

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, November 12, 2018**  
**7:00 pm**  
**Cascade Library Wisner Center**  
**2870 Jacksmith Ave. SE**

- ARTICLE 1. Call the meeting to order  
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the October 15, 2018 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.  
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 18:3496 Tom Eisen  
**Public Hearing**  
**Property Address: 7233 60<sup>th</sup> St**  
**Requested Action:** The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.**
- ARTICLE 7. Case #18:3494 Chris Stibitz  
**Public Hearing**  
**Property Address: 3394 Bloomington Hills**  
**Requested Action:** The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.**
- ARTICLE 8. Any other business**
- ARTICLE 9. Adjournment**

**Meeting Format**

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

**MINUTES**  
Cascade Charter Township  
Planning Commission  
Monday, October 15, 2018  
7:00 P.M.

**ARTICLE 1.** Chairman Sperla called the meeting to order at 7:00 P.M.  
Members Present: Johnson, Katsma, Krieter, Lewis, Noordyke, Rissi and Sperla  
Members Absent: Pennington  
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

**ARTICLE 2. Pledge of Allegiance.**

**ARTICLE 3. Approve the current Agenda.**

**Motion was made by Member Lewis to approve the Agenda. Supported by Member Johnson. Motion carried 7 to 0.**

**ARTICLE 4. Approve the Minutes of the October 1, 2018 meeting.**

**Motion was made by Member Johnson to approve the minutes of October 1, 2018 meeting. Supported by Member Rissi. Motion carried 7 to 0.**

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

No visitors came forward.

**ARTICLE 6. Case #18:3486 Thomas DeMeester  
Public Hearing**

**Property Address: 9478 Grand River Dr.**

**Requested Action:** The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

Director Peterson stated that the Applicant is requesting an accessory building over 832 sq ft on his 12 acre property. He has been granted a variance through the township to construct the building prior to the house being built. The building is about 3100 sq ft total including the covered porch. The property is zoned Agriculture.

Director Peterson recommends approval of the special use permit as required with the following conditions:

1. The building cannot be used for living space or to run a business; and
2. Any outdoor lighting meets township regulations.

Chairman Sperla invited the applicant to come forward with comments.

Kelly Kuiper from Nederveld came forward representing Mr. DeMeester and added that the home and barn will be custom built.

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

No members of the public wish to speak on this matter.

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

**Motion was made by Member Rissi to approve the special use permit to construct an accessory building over 832 sq ft with the conditions stated above by Director Peterson. Supported by Member Johnson. Motion carried 7 to 0.**

**ARTICLE 7. Case #18:3492 Copper Rock Construction**

**Property Address: 5500 Executive Parkway**

**Requested Action:** The Applicant is requesting Site Plan Review for a new 55,000 sq. ft distribution facility building.

Director Peterson stated that the Applicant is requesting Site Plan Review for a new building in the Meadowbrook Business Park. The project has been reviewed to meet the Meadowbrook site requirements and the Kent County Road Commission has approved the driveway location. The plan has been approved by the township engineer. Meadowbrook has reviewed and approved the project.

Director Peterson recommends approval of the site plan with the condition that they record the stormwater maintenance agreement.

Chairman Sperla invited the applicant to come forward with comments.

Mr. Sinnott from Paradigm Design added the drain commissioner has signed off and the road commission has approved the plan.

**Motion was made by Member Johnson to approve the Site Plan Review for a new 55,000 sq ft distribution facility building with the condition that the staff has indicated. Supported by Member Rissi. Motion carried 7 to 0.**

**ARTICLE 8. Any other business**

Director Peterson reminded the members to attend the Master Plan open house meetings tomorrow October 16.

**ARTICLE 9. Adjournment**

**Motion was made by Member Rissi to adjourn. Supported by Member Pennington.  
Motion carried 7 to 0. The meeting was adjourned at 7:30 p.m.**

Respectfully submitted,  
Phil Johnson, Secretary

**STAFF REPORT**

STAFF REPORT: Case #18-3496  
REPORT DATE: November 6, 2018  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: November 12, 2018  
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:  
Tom Eisen  
7233 60<sup>th</sup> St  
Cascade MI 49512

STATUS  
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

EXISTING ZONING OF  
SUBJECT PARCEL(S): ARC

GENERAL LOCATION: North side of 60<sup>th</sup> St on the Thornapple River.

PARCEL SIZE: Approximately 4.4 acres.

EXISTING LAND USE  
ON THE PROPERTY: Residential

ADJACENT AREA  
LAND USES: Residential

ZONING ON  
ADJOINING PARCELS: ARC

**STAFF COMMENTS:**

1. The applicant is requesting permission to construct a 48' x 36' accessory building (1,728 sq ft). The building will be about 17 feet tall as measured to the midpoint. This requires a minimum of a 40 foot

setback from the side and 40 feet to the rear property lines. The applicant complies with the setback requirements.

2. The building is located in the front yard. However, because the property is on the river they are allowed to have it in the front yard provided that they meet the minimum front setback of 35 feet. This location complies with that requirement.
3. They have indicated they want the building for storage.
4. With 4.4 acres they are only allowed two accessory buildings. This is the only building at this time
5. A review of past accessory building in the ARC zone on lots of similar size shows that this building is Normal size.
6. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
7. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I 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.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Storage
The proposed location, type and kind of construction and general architectural character of the building.	The building will have metal siding and metal roofing to match the house.
The size of the building in relation to the house, lot and zoning district.	The property is about 4.4 acres. The home has approximately 2,300 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the immediate area. This size is consistent with others of similar size.
The topography and vegetation in the area.	Open

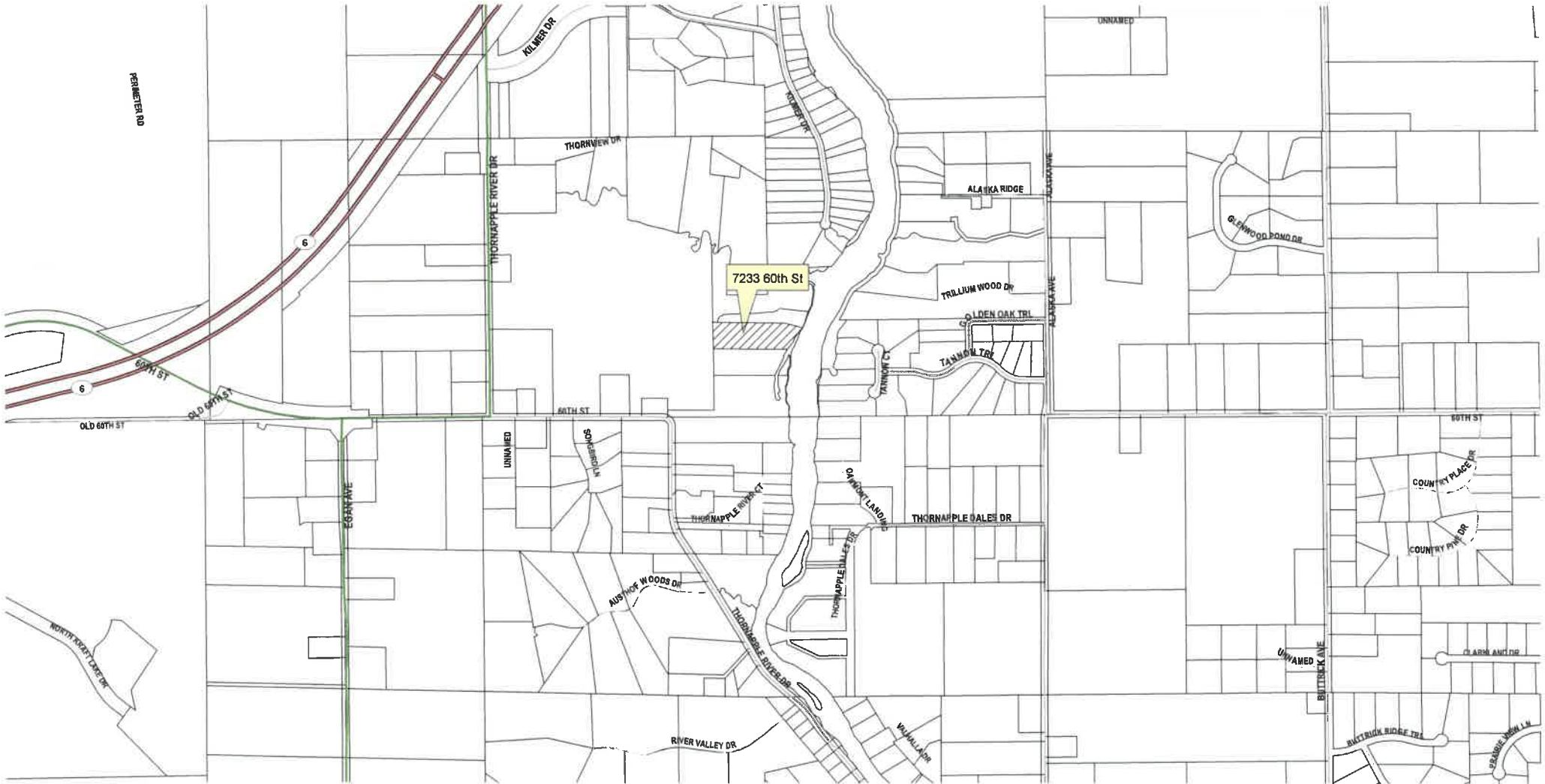
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoin property views.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

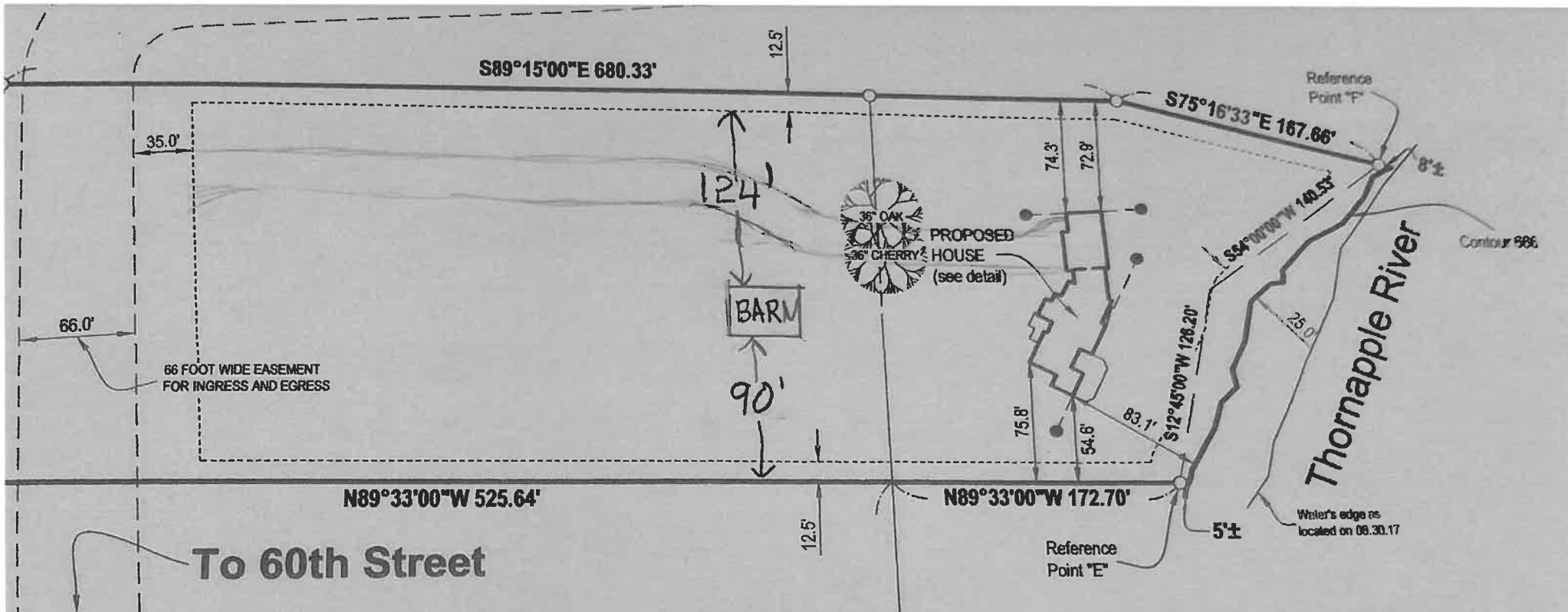
**STAFF RECOMMENDATION**

I recommend that you approve the special use permit as requested with the following conditions.

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.

Attachments:      Application package





## LEGAL DESCRIPTION

East 1/4 of Section 33 and part of the Southwest 1/4 of Section 34, Cascade Township, Kent County, Michigan. (See attached plat for complete description.)

It has been taken to meet proper setback requirements. However, municipal setback requirements for the proposed location should be obtained prior to commencement of construction.

## LEGEND

- Iron - Set
- Iron - Found
- Set Wood Stake
- - - - - Zoning Setback



By: Matthew G. Nede  
Professional Engineer

SCALE: 1" = 100'

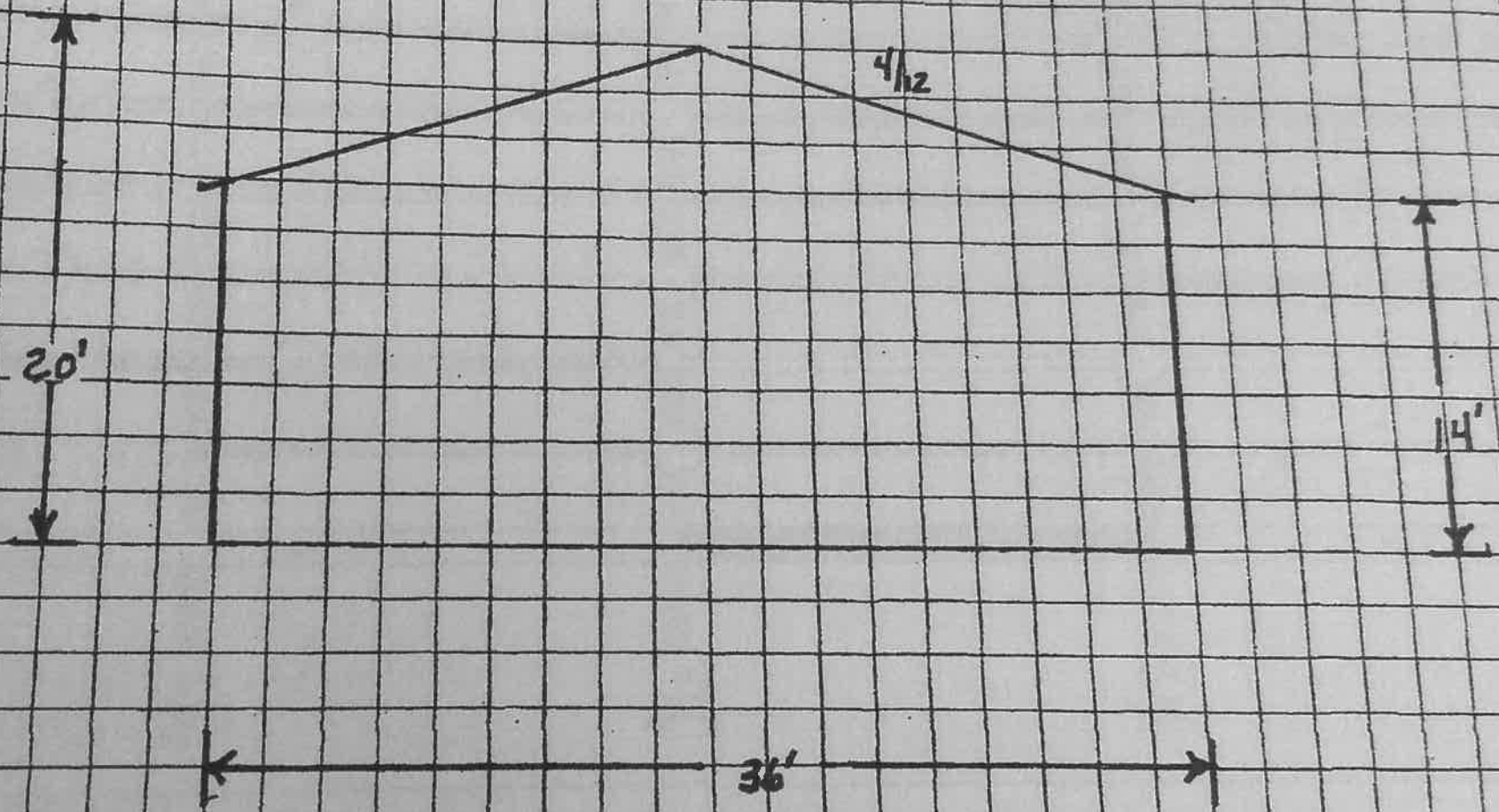
PREPARED FOR:

DRAWN BY:

East line, Sec. 33, T6N, R10W

SE CORNER,  
SECTION 33,  
T6N, R10W







# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:**

Name: Tom + Barb Eisen  
 Address: 7233 60th Street  
 City & Zip Code: Grand Rapids 49512  
 Telephone: 734.649.4863  
 Email Address: tbakala@spcglobal.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                   |
| <input checked="" type="checkbox"/> <u>Special Use Permit</u> | <input type="checkbox"/> Subdivision 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:\*\***

We would like to build a  
barn 48' x 36'.

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

See attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 33-400-037

ADDRESS OF PROPERTY: 733 100<sup>th</sup> Str. Grand Rapids

PRESENT USE OF THE PROPERTY: Homeowners

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

Name(s)	Address(es)
_____	_____
_____	_____

**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)

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

THOMAS J. EISEN  
Applicant – Print or Type Name

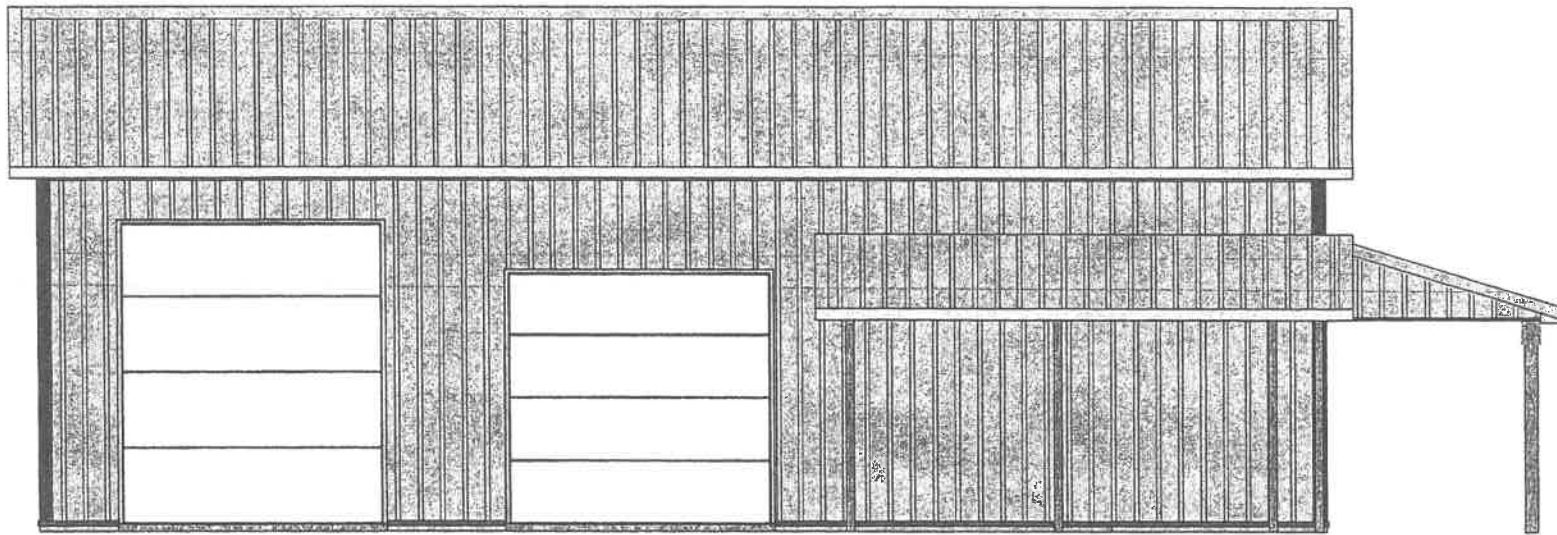
 10-2-18  
Applicant's Signature & Date

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

YOUR LOGO  
HERE

SOUTH SIDE-EAVE SIDE 1 ELEVATION

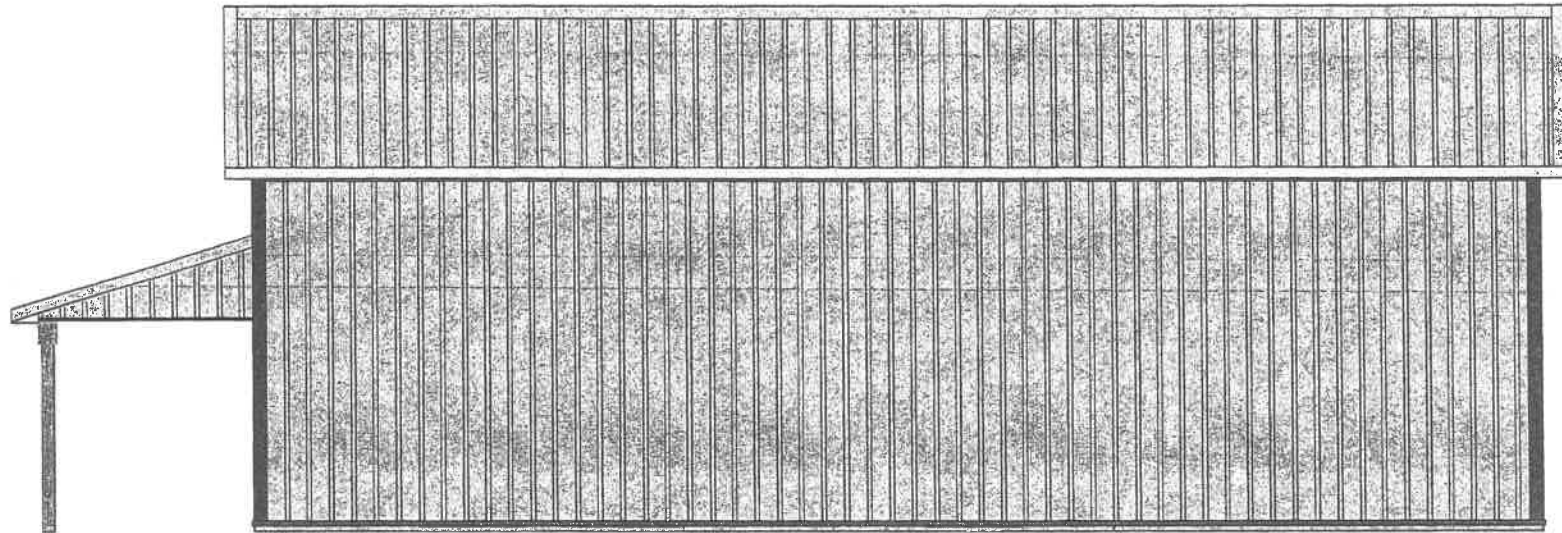
Construction  
**Maestro**  
CUSTOMER SERVICE  
AND SERVICE DESIGN & CONSTRUCTION



**YOUR LOGO  
HERE**

**NORTH SIDE-EAVE SIDE 2 ELEVATION**

Construction  
**Maestro**<sup>®</sup>  
Serving the Industry  
Since 1978



Accessory Building Inventory 2010-2018 (9/11/18)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
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
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
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
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
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
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
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
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
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
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



## STAFF REPORT

STAFF REPORT: Case #18-3494  
REPORT DATE: November 6, 2018  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: November 12, 2018  
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:  
Chris Stibitz  
3394 Bloomington Hills  
Cascade MI 49301

STATUS  
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

EXISTING ZONING OF  
SUBJECT PARCEL(S): PUD 66

GENERAL LOCATION: North side of 28<sup>th</sup> st just east of Quiggle Ave.

PARCEL SIZE: Approximately 1.39 acres.

EXISTING LAND USE  
ON THE PROPERTY: Residential

ADJACENT AREA  
LAND USES: Residential

ZONING ON  
ADJOINING PARCELS: PUD 66

### STAFF COMMENTS:

1. The applicant is requesting permission to construct a 30' x 50' accessory building (1,500 sq ft). The building will be about 14 feet tall as measured to the midpoint. This requires a minimum of a 10 foot

setback from the side and 25 feet to the rear property lines. The applicant complies with the setback requirements.

2. They have indicated they want the building for storage.
3. With 1.3 acres they are only allowed one accessory building. This is the only building at this time
4. A review of past accessory building in the ARC (underlying zone) zone on lots of similar size shows that this building is Normal size.
5. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
6. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I 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.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Storage
The proposed location, type and kind of construction and general architectural character of the building.	The building will have vinyl siding and asphalt roofing to match the house.
The size of the building in relation to the house, lot and zoning district.	The property is about 1.3 acres. The home will have approximately 2,200 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the immediate area. This size is consistent with others of similar size.
The topography and vegetation in the area.	Open
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoin property views.

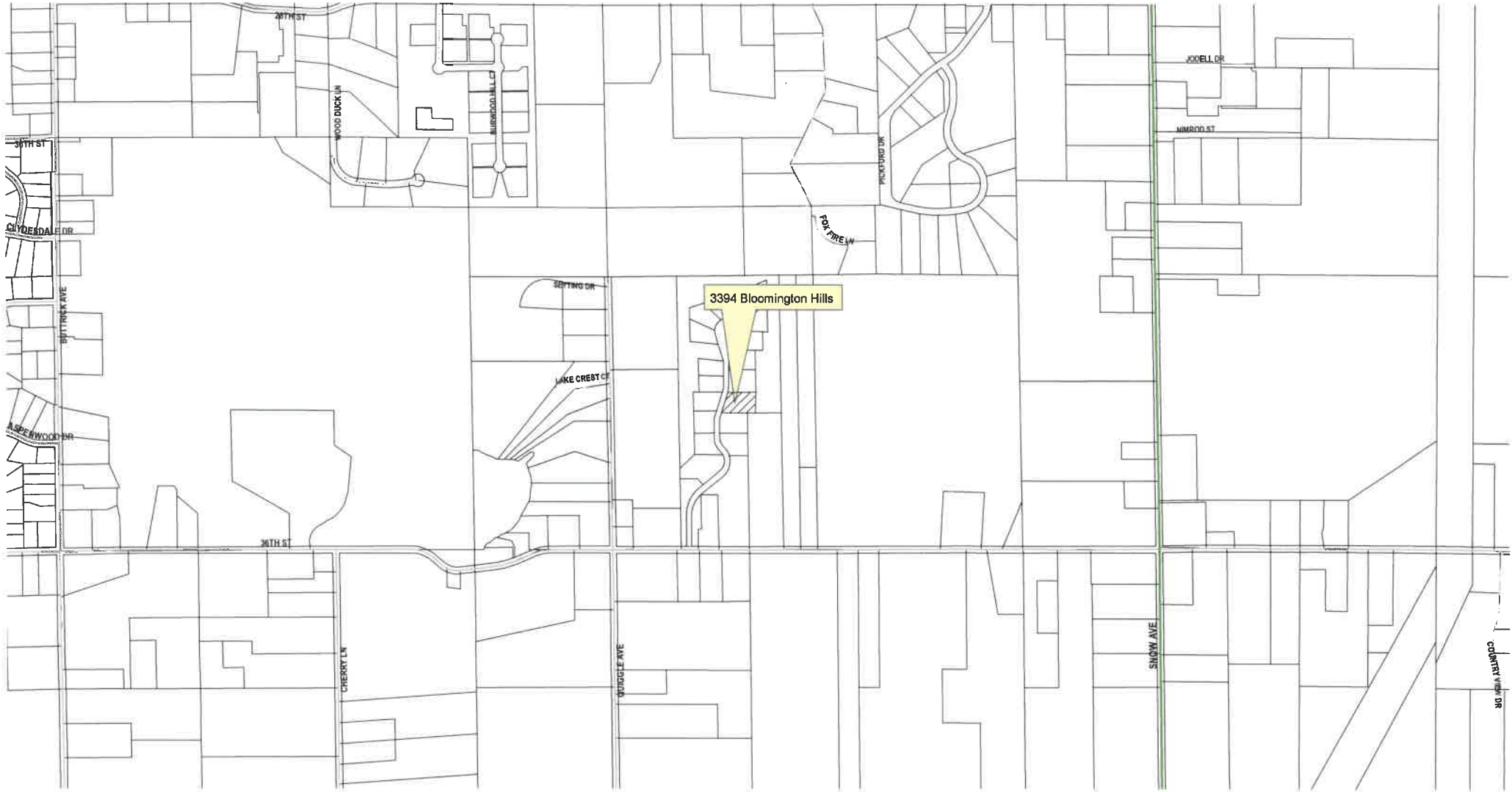
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.
--	--

**STAFF RECOMMENDATION**

I recommend that you approve the special use permit as requested with the following conditions.

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.

Attachments:      Application package



3394 Bloomington Hills

40TH ST

30TH ST

CHYDESDALE DR

BIRCHWOOD AVE

ASPERWOOD DR

54TH ST

CHERRY LN

QUIGGLE AVE

SNOW AVE

COLUMBIA VILL DR

WOOD DUCK LN

BIRCHWOOD MILL CT

SEPTING DR

LAKE CREST CT

PICKFORD DR

FOX TREN LN

JOCELL DR

WIMBOD ST



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Chris Stibitz + Brenna Stibitz  
 Address: 3394 Bloomington Hills Ave  
 City & Zip Code: Ada, 49301  
 Telephone: 616-862-1013  
 Email Address: cstibitz@packagingcorp.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                   |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision 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:\*\***

would like approval to build 30x50 out building

(\*\*Use Attachments if Necessary)

**-SEE OTHER SIDE-**

Assessing  
949-6176

Building  
949-3765

Buildings & Grounds  
682-4836

Clerk  
949-1508

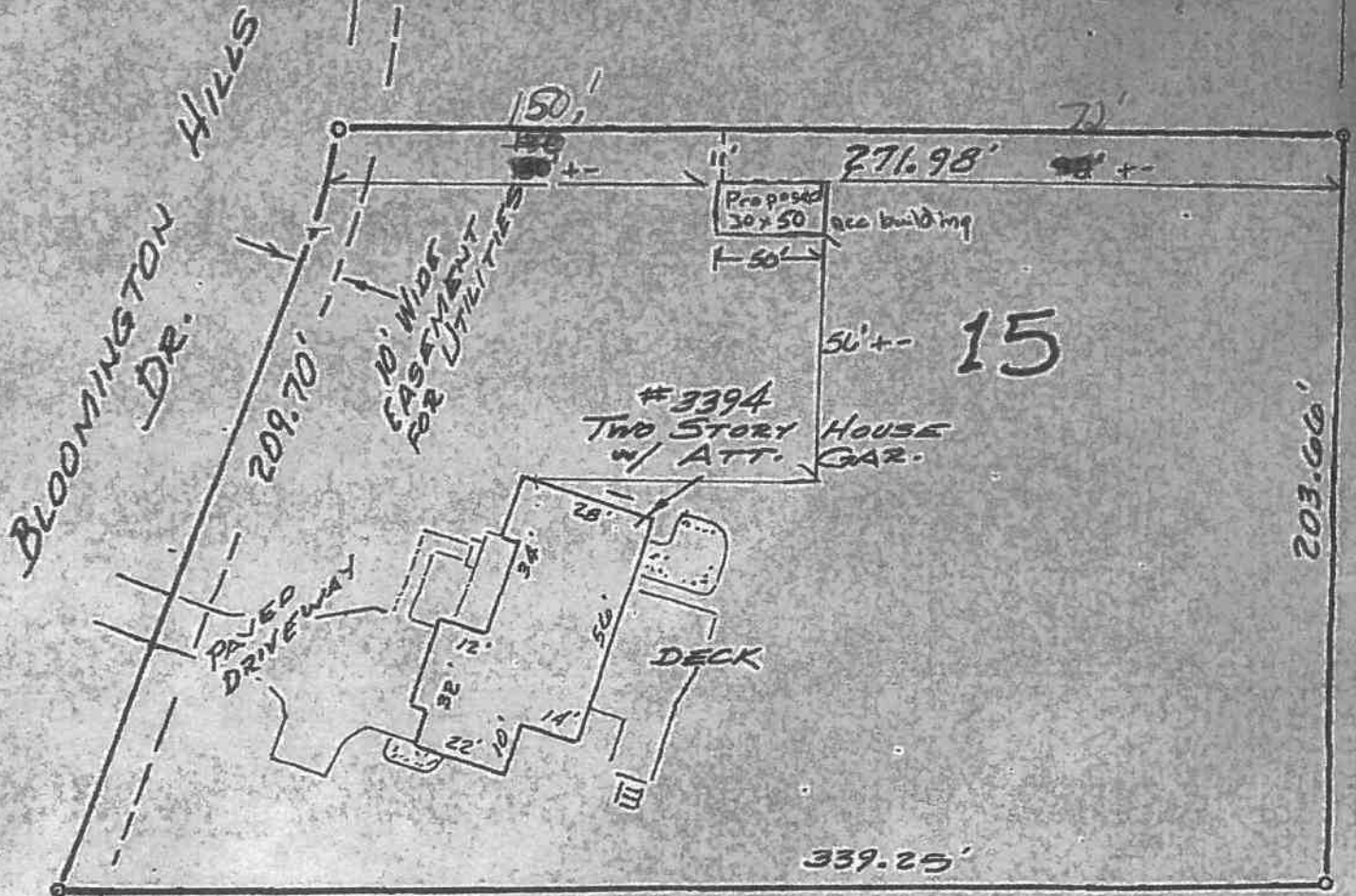
Fire  
949-1320

Manager  
949-1500

Planning  
949-0224

Treasurer  
949-6944

339.7 Blamington  
Hills Ave Ada  
49301



*Charles E. Fricke*  
Charles E. Fricke  
Professional Surveyor No. 21781

44

49301



Accessory Building Inventory 2010-2018 (9/11/18)

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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
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

