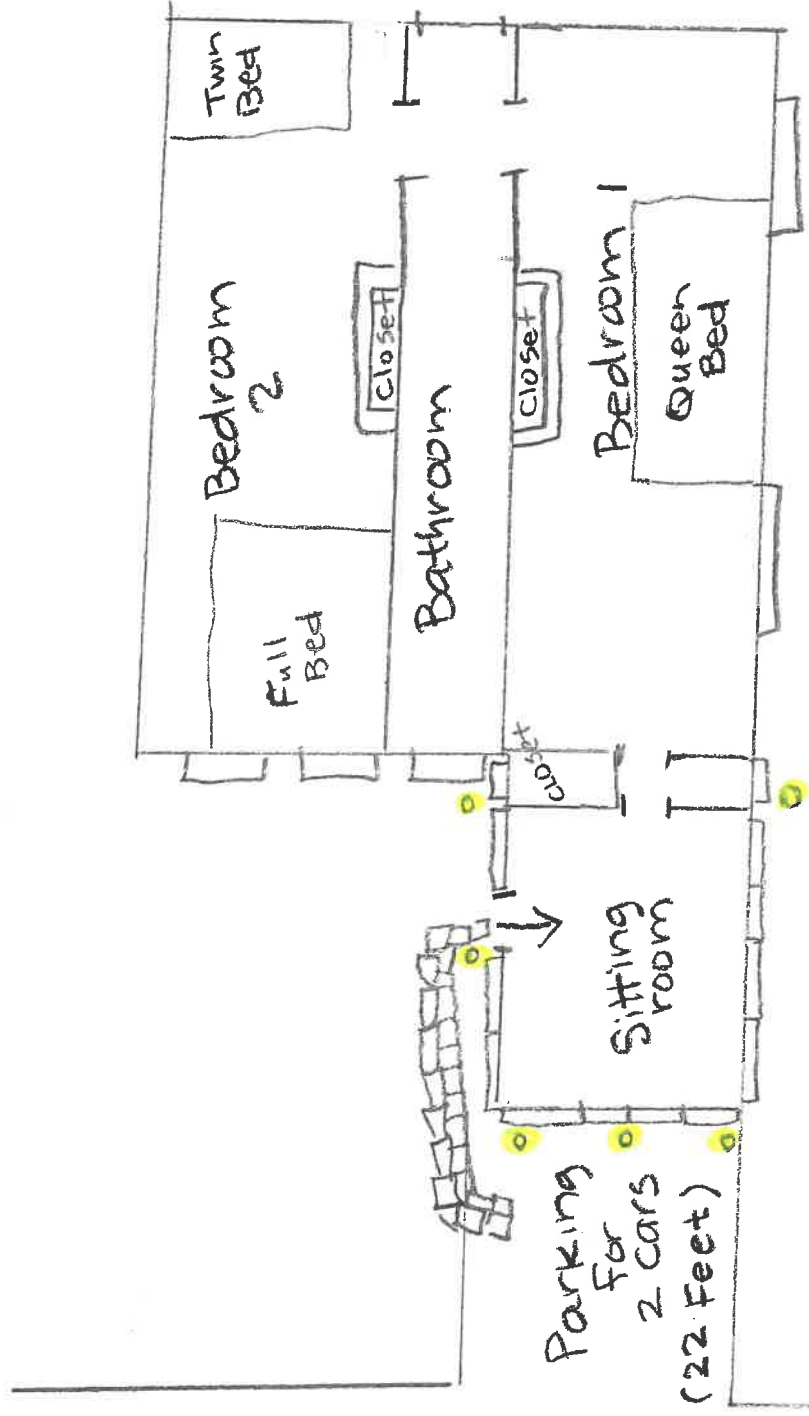
In addition to providing a place for travelers to rest, the tavern was a place for social events in the area. It had a renowned dance floor on the upper level and was "known far and wide for its "springy" feature which allowed the floor to give and bounce up and down." Furthermore, some of the first Cascade town meetings were held here at the Whitney Tavern Stand before a township hall was built in Cascade according to *Cascade Chronicles*.

By having a B&B in this area, we are in essence returning to the original roots of the structure. We are providing a welcoming place of rest for guests who come to visit family in the area or for guests who come to events in Grand Rapids such as the GR Triathlon, weddings, college graduations, sporting events, concerts, and Art Prize.

FULL SITE PLAN



5283 Whitneyville
 Band B space



- *Safety:
- Egress in every room
 - Smoke Detector centrally located between bedrooms.
 - A fire extinguisher in Bedroom closet (marked)
 - Emergency info listed and posted along with house address.

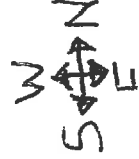
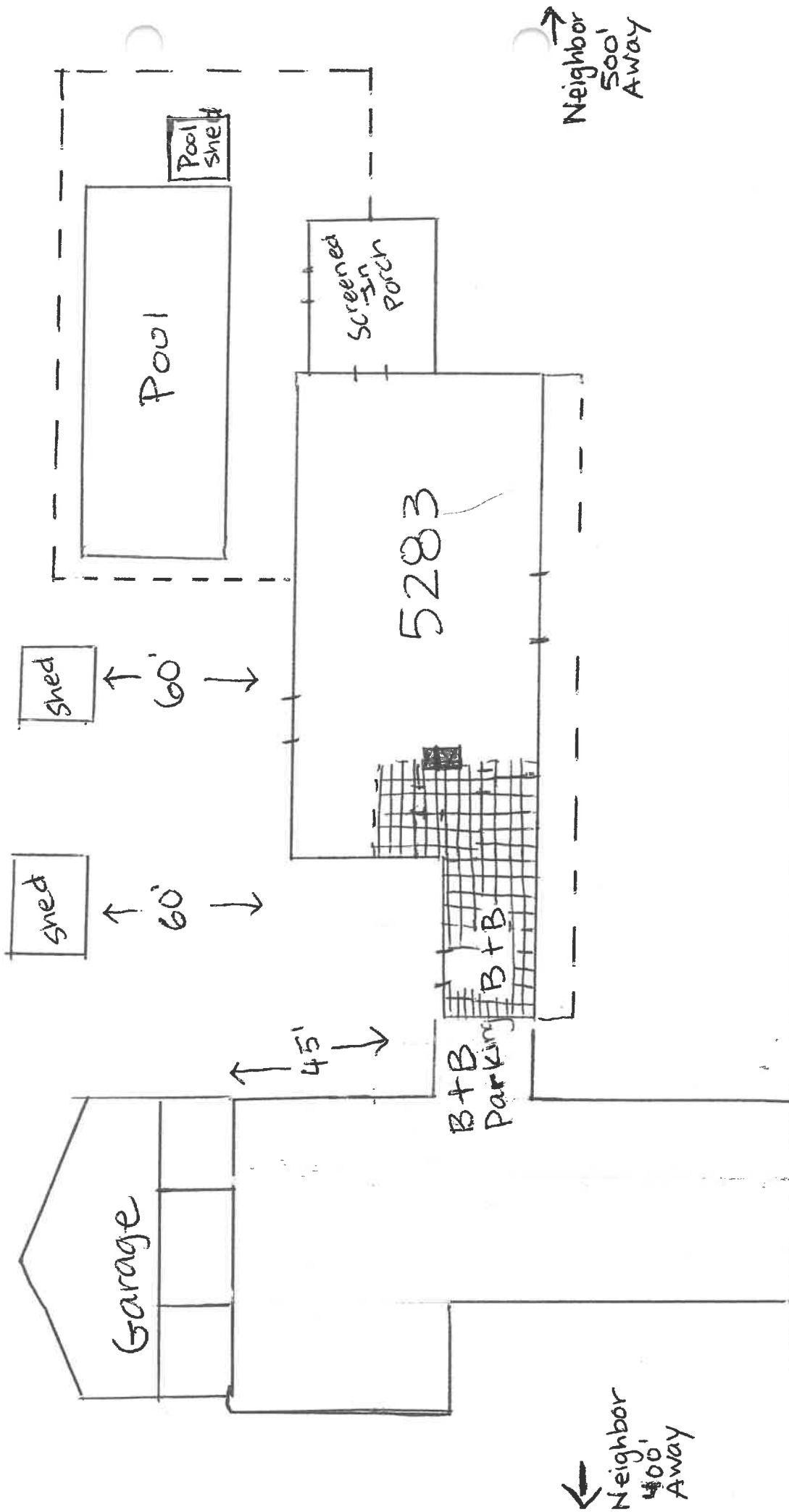
561 SQ FT.
 13% of total house (4260 sq. feet)
 Sleeps 5

(Whitneyville - Area)

5283 Whitneville, AITU
Whitney Tavern Stand

Neighbor
1/4 mile
Away

NOT
TO
SCALE



STAFF REPORT

STAFF REPORT: Case # 22-3764
REPORT DATE: May 23, 2023
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: June 5, 2023
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Jon & Lisa Jipping

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: Seeking a Type I Special Use Permit to replace an accessory building over 832sqft.

EXISTING ZONING OF
SUBJECT PARCEL: R1

GENERAL LOCATION: West side of Buttrick Ave., North of 30th Street.

PARCEL SIZE: 13.79 acres

PROPERTY LOCATION: **7779 Silverthorn Drive SE**

EXISTING LAND USE
ON THE PARCEL: Residential

ADJACENT AREA
LAND USES:
N: Residential
E: Residential
S: Residential
W: Residential

ZONING ON
ADJOINING PARCELS:
N: R1
E: ARC
S: R1
W: R1

STAFF COMMENTS:

- A. The applicant is requesting a special use permit to build/replace a barn over 832sqft.
- B. The 13-acre parcel is permitted to have 3 accessory buildings because its over 6 acres. This is the only accessory building on the property.
- C. The barn is setback 201 feet from Buttrick Ave. and 92.8' of the south (side yard) property line. This meets the existing setback standards for Collector Streets, requiring 43 feet from front yard line. The side yard setback is a minimum of 10 feet.
- D. The request is to remove the existing barn due to unsafe parts of the foundation, and then rebuild it in the same place. Their original plan was to restore the barn, hence the previous variance request to keep this accessory building while the home was removed. The intent has always been to maintain the barn.
- E. Professional reviews of the existing 1906 barn have indicated that there is significant rotting that will require replacement rather than restoration. Please refer to the attorney's narrative submission for further details of this inspection.
- F. The applicant received a variance at the May 9, 2023 meeting to replace the barn in the front yard, maintaining the original position and scale.
- G. The rebuilt barn will be used as a garage for personal storage and will be built to look like a barn to honor its history and to better reflect the rural/agricultural nature of the applicant's neighborhood. The applicant needs to room to store a boat, cargo trailer, camper and large tractor for mowing the property.
- H. The height to the midpoint of the roof will not exceed 22 feet and meets the 60ft. minimum side yard setback to permit the height.
- I. The applicant's parcel is 13.79 acres (600,692.4sqft). The existing home is 7,134 square feet (including garages and basement). A 2,500sqft. accessory building would create a total land cover of 1.6% for the parcel.
- J. The overall square footage of the barn is 2,500sqft. The applicant has indicated this was determined by a standard pole barn structure of 60' x 40'. When considering past approvals, we have approved only one other accessory building with this much acreage.
- K. There is an existing driveway off of Buttrick Avenue that will be paved with stone. The west side approach to the garage will be gravel.

Criteria for Approval

Upon review of a Type 1 Special Use Permit for an accessory building, Section 17.03(1)(a) of the Zoning Ordinance requires the Planning Commission to consider several factors. I have listed those items for your consideration followed by my comments for each.

Factors	Comment
The intended use of the building.	Personal storage
The proposed location, type and kind of construction and general architectural character of the building.	Placed in the same spot as the existing barn, rebuilt with architecture that reflects a barn and rural characteristics to fit the ARC district.
The size of the building in relation to the house, lot and zoning district.	The 2,500sqft. barn will be 35% of the size of the 7,000+ sqft. home. In the ARC district we have approved larger buildings on smaller parcels. The barn is not proportionately excessive for this property.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	The area consists of larger homes, similar in size to this. The barn was built in 1906 and has been standing since. Other homes in the area of detached accessory buildings, but this would be the largest.
The topography and vegetation in the area.	Relatively hilly with a mix of rural/ag land and residential. Buttrick Preserve is across the street.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	The barn will be rebuilt in the same location, leaving the light and air circulation unchanged. The new barn will have more windows. There are no other buildings within at least 200 feet.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The increased height will not adversely affect any adjoining property. There are no homes behind this barn besides the owners, which is offset.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	East and West side entrances. One facing Buttrick Ave and one facing the west. Drive off of Buttrick Ave. is existing access.

RECOMMENDATION

Staff recommends that this permit be APPROVED with the following conditions:

1. The accessory building is not used to run a business or for living space.
2. Any outdoor lighting adheres to the Cascade Township ordinance standards.

Attachments:

Application Packet
Inventory of Acc. Buildings



CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Jon Jipping

Address: 7779 Silverthorn Dr SE

City & Zip Code Ada Mi

Telephone: 734-812-1158

Email Address: Jon Jipping <jipgeneral@comcast.net>

OWNER: * (If different from Applicant)

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 Subdivision
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Plat Review *
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

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

BRIEFLY DESCRIBE YOUR REQUEST:**

See attached support letter.

LEGAL DESCRIPTION OF PROPERTY:**

See attached survey for legal

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 10476028

ADDRESS OF PROPERTY: 7779 SILVERTHORN DR SE

PRESENT USE OF THE PROPERTY: Res

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

Name(s)	Address(es)
<hr/>	<hr/>
<hr/>	<hr/>

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)

Jon Jipping 3-29-23
Applicant – Print or Type Name

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

Jon E Jippin 3/29/23
Applicant’s Signature & Date

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



Dykema Gossett PLLC
39577 Woodward Avenue
Suite 300
Bloomfield Hills, MI 48304

WWW.DYKEMA.COM

Tel: (248) 203-0700

Fax: (248) 203-0763

Samuel R. Kilberg

Direct Dial: (248) 203-0519

Direct Fax: (866) 881-7203

Email: SKilberg@dykema.com

April 3, 2023

Via FedEx

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

Re: *Jon and Lisa Jipping Application for Special Land Use Approval and a Dimensional Variance– Section 23.07(2).*

Dear Members of the Planning Commission and Zoning Board of Appeals:

We represent Jon and Lisa Jipping (collectively, the “Applicant” or “Client”), with regard to the above-referenced Application. This letter and its accompanying materials, including the Special Land Use and Variance application (attached as **Exhibit A**), the Survey and Site Plans (attached as **Exhibit B**), and Inspection Report (attached as **Exhibit C**) (the “Application”), are presented to Cascade Charter Township (“Township”) Planning Commission and Zoning Board of Appeals (“ZBA”) in furtherance of Applicant’s request for Special Land Use approval and a nonuse variance of the Township’s Zoning Ordinance (“Ordinance”) to allow the construction of a new barn (“New Barn”) in the same location as an existing barn (“Old Barn”) in the front yard of property located at 7779 Silverthorn Drive SE, Ada, MI 49301 (“Property”).

Applicant owns and resides on the parcel located at 7779 Silverthorn Drive SE, Ada, MI 49301 (“Property”). The Property contains a residential home and an old barn that date back to 1906. On June 14, 2022, as part of Applicant’s lot combination application, the ZBA granted a variance, so that the existing historical barn could remain in its current location on the Property, which is now in the “Front Yard” due to the lot combination. Applicant has spent the last 9 months working with contractors to try and salvage the Old Barn, however, Applicant has been unsuccessful finding a contractor who is willing to take on the project. Recently, Applicant had a full inspection done on the Old Barn and has discovered that its wall support beams and foundation are all rotted out. According to the Inspection Report, it has been advised that major replacement of support beams and foundation are needed. See **Exhibit C**. Failure to do anything will result in the Old Barn continuing to deteriorate and eventually collapse. Therefore, Applicant has elected to tear down the Old Barn and would like to build the New Barn in same location. In order to fit

the character of the area and pay homage to the historical barn, the New Barn will be built in the same location and have the look and feel of a classic barn, but with modern updates. Due to the size and location of the New Barn, Applicant is required to obtain Special Land Use and Variance approval.

Pursuant to Section 4.08 of the Ordinance, accessory structures are only permitted in side and rear yards. Applicant has discussed this matter with Township staff and a variance is required to permit an accessory structure in the front yard (“Variance”). The Variance approval is a precondition to the Special Land Use Application for a new barn on the Property. Therefore, Applicant is requesting a variance from Section 4.08 to allow the New Barn to be built in the same location as the current Old Barn.

Based on our review of the Cascade Township Zoning Ordinance (the “Ordinance”) and the information provided below, the Application meets all of the requirements for a variance and Applicant respectfully requests approval from the ZBA of the Variance. To that end, we ask that Applicant’s Application be considered by the ZBA at the first available date.

I. VARIANCE ANALYSIS

i. Accessory Structures Prohibited in Front Yards

Under Section 4.08 of the Ordinance,

Accessory structures other than attached porches and garages shall not be located in the front yard area of any lot except as allowed in Chapter 17, Section 17.03(b) or for a lot having water frontage where a customary detached private garage is permitted if it is located behind the applicable required front yard setback line for the district.

ii. The Requirements Justifying a Variance are Met.

MCL 125.3604 gives a zoning board of appeals the authority to grant nonuse variances if there are “practical difficulties,” relating to the “construction, structural changes, or alteration of buildings or structures related to dimensional requirements of the zoning ordinance or to any other nonuse related standard in the ordinance.” Likewise, Section 23.07(2), of the Ordinance provides that the ZBA may grant nonuse variances where there is a practical difficulty. This is consistent with Michigan law, which provides that there need only be a reasonable showing of “practical difficulty” to warrant a nonuse variance. *Heritage Hill Ass’n, Inc v City of Grand Rapids*, 48 Mich App 765; 211 NW2d 77 (1973).

As shown in greater detail below, practical difficulties exist in this case and all of the specific standards of review pursuant to Section 23.07(1)(b) of the Ordinance have been met:

Findings - Before granting any variance, the Zoning Board of Appeals must find that all of the following standards are met:

1) 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;

RESPONSE: This standard is met. Due to the structural integrity of the Old Barn, it must be torn down. The Applicant already has a variance for the Old Barn at this location. Applicant would like to keep a barn on the Property as it fits the character of the surrounding area. Therefore, Applicant would like to keep the location of the New Barn in the same location on the Property as the Old Barn, which has been on the Property in that location for over 100 years.

2) That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant (or the applicant's predecessors) taken subsequent to the adoption of this Ordinance;

RESPONSE: This standard is met. Applicant did not construct the barn and it has been located on the Property for over 100 years. Applicant is seeking the variance to build a barn in the same location as the historical barn on the Property. Sadly, due to the structural integrity of the foundation and support beams of the Old Barn it must be torn down. Applicant is planning to build a beautiful barn on the Property that pays homage to the historical barn and fits the rural landscape.

3) That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;

RESPONSE: This standard is met. Applicant could build a steel pole barn on the Property, but such a building is not harmonious to the open space, and rural surrounding residential area. Applicant already has a variance for the location of the Old Barn at its current location. Due to the structural integrity of that Old Barn, it must be torn down. Therefore, the variance approval is necessary to maintain the existence of the a barn at that location.

4) That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare;

RESPONSE: This standard is met. The historical barn has been on the Property for over 100 years and is harmonious to the open space, and rural surrounding residential area. Allowing a barn to remain in its location will not be detrimental to the public welfare. Indeed it will enhance the area by enabling a beautiful barn to be visible in

the community.

5) That the condition or situation of the specific piece of 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 Ordinance; and

RESPONSE: This standard is met. This situation is very unique as Applicant is unaware of any other property in the immediate surrounding area having a historical 100 year old barn that already has an approved variance. Therefore, this request is unique to the Property.

6) That complying with the Ordinance presents practical difficulty.

RESPONSE: This standard is met. Applicant would like to preserve the location of a barn on the Property, which dates back to 1906. The ZBA has already approved of a variance for the Old Barn on the Property. Due to the structural integrity of the Old Barn, it needs to be torn down and Applicant would like to build a new barn in the exact same location. This situation presents a practical difficulty and a variance is warranted to protect and preserve the location of a barn on the Property.

II. SPECIAL LAND USE ANALYSIS

Under Section 17.03.1, Type I Special Use review is required for any detached private garages in excess of 832 square feet.

ii. The Standard for Special Land Use Approval are Met.

Under 17.03.1, the Planning Commission shall consider the following requirements:

1) The intended use of the building.

RESPONSE: The proposed New Barn will be used as a garage and accessory building.

2) The proposed location, type and kind of construction, and general architectural character of the building.

RESPONSE: The New Barn has been designed to look and feel like a barn that fits the general architectural character of the area. See Plans Exhibit B.

3) The size of the building in relation to the house, lot, and zoning district.

RESPONSE: The New Barn will be located 201 feet from Buttrick Avenue and will be in the exact same location as the existing Barn. The New Barn will be approx. 2,500 square feet and fits the character of the area. See attached Plans attached hereto as Exhibit B.

4) The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.

RESPONSE: The adjoining properties all include residential homes.

5) The topography and vegetation of the general area.

RESPONSE: The New Barn is located in a rural open space area.

6) Whether the proposed building will affect the light and air circulation of any adjoining building or properties.

RESPONSE: This standard is met. The New Barn will be located in the same location as an existing 100 year old barn. Therefore, light and air circulation will not be impacted at this location.

7) Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.

RESPONSE: The New Barn will be located in the same location as an existing 100 year old barn. Therefore, adjoining property views will not be impacted at this location.

8) Points of access to the proposed building and their relationship to adjoining properties and the view from adjacent streets.

RESPONSE: The New Barn will have access directly to Buttrick Avenue and will not impact any neighboring properties access.

Additionally, the New Barn meets applicable standards under Section 17.06 and any additional requirements under the Ordinance.

III. CONCLUSION

In conclusion, the Applicant respectfully requests that the foregoing materials be considered by the Planning Commission and ZBA at their next regularly scheduled meeting and that the Special Land Use and Variance be approved. On behalf of the Applicant, we thank you in advance for your timely attention to this Application and look forward to working with the Township throughout the approval process.

Dykema

April 3, 2023
Page 6

Sincerely,

Dykema Gossett PLLC

A handwritten signature in black ink, appearing to read "S. R. Kilberg". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Samuel R. Kilberg

Enclosures

Cc: Client

Kent County Web Map

January 18, 2023





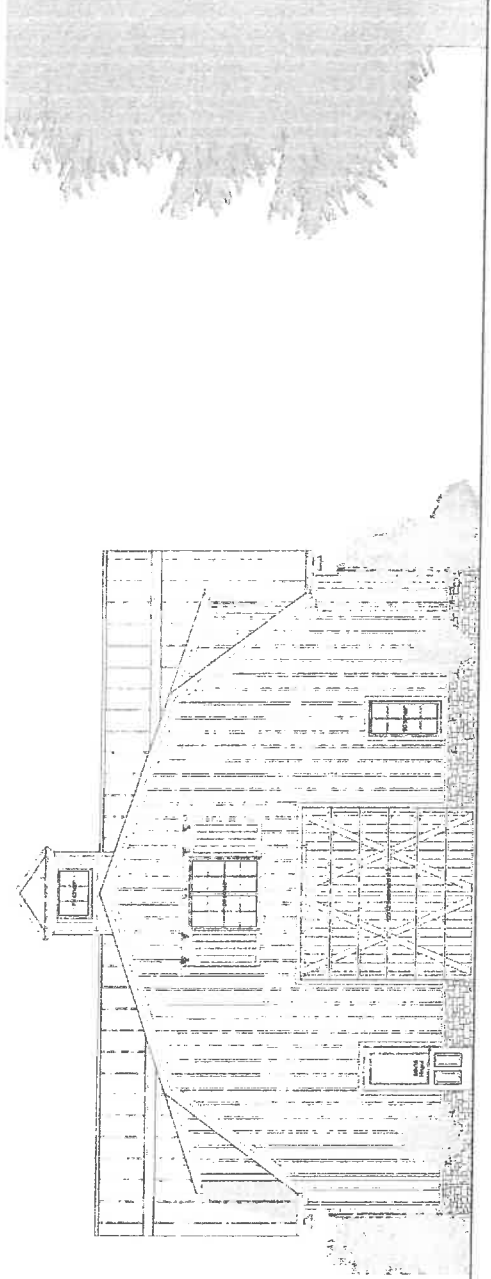
The Architect is the author of these drawings and is responsible for their accuracy. The contractor is responsible for their proper use. The architect does not accept any liability for errors or omissions in these drawings.

JIPPING BARN
779 Silver Lake Drive
Ada, MI 49301

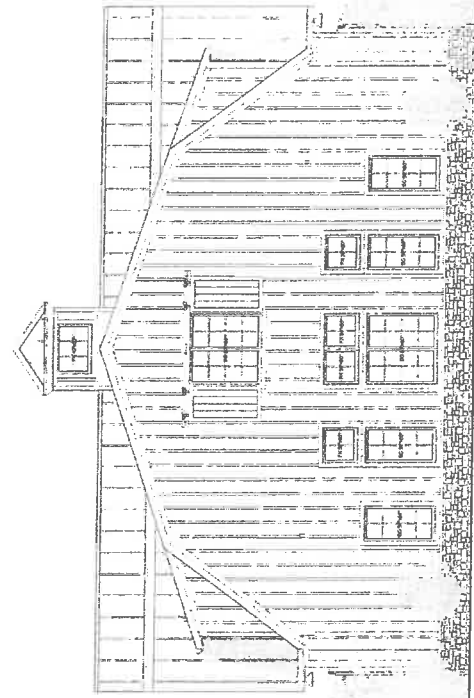
REVISION TABLE	
NUMBER	DATE
PRELIM X	
REVISION BY	T. EKEHA

PRINT DATE:
5/27/2023

Note: Although there is no reason to doubt the accuracy or compliance of these floor plans, the maker can provide no guarantee or warranty, against human error. Surveyors are responsible to review and confirm all dimensions and details with the general contractor and owners. All dimensions take precedence over the scale of the drawing. All dimensions are figured as rough. Size being 1/2" x 1/2"



E3 North Elevation
1/4 in = 1 ft



E4 South Elevation
1/4 in = 1 ft



1000 West 1st Street, Suite 100
 Helena, Montana 59601
 Phone: (406) 442-1111
 Fax: (406) 442-1112
 Email: info@engelsima.com

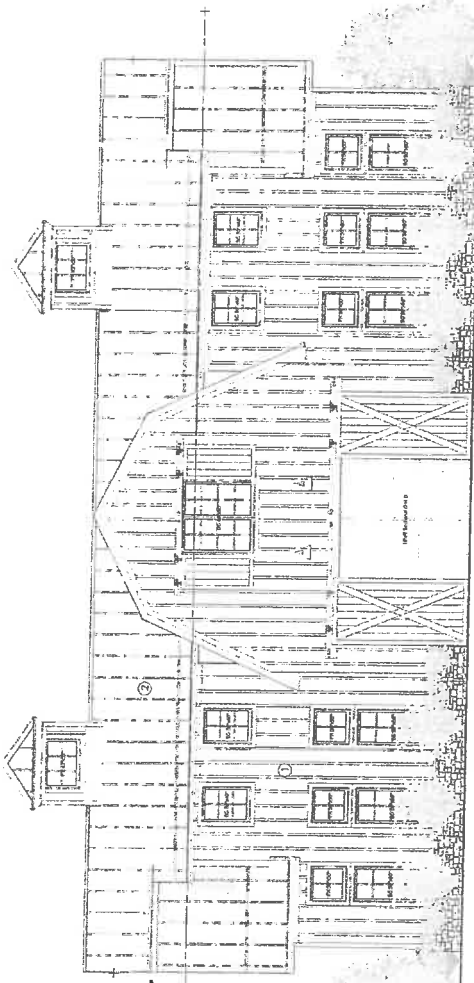
JIPPING BARN
 7779 Silver
 Ada, MT
 Dr SE

NUMBER	DATE	REVISION TABLE
PRELIM X		
1	REKHA	

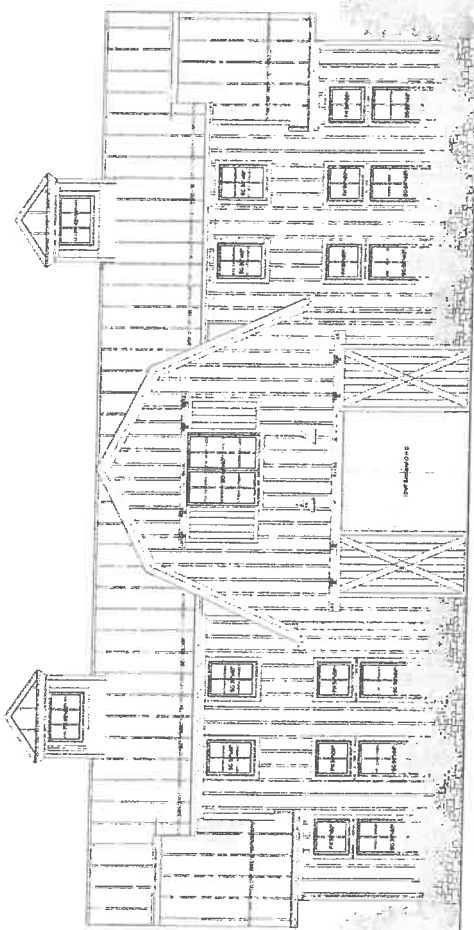
PRINT DATE:
 3/27/2023

Note: Although there is no reason to doubt the accuracy or completeness of these floor plans, the maker can provide no guarantee or warranty against future errors. Subcontractors are responsible to review and confirm all dimensions and details with the general contractor and owner. All dimensions take precedence over the scale of the drawing. All dimensions are figured on rough 2x4 being 1 1/2 x 3 1/2.

EXTERIOR KEY NOTE:	
1	MONTANA TIMBER BOARD & BATTEN
2	STANDING SEAM METAL ROOF



E1 East Elevation
 1/4 in = 1 ft



E2 West Elevation
 1/4 in = 1 ft

SITE PLAN

FOR: Jon Jipping
7779 Silverthorn Dr SE
Ada, MI 48301



Proj 190095
File 10-6-10
Date 03/27/2023

PAGE 2 OF 2

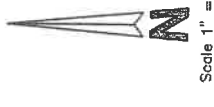
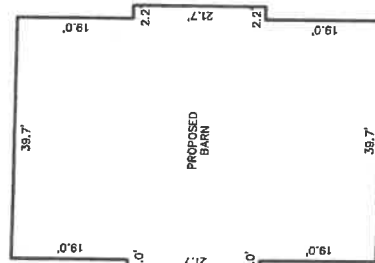
That part of the South 1/2 of the Southeast 1/4 of Section 10, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the Southeast corner of said Southeast 1/4; thence N00°12'00"E 759.20 feet along the East line of said Section 10 to the point of beginning; thence S89°32'00"W 714.31 feet parallel with the South line of said Section 10; thence N41°00'00"W 107.56 feet; thence N70°28'00"W 121.77 feet; thence S25°51'00"W 730.06 feet; thence N85°35'40"W 408.10 feet; thence N11°00'00"E 415.00 feet to the North line of the South 1/2 of the Southeast 1/4 of said Section 10; thence N89°28'45"E 325.00 feet along the South line of the North 300 feet of the South 1/2 of the Southeast 1/4 of said Section 10; thence N89°28'45"E 325.00 feet along the South line of the North 300 feet of the North line of the South 1/2 of the Southeast 1/4 of said Section 10; thence S00°12'00"E 300.00 feet along the West line of the East 695 feet of said Section 10; thence N89°28'45"E 370.00 feet along the North line of the South 1/2 of the Southeast 1/4 of said Section 10; thence S00°12'00"E 300.00 feet along the East line of the East 695 feet of said Section 10 to the Point of Beginning. Together with an easement for drainage over a strip of land 50 feet wide, the centerline of which is described as beginning on the East line of said Section 10, at a point which is N00°12'00"E 529.2 feet from the Southeast corner of said Section 10, thence S89°31'30"W 515.0 feet parallel with the South line of said Section 10, at a point which is N00°12'00"E 529.2 feet East 900.00 feet of said South 1/2, Southeast 1/4 and the point of ending thereof.

ALSO TOGETHER WITH: 66 foot wide private drive described as follows: That part of the South 112, Southeast 1/4, Section 10, T6N, R10W, described as: Commencing at the Southeast corner of Section 10, thence N00°12'00"E 312.28 feet along the East line of said Southeast 1/4, thence N89°48'00"W 33.0 feet to the place of beginning of this description, thence Southwesterly 195.72 feet along a 267.00 foot radius curve to the left, the chord of which bears S89°12'00"W 191.37 feet, thence Southwesterly 240.23 feet along a 333.00 foot radius curve to the right, the chord of which bears S68°58'00"W 235.05 feet, thence S89°32'00"W 610.0 feet, thence Northwesterly 558.16 feet along a 533.00 foot radius curve to the left, the chord of which bears N60°28'00"W 533.00 feet, thence North 30 degrees 28 minutes West, Easterly 204.69 feet along a 60 foot radius curve to the right, the chord of which bears N07°16'00"E 118.91 feet, thence S75°00'00"E 194.35 feet, thence S89°32'00"W 390.00 feet, thence Westerly, Northerly, and East along a 333.00 foot radius curve to the right, the chord of which bears S60°28'00"E 333.00 feet, thence S30°28'00"E 173.16 feet, thence N89°32'00"E 186.69 feet, thence Southeasterly 346.72 feet along the chord of which bears S60°28'00"E 467.00 feet, thence N89°32'00"E 610.00 feet, thence Northwesterly 192.61 feet along a 267.00 foot radius curve to the left, the chord of which bears N68°52'00"E 188.46 feet, thence Northwesterly 244.10 feet along a 333.00 foot radius curve to the right, the chord of which bears N69°12'00"E 238.67 feet, thence S00°12'00" West 66 feet along the Westerly R.O.W. line of Buttrick Avenue to the place of beginning, Cascade Township, Kent County, Michigan.

ALSO TOGETHER WITH a non-exclusive easement for grading, ingress, egress and utilities: A 56 foot wide easement for grading, ingress, egress and utilities within the Southeast 1/4, Section 10, T6N, R10W, Cascade Township, Kent County, Michigan, the West line of which is described as, commencing at the Southeast corner of Section 10, thence N00°12'00"E 163.20 feet along the East line of Section 10, thence bears N50°14'40"W 338.37 feet, thence N11°00'00"E 48.95 feet to the beginning of said West line of easement, thence Northwesterly 345.18 feet along a 500.00 foot radius curve to the right, the chord of which ending of said West line.

PROPERTY ADDRESS: 7779 Silverthorn Dr SE

BARN DETAIL
SCALE 1" = 20'



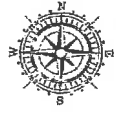
LEGEND

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- ⊕ Utility Pole
- x-x- Fence Line
- D = Deeded
- P = Platted
- M = Measured
- ▨ Building
- ▩ Deck
- ▧ Concrete
- ▦ Asphalt
- ▤ Gravel



$$2,370.09 + 95.48 = 2,465.57$$

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



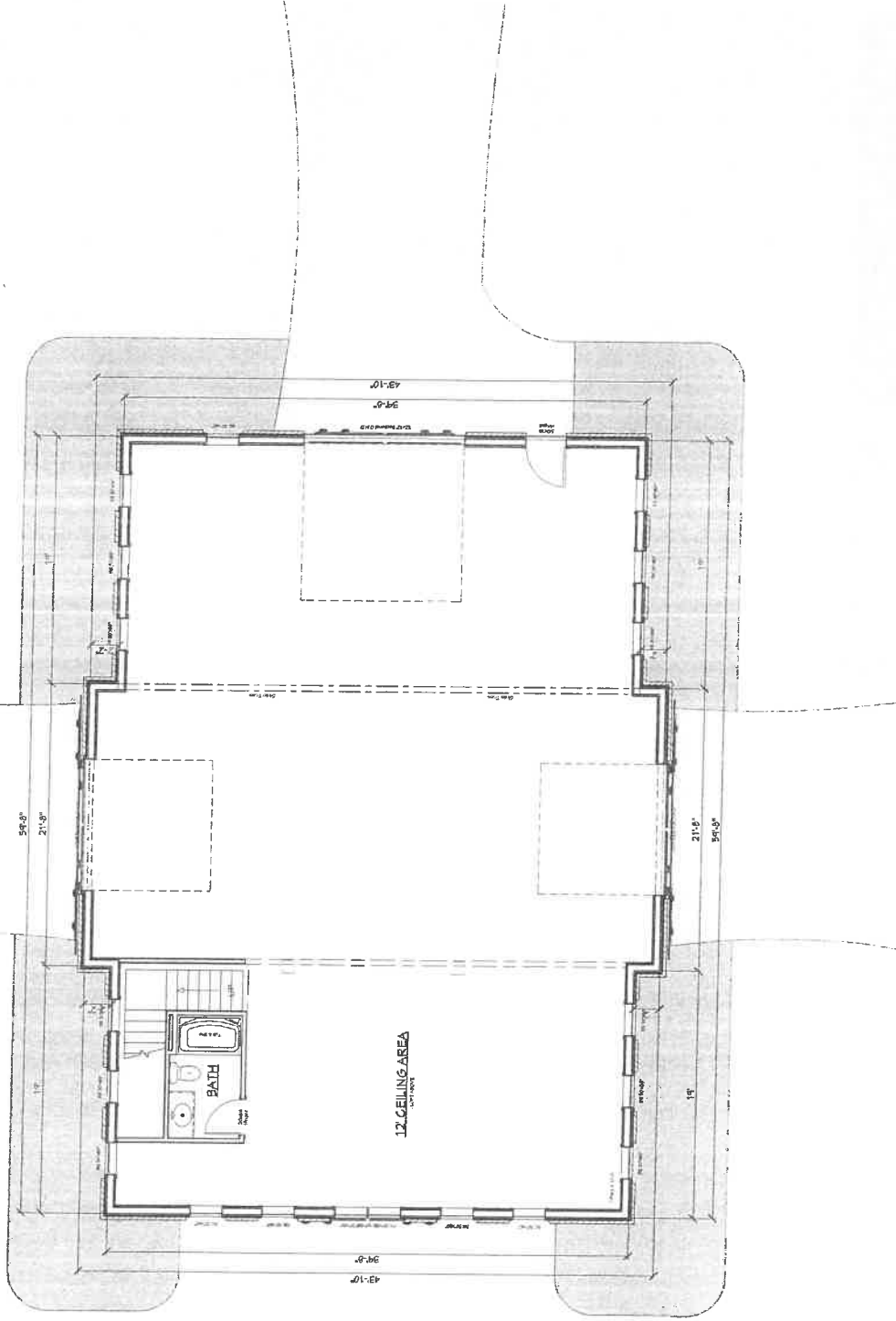
ENCLOSURE ARCHITECT
11111 Highway 101, Suite 100
Encinitas, CA 92024
Tel: 760.941.1111
www.enclosurearchitect.com

JIPPING BARN
7779 Silver
Add. Dr SE
31

NUMBER	DATE	REVISION TABLE
PRELIM X		REVISED BY T. EKEMA

PRINT DATE:
3/27/2023

Note: Although there is no reason to doubt the accuracy or completeness of these floor plans, the maker can provide no guarantee or warranty against human error, miscommunication or other errors. All dimensions take precedence over the title of this drawing. All dimensions are figured as rough and being 1/2" x 3/16".



Main Floor Plan
1/4 in = 1 ft | 1/2" Side Walls Typ.



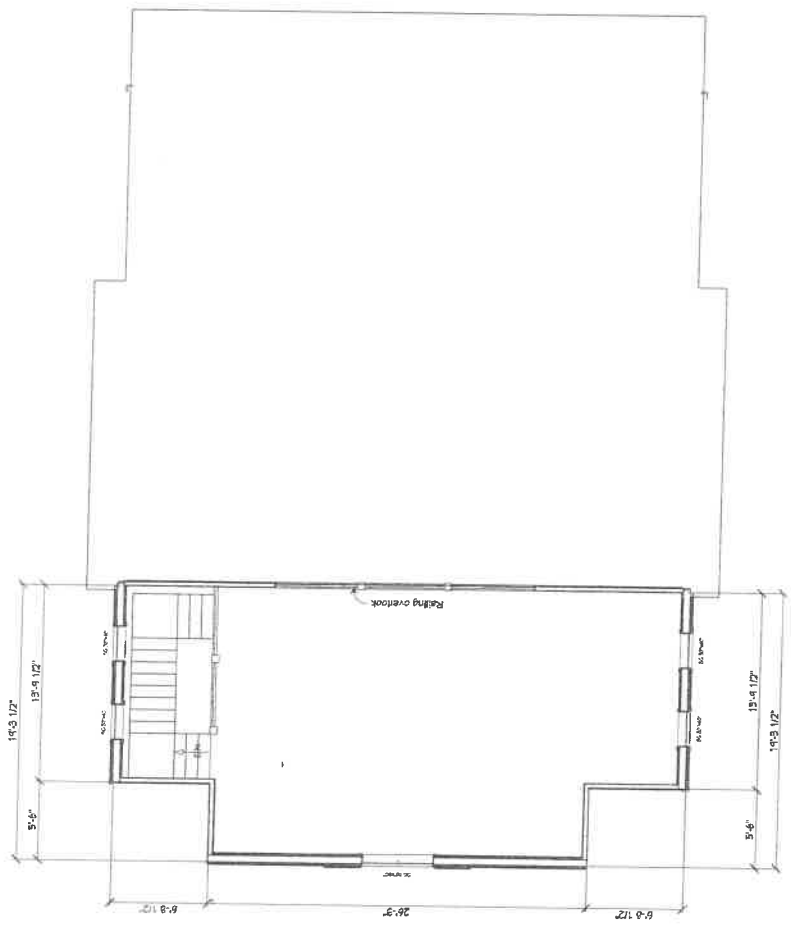
The Architect is the registered professional engineer responsible for the design and construction of the building. The Architect is not responsible for the design or construction of any mechanical, electrical, plumbing, or other systems that may be shown on these plans. The Architect is not responsible for the design or construction of any foundation, retaining walls, or other structures that may be shown on these plans. The Architect is not responsible for the design or construction of any site work that may be shown on these plans. The Architect is not responsible for the design or construction of any other work that may be shown on these plans.

JIPPING BARN
779 Olive Ave.
D-SE 01

REVISION TABLE	REVISION BY	DATE	NUMBER
PRELIM	T. EKHA		X

PRINT DATE:
3/27/2023

Note: Although there is no reason to doubt the accuracy or completeness of these floor plans, the maker can provide no guarantee or warranty against human error, omissions or variations. It is the responsibility of the contractor and owner to verify all dimensions take precedence over the scale of the drawing. All dimensions are figured as rough.



Loft Floor Plan
1/4 in = 1 ft

WEST MICHIGAN HOME INSPECTORS LLC
1803 Spring Meadow Ct.
Caledonia MI 49316

Printed Wednesday, March 29, 2023

Inspected By:
Stephen Brink

Referral Information
Antonini

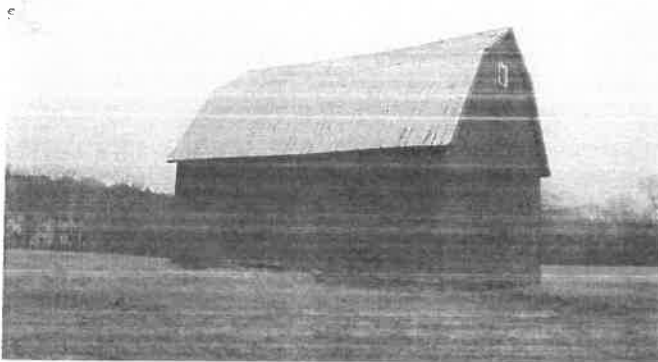
Client Information: Record Number 8434

Elgelsma Homes, -
2637 Buttrick Ave
Ada, MI 49301

Inspected 3/29/23 8:30 AM

FRONT VIEW

PHOTO



Inspection Summary

WEST MICHIGAN HOME INSPECTORS LLC
1803 Spring Meadow Ct.
Caledonia MI 49316

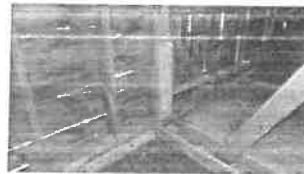
Record 8434 - Elgelsma Homes, - 2637 Buttrick Ave, Ada, MI 49301

Major Defect

BASEMENT

Basement Foundation Walls

The wall support beams and sill plates near the foundation are rotted out. The pictures show the my screw driver pushed though the beam. These main beams would need to be replaced if the barn is to stand.

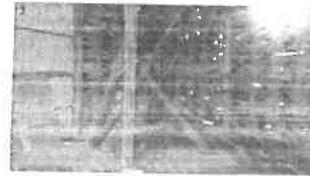


Major Defect

Basement Structural Columns

Most of the support posts have evidence of Powder Post Beetle damage. A few areas I can push my screw driver through the beams. All damaged beams would need to be replaced if this barn is to be saved.

The east wall of the barn is leaning. This wall is being supported with a log mounted at a 45 degree angle on this wall to hold the wall in place. This is not safe.



Basement Ceiling Joist

The wood beams from the floor to ceiling are not square. The beams are leaning. If this barn is to be saved major replacement of beams and foundation would be needed. It may be wiser to build a new barn.



Safety Concern

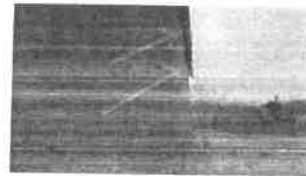
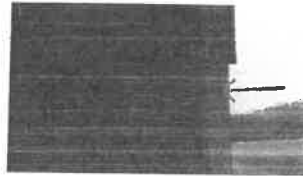
None noted

Service/Repair

EXTERIOR

Type of Home

The sides of the barn show some leaning. This is evidence of possible foundation deterioration.



Exposed Foundation

The foundation on most of the barn is made of stone. Loose stones noted in several areas around the barn.



Service/Repair

Siding

The wood siding shows deterioration. Because of the movement of the barn walls the siding has moved on the north side of the barn.



BASEMENT

Basement Floor

Most of the barn floor is dirt. Some cement is noted. The cement is in poor condition. Cracking and settlement noted.



Monitor/Maintain

None noted

Improvement or Information

EXTERIOR

EXTERIOR

We were inspection this barn for structural integrity and durability.

Inspection Report Details

Record 8434 - Elgelsma Homes, - 2637 Buttrick Ave, Ada, MI 49301

EXTERIOR

Improvement or Information **EXTERIOR - General Comment**

We were inspection this barn for structural integrity and durability.

Service/Repair **Type of Home - Frame**

The sides of the barn show some leaning. This is evidence of possible foundation deterioration.

Service/Repair **Exposed Foundation - Cement Block, Stone**

The foundation on most of the barn is made of stone. Loose stones noted in several areas around the barn.

Service/Repair **Siding - Wood, Aluminum**

The wood siding shows deterioration. Because of the movement of the barn walls the siding has moved on the north side of the barn.

BASEMENT

Functional and or Information **BASEMENT - General Comment**

I will use this basement section to describe the interior structure of the barn.

Major Defect **Basement Foundation Walls - Other**

The wall support beams and sill plates near the foundation are rotted out. The pictures show the my screw driver pushed though the beam. These main beams would need to be replaced if the barn is to stand.

Service/Repair **Basement Floor - Cement**

Most of the barn floor is dirt. Some cement is noted. The cement is in poor condition. Cracking and settlement noted.

Major Defect **Basement Structural Columns - Wood**

Most of the support posts have evidence of Powder Post Beetle damage. A few area I can push my screw drive though the beams. All damaged beams would need to be replaced if this barn is to be saved.
The east wall of the barn is leaning. This wall is being supported with a log mounted at a 45 degree angle on this wall to hold the wall in place. This is not safe.

Major Defect **Basement Ceiling Joist - Other**

The wood beans from the floor to ceiling are not square. The beams are leaning. If this barn is to be saved major replacement of beams and foundation would be needed. It may be wiser to build a new barn.



CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr SE Grand Rapids, Michigan 49546

June 15, 2022

Jon and Lisa Jipping
7779 Silverthorn Dr SE
Ada, MI 49301

RE: Case 22-3709

Dear Jon and Lisa,

This is your notice of the Cascade Township Zoning Board of Appeals decision at their June 14, 2022 meeting to Approve your request for a variance to allow for the home located on the property to be removed while an accessory building remains, resulting in the building being located in the front yard at 2637 Buttrick Avenue. This variance was approved with the following condition:

1. That if the barn is to remain, the properties at 2637 Buttrick Avenue and 7779 Silverthorn Drive be combined.

This approval is good for one year from the date of the meeting. You will now need to apply for a demolition permit to remove all of the existing structures at 2637 Buttrick Ave besides the barn, as well as a lot combination to combine 2637 Buttrick and 7779 Silverthorn.

If you have any questions or would like to discuss this matter, please do not hesitate to call me at 616-949-0224 or email at bhilbrands@cascadetwp.com.

Sincerely,
CASCADE CHARTER TOWNSHIP

Brian Hilbrands,
Planning Director

Cc: Stephen R. Estey
Samuel R. Kilberg

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

Accessory Building Inventory 2010-2022 (5/10/22)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10 2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10 3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10 3017	Halfmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
20-3589	Dykhouse	2645 Meadow Crossing	ARC	1,634	13	7,900
20-3598	Maslowski	9585 60th St	ARC	1,296	2	1,900
20-3601	Poolman	6667 60th St	ARC	4,288	4.5	3,800
20-3616	Staples	5288 Buttrick Ave	ARC	1,300	2.3	4,500
21-3637	Seely	4200 Cherry Ln	ARC	1,224	0.97	1,100
21-3638	Davis Flia Construction	6541 60th St	ARC	4,000	14.7	2,900

Accessory Building Inventory 2010-2022 (5/10/22)

21-3659	Lange	9205 28th St	ARC	1,600	3.4	2,800
21-3664	Eggleston	9091 36th St	ARC	1,680	9.2	2,900
21-3677	Elliott	6870 48th St	ARC	1,536	0.9	1,400
21-3682	Warren	5650 McCords Ave	ARC	1,561	2.9	2,700
22-3695	Downey	3030 Wood Duck Ln	ARC	3,456	4.6	5,100
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
20-3600	Grzywacz	8683 Cascade Rd	FP	1,440	3.7	4,000
21-3625	Randall Burri Builder	4670 Quiggle Ave	FP	1,728	3.6	1,700
13-3161	Epique Homes	1415 Ballybunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500
18-3494	Stibitz	3494 Bloomington Hills	PUD 66	1,500	1.39	2,200
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
19-3561	Hayes	3570 Buttrick Ave	PUD 61	1,200	2.2	2,600
21-3619	Krause	2439 Sturbridge Dr	PUD 65	1,728	6.6	4,000
21-3631	Bigger	4983 Clear Ridge Dr	PUD 72	1,200	1.2	2,800
22-3707	Harwood	8189 Ashwood Dr	PUD 89	1,260	1.9	4,550
10 3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hacket	1547 Briarcliff Dr	R1	1,400	2.2	7,500
14-3190	Aaron Schaap	1910 Laraway Lake Dr	R1	2,604	13	8,200
14-3197	John Shipley	7373 Biscyane Way	R1	1,000	2.6	3,200
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Steketee Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
16-3301	Keeler	8100 45th st	R1	1,504	1.2	2,500
16-3311	Borisch	5292 Dayenu	R1	5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1	1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1	1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1	1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1	1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1	1,296	0.95	3,000

Accessory Building Inventory 2010-2022 (5/10/22)

18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
19-3567	Brinks	1596 Buttrick Ave	R1	1,296	1.5	2,700
20-3595	Mayton	1468 Buttrick Ave	R1	1,326	1.8	4,700
21-3621	Engler	7080 Hidden Ridge	R1	3,312	4.4	7,000
21-3652	Waugh	7630 Cascade Rd	R1	1,200	1.8	2,000
21-3685	Renucci	5175 Buttrick	R1	2,520	55	
22-3699	D. Carpenter Homes	2011 Devonwood	R1	1,320	3.3	9,700
22-3702	Underwood	7675 Sudbury Ln	R1	1,292	2.4	3,100
22-3703	Matthews	8320 45th St SE	R1	1,200	1.3	1,550
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg				2,079	10.70	3,448
Avg ARC				2,274	15.33	2,790
Avg FP				1,857	6.95	2,483
Avg PUD				1,721	3.00	3,721
Avg R1				1,996	7.55	4,516

MEMORANDUM

To: Cascade Charter Township Planning Commission
From: Brian Hilbrands, Interim Planning Director
Subject: 22-3739/Northpointe Bank
Meeting Date: June 5, 2023

After holding a public hearing at the meeting on May 15, 2023, the Planning Commission awarded preliminary approval of the proposed amendments and instructed staff to write the PUD amendment for the project.

The PUD Ordinance Amendments have been reviewed by the applicant and address the approval from the May 15 meeting. I believe that the ordinance amendments accurately reflect your decision from the May 15 meeting. If you agree you should forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan.

The Township Board will hold an additional public hearing to consider your recommendation.

Attachments: Proposed PUD Ordinance Amendment
Current PUD Ordinance – Home Design Center, #6 of 1988 and #3 of 1993
Site Plan

CASCADE CHARTER TOWNSHIP
Ordinance #_ of 2023
AN ORDINANCE TO AMEND ORDINANCE #6 OF 1988, THE
HOME DESIGN CENTER
PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to the Home Design Center PUD Ordinance

Section V. Design Standards.

The first paragraph of this section shall be deleted:

For the purposes of this PUD only one (1) multi-tenant building containing not more than 90,000 square feet shall be permitted. The following Design Standards shall apply within the Home Design Center PUD.

Add a new paragraph as follows:

For the purposes of this PUD only one (1) multi-tenant building containing not more than 98,000 square feet shall be permitted. The following Design Standards shall apply within the Home Design Center PUD.

Section 2. Effective Date

This PUD Ordinance amendment shall become effective upon publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

Section 3. Effect

The Cascade Charter Township Zoning Ordinance, as amended, and the remainder of Ordinance #6 of 1988, as amended, except as otherwise expressly amended herein, shall remain in full force and effect.

The foregoing Ordinance amendment was offered by Board Member _____ supported by Board Member _____. The roll call vote being as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

ORDINANCE DECLARED ADOPTED.

Sue Slater
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the ___th day of _____ 2023.

Sue Slater
Cascade Charter Township Clerk

DRAFT

PUD Ordinance - Home Design Center #6 of 1988

ORDINANCE #6 OF 1988

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE HOME DESIGN CENTER PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

SECTION 1. AN AMENDMENT TO THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE. That the application received from Properties Corporation of America or its assigns (hereinafter referred to as the "Developer") for Planned Unit Development designation for their proposed Home Design Center (hereinafter referred to as the "Premises") was recommended by the Cascade Township Planning Commission for approval on August 15, 1988. The Premises is recommended for rezoning from its former zoning classification thereby requiring this amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Township Board action on August 24, 1988.

SECTION II. LEGAL DESCRIPTION.

The legal description of the Premises is as follows:

That part of the SE 1/4, Section 7, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the SE corner of Section 7; thence S 88 degrees 05' 02" W 1054.98 feet along the South line of Section 7; thence N 1 degree 49' 55" W 262.76 feet to the Northeasterly line of Highway I-96; thence N 47 degrees 5' 25" W 859.39 feet along said Northeasterly line; thence N 85 degrees 06'45" W 200.04 feet along said Northeasterly line to the PLACE OF BEGINNING of this description; thence N 85 degrees 06'45" W 529.35 feet along said Northeasterly line; thence N 1 degree 13' 45" W 107.65 feet; thence N 12 degrees 52'20" E 615.67 feet; thence N 1 degree 13' 45" W 36.08 feet along the East line of the West 410 feet of the SE ¼ of Section 7; thence N 88 degrees 05' 02" E 434.34 feet along the North line of the South 1695 feet of the SE ¼ of Section 7; thence S 1 degree 25' 52" E 271.66 feet; thence S 88 degrees 20' 05" W 60.81 feet; thence S 1 degree 25' 52" E 531.24 feet to the place of beginning. This parcel contains 8.520 Acres.

That part of the SE ¼, Section 7, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the SE corner of Section 7; thence S 88 degrees 05' 02" W 1054.98 feet along the South line of Section 7; thence N 1 degree 39' 55" W 262.76 feet to the Northeasterly line of Highway I-96; thence N 47 degrees 05' 25" W 382.36 feet along said Northeasterly line; thence N 1 degree 25' 52" E 888.91 feet along the West line of the East ½ of the SE ¼ of Section 7 to the PLACE OF BEGINNING of this description; thence S 88 degrees 20' 05" W 479.19 feet; thence N 1 degree 25' 52" W 271.66 feet; thence N 88 degrees 05' 02" E 479.21 feet along the North line of the South 1695 feet of the SE ¼ of Section 7; thence S 1 degree 25' 52" E 273.76 feet along the West line of the NE ¼ of the SE ¼ of Section 7 to the place of beginning. This parcel contains 3.000 Acres.

That part of the SE ¼, Section 7, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the SE corner of Section 7, thence S 88 degrees 05' 02" W 1054.98 feet along the South line of Section 7; thence N 1 degree 39' 55" W 262.76 feet to the Northeasterly line of Highway I-96 and the PLACE OF BEGINNING of this description; thence N 47 degrees 05' 25" W 71.24 feet along said Northeasterly line; thence N 88 degrees 20' 05" E 50.75 feet; thence S 1 degree 39' 55" E 50.0 feet to the place of beginning.

That part of the SE ¼, Section 7, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the SE corner of Section 7; thence S 88 degrees 05' 02" W 1054.98 feet along the South line of Section 7; thence N 1 degree 39' 55" W 312.76 feet to the PLACE OF BEGINNING of this description; thence S 88 degrees 20' 05" W 20.0 feet; thence N 1 degree 39' 55" W 74.58 feet; thence N 88 degrees 20' 05" E 20.0 feet; thence S 1 degree 39' 55" E 74.58 feet to the place of beginning.

SECTION III. GENERAL PROVISIONS.

The following provisions shall hereby apply to the aforementioned Premises in addition to those provisions outlined in Section 13.11 of the Cascade4 Charter Township Zoning Ordinance (Ordinance No. 2 of the 1978), as amended through August 28, 1984.

SECTION IV. PERMITTED USES.

The permitted uses for the Home Design Center PUD are as follows:

1. Drapes and Wall Covering stores;
2. Hardware and Paint stores;
3. Floor Covering stores;
4. Household appliance stores;
5. Interior-Home decorator and design professional offices;
6. Art merchandising studios;
7. Furniture stores;
8. One limited service coffee shop designed solely to serve the Premises; and
9. Other uses similar to the above.

SECTION V. DESIGN STANDARDS.

For the purposes of this PUD only one (1) multi-tenant building containing not more than 90,000 square feet shall be permitted. The following Design Standards shall apply within the Home Design Center PUD.

A. Area regulations –

1. The building shall be setback from the street right-of-way a minimum of twenty (20) feet. The setback shall be seeded and maintained as open space.
2. Side setbacks shall in no case be less than twenty-five (25) feet. The rear setback shall in no case be less than one hundred (100) feet. Parking shall be permitted in the side and rear setbacks.

B. Height Regulations – The building shall not exceed the height of forty (40) feet, as measured in accordance with the Cascade Charter Township Zoning Ordinance.

C. Off Street Parking and Loading Areas –

1. All employee and visitor parking shall be provided on-site and not on any streets. Such parking areas may be located in the side or rear yards and shall be surfaced prior to occupancy with bituminous concrete or asphalt. Driveways shall be constructed with materials equal to or better than the requirements established by the Kent County Road Commission.
2. Driveways, parking and loading areas shall have curb and gutter. The curb and gutter installation shall be consistent with the requirements established by the Kent County Road Commission.
3. All off-street parking areas shall be drained so as to prevent drainage onto abutting properties unless there is a common drainage system shared by all the abutting properties.
4. Any lighting fixtures used to illuminate off-street parking shall be so arranged as to reflect the light away from adjacent properties, streets or highways.

D. Parking Requirements –

1. Off-street parking for the Premises shall accommodate 326 vehicles. At least 245 parking spaces shall be paved in accordance with Section V.C. 1 above. All unpaved portions shall be landscaped until such time that it is needed for parking.
2. Each off-street parking space for automobiles shall be a minimum of 180 square feet in area, with a minimum width of nine (9) feet, exclusive of access drives or aisles. There shall be provided a minimum access drive of twenty (20) feet in width, and where a turning radius is necessary, it shall be of such an arc as to reasonably allow an unobstructed flow of vehicles. Parking aisles shall be of sufficient width to allow a minimum turning movement into and out of parking spaces. All parking shall be 90 degree parking with a minimum aisle width of 24 feet.

E. Signs –

1. No signs shall be placed on the Premises except those specifically permitted below:
 - a. Two (2) wall signs not to exceed fifty (50) square feet each (placed on south side).
 - b. One (1) off-site shared pole sign (30 feet in height) not to exceed a total of 125 square feet. The shared pole sign may have sides which are constructed in a triangle having 60 degree angles using only two sides for the design message. This sign pylon may be set adjacent to the right-of-way line and may not exceed the height of thirty (30) feet.

c. Two (2) shared off-site ground directional signs not to exceed thirty-two (32) square feet each.

d. One (1) directory sign not to exceed sixty (60) square feet. This sign may have sides which are constructed in a triangle having 60 degree angles, using only two sides for the sign message and may be setback twenty (20) feet from the right-of-way.

e. Two (2) tower development identification signs not to exceed 62.5 square feet each and a height of forty (40) feet.

f. One (1) 32 square foot canopy entrance sign.

g. Traffic safety signs may be installed as needed upon approval of the Planning Director.

2. No billboards, temporary or portable signs, balloon signs, banners, search lights, loudspeakers, amplifiers or similar devices will be permitted in this PUD District. Temporary or portable signs and banner signs may be used for special events or occasions (i.e. grand openings) upon review of the Planning Director.

3. One on-site temporary sign for the purpose of describing the building development, or advertising the sale or lease of a site or building shall be permitted prior to occupancy. The color, character, and wording of the sign shall be prescribed by the Developer. Such signs shall not exceed thirty-two (32) square feet.

4. Signs may be illuminated. However, no intermittent or flashing illumination shall be permitted. The tower development identification signs shall not be internally illuminated.

All signs, unless otherwise provided shall be setback twenty-five (25) feet from the right-of-way or property line.

F. Temporary Buildings –

No structure of a temporary nature; trailer, tent, or construction shack shall be constructed, placed or maintained on the Premises except accessory to and during construction of the building.

G. Landscaping –

1. The Premises shall be landscaped in accordance with plan and specifications approved by the Planning Commission. The entire building site, including curb parkways, shall be appropriately landscaped with grass, canopy and coniferous trees, shrubs, and ground cover. Expansion areas shall be placed in grass and kept weed free. Any areas which become disturbed for any reason shall be restored in accordance with the original landscape plan unless approved otherwise in writing by the Planning Director.

2. Landscaping shall be installed within ninety (90) days of completion of the building or structure, unless permitted in writing by the Planning Director at a later date.

3. All landscaping shall be hardy plant materials and maintained thereafter in a neat and orderly manner. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season. All new trees used in a landscaped area shall have a minimum diameter of 2-1/2 inches or a height of ten (10) feet, whichever is most appropriated to the specie.

4. Every effort shall be made to retain existing trees. Trees with a diameter of five (5) inches or more shall not be removed without written approval of the Planning Director.

5. Underground sprinkling systems shall be installed where necessary (except the parking area held in reserve) to service landscaped areas and such areas shall be neatly maintained, including mowing, fertilizing and pruning.

6. Parking and loading areas shall be landscaped and/or fenced, as shown on the approved landscape plan, in such a manner as to interrupt or screen said areas from view from access streets.

H. Outside Storage/Display Areas – Outside storage/display areas must be specifically approved by the Planning Director and shall be effectively screened from view as well as kept in a neat and orderly manner. Patio furniture may be displayed on the building patio during the summer season.

SECTION VI. IMPROVEMENTS; PERFORMANCE GUARANTEE.

To insure compliance with this Ordinance and any conditions herein, Cascade Township shall require the Developer to submit a surety bond or irrevocable letter of credit to be determined by the Township Board within 60 days of the effective date of this Ordinance. This surety bond or letter of credit shall be used by the Township to recover expenditures associated with planning and development activities of the Premises, including, but not limited to, the engineering, legal, and infrastructure costs which may become the liability of the Township.

The Township shall not draw upon the surety bond or letter of credit unless Properties Corporation of America fails to promptly reimburse the Township for such billed expenses, within sixty (60) days, following the billing date.

SECTION II. MASTER SITE DEVELOPMENT PLAN.

The Premises shall conform in as much as reasonably possible with the master site development plan approved by the Township Board and signed by the Township Supervisor on August 24, 1988.

SECTION III. EFFECTIVE DATE.

This Ordinance shall become effective upon publication in The Grand Rapids Press, a newspaper of general circulation within the Township of Cascade.

The foregoing Ordinance was offered by Board Member Burlingham, supported by Board Member Carpenter. The roll call vote being as follows:

Yeas: Burlingham, Carpenter, Champion, Hansen and Henning.

Nays: None

Absent: Ellinger and Rowland

Brenda J. Henning

Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 24th day of August, 1988.

Brenda J. Henning

Cascade Charter Township Clerk

PUD Ordinance - Home Design Center #3 of 1993

CASCADE CHARTER TOWNSHIP

Ordinance #3 of 1993

AN ORDINANCE TO AMEND ORDINANCE #6 OF 1988, THE HOME DESIGN CENTER PLANNED UNIT DEVELOPMENT PROJECT.

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendments to the Home Design Center PUD Ordinance

Delete Section IV of Ordinance #6 of 1988 as follows:

SECTION IV. PERMITTED USES:

The permitted uses for the Home Design Center PUD are as follows:

- 1. Drapes and Wall Covering stores;**
- 2. Hardware and Paint stores;**
- 3. Floor Covering stores;**
- 4. Household appliance stores;**
- 5. Interior-Home Decorator and design professional offices;**
- 6. Art Merchandising studios;**
- 7. Furniture stores;**
- 8. One limited service coffee shop designed solely to serve the Premises; and**
- 9. Other uses similar to the above.**

Delete Section V.D. 1 of Ordinance #6 of 1988 as follows:

D. Parking Requirements –

1. Off-Street parking for the Premises shall accommodate 326 vehicles. At least 245 parking spaces shall be paved in accordance with Section V.C. 1 above. All unpaved portions shall be landscaped until such time that it is needed for parking.

Add a new Section – Section IV as follows:

1. Personal service establishments which perform services on the premises, such as, but not limited to, repair shops (watches, radios, television, shoes, etc.), tailor shops, beauty parlors or barber shops, photographic studios, self-service laundries, flower shops and print shops.

2. Dry cleaning establishments or pick-up stations, dealing directly with the consumers. Central dry cleaning plants serving more than one retail outlet are prohibited.
3. Business establishments which perform services on the premises, such as, but not limited to, banks, loan companies, insurance offices and real estate offices.
4. Appliance stores.
5. Home improvement centers.
6. Furniture stores.
7. Office machines and computers sales and service.
8. Department stores, excluding sale at wholesale level.
9. Athletic clubs and health spas.
10. Banquet and conference facilities.
11. Business or trade schools.
12. Executive, administrative, and business offices such as, but not limited to, banks, loan companies, insurance, data processing centers, real estate, and non-profit organizations.
13. Professional services, including offices of medical doctors, dentists, osteopaths and similar or allied health care professionals; architects; engineers; accountants; attorneys; and similar professions.
14. Medical and dental laboratories.
15. Emergency medical clinics.
16. Post offices and similar governmental office buildings.
17. Day care facilities.
18. Limited service coffee shops/deli designed to serve the premises.
19. Other uses similar to the uses permitted in this Section.
20. Accessory structures and uses customarily incidental to the uses permitted in this district, subject to the provisions of Section 4.08.

Add a new Section – Section V.D. 1 as follows:

The total number of parking spaces to be required shall be based on the standards set forth in Section 19.11 of the Cascade Charter Township Zoning Ordinance. Initially, 245 parking spaces shall be paved in accordance with Section V.C. 1 above. Thereafter, the Planning Director shall review each new use in combination with all other existing uses on the site to determine the total number of parking spaces required. All additional parking spaces shall be paved unless the Planning Director determines that some of the required paved parking area may be deferred.

Section 2. Effective Date

These PUD Ordinance Amendments shall become effective upon publication in The Grand Rapids Press, a newspaper of general circulation within the Township of Cascade.

The foregoing Ordinance amendments were offered by Board Member Boonenberg, supported by Board Member VanStrien. The roll call vote being as follows:

Yeas: Boonenberg, Carpenter, Henning, Johnson, Julien, VanStrien.

Nays: None

Absent: Hansen

Abstain: None

Brenda J. Henning

Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 24th of March, 1993.

Brenda J. Henning

Cascade Charter Township Clerk

NORTHPOINTE BANK

NPB OPS CENTER - PHASE 2

5303 28TH ST. CT SE
GRAND RAPIDS, MI, 49512

DRAWING INDEX - PHASE 2

GENERAL	
TD001-B	TITLE DRAWING
G001-B	PROJECT INFORMATION AND TYPICAL DETAILS
G101-B	CODE COMPLIANCE PLAN
CIVIL	
C100-B	SITE CONTEXT PLAN
C101-B	SITE DEMOLITION PLAN
C201-B	SITE LAYOUT PLAN
C301-B	SITE GRADING PLAN
STRUCTURAL	
S001-B	GENERAL NOTES - PHASE II
S002-B	DESIGN CRITERIA AND SCHEDULES - PHASE II
S003-B	SPECIAL INSPECTIONS - PHASE II
S101-B	FOUNDATION PLANS - PHASE II
S102-B	FRAMING PLANS - PHASE II
S201-B	ELEVATIONS
S301-B	TYPICAL CONCRETE DETAILS - PHASE II
S501-B	TYPICAL STEEL DETAILS - PHASE II
ARCHITECTURAL	
AD101-B	DEMOLITION PLAN
AD102-B	REFLECTED CEILING DEMOLITION PLAN
A101-B	OVERALL FLOOR PLAN
A102-B	ENLARGED PLANS - PART SE & SW
A103-B	ROOF PLAN
A110-B	OVERALL REFLECTED CEILING PLAN
A112-B	ENLARGED REFLECTED CEILING PLAN - PART A & B
A121-B	OVERALL FINISH PLAN - PART SE & SW
A122-B	ENLARGED FINISH PLAN - PART SE & SW
A201-B	EXTERIOR ELEVATIONS
A301-B	BUILDING SECTIONS
A302-B	WALL SECTIONS
A303-B	WALL SECTIONS
A311-B	EXTERIOR & INTERIOR DETAILS
A601-B	DOOR AND WINDOW SCHEDULE, ELEVATIONS, AND DETAILS Copy 1

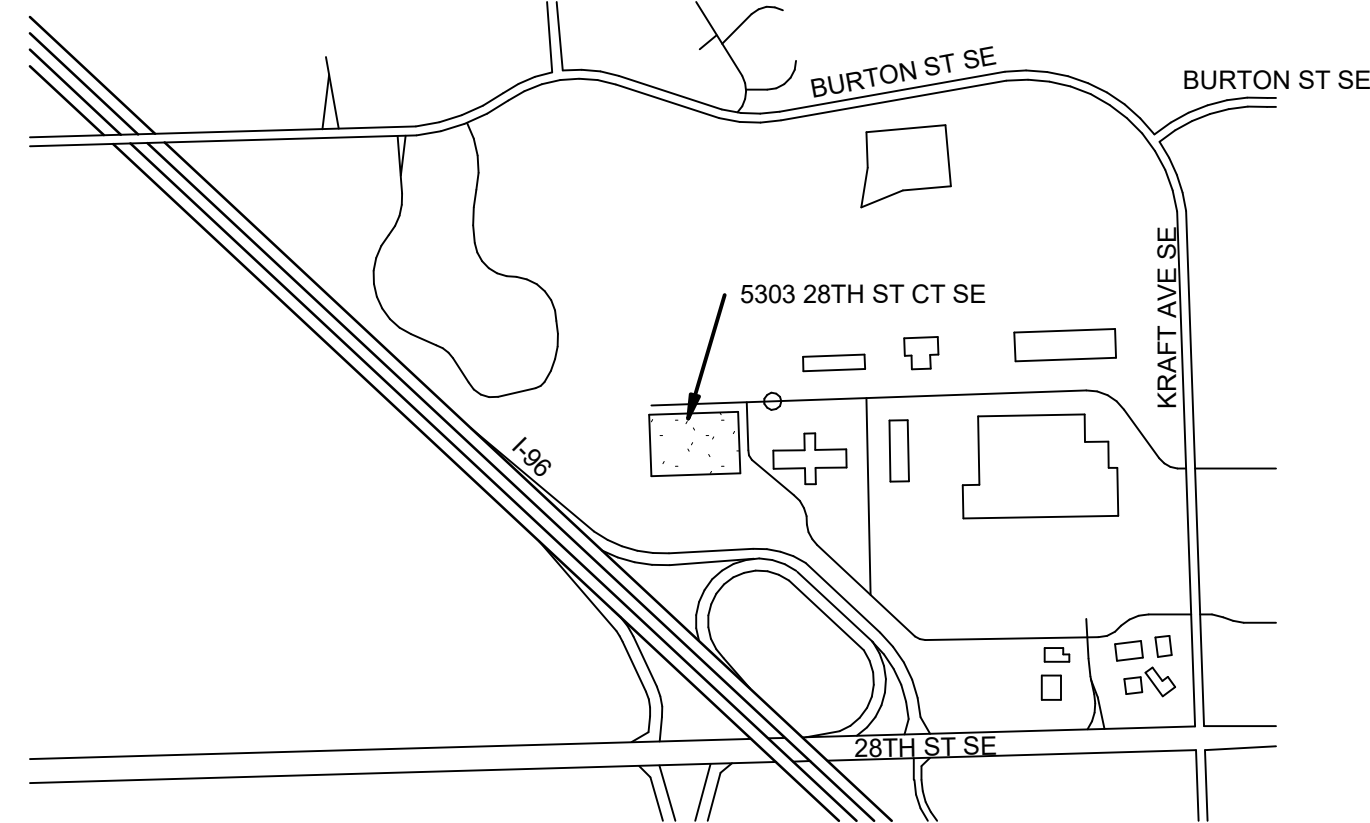


PROJECT NARRATIVE

PHASE I: OFFICE ADDITION IN THE NORTHEAST CORNER OF THE EXISTING BUILDING TO ACCOMMODATE EXECUTIVE OFFICE EXPANSION ALONG WITH A RENOVATION OF THE INTERIOR SPACE.

PHASE II: ADDITION OF THE SOUTHEAST AND SOUTH WEST CORNERS OF THE BUILDING TO ACCOMMODATE AN OFFICE EXPANSION ALONG WITH A RENOVATION OF THE INTERIOR SPACE.

PROJECT LOCATION



8/20/2022 11:52:27 AM Autodesk AutoCAD 2021 Northpointe Bank Operations Center 03/01/2021 NPB OPS CENTER.dwg

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progressive ae

NORTHPOINTE BANK
NPB OPS CENTER - PHASE 2

NOT FOR
CONSTRUCTION

ISSUANCE
9/29/2022 PUD AMENDMENT
SUBMITTAL

PROJECT NUMBER
33810001
PROJECT MANAGER
J. HORMAN
PROFESSIONAL
R. D'ALESSANDRO
DRAWN BY
L. MIAUSHER, J. STONE
CHECKED BY
R. D'ALESSANDRO

TITLE DRAWING
TD001-B

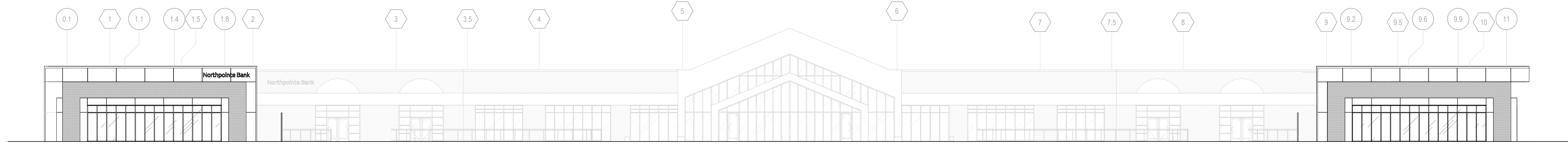
EXTERIOR FINISH MATERIALS LEGEND

MARK	FINISH MATERIAL	MANUFACTURER	PRODUCT	COLOR	SIZE
ACM1	ALUMINUM COMPOSITE MATERIAL	MITSUBISHI CHEMICAL COMPOSITES AMERICA, INC	ALPOLICPE ACM	BSM MATTE BLACK LOT#022620 / NONSTOCK	4MM THICK
ACM2	ALUMINUM COMPOSITE MATERIAL	MITSUBISHI CHEMICAL COMPOSITES AMERICA, INC	ALPOLICPE ACM	WLN WALNUT LOT#072619 / STOCK	4MM THICK
SF1	EXTERIOR STOREFRONT SYSTEM	OLDCASTLE BUILDING ENVELOPE (OBE)	FG6000	BLACK 378X500	2' X 6'
EP1	EXTERIOR MASONRY OPAQUE STAIN	SHERWIN WILLIAMS	EXTERIOR	MATCH EP2	

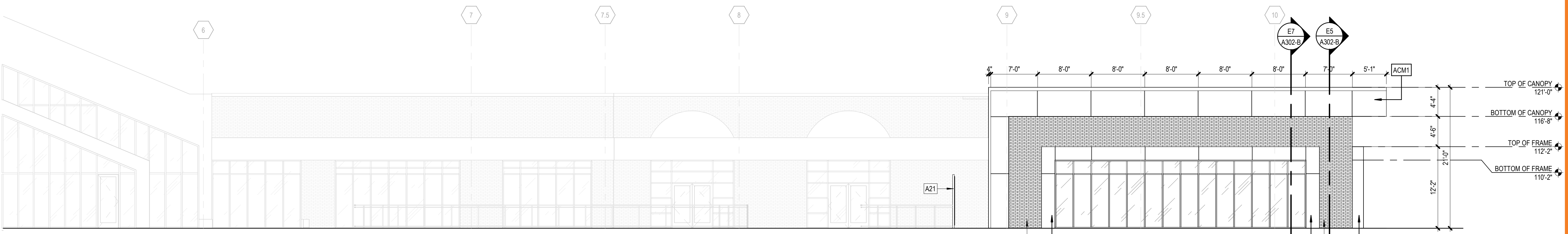
B.O.D. = BASIS OF DESIGN

KEYNOTES

NUMBER	NOTE
A19	ALIGN REVEALS WITH MULLIONS TOP
A21	NEW GATE. SEE CIVIL DRAWINGS FOR SITE PLAN
A22	NEW LOCATION FOR NPB SIGN



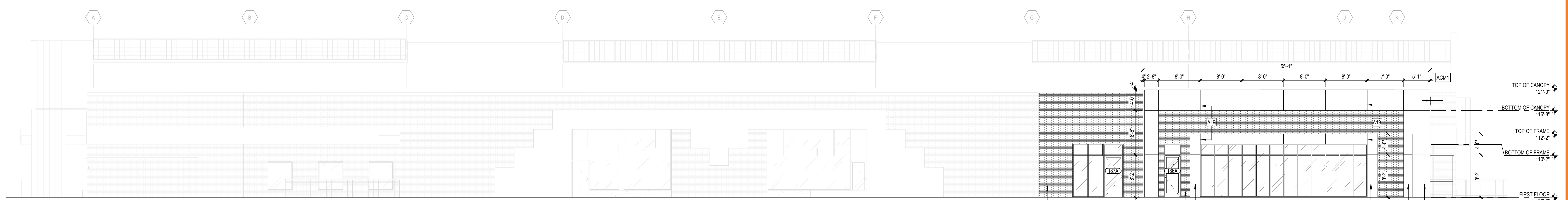
A2 SOUTH ELEVATION
1/16" = 1'-0"



B2 SOUTH ELEVATION - PART A
1/8" = 1'-0"



C2 SOUTH ELEVATION - PART B
1/8" = 1'-0"



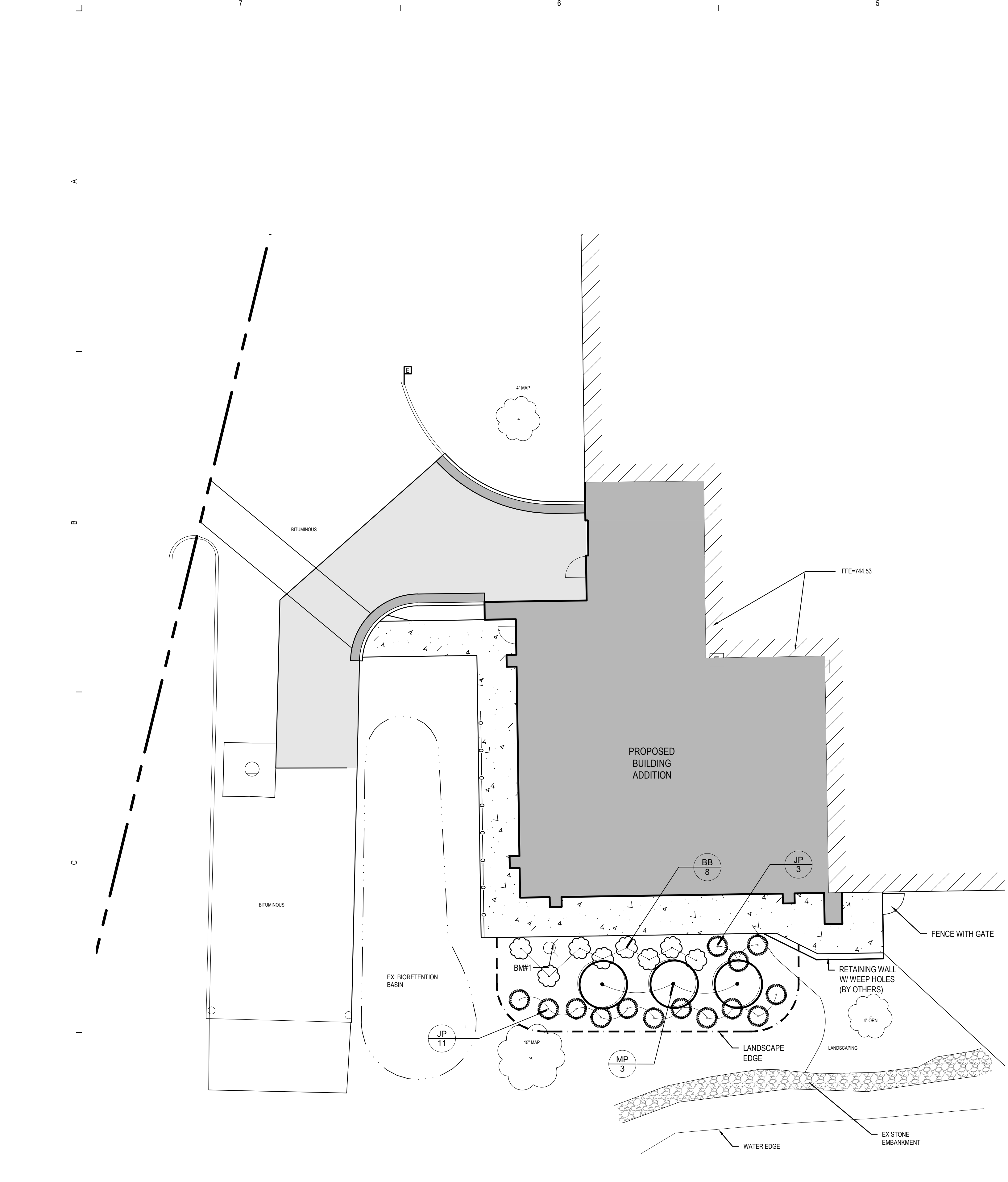
E2 WEST ELEVATION
1/8" = 1'-0"

8/20/2022 11:58:26 AM Autodesk/Cad/Cad/01/001 - Northpointe Bank Operations/Custom/01/001/APP/REVISED.rvt
 22.006
 EXTERIOR ELEVATIONS
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE AE, INC. (PROGRESSIVE ENGINEERING, INC. SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERE TO.)

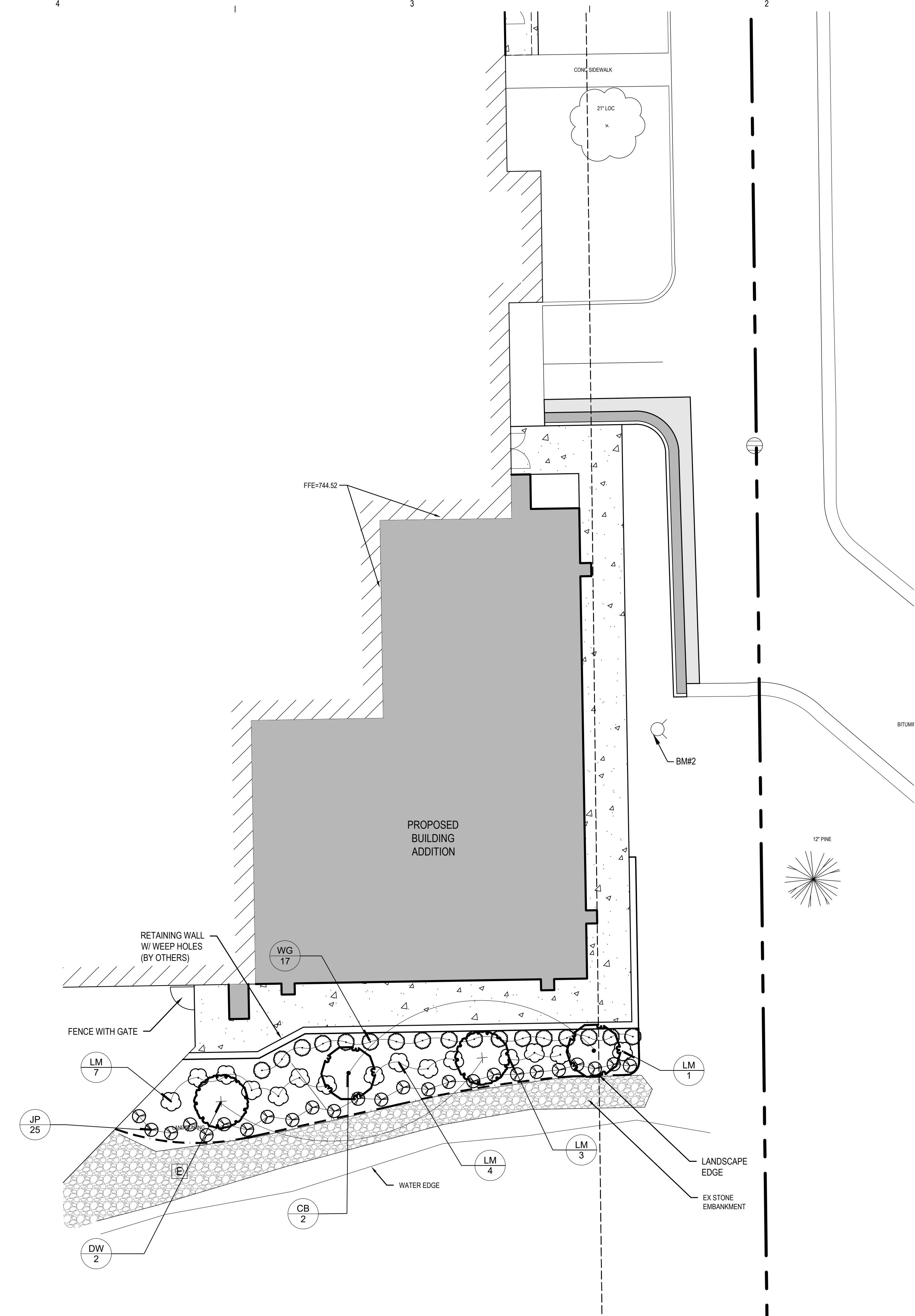
NOT FOR CONSTRUCTION

ISSUANCE
9/29/2022 PUD AMENDMENT SUBMITTAL

PROJECT NUMBER: S3810001
 PROJECT MANAGER: J. HORMAN
 PROFESSIONAL
 DRAWN BY:
 CHECKED BY: R. D'ALESSANDRO



SW QUADRANT - LANDSCAPE PLAN
1"=10'
NORTH



SE QUADRANT - LANDSCAPE PLAN
1"=10'
NORTH

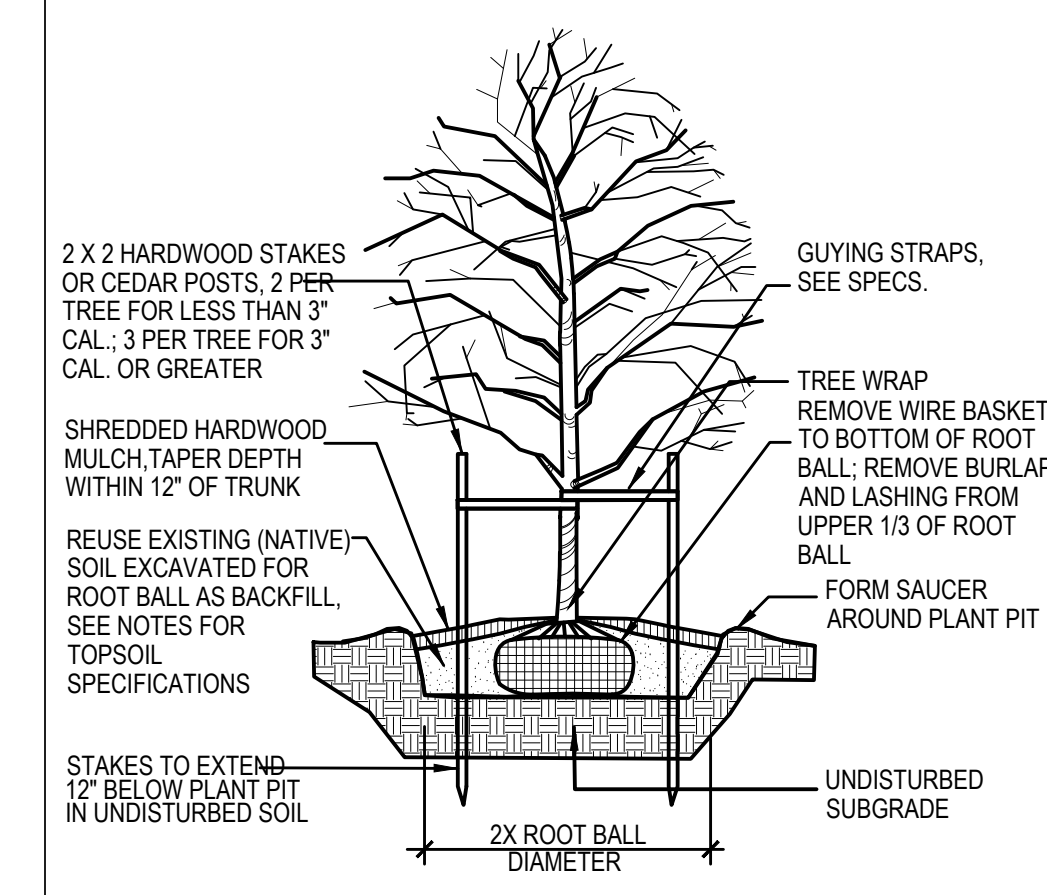
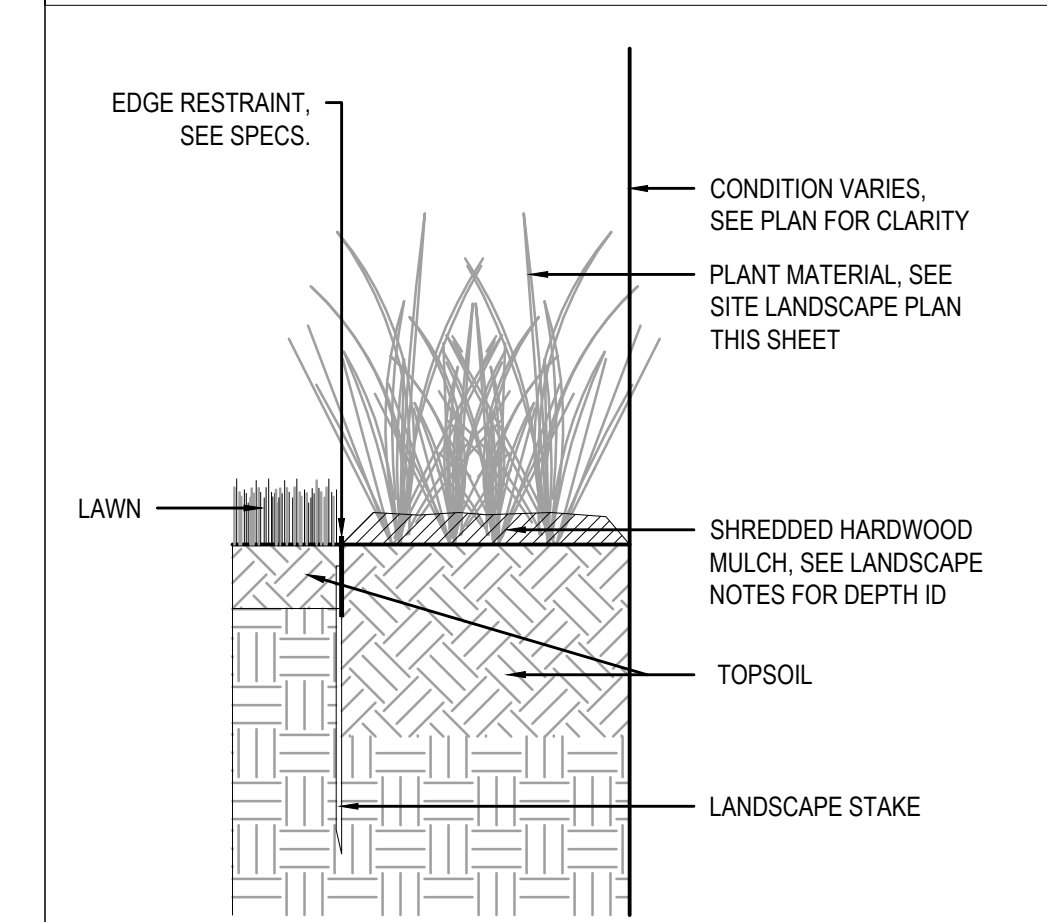
PLANT_SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	QTY	CONT	FT
JP	JUNIPERUS SQUAMATA 'BLUE STAR', BLUE STAR JUNIPER	14	#5	
BB	EUONYMUS ALATUS 'COMPACTUS', DWARF BURNING BUSH	8	#5	
DECIDUOUS TREES	BOTANICAL / COMMON NAME	QTY	CONT	CAL
MP	ACER SACCHARUM, SUGAR MAPLE	3	B & B	2-1/2"

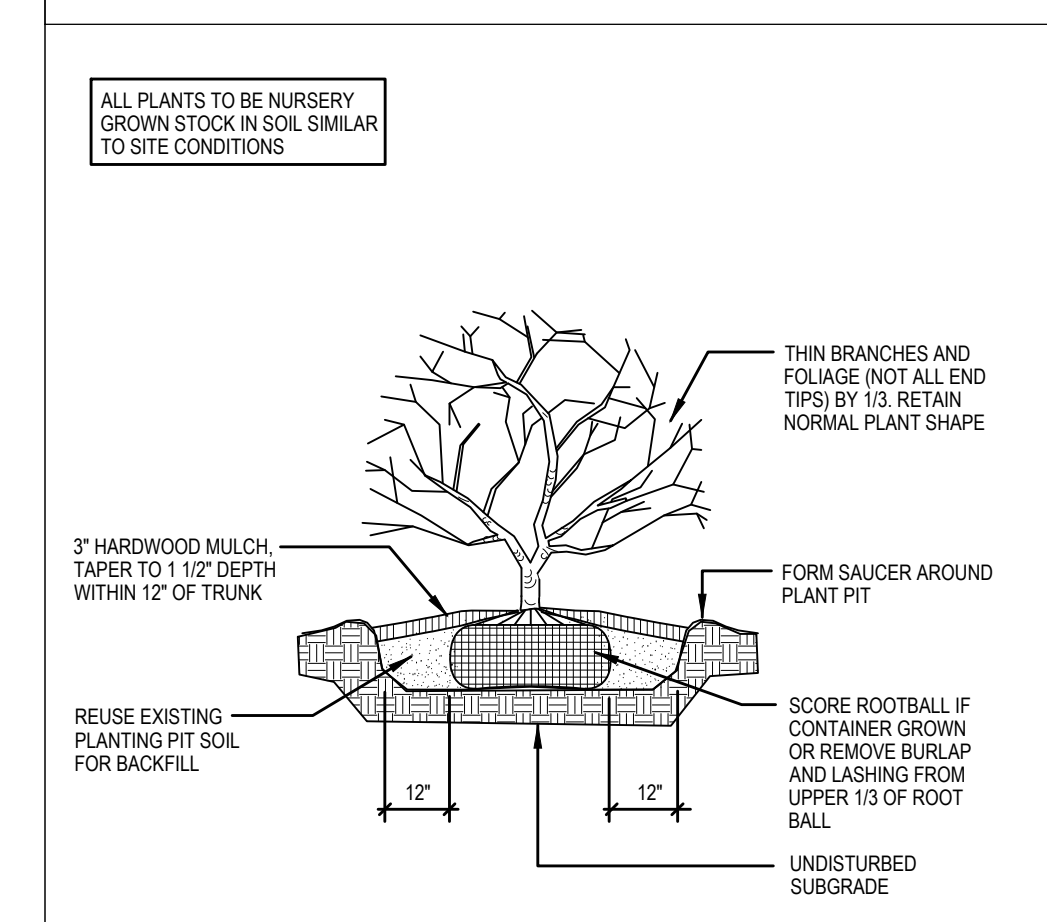
PLANT_SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	QTY	CONT	FT
LM	EUONYMUS ALATUS 'ODOM', LITTLE MOSES BURNING BUSH	15	#5	
WG	WEIGELA FLORIDA, FINE WINE WEIGELA	17	#5	
JP	JUNIPERUS SQUAMATA 'BLUE STAR', BLUE STAR JUNIPER	25	#5	
DECIDUOUS TREES	BOTANICAL / COMMON NAME	QTY	CONT	CAL
CB	MALUS 'PROFUSION', PROFUSION CRABAPPLE	2	B & B	2-1/2"
DW	CORNUS KOUSA, VARIEGATED DOGWOOD	2	B & B	2-1/2"

A1 LANDSCAPE EDGE RESTRAINT
NOT TO SCALE



A3 SHRUB PLANTING DETAIL
NOT TO SCALE



GENERAL LANDSCAPE NOTES

- CONTRACTOR RESPONSIBLE FOR UNDERSTANDING PROJECT CONDITIONS AND VERIFYING PLANT QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY PLAN DISCREPANCIES.
- PLANT LOCATIONS TO BE STAKED IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND OWNER. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND UTILITIES. CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD STAKING ALL LINES.
- ALL AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEEDED UNLESS SHOWN OTHERWISE ON PLANS.
- CONTRACTOR TO CONTACT MISS DIG AT PHONE NUMBER 811 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES.
- CONTRACTOR TO COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR.
- NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUB-GRADE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- SHRUB PLANTING BEDS AND TREE SAUCERS TO RECEIVE 3" SHREDDED HARDWOOD MULCH. PERENNIAL BEDS TO RECEIVE 2" DEPTH MULCH AND GROUND COVER AREAS TO RECEIVE 1" DEPTH MULCH.
- ALL SHRUB BEDS TO HAVE ALUMINUM EDGING AND WEED BARRIER FABRIC.
- PLANTING MIXTURE FOR PERENNIALS SHALL BE SIX INCH DEPTH OF FOUR PARTS BY VOLUME OF TOPSOIL TO ONE PART OF SPHAGNUM PEAT MOSS.
- CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUND COVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
- NOTIFY LANDSCAPE ARCHITECT AND OWNER (3 DAYS MIN. NOTICE) TO INSPECT AND TAG PLANT MATERIAL IN THE NURSERY PRIOR TO JOBSITE DELIVERY AND INSTALLATION.

MEMORANDUM

To: Cascade Charter Township Planning Commission
From: Brian Hilbrands, Planning Director
Subject: Public Hearing for Master Plan Amendment
Meeting Date: June 5, 2023

At the April 12 meeting, the Township Board approved the proposed Master Plan amendment for distribution which started the required 42-day public review period. The 42-day public review period has ended and now the Planning Commission is required to hold a public hearing before making a recommendation to the Township Board. Two comments were received during the review period, and they are included in the meeting packet.

A map of the proposed amendment to the Future Land Use map is attached. The amendment would change the Future Land Use designation of the highlighted area from Industrial to Rural Residential. The Rural Residential designation is described as follows:

The rural residential land use designation is intended to address the need for single-family development in rural and low-density patterns and provide opportunity for agricultural activity.

If the Planning Commission approves of the proposed amendment, then you may forward a positive recommendation to the Township Board. The Board would then review the proposed amendment and have an opportunity to adopt the attached resolution.

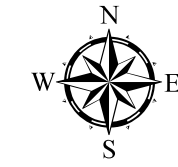
Attachments: Proposed Amendment to Future Land Use Map
Current Future Land Use Map
Public Comments Received
Township Board Resolution

ADA TOWNSHIP

1200

Cascade Charter Township

Kent County, Michigan
Future Land Use

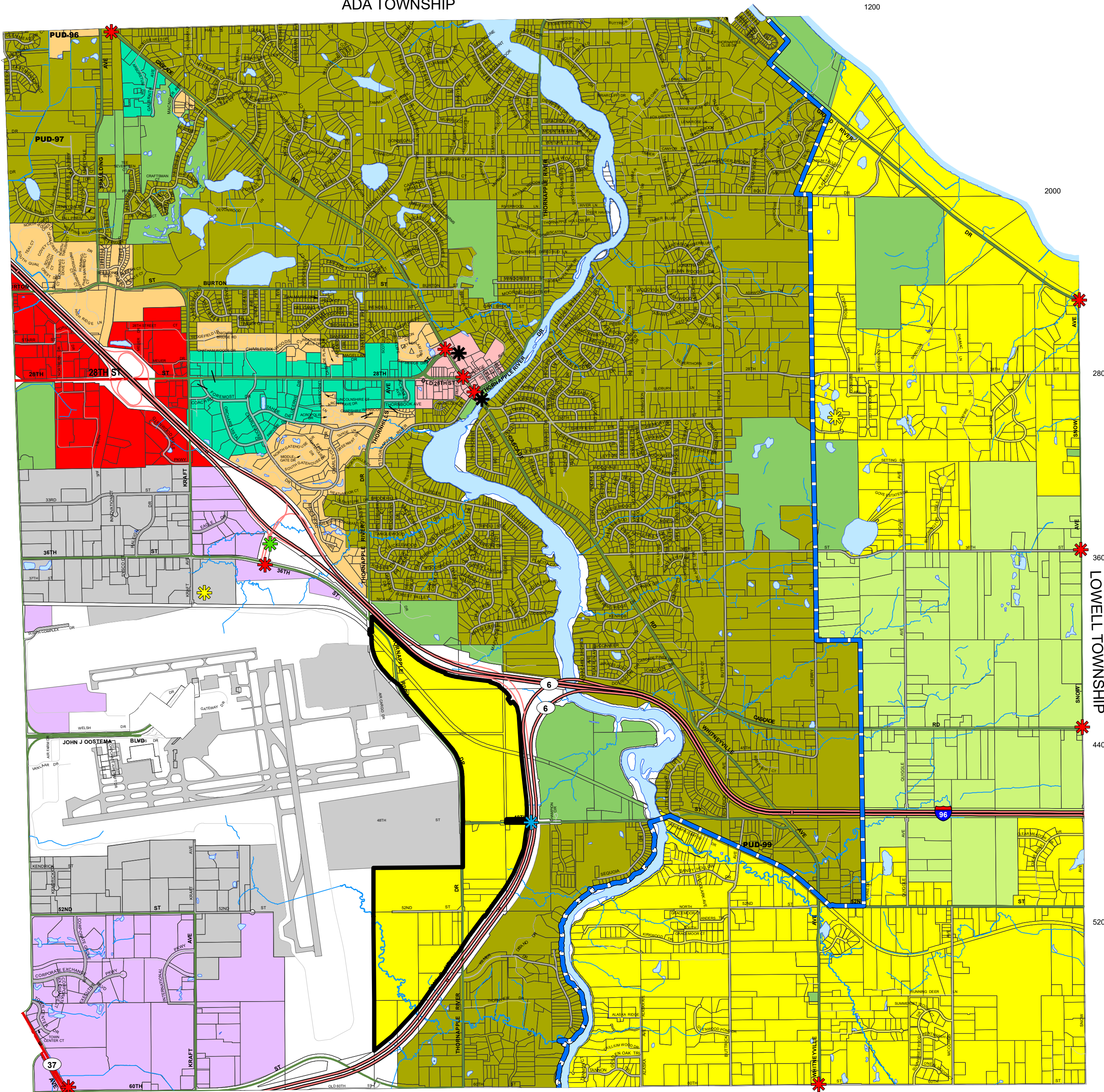


FUTURE LAND USE LEGEND

- Gateway
- Expressway Interchange
- Park 'N' Ride
- Rail Station
- Redevelopment Study
- Utility Service Area
- Farmland Preservation
- Rural Residential
- Suburban Residential
- Community Residential
- Cascade Village
- Community Mixed Use
- Highway Commercial
- Transitional Mixed Use
- Industrial
- Community Facility / Golf Course
- Proposed Change

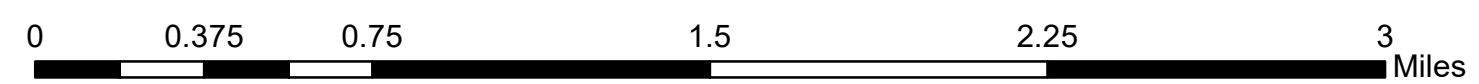
CITY OF KENTWOOD

LOWELL TOWNSHIP



4800 5600 6400 7200 8000 8800 9600

CALEDONIA TOWNSHIP



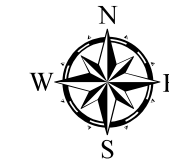
Proposed Amendment to Future Land Use Map

ADA TOWNSHIP

1200

Cascade Charter Township

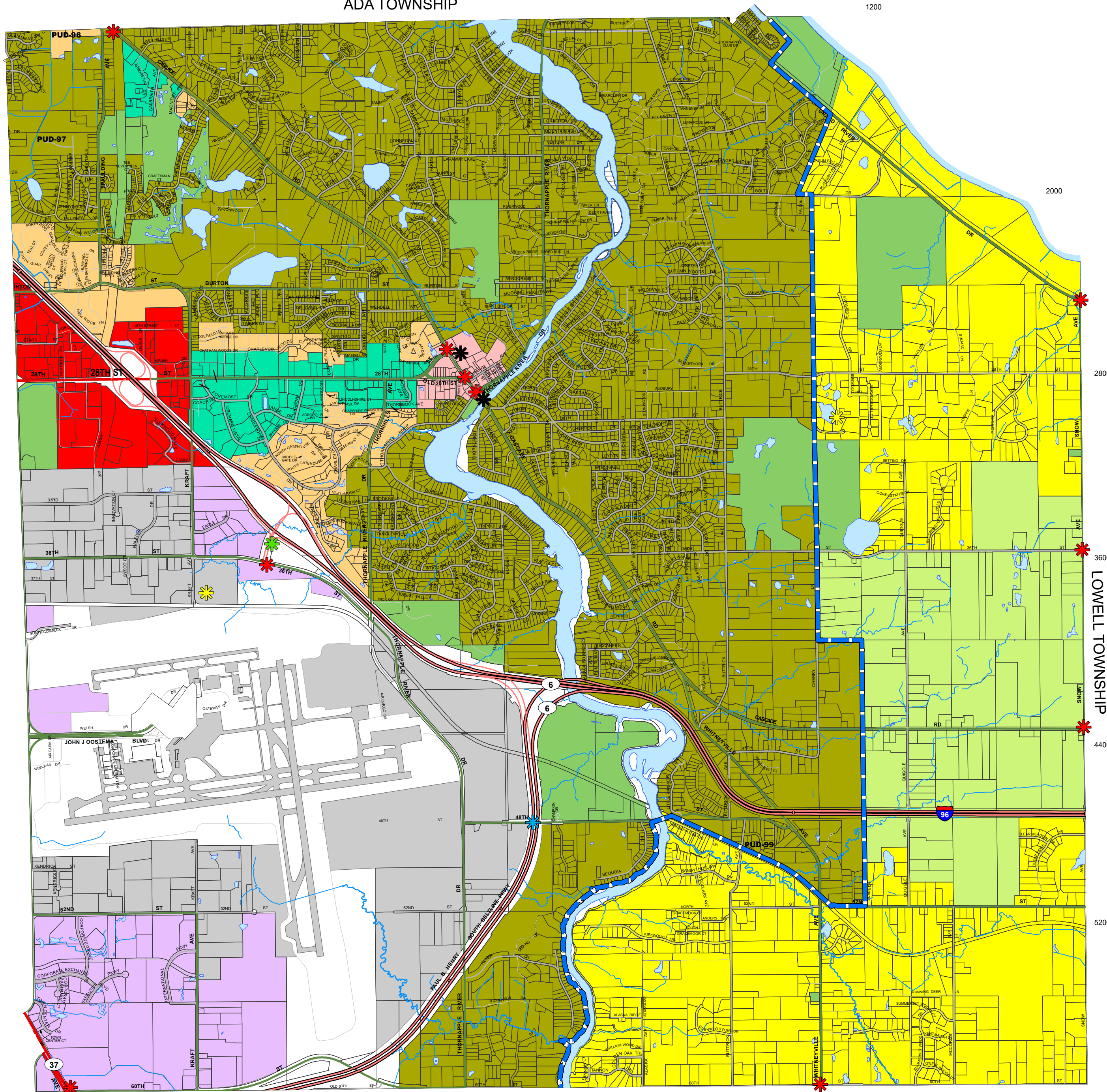
Kent County, Michigan
Future Land Use



Future Land Use Legend

- Utility Service Area
- Gateway
- Expressway Interchange
- Park 'N' Ride
- Rail Station
- Redevelopment Study
- Farmland Preservation
- Rural Residential
- Suburban Residential
- Community Residential
- Cascade Village
- Community Mixed Use
- Highway Commercial
- Transitional Mixed Use
- Industrial
- Community Facility / Golf Course

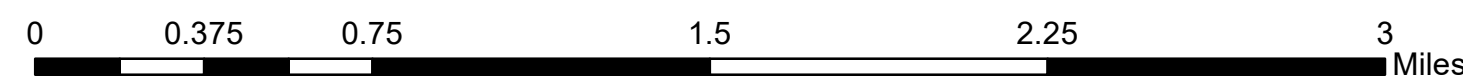
Current Future Land Use Map



CITY OF KENTWOOD

LOWELL TOWNSHIP

CALEDONIA TOWNSHIP



4800 5600 6400 7200 8000 8800 9600

Map labels include: PUD-96, PUD-97, PUD-99, 28TH ST, 36TH ST, 48TH ST, 60TH ST, JOHN J OOSTEMA BLVD, KRAFT, THORNTON RIVER, CASCADIA RIVER, SNOWY CREEK, and I-96.



STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

GRETCHEN WHITMER
GOVERNOR

BRADLEY C. WIEFERICH
ACTING DIRECTOR

May 23, 2023

Mr. Brian Hilbrands
Township Planning Director
Cascade Charter Township
5920 Tahoe Drive, SE
Grand Rapids, Michigan 49546

Re: Master Plan and Future Land Use Map

Dear Mr. Hilbrands:

Thank you so much for the opportunity to review the potential changes to zoning around the vicinity of the Gerald R Ford International Airport. After our review of the proposed Cascade Charter Township future land use plans, we have some concerns.

The Michigan Zoning Enabling Act, Act 110 of 2006 requires that local zoning officials incorporate the Airport Approach Plan (AAP) at the time of the next master plan/ordinance update. The Zoning Enabling Act does not require that non-conforming sections of the ordinance be modified to be consistent with the AAP; however, it does require the ordinance shall not become any more inconsistent.

“125.3203 (1) The zoning ordinance shall be based upon a plan designed to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to insure that uses of the land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population, to provide adequate light and air, to lessen congestion on the public roads and streets, to reduce hazards to life and property, to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties. The zoning ordinance shall be made with reasonable consideration to the character of each district, its peculiar suitability

for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building, and population development.

(2) If a local unit of government adopts or revises a plan required under subsection (1) after an airport layout plan or airport approach plan has been filed with the local unit of government, the local unit of government shall incorporate the airport layout plan or airport approach plan into the plan adopted under subsection (1).

(3) In addition to the requirements of subsection (1), a zoning ordinance adopted after March 28, 2001 shall be adopted after reasonable consideration of both of the following:

(a) The environs of any airport within a district.

(b) Comments received at or before a public hearing under section 306 or transmitted under section 308 from the airport manager of any airport.

(4) If a zoning ordinance was adopted before March 28, 2001, the zoning ordinance is not required to be consistent with any airport zoning regulations, airport layout plan, or airport approach plan. A zoning ordinance amendment adopted or variance granted after March 28, 2001 shall not increase any inconsistency that may exist between the zoning ordinance or structures or uses

and any airport zoning regulations, airport layout plan, or airport approach plan. This section does not limit the right to petition for submission of a zoning ordinance amendment to the electors under section 402 or the right to file a protest petition under section 403. “

The overall concept of the amendment to the State Zoning Acts, was to “grandfather” in the current zoning ordinance of the zoned political subdivision. The amendment did not call for existing zoning ordinances to be repealed and readopted to become compliant with the AAP. The intent is to assure that any future Master Plans will incorporate the AAP. Also, subsection four of the amendment requires that any variance request or Zoning Ordinance update or change cannot make the ordinance *any more inconsistent* with the AAP. MCL 125.3203 (4)

The airport also has additional protection. They adopted Airport Zoning under authority of the Airport Zoning Act, Act 23 of 1950, back in 1961, revised in 1995 and again in 2015 (please see attached). Airports that are licensed for public use and are also publicly owned are empowered by the Airport Zoning Act to establish, adopt, administer and enforce airport zoning regulations limiting the height of structures and objects of natural growth and use of property in the vicinity of the airport. Airport Zoning ordinances adopted under the authority of this Act have the same power and effectiveness as more common ordinances adopted by Counties, Townships, Cities and Villages. Airport Zoning ordinances commonly control the area surrounding the airport for up to 10 miles. It is common for Airport Zoning Ordinances to “overlap” the jurisdiction of other zoned political subdivisions.

With the ordinance in place, any zoning within 10 miles of the airport cannot be changed unless adopted by the Michigan Airport Zoning Board. Have the potential amendments been brought to the attention of the Airport Zoning Board for their approval or comments? In Section 259.449 of this ordinance, Sec. 19: No airport zoning regulations shall be adopted, amended, or changed under this act except by action of the governing body of the political subdivision in question after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least 15 days' notice of the hearing shall be published in a newspaper of general circulation, in the political subdivision or subdivisions in which is located wholly or partly, the airport hazard area to be zoned, or, if no newspaper is generally circulated in any such political subdivision, then in a newspaper of general circulation in the county in which such political subdivision is located.

Thank you for time. If you have any additional questions please feel free to reach out to me at 517-281-7790 or moorej55@michigan.gov.

Sincerely,



Jennifer Moore
Planning and Zoning Specialist
Michigan Department of Transportation
Office of Aeronautics

Enclosures



May 25, 2023

Mr. Brian Hilbrands
Cascade Township Planning Director
Cascade Charter Township
5920 Tahoe Drive SE
Grand Rapids, Michigan 49546-7123

RE: Proposed Future Land Use Map Changes

Brian,

I am writing today on behalf of the Gerald R. Ford International Airport Authority to respectfully express the Authority's concerns regarding certain proposed changes to the Township's Future Land Use Map.

By way of background, I understand that the Township is considering a modification to the future land use designation of the real property located generally easterly of the Airport and westerly of I-96/M-6, which would change the subject property's present "Industrial" designation to "Rural Residential" designation. The Authority believes that it is crucial to highlight the incompatible and potentially negative implications of these proposed changes.

The proposed modifications would facilitate new or ongoing residential uses in areas immediately adjacent to the Airport. This shift in land use planning does not align with common practice and regulatory guidance regarding compatible land uses in the vicinity of airports. Specifically, Table 2-3 of the Federal Aviation Administration's (FAA) Advisory Circular 150/5190-4B 'Airport Land Use Compatibility Planning' makes it clear that residential land use is not compatible with airport operations. Fostering residential development in close proximity to the Airport presents significant challenges and risks which can be effectively mitigated with prudent and compatible land use planning.

In contrast, the current Future Land Use Map, which designates the areas in question for industrial development, presents a prudent approach. Industrial land use minimizes the potential for land use conflicts with the Airport and ensures compatibility between airport operations and the surrounding community. By maintaining this designation, the Township can promote economic growth, attract businesses, and capitalize on the strategic advantages of having an Airport in the Township. Further, the I-96 / M-6 corridor provides a natural breakpoint and a buffer between airport/industrial and rural residential uses, which is presumably why that corridor was initially chosen as a breakpoint many years ago.

In light of the aforementioned concerns, the Authority kindly requests that the Township reconsider the proposed changes to the Future Land Use Map. Instead, it recommends maintaining the current designation for industrial development immediately adjacent to the Airport, which will promote compatible land use. The current FAA approved future airport land use drawing is included in the

attached FAA approved Airport Layout Plan (sheet 22 of 30) for reference and represents how property owned by Kent County and committed to airport use has been protected from non-compatible uses. Also attached for reference are the current Airport Zoning Ordinance and Airport Zoning Plans enacted pursuant to the Michigan Airport Zoning Act (PA 23 of 1950, as amended). In accordance with MCL 125.3203, the attached Airport Layout Plan and Airport Approach Plan must be incorporated into the township Master Plan as a part of any amendment.

In closing, it is important to clarify that the Authority's comments are focused solely on sound land use planning in the vicinity of the Airport and should not be interpreted to suggest that local zoning regulation applies to the Airport.

Thank you for your attention to this matter. The Authority appreciates the Township's dedication to responsible land use planning and its commitment to considering the concerns of all stakeholders. Should you require any additional information or wish to discuss this matter further, please do not hesitate to contact me.

Sincerely,



Casey Ries, P.E.
Engineering and Planning Director

Enclosures: Airport Layout Plan (October 2019), Airport Zoning Ordinance (May 2015), Airport Zoning Plans (March 2015)

CASCADE CHARTER TOWNSHIP

COUNTY OF KENT, MICHIGAN

(Resolution No. ____-2023)

At a regular meeting of the Township Board of Cascade Charter Township, held at the Cascade Township Library, on the ____ day of _____, 2023, at 7:00 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by Board Member _____ and seconded by Board Member _____.

RESOLUTION TO APPROVE THE AMENDED TOWNSHIP MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3801 *et seq.* (“MPEA”) provides for the preparation and adoption of master plans and amendments therein for the use, development, and preservation of lands in the Township; and

WHEREAS, the Cascade Charter Township Planning Commission has undertaken an effort to evaluate and update the Township’s Master Plan and has prepared an amendment to the Township Master Plan; and

WHEREAS, on 4/12/23, the Township Board adopted a resolution asserting the Board’s right as a legislative body to approve or reject the Amendment;

WHEREAS, on or about 4/13/23 the Township mailed copies of the amendment to the Master Plan to the municipalities contiguous to the Township and other entities as required by the MPEA, thereby commencing the required 42-day comment period;

WHEREAS, on 5/25/23, the 42-day period for comment on the Amendment by the contiguous municipalities and others ended;

WHEREAS, on 6/5/23, the Planning Commission held a public hearing on the Master Plan and Future Land Use Map amendment, after publication and mailing of notice as required by law, and following the public hearing the commission members recommended that the Township Board approve the Master Plan amendment.

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. The Township Board hereby approves the amendment to the 2019 Township Master Plan, submitted at this meeting of the Board.
2. The Township Board directs the Township Clerk to include this Resolution on the inside of the front or back cover of the Master Plan Amendment.
3. The Township Board expresses its appreciation to the Planning Commission for its efforts in the preparation of the Master Plan amendment. The Planning Commission secretary is requested to attend to the distribution of copies of the Master Plan amendment to the contiguous municipalities and the other entities entitled by law to receive such copies.
4. Upon this approval, the Master Plan is effective as of the date hereof.

AYES: _____

NAYS: _____

ABSENT/ABSTAIN: _____

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of a resolution adopted by the Cascade Charter Township Board at the time, date, and place specified above pursuant to the required statutory procedures.

Date: _____, 2023

Susan Slater,
Cascade Charter Township Clerk

87192:00001:7138825-1

MEMORANDUM

To: Cascade Charter Township Planning Commission
From: Brian Hilbrands, Planning Director
Subject: ARC Amendments/Intensive Livestock Operations
Meeting Date: June 5, 2023

Attached are proposed zoning amendments that can be used to regulate intensive livestock operations. The amendments currently reflect the recommendations made in the memo from legal counsel. Legal counsel will be present at the meeting to help answer questions and provide direction if the Planning Commission would like to pursue more strict regulations.

At this time staff are looking for comments and direction from the Planning Commission regarding the proposed amendments, as well as if there any additional regulations that should be included in the amendments. The next steps would be for staff to formally draft a proposed amendment to the zoning ordinance. This will most likely be sent to Legal Counsel for a final review, and then a public hearing will be set to review the proposed amendment.

Attachments: Draft Zoning Amendments
Legal Counsel Attorney-Client Privilege Opinion (separate document)

Section 3.03 Definitions

The following definitions are added to the Zoning Ordinance:

Livestock:

For purposes of the Site Selection GAAMPs, livestock means those species of farm animals used for human food, fiber, fur, recreation and (or) service to humans (e.g. horse and oxen to pull farm equipment). Livestock includes, but is not limited to, cattle, sheep, new world camelids, goats, bison, privately owned cervids, ratites, swine, equine, poultry, and rabbits. For the purpose of this definition, livestock does not include dogs, cats, aquaculture or bees.

Livestock Facility:

Any place where livestock are kept or manure is stored regardless of the number of animals. This does not include pasture land.

Livestock Production Facility:

Any place where livestock are kept with a capacity of 50 animal units or greater and/or the associated manure storage structures. Sites such as loafing areas, confinement areas, or feedlots, which have livestock densities that preclude a predominance of desirable forage species as vegetation, are considered part of a livestock production facility. This does not include pastureland. Any livestock production facility within 1,000 feet of another livestock production facility, and under common ownership, constitutes a single livestock production facility.

Chapter 4 General Provisions

Chapter 4 is amended to add the following section:

Section 4.35 CAFOs/Livestock Production Facilities

CAFOs/Livestock production facilities must meet the following standards:

1. The Michigan Right to Farm Act (RTFA) shall control minimum site area.
2. There shall be adequate fencing, or other buffering and restraining devices, for the purpose of maintaining animals within a restricted area consistent with the Michigan Right to Farm Act, Generally Accepted Agricultural and Management Practices (GAAMPs) for the Care of Farm Animals. [Please note that fence material and other requirements, for example, may be preempted from local regulation under the Care of Farm Animals GAAMP.]

3. The refuse and wastes resulting from the feeding and maintenance of animals shall be controlled upon the premises, and shall be subject to the Michigan Right to Farm Act, Generally Accepted Agricultural and Management Practices for Site Selection and Odor Control for New and Expanding Livestock Production Facilities.
4. For the location of new or expanding intensive livestock operations see The Michigan Right to Farm Act, Generally Accepted Agricultural and Management Practices for Site Selection and Odor Control for New and Expanding Livestock Production Facilities.
5. The storage of manure, odor or dust producing materials shall be governed by the Right to Farm Act and applicable Generally Accepted Agricultural and Management Practices. [GAAMPs are reviewed and modified annually, so reference to specific regulations that could change may not be the most efficient. A simple general reference to applicable GAAMPs is sufficient.]
6. Proper disposal of deceased animals shall be in accordance with State laws and regulations.

Chapter 7 ARC, Agricultural Rural Conservation

Section 7.03 Uses Permitted by Right

Section 7.03 is amended to allow for the following use by right:

4. Livestock Production Facilities in compliance with the RTFA and GAAMPs.

Chapter 7a FP, Farmland Preservation

Section 7.03a Uses Permitted by Right

Section 7.03a is amended to allow for the following use by right:

4. Livestock Production Facilities in compliance with the RTFA and GAAMPs.

Section 7.04a Uses Permitted by Special Use Permit

Section 7.04a is amended to allow for the following use by special use permit:

10. Livestock Production Facilities