



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

NOTICE OF PUBLIC MEETING VIA VIDEO CONFERENCE

In accordance with Public Act 228 of 2020, which declares that public bodies subject to the Open Meetings Act can use telephone and/or video conferencing technology to meet and conduct business during the ongoing COVID-19 pandemic, the Cascade Charter Township Planning Commission will conduct a regular meeting on Monday, February 22, 2021 at 7:00pm utilizing the Zoom video conferencing platform, for the purpose of conducting official business while complying with the Michigan Department of Health and Human Services orders and recommendations designed to help prevent the spread of COVID-19. For up-to-date information regarding the ongoing public health crisis, please visit:

<http://www.Michigan.gov/coronavirus> or <http://www.CDC.gov/coronavirus>

INSTRUCTIONS FOR ACCESS AND PARTICIPATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84664110453>

Or iPhone one-tap :

US: +13126266799,, 846 6411 0453 # or +19292056099,, 846 6411 0453#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1
669 900 6833 or +1 253 215 8782

Webinar ID: 846 6411 0453

International numbers available: <https://us02web.zoom.us/j/84664110453>

Members of the public with disabilities may utilize the Michigan Relay System (7-1-1) to participate in the meeting. If other aids or services are needed for individuals with disabilities please contact the Township Deputy Clerk, Padley Gallagher, at pgallagher@cascadetwp.com or 616-949-1500 at least 24 hours prior to the meeting

PUBLIC PARTICIPATION

Members of the public will be able to listen to and view all discussion by the Planning Commission, and all official materials for this meeting prepared for the Planning Commission

will be included in the meeting packet and available to the public on the Township website.

www.cascadetwp.com

Individuals will be permitted to speak during public comment periods in accordance with the Township Remote Public Meeting Procedure Policy.

If you would like to contact the Township about any matter, on the agenda or otherwise, please do so via email at the addresses below a minimum of 8 hours prior to the meeting. If you wish comments to be read into the public record during the public comment period, you must indicate so and draft communication that can be read in the allotted 3-minute timeframe.

Clerk Sue Slater: sslater@cascadetwp.com

Manager Ben Swayze: bswayze@cascadetwp.com

Community Dev. Director: speterson@cascadetwp.com

AGENDA
Cascade Charter Township Planning Commission
Monday, February 22, 2021
7:00 pm
Virtual Meeting

- 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 February 1, 2021 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #21-3621/Engler, Jeff
Public Hearing
Property Address: 7080 Hidden Ridge
Requested Action: The applicant is requesting a special use permit to construct an accessory building larger than 832 square feet.**
- ARTICLE 7. Case #21-3622/DeVos, Douglas and Maria
Public Hearing
Property Address: 2020 Devonwood Lane
Requested Action: The applicant is requesting a special use permit to construct an accessory building larger than 832 square feet.**
- ARTICLE 8. Any other business**
- ARTICLE 9. Adjournment**

Meeting Format

- | | |
|---|--|
| 1. Staff Presentation | <i>Staff report and recommendation</i> |
| 2. Project presentation- | <i>Applicant presentation and explanation of project</i> |
| a. PUBLIC HEARINGS | |
| i. <i>Open Public Hearing. 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. Commission discussion – May ask for clarification from applicant, staff or public | |
| 4. Commission decision - Options | |
| a. <i>Table the decision</i> | d. <i>Approve with conditions</i> |
| b. <i>Deny</i> | e. <i>Recommendation to Township Board</i> |
| c. <i>Approve</i> | |

MINUTES
Cascade Charter Township
Planning Commission
Monday, February 1, 2021
7:00 P.M.

ARTICLE 1. Chairman Rissi called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Slater, Rapin, Deering, Rissi, Krieter, Moxley, and Noordyke
Members Absent:
Others Present: Community Development Director Steve Peterson and Planner Brian Hilbrands

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Johnson to approve the Agenda. Supported by Member Rapin. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the January 18, 2021 meeting.

Motion was made by Member Katsma to approve the minutes of January 18, 2021. Supported by Member Deering with one typo correction from "wo" to "two". Motion carried 9 to 0.

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

None wish to speak.

ARTICLE 6. Case #21-3619/Krause, Brad

Public Hearing

Property Address: 2439 Sturbridge Dr.

Requested Action: The applicant is requesting a special use permit to construct an accessory building larger than 832 square feet.

Planner Brian Hilbrands stated that building is 32x48 with a small covered porch, it totals approximately 1,728 square feet, and has a height of 17 feet, 7 inches measured to the midpoint of the roof. Planner Hilbrands stated that this height requires a setback of 40 feet on both the side and rear property lines, and that the applicant does show a 40-foot setback from both property lines. The building will also have to be at least 10 feet from the home as well.

Planner Hilbrands states that the property is over six acres, so the applicant is allowed to have up to three accessory buildings, this will be the third building on the property. Planner Hilbrands stated that applicant has said the building will be used for storage, and that the building is normal in size and appearance for the area.

Planner Hilbrands stated that the applicant does meet the standards for an accessory building, and Staff is recommending approval of the special use permit with the conditions that the building is not used for living space or to run a business, and that any outdoor lighting meet Township regulations.

Member Slater asked what the second building was as she cannot see it on the plan, Planner Hilbrands stated that it is not shown, but that there is a building by the pool, and a treehouse that also qualifies an accessory building. This proposed building will be the third accessory building on the property.

Chairman Rissi invited the applicant to comment.

Mr. Krause stated that everything was presented correctly, and is measured and staked already. Mr. Krause stated that Planner Hilbrands visited the site, and that Staff has been helpful in this process.

Motion was made by Member Rapin to enter into Public Hearing. Supported by Member Slater. Motion carried 9 to 0.

Chairman Rissi asked Planner Hilbrands if there was any comment submitted by neighbors, Planner Hilbrands stated there was not.

Motion was made by Member Johnson to close Public Hearing. Supported by Member Deering. Motion carried 9 to 0.

A hand was raised to speak as public comment was closing, Chairman Rissi allowed comment.

Mr. AJ Lytle (2487 Sturbridge Dr.) stated that he lives next door to the applicant, and wanted to state that the applicant did reach out all neighbors on the cul-de-sac about his plans and that he believes all are in favor of it.

Motion was made by Member Katsma to approve the Special Use Permit of Case #21-3619 as recommended by Staff with the two stipulations that any outdoor lighting must meet Township regulations, and that it may not be used as living space or to run a business out of. Supported by Member Krieter. Motion carried 9 to 0.

Article 7.

Case #21-3620/MedBio

Property Address: 3677 Sysco Ct.

Requested Action: The applicant is requesting a Site Plan Review to allow for a 21,000 square foot addition to the existing building.

Director Peterson stated that the addition will be just over 21,000 square feet, and that MedBio also owns the adjacent piece property to the north. This is located in the industrial zoning district, and is about 4 acres in size. Director Peterson stated that MedBio has designed the addition to meet all Township setback requirements.

Director Peterson states that this site is required to have a total of 44 parking spaces, and that there is a total of 53 shown on the plan. 22 of these spaces are deferred, and Director Peterson states that this has been done before if the company feels the additional spaces will not be needed. The spaces would need to be built if the applicant feels they need them, or if people begin to park illegally and/or in the buffer yard areas.

Director Peterson states that the area designed for the addition (including parking & stormwater system) has been designed to meet all Engineering requirements. If MedBio wishes to build the additional parking spaces in the future, Director Peterson states that they will need to get (at a minimum) an Administrative Site Plan Approval, which is a Staff level approval.

Director Peterson states that there is no new access to the site, so the Road Commission did not need to review this plan; the Fire Department did review and suggest minor changes that have been incorporated into the site plan. The storm sewer system is an underground detention system, Director Peterson states there are others similar. Director Peterson stated that the airport did make comments and suggestions in regards to landscape and lighting, and the applicant has indicated they will work with the airport on these. Director Peterson stated that their lighting plan does meet Township light level standards, and suggests a landscape bond on \$5,000.

Director Peterson stated that Staff is recommending approval of the Site Plan for the addition with the requirements that a landscape bond be submitted, and the stormwater agreement be executed.

Member Rapin asked if the stormwater detention is adequately sized for the deferred parking spots if they are added in the future, Director Peterson stated that it is the correct size for any added deferred parking spaces. Member Rapin asked if requiring previously deferred parking spaces be built has been an issue in the past, Director Peterson stated that it has not been a problem.

Chairman Rissi asked if the existing loading dock will stay in place as it looks like trucks may have a problem backing into it, and if that is a concern of Staff. Director Peterson stated that was not a concern from Staffs perspective, and that the applicant may have more details.

Chairman Rissi invited the Applicant to come forward with comment.

Mr. James Lewis stated that the truck dock is intended to be kept as is, and that MedBio is excited to be expanding.

Member Noordyke asked the applicant if MedBio would be open to putting parking in now if they are intending to add it in the future. Mr. Lewis stated that the buildings on site have very few staff members, and that occupancy isn't expected to rise much because of the expansion. Mr. Lewis expects parking space demand to remain very low.

Chairman Rissi asked if MedBio plans on consolidating their other locations to this building, Mr. Lewis stated that they are not, this is just an expansion of this location.

Member Katsma states that he is in favor of deferred parking as long as there is nothing put into that space that cannot be easily removed.

Member Moxley asked for confirmation that the stormwater detention area is correctly sized now for possible future parking spaces.

Motion was made by Member Rapin to approve the Site Plan Review of Case #21-3620 with the conditions outlined by Staff. Supported by Member Johnson. Motion carried 9 to 0.

ARTICLE 8. Any Other Business

Director Peterson stated that the next Meeting will be held as scheduled.

Chairman Rissi asked if there is a specific person who should be facilitating a "roll call" vote when one is needed. Director Peterson stated that there is not a standard for this, however Staff has historically facilitated this vote.

Member Katsma asked when a roll call vote should be used. Director Peterson stated that a roll call vote should be used when voting on resolution, or if a vote is expected to be close. Director Peterson stated that anyone can ask or suggest that a roll call vote be used.

ARTICLE 9. Adjournment

Motion was made by Member Johnson to adjourn. Supported by Member Moxley. Motion carried 9 to 0. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,
Brett Katsma, Secretary

STAFF REPORT

STAFF REPORT: Case #21-3621/Engler
REPORT DATE: February 16, 2021
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: February 22, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:
Jeff Engler
7080 Hidden Ridge
Grand Rapids, MI 49546

STATUS OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building larger than 832 square feet.

EXISTING ZONING OF SUBJECT PARCEL(S): R-1

GENERAL LOCATION: At the end of Hidden Ridge Dr, between Thornapple River Dr and Burton Street Park.

PARCEL SIZE: Approximately 4.4 acres

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES: N,E,S – Residential
W – Burton Street Park

ZONING ON ADJOINING PARCELS: N,E,W – R-1
S – R-2

STAFF COMMENTS:

1. The applicant is requesting permission to construct an accessory building on the property. The building will be 40' x 66' with an approximately 6' wide covered porch along two of its sides (3,312 sq ft).

2. The building will be 20' feet tall as measured to the midpoint of the roof.
3. This requires a minimum of a 60-foot setback from the side and rear property lines. The applicant shows a setback of 70' to the rear property line, 140' to the west side property line and 180' to the east side property line. The building will also have to be at least 10' from the house.
4. With between 3-6 acres the applicant is permitted to have two accessory buildings on the property. With one existing accessory building on the property, this is the last building they are permitted to add. There is also an additional garage on the property, but since it is connected to the principal building with an architectural feature it is considered to be attached and we do not count it towards the maximum number of accessory buildings allowed.
5. The applicant has indicated that the building will be used for general storage and storage of lawn equipment and will also have a workout area in the loft.
6. The size of the building is larger than average for the area. The average size of an accessory building in the R-1 zoning district is 2,045 square feet.
7. There is a line of evergreen trees along the south property line that provides at least a partial screening of the building.
8. The building is planned to have metal roofing and hardie plank siding. This is not unusual for the area.
9. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
10. It should be noted that accessory buildings cannot be used for living space or to run a business.

Conditions for Special Use Permit 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.	The applicant has indicated that the building will be used for general storage and storage for lawn equipment.
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have hardie plank siding and metal roofing.

The size of the building in relation to the house, lot and zoning district.	The property is about 4.4 acres and the home has about 7,039 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 general area.
The topography and vegetation in the area.	Hilly and wooded.
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 adjoining 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, accessory building inventory



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: JEFF ENGLER
 Address: 7080 HIDDEN RIDGE
 Telephone: 616-915-0466
 Facsimile: _____

OWNER:* Name: JEFF ENGLER
 Address: 7080 HIDDEN RIDGE
 Telephone: 616-915-0466
 Facsimile: _____

(*If different from the Applicant)

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)			
<input type="checkbox"/>	Administrative Appeal	<input type="checkbox"/>	Administrative Site Plan Review
<input type="checkbox"/>	Deferred Parking	<input type="checkbox"/>	P.U.D. – Rezoning *
<input type="checkbox"/>	P.U.D. – Site Condominium *	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Site Plan Review *	<input type="checkbox"/>	Sign Variance
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Subdivision Plat Review *
<input checked="" type="checkbox"/>	Zoning Variance	<input type="checkbox"/>	Other: _____ *

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

BRIEFLY DESCRIBE YOUR REQUEST:**

SEEKING APPROVAL TO BUILD A 3,876 SQ FT
B+R, 1ST FLOOR 2736 SQ FT 1140

(**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

LEGAL DESCRIPTION OF PROPERTY**:

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19- 09-226-035

ADDRESS OF PROPERTY: 7000 NIPOEW RIDGE

PRESENT USE OF THE PROPERTY: Residential

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

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


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.)

JEFF ENGLER

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



Applicant - Print or Type Name

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

Applicant's Signature & Date

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



BURTON ST PARK

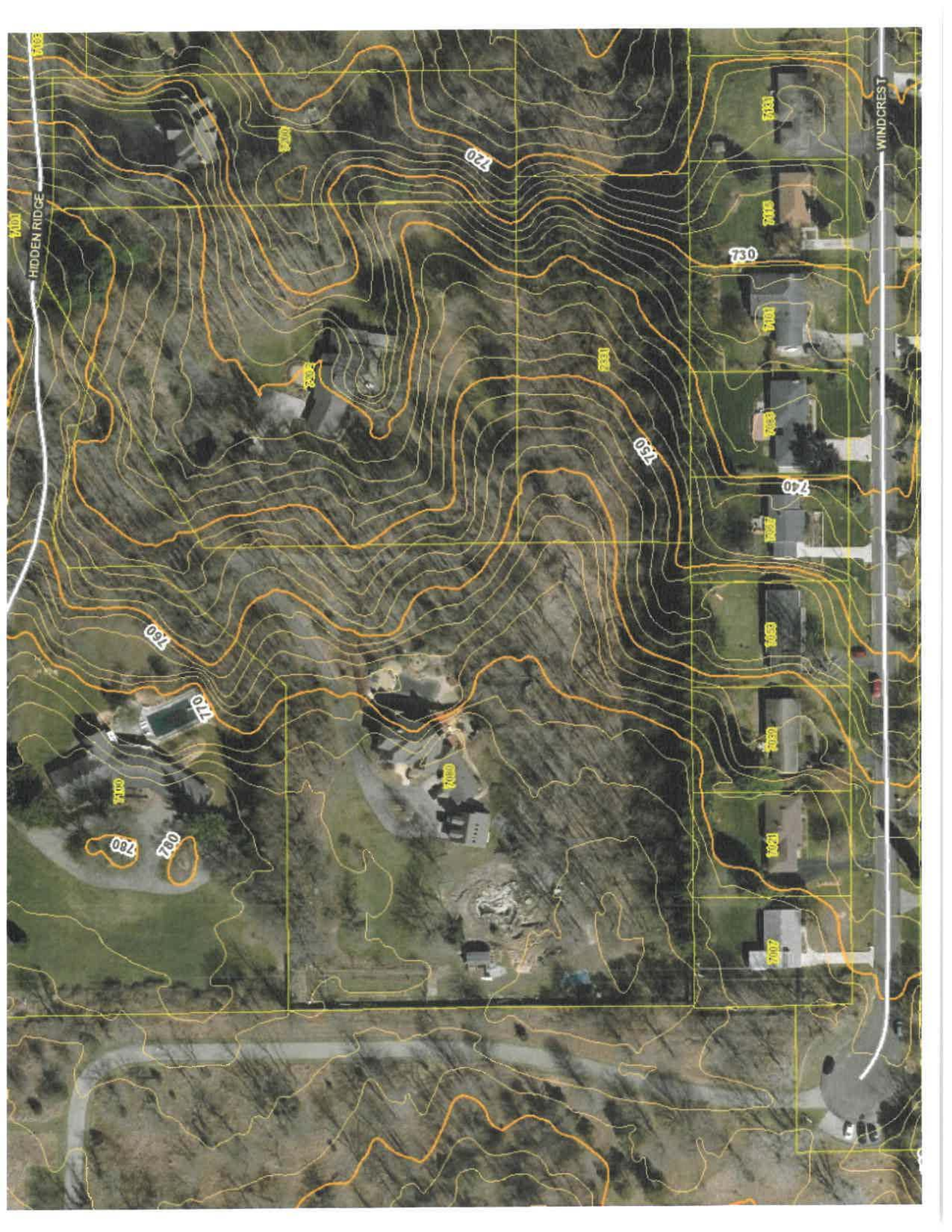
7080 Hidden Ridge Dr

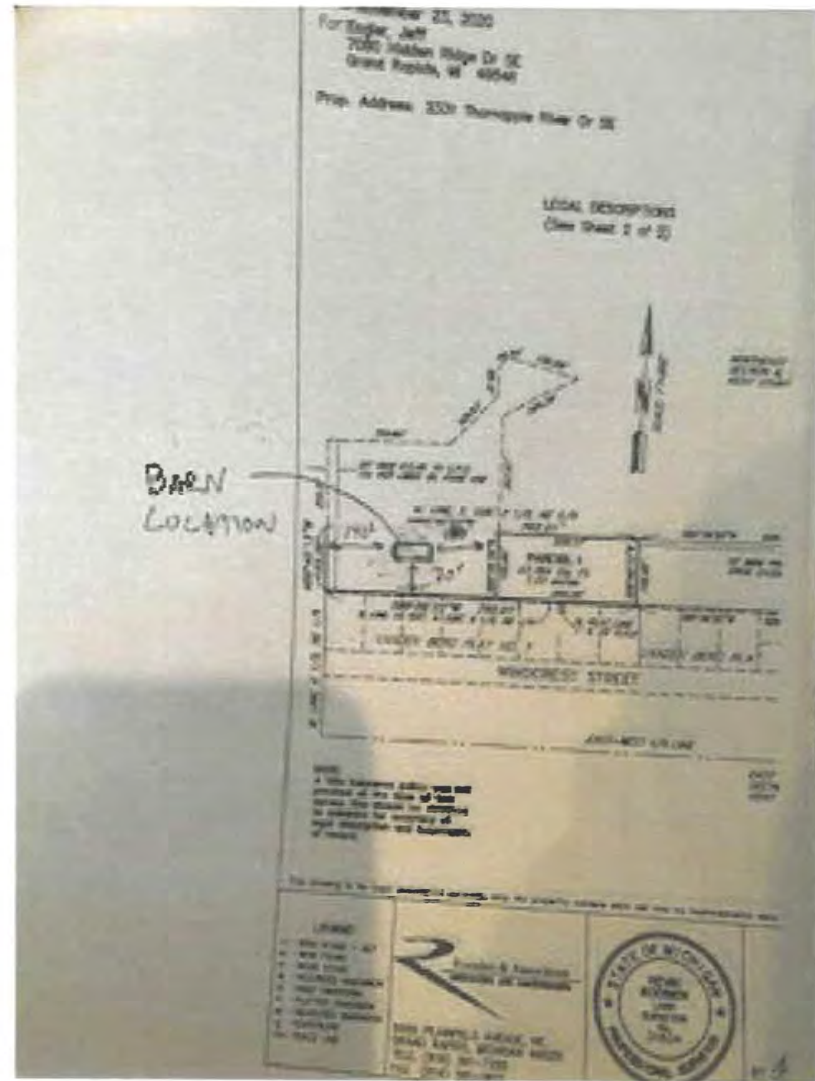
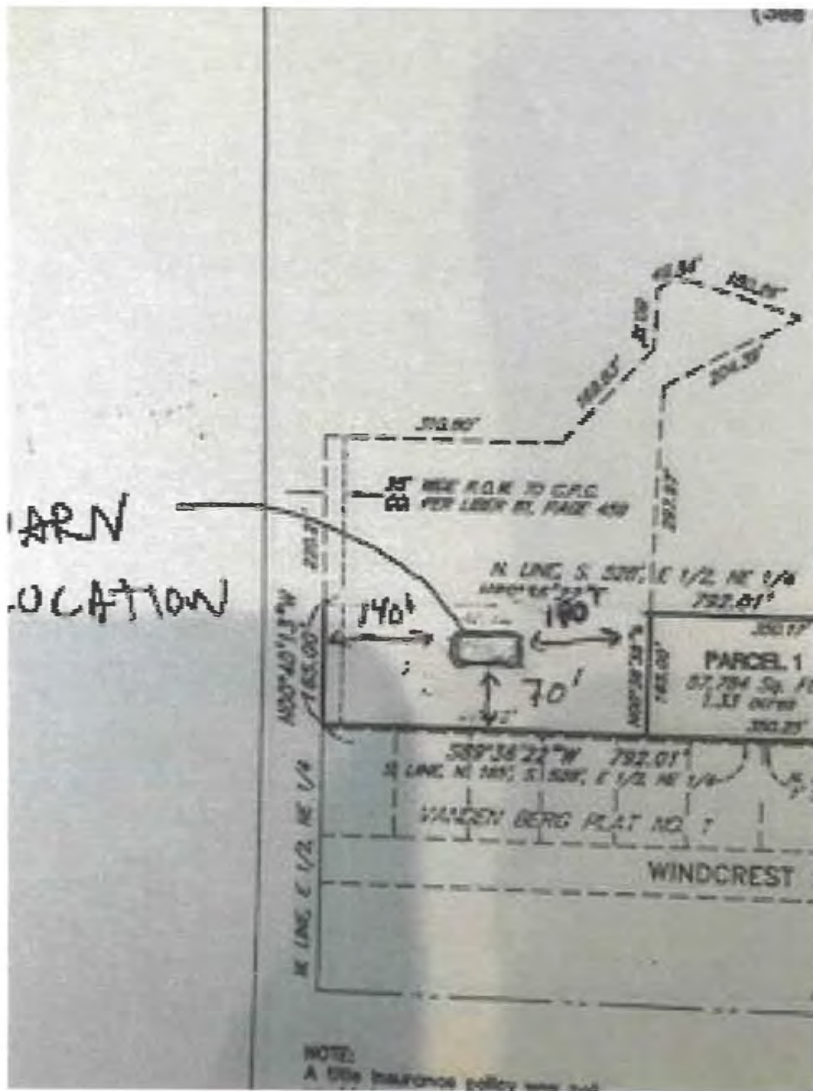
WINDCREST ST

MOORING HEIGHTS CT

OAK BROOK ST

THORNAPPLE RIVER DR



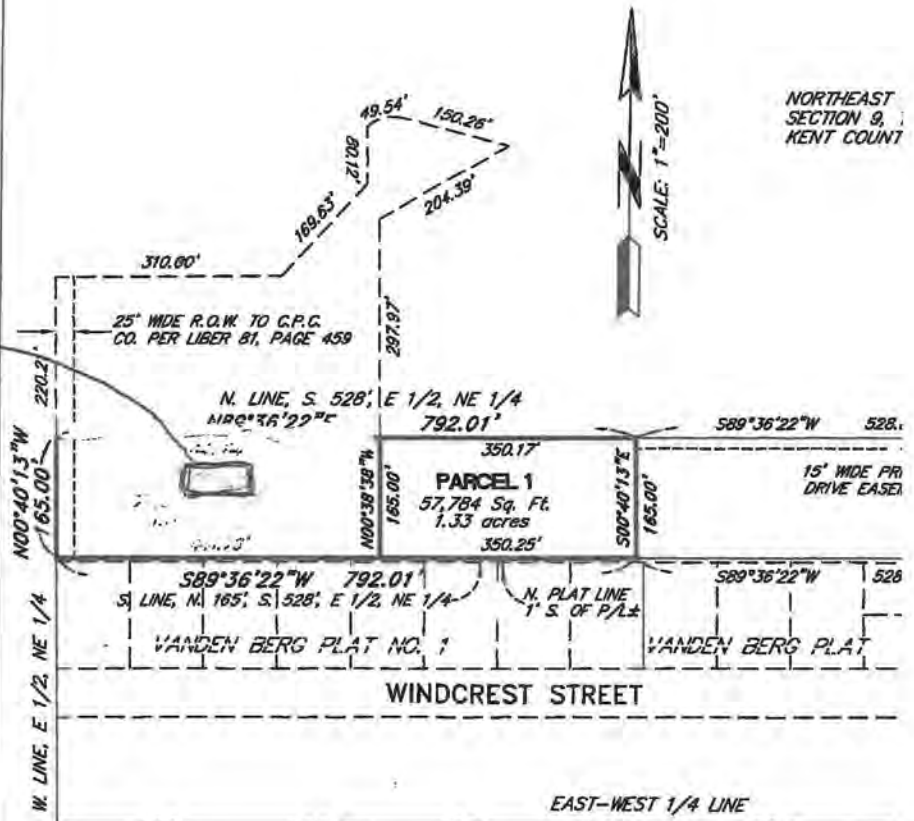


Project No. 201457
 Date: November 23, 2020
 For: Engler, Jeff
 7080 Hidden Ridge Dr SE
 Grand Rapids, MI 49546

Prop. Address: 2331 Thornapple River Dr SE

LEGAL DESCRIPTIONS
 (See Sheet 2 of 2)

BARN
 LOCATION



NOTE:
 A title insurance policy was not provided at the time of this survey. One should be obtained to compare for accuracy of legal description and easements of record.

This drawing is for legal description purposes only. No property corners were set and no improvements were

LEGEND

- ◻ - IRON STAKE - SET
- - IRON FOUND
- ◻ - WOOD STAKE
- R - RECORDED DIMENSION
- D - DEED DIMENSION
- P - PLATTED DIMENSION
- M - MEASURED DIMENSION
- ⊕ - CENTERLINE
- x-x- FENCE LINE



Roosien & Associates
 SURVEYING AND ENGINEERING
 5055 PLAINFIELD AVENUE, NE
 GRAND RAPIDS, MICHIGAN 49525
 TELE. (616) 361-7220
 FAX (616) 361-1822

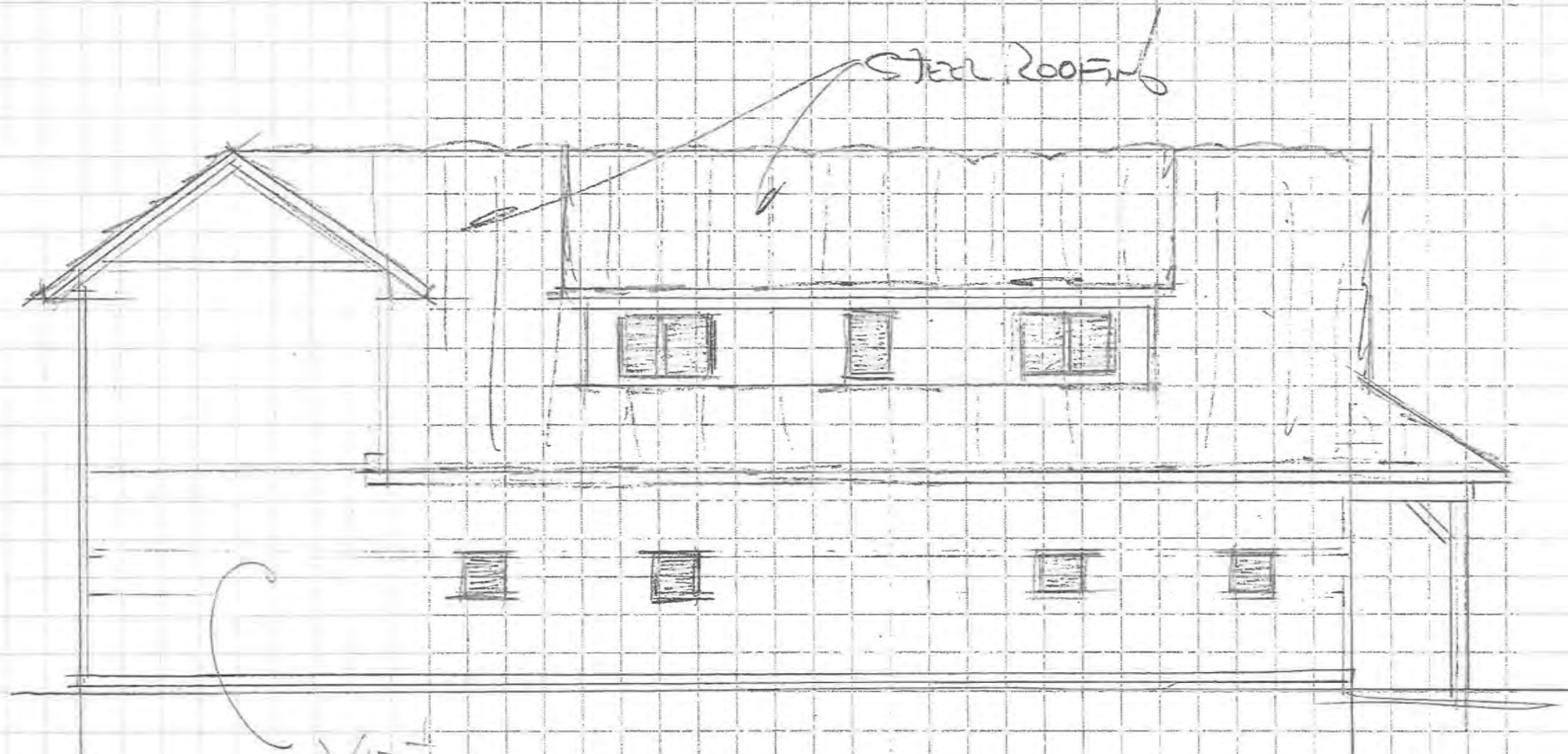


BY





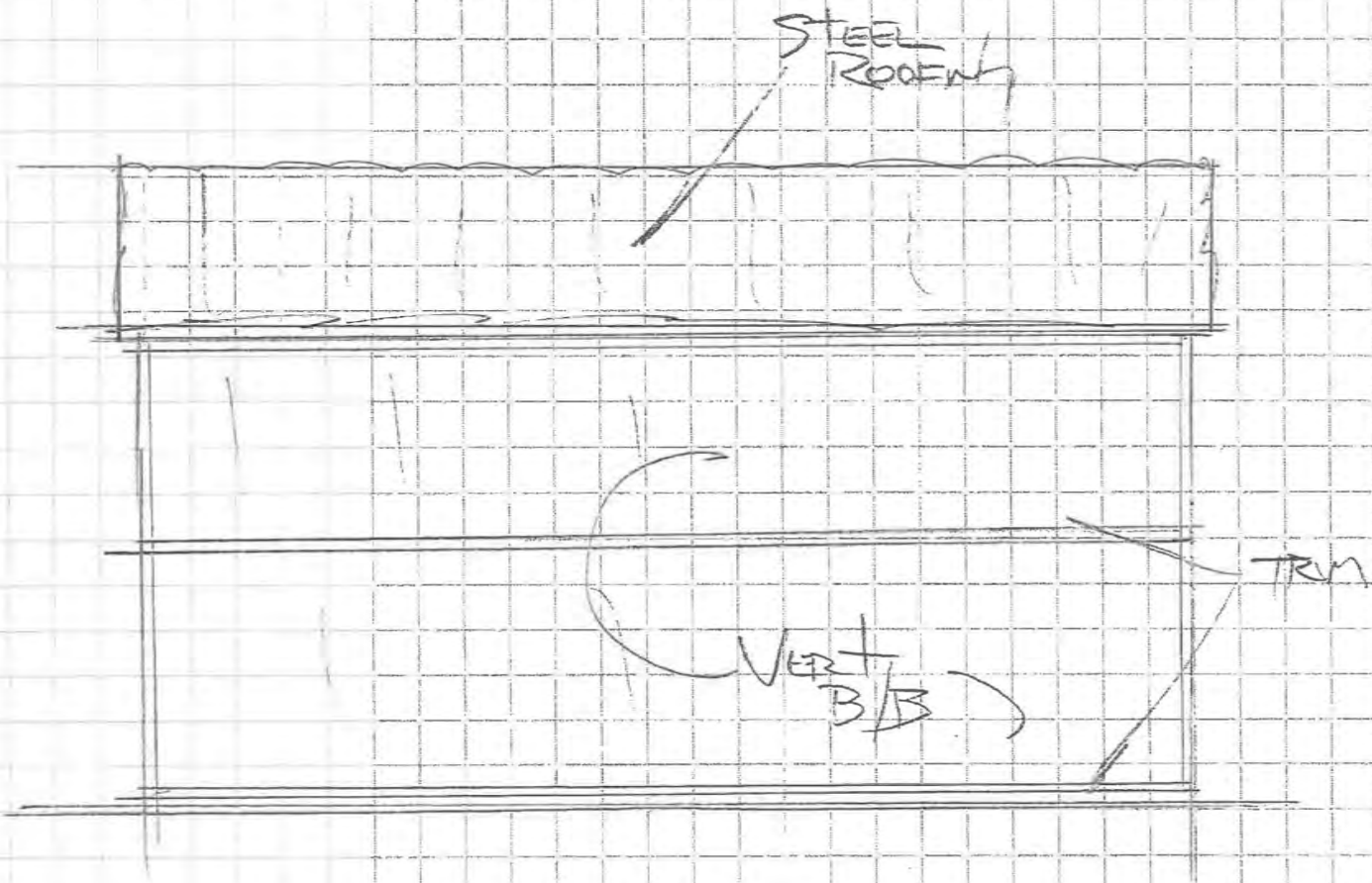
LEFT SIDE



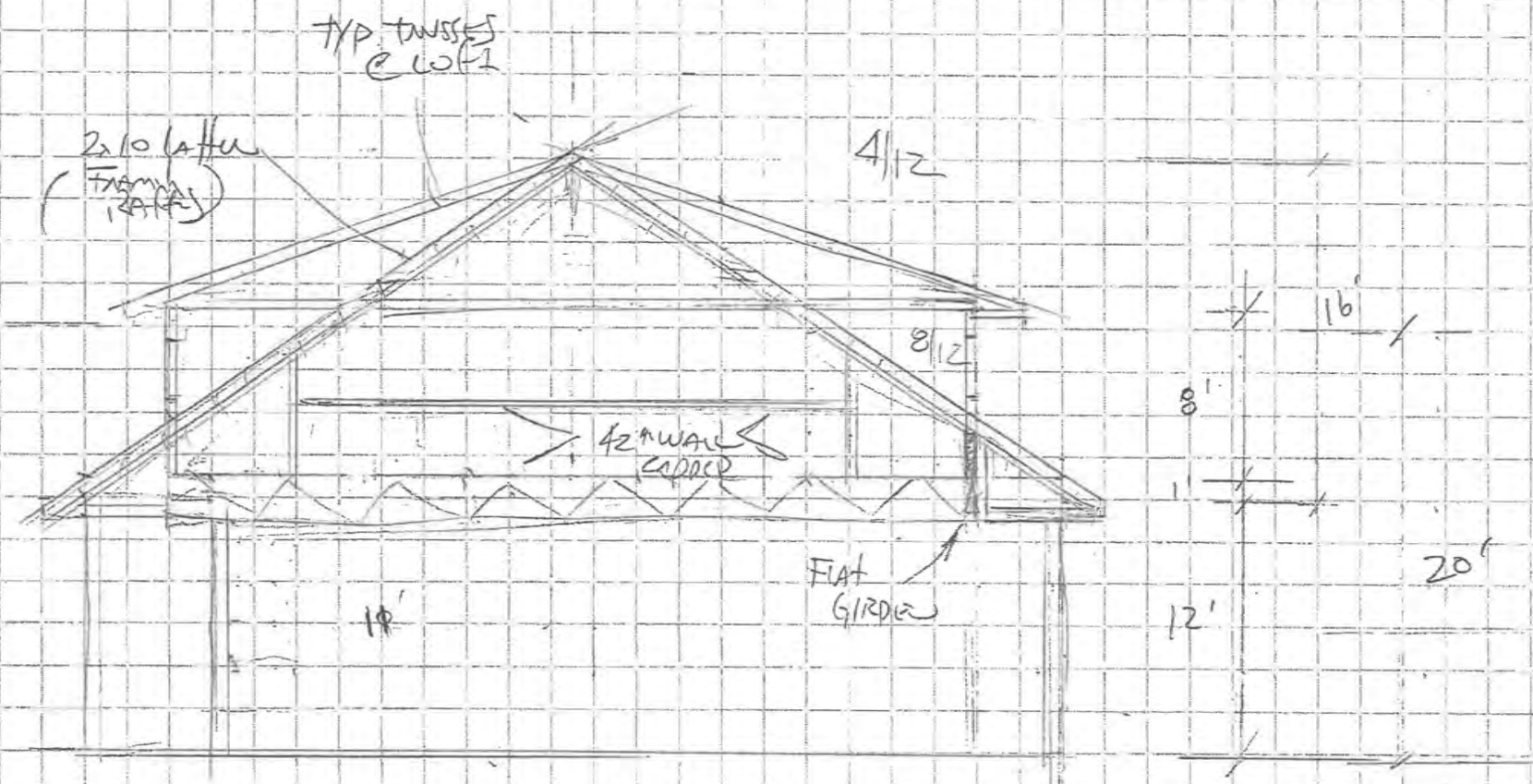
Steel Roofing

Ver
B/B

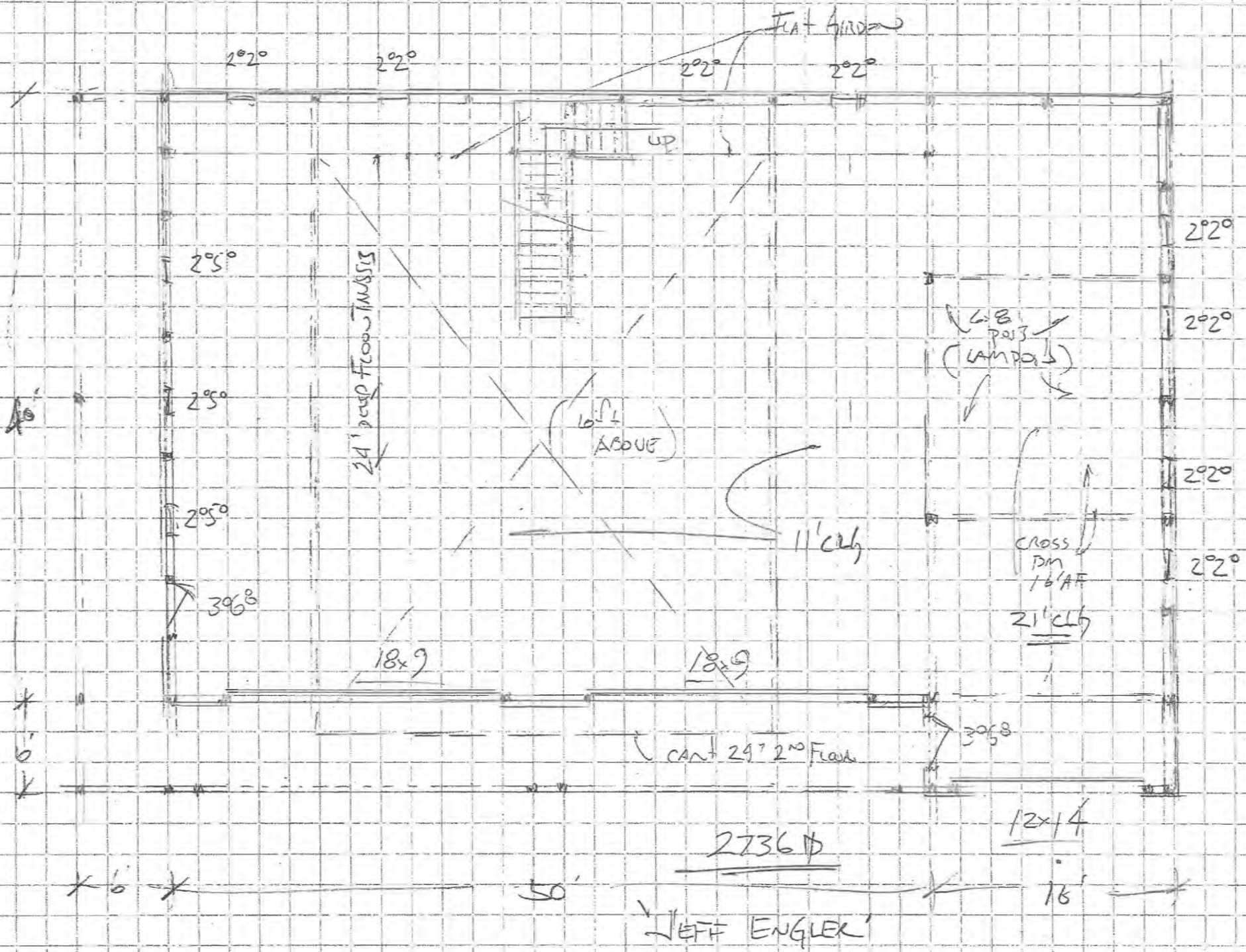
REAR VIEW

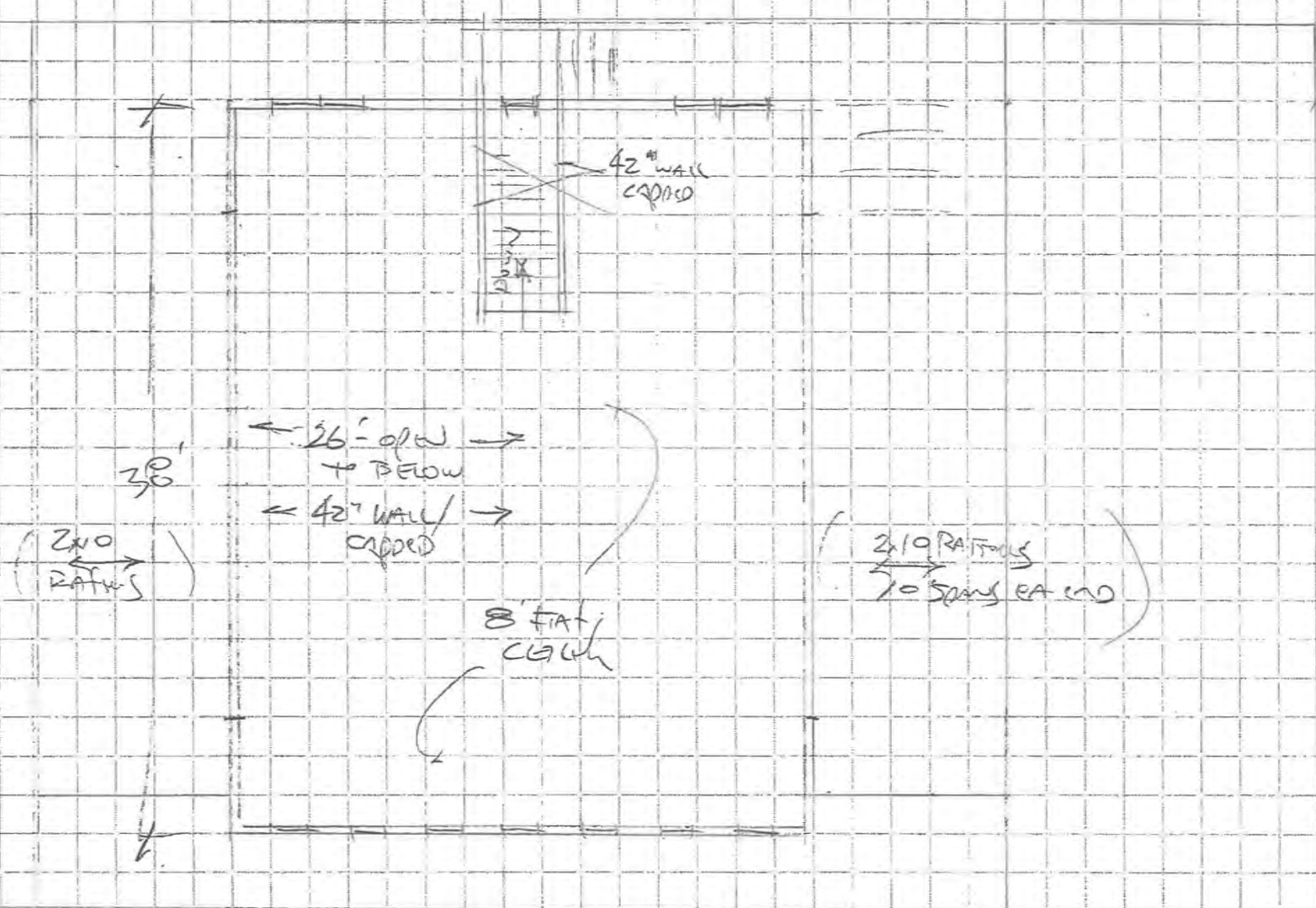


Right Side
→



156" 21R @ 7.42" 16





42" wall
closed

28'

← 26' OPW →
to BELOW

← 42" WALL →
closed

(2x0
RAILS)

(2x0 RAILS
70 SPANS EA END)

8' FAT
CRAWL

30'

11407

2ND Floor Left

Accessory Building Inventory 2010-2021 (2/2/21)

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	4,489
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

Accessory Building Inventory 2010-2021 (2/2/21)

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
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
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
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
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg				2,126	11.58	3,559
Avg ARC				2,300	17.48	2,809

Accessory Building Inventory 2010-2021 (2/2/21)

Avg FP					1,883	7.62	2,640
Avg PUD					1,884	3.48	3,737
Avg R1					2,045	6.56	4,483

STAFF REPORT

STAFF REPORT: Case #21-3622/DeVos
REPORT DATE: February 15, 2021
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: February 22, 2021
PREPARED BY: Brian Hilbrands, Planner

OWNER:
Douglas and Maria DeVos
2020 Devonwood Ln
Grand Rapids, MI 49546

STATUS OF APPLICANT: Engineer/architect for the owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an addition to an accessory building that is larger than 832 square feet.

EXISTING ZONING OF SUBJECT PARCEL(S): R-1

GENERAL LOCATION: At the end of Devonwood Ln, south of Cascade Rd and north of Burton St.

PARCEL SIZE: Approximately 46.4 acres

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES: All Residential

ZONING ON ADJOINING PARCELS: All R-1

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 750 square foot addition to the existing 13,438 square foot accessory building (14,188 square feet).

2. The building is 34.5' tall, which required a variance for building height since the tallest accessory structure we allow is 22' tall. The proposed addition is 19'6" tall so it will not increase the height of the building.
3. The owner previously obtained a special use permit for this building in 2007. One of the conditions of that approval was that the building was required to maintain a 300' setback to all property lines. The minimum setback shown is 335' to the eastern property line.
4. With over 6 acres the owner is permitted to have three accessory buildings on the property. The owner applied for a variance in 2012 to allow for an additional accessory building, and they currently have four accessory buildings located on the property.
5. The applicant has indicated that the building is currently used as a residential recreational facility, and that the addition will be used as an exercise room.
6. The size of the building is larger than average for the area. The average size of an accessory building requiring a special use permit in the R-1 zoning district is 2,045 square feet. The size of the parcel is also larger than average. The average size of a parcel with an accessory building requiring a special use permit in the R-1 zoning district is 6.6 acres.
7. The addition is planned to have shingled roofing and masonry siding to match the existing building. This is normal for the area.
8. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
9. It should be noted that accessory buildings cannot be used for living space or to run a business.

Conditions for Special Use Permit 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.	The applicant has indicated that the building is used as a residential recreation facility.
The proposed location, type and kind of construction and general architectural character of the building.	The building addition is planned to have masonry siding and shingled roofing.
The size of the building in relation to the house, lot and zoning district.	The property is about 46.4 acres and the home has about 16,000 sq. ft. of finished living space.

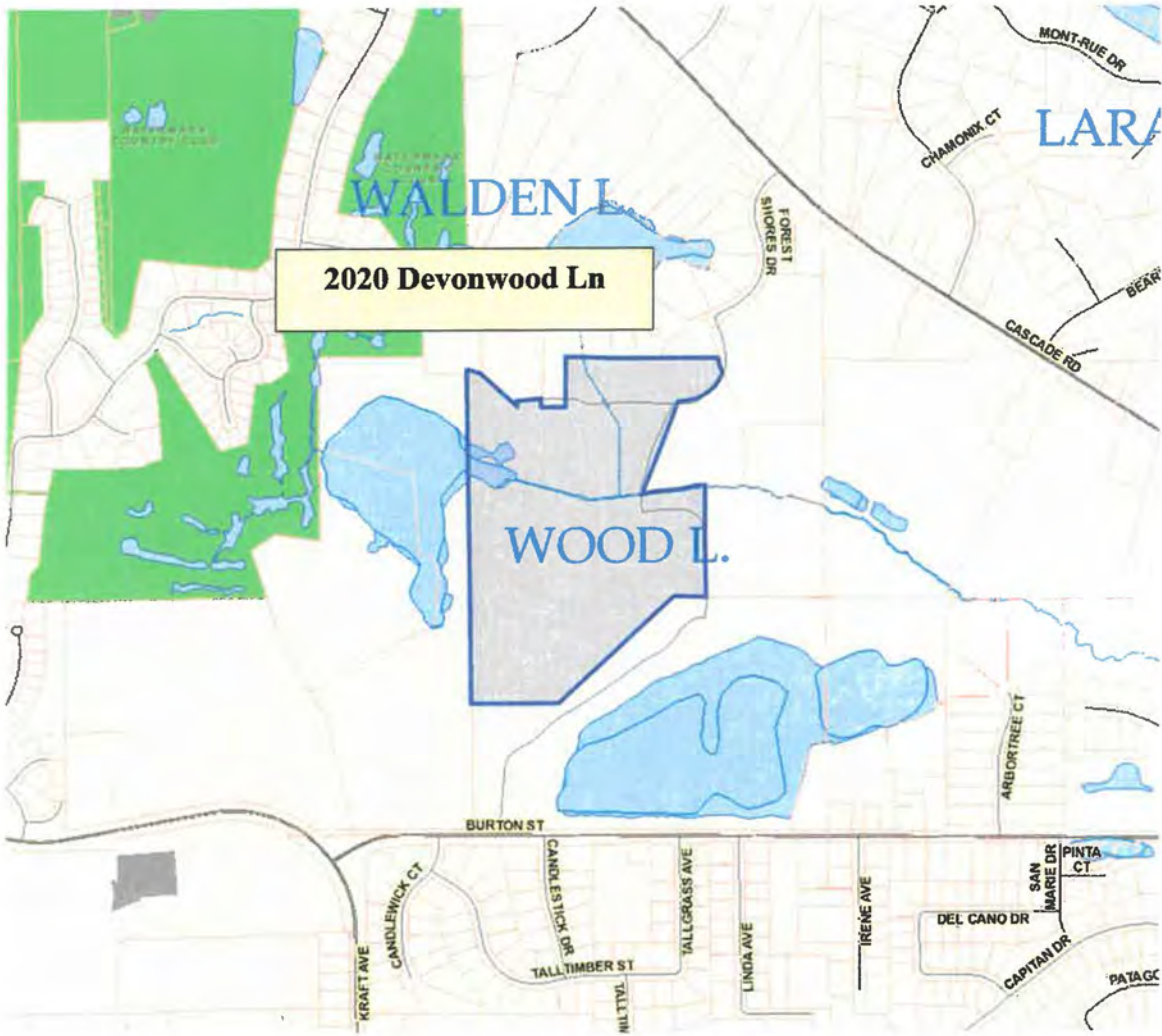
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the general area, although none are as large.
The topography and vegetation in the area.	Generally flat and wooded.
Whether the 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 addition would not have an adverse effect on adjoining 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 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.
3. Continue to comply with the previous condition that the building maintain at least a 300-foot setback to all property lines.

Attachments: application package, accessory building inventory



2020 Devonwood Ln

WALDEN L.

WOOD L.

LAR

BURTON ST

KRAFT AVE

CANDLEWICK CT

TALL TIMBER ST

CANDLESTICK DR

TALLGRASS AVE

LINDA AVE

IRENE AVE

DEL CANO DR

SAN MARIE DR

PINTA CT

ARBOR TREE CT

CASCADE RD

CHAMOUX CT

MONT-RUE DR

PATAG

BEAR

FOREST SHORES DR



CASCADe CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Peter Baldwin

Address: 25 Commerce Avenue, N.W., Suite 300

City & Zip Code Grand Rapids, Michigan 49503

Telephone: (616) 454-1600

Email Address: pbaldwin@amdqarchitects.com

OWNER: * (If different from Applicant)

Name: Douglas L. DeVos and Maria P. DeVos

Address: 126 Ottawa Avenue, N.W.

City & Zip Code: Grand Rapids, Michigan 49503

Telephone: (616) 942-5863

Email Address: donm@rdvcorp.com

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:**

See attached Exhibit A and Exhibit B

(**Use Attachments if Necessary)
-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See attached Exhibit C

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -08-100-038

ADDRESS OF PROPERTY: 2020 Devonwood Lane, S.E.

PRESENT USE OF THE PROPERTY: Private Residence

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

Name(s)	Address(es)
N/A	N/A
N/A	N/A

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.)

Douglas L. DeVos and Maria P. DeVos

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



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

Peter Baldwin

Applicant – Print or Type Name



Applicant's Signature & Date

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

Rev. 7/24/14



EXHIBIT A

SUMMARY OF REQUEST

Section 4.09 (Accessory Buildings-Residential), Table 4-1, of the Cascade Charter Township Zoning Ordinance ("**Ordinance**") provides that accessory buildings larger than 832 square feet require a Special Use Permit. Applicant (on behalf of Owner) is seeking a Special Use Permit to allow an approximately 750 square foot expansion to the existing approximately 13,438 square foot accessory building located on Owner's primary residence parcel commonly known as 2020 Devonwood Lane, S.E., Tax Parcel No. 41-19-08-100-038 ("**Property**"). The Property contains approximately 46.4 acres (See Attachment 1). The Property and Owner's adjacent property contain approximately 200 contiguous acres (See Attachment 2). The Property contains four accessory buildings (a recreational facility ("**Recreational Facility**"), a storage shed, a restroom pavilion, and a garage with working space for support staff. Owner previously obtained a variance permitting four accessory buildings on the Property (typically three is the maximum) (2012) ("**Variance**"). The accessory building that Owner seeks to expand is the Recreational Facility. The Owner previously obtained a special land use permit to construct the Recreational Facility (2007) ("**Existing SLUP**").* The proposed expansion of the Recreational Facility, if approved, would add an exercise room in furtherance of the current residential recreational use of such building.

The proposed expansion to the Recreational Facility is illustrated on the Site Plan attached as Attachment 3. This site plan also shows the Recreational Facility's location on the Property and the distances of the accessory building (as expanded) from the south and south/east boundaries of the Property.

*Note, the Existing SLUP contemplated that the Recreational Facility would have a footprint of approximately 12,000 square feet (2007). Owner's final permitted plans (3/28/07) contained a total footprint of 13,438 square feet (11,060 square feet of finished first floor space and 2,378 square feet of first floor garage space.

EXHIBIT B

NARRATIVE FOR SPECIAL USE PERMIT REQUEST

Pursuant to Section 4.09(1) (Special Use Permits Required), Table 4-1, accessory buildings larger than 832 square feet require a Special Use Permit. Since the Recreational Facility is a detached residential accessory building, the request to expand it is a request for a Type I Special Use that may be approved by the Planning Commission (See Section 17.03 (1)(a) and Section 17.04 of the Ordinance). As required by Section 17.03(1)(a) of the Ordinance, this Special Use Permit request is based on the following.

1. **The intended use of the building.** The proposed expansion to the Recreational Facility would be used as an exercise room in furtherance of the current residential recreational use of such building. As required by the Existing SLUP, the Recreational Facility will not be involved, directly or indirectly, with any business, trade, occupation, or profession.
2. **The proposed location, type and kind of construction, and general architectural character of the building.** The proposed expansion to the Recreational Facility will be harmonious with the character of existing structure and the surrounding buildings and will have a similar material palette to that of the existing structure and adjacent accessory buildings. The attached exterior elevation illustrates the harmonious nature of the design as well as the high level of quality construction that is being proposed. The design of the proposed expansion to the Recreational Facility utilizes materials that are of high quality and require less maintenance over time. As is consistent with all of the existing buildings on the Property, the proposed expansion to the Recreational Facility will be well maintained. As required by the Existing SLUP, the proposed expansion of the Recreational Facility will be set back at least 300 feet from all property boundaries and all lighting will be shielded or downcast.
3. **The size of the building in relation to the house, lot, and zoning district.** The proposed expansion to the Recreational Facility is approximately 750 square feet and will not materially affect the density of the existing residential development of the Property. The Property contains approximately 46.4 acres and Owner's contiguous property contains approximately 200 acres. The Property is located in the R-1 Single Family Residential District.
4. **The type and kind of principal and accessory buildings and structures located on the properties which are adjoining and in the general area.** The proposed expansion to the Recreational Facility will be harmonious with the character of the Recreational Facility and the surrounding buildings and will have a similar material palette to that of the existing structure and adjacent accessory buildings.
5. **The topography and vegetation of the general area.** The location of the site for the proposed expansion to the Recreational Facility was chosen to provide a natural buffer to the surrounding properties due to the existing vegetation that will be preserved.
6. **Whether the proposed building will affect the light and air circulation of any adjoining building or properties.** The proposed expansion to the Recreational Facility will in no way impact light or air circulation due to the great distance between the

proposed expansion to the Recreational Facility and all adjoining properties. Furthermore, minimal safety lighting is anticipated for the proposed expansion to the Recreational Facility. All lighting used would meet township ordinance requirements. The proposed expansion to the Recreational Facility will not add unwanted noise or emissions. Mitigating factors include significant existing buffer from surrounding homes due to existing vegetation as well as significant distances from adjoining properties. The proposed expansion to the Recreational Facility is approximately 1,740 feet from Burton Street.

7. **Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.** Adjoining property views will not be adversely affected as the proposed expansion to the Recreational Facility will be screened by natural vegetation.
8. **Points of access to the proposed building and their relationship to adjoining properties and the view from adjacent streets.** The proposed expansion to the Recreational Facility will not significantly change the existing traffic patterns as the use will be the same. It is anticipated that the number of individuals using the Recreational Facility will not change.

EXHIBIT C

Legal Description of Property

That part of the Northwest 1/4, Section 8, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the center of Section 8; thence North 00°53'35" West 1328.92 feet along the East line of said Northwest 1/4; thence North 89°44'52" West 655.41 feet along the South line of the North 1/2 of said Northwest 1/4 to the PLACE OF BEGINNING of this description; thence North 89°44'52" West 182.87 feet along said South line; thence South 47°04'55" West 876.77 feet; thence North 89°44'52" West 485.00 feet; thence North 00°58'41" West 1859.85 feet along the West line of the East 3/4 of the Northwest 1/4, Section 8; thence South 71°18'00" East 75.07 feet; thence South 49°07'00" East 268.35 feet; thence North 00°18'00" East 27.08 feet; thence North 85°13'13" East 135.53 feet; thence South 00°18'00" West 45.00 feet; thence South 89°42'00" East 135.00 feet; thence North 00°18'00" East 275.00 feet; thence South 89°42'00" East 852.00 feet along the North line of the Northwest 1/4, Section 8, to a point which is North 89°42'00" West 578.89 feet from the North 1/4 corner of Section 8; thence South 21°26'00" East 86.48 feet; thence Southwesterly 302.42 feet along the centerline of Devonwood Lane on a 250.0 foot radius curve to the right, the chord of which bears South 55°38'44" West 284.31 feet; thence North 89°42'00" West 15.86 feet; thence South 21°01'17" West 551 feet, more or less, to the centerline of the East-West Walden Lake Drain; thence meandering Easterly along said centerline 354 feet, more or less, to its intersection with a line which bears North 00°56'44" West from the place of beginning; thence South 00°56'44" East 619 feet, more or less, to the place of beginning. Except any submerged lands within Wood Lake. Containing approximately 46.4 acres.

TOGETHER WITH a 66 foot wide easement for ingress, egress and utilities described as follows:

That part of the Northwest 1/4, Section 8, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the North 1/4 corner, Section 8; thence North 89°42'00" West 578.89 feet along the North line of said Northwest 1/4; thence South 21°26'00" East 132.46 feet to the PLACE OF BEGINNING of this description; thence South 21°26'00" East 256.89 feet; thence South 00°53'35" East 85.50 feet; thence North 21°26'00" West 279.40 feet; thence Southwesterly 280.36 feet on a 313.0 foot radius curve to the right, the chord of which bears South 64°38'23" West 271.08 feet; thence North 89°42'00" West 39.69 feet; thence North 21°01'17" East 32.07 feet; thence South 89°42'00" East 28.34 feet along the Southerly line of an existing easement; thence Northeasterly 308.37 feet along a 283.0 foot radius curve to the left, the chord of which bears North 59°05'00" East 293.34 feet to the place of beginning.

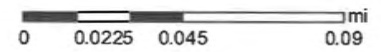
The property address and tax parcel number listed below is provided solely for informational purposes, without warranty as to accuracy or completeness. If the information listed below is inconsistent in any way with the legal description listed above, the legal description listed above shall control.

Property Address: 2020 Devonwood Lane, S.E., Grand Rapids, Michigan 49546
Tax Parcel No. 41-19-08-100-038

21187191-1

ATTACHMENT 1

See attached

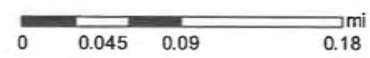


ATTACHMENT 2

See attached

Kent County Web Map

January 06, 2021



ATTACHMENT 3

See attached

Foxwood Loft
2020 Devonwood Lane SE
49546



AMDG
ARCHITECTS

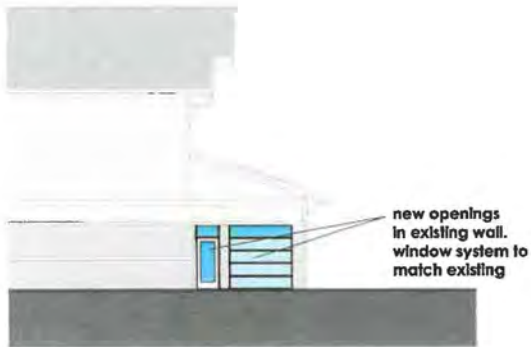
current zoning: R1
site plan - existing
zoning drawings : January 7, 2020

Foxwood Loft
2020 Devonwood Lane SE
49546

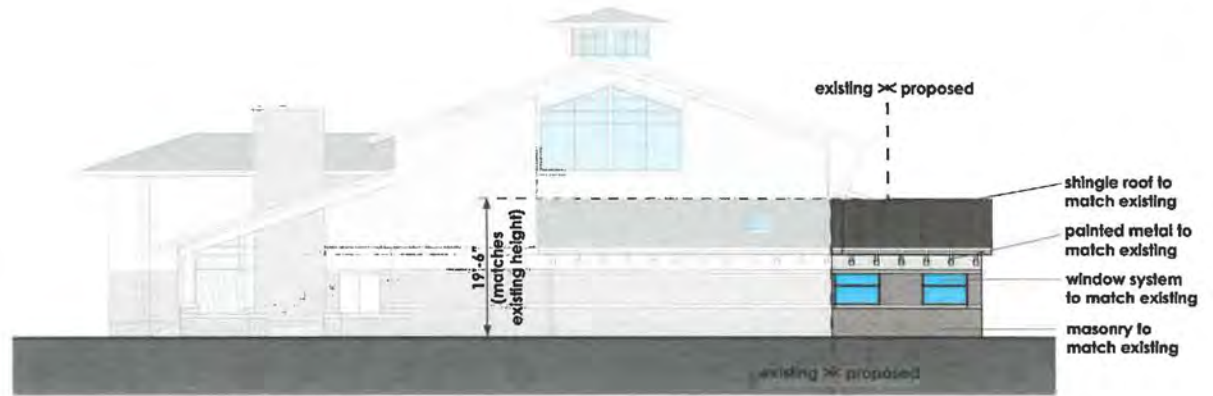


AMDG
ARCHITECTS

site plan - proposed
zoning drawings : January 7, 2020



south elevation

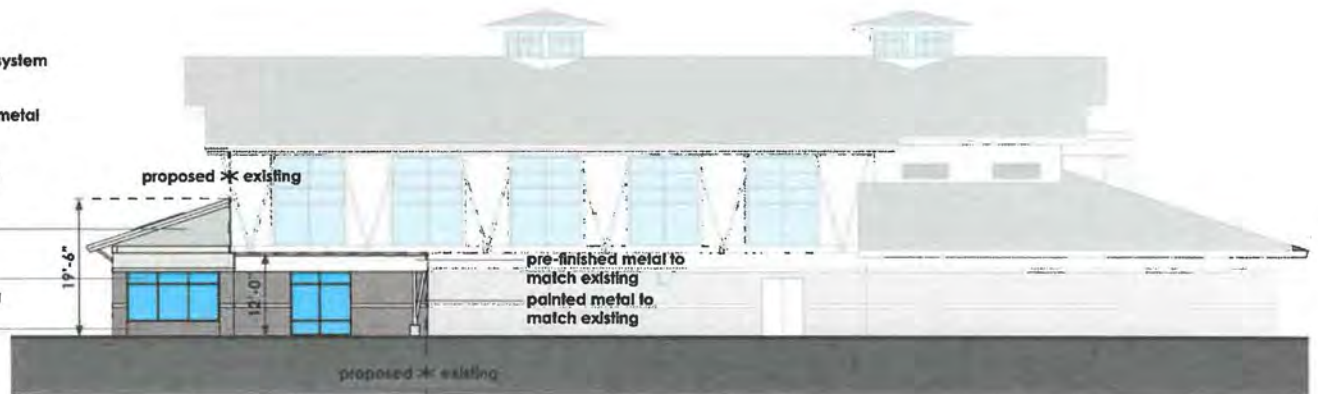


east elevation



reference photo - existing exterior

- existing window system
- existing EIFS
- existing painted metal
- existing masonry
- EIFS to match existing
- window system to match existing
- masonry to match existing



north elevation

Accessory Building Inventory 2010-2021 (2/2/21)

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	4,489
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

Accessory Building Inventory 2010-2021 (2/2/21)

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
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
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
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
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg				2,126	11.58	3,559
Avg ARC				2,300	17.48	2,809

Accessory Building Inventory 2010-2021 (2/2/21)

Avg FP					1,883	7.62	2,640
Avg PUD					1,884	3.48	3,737
Avg R1					2,045	6.56	4,483