

AGENDA
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, February 2, 2026
6:00PM
2870 JACKSMITH AVE SE

Public may access the meeting via video conference software Zoom

Webinar ID: 893 0165 3349

<https://us02web.zoom.us/j/89301653349>

- 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 January 19, 2026, meeting.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 7. Case #26-3913 – Public Hearing**
Applicant: Jason Hoff, Adventure Assets MI LLC
Property Address: 6425 28th St SE, 6501 28th St SE
Parcel Number: 41-19-09-351-002, 41-19-09-351-016
Requested Action: Special Land Use approval to operate a smash room and paint splatter event space similar in nature to an indoor recreation facility in suite 6437.
- ARTICLE 8. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 9. Other Business**
Michigan Association of Planning Workshops - Training for Officials
- ARTICLE 10. Adjourn**

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, February 2, 2026
6:00 PM**

ARTICLE 5.

Approve the Minutes of the January 19, 2026 Meeting

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, January 19, 2026
6:00 pm
2870 JACKSMITH AVE SE

ARTICLE 1. Chair Rowland called the meeting to order at 6:00 pm.

Members Present: Korstange, Kraemer, Rowland, Cribbs, Madiol, Kaiser, Lauer

Members Absent: None

Others Present: Community Planning and Development Director (Director) Andrea Hendrick, DDA Manager Ryan Sennett, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.

ARTICLE 2. **Pledge of Allegiance to the Flag**

ARTICLE 3. **Approve the current Agenda**

Motion was made by Treasurer Korstange to approve the current agenda.

Supported by Commissioner Cribbs.

Motion carried unanimously.

ARTICLE 4. **Disclose any Conflict of Interest**

There were no conflicts of interest disclosed.

ARTICLE 5. **Selection of Officers**

Motion was made by Treasurer Korstange to nominate Chairman Rowland to the position of Chairman and Vice Chairman Kraemer as Vice Chairman.

Supported by Commissioner Cribbs.

Motion carried unanimously.

Motion was made by Treasurer Korstange to nominate Commissioner Madiol to the position of Secretary.

Supported by Commissioner Cribbs.

Motion carried unanimously.

ARTICLE 6. **Approve the Minutes of the December 1, 2025, meeting.**

Motion was made by Commissioner Cribbs to approve the minutes of the December 1, 2025 meeting.

Supported by Vice Chair Kraemer.

Motion carried unanimously.

ARTICLE 7. **Acknowledge visitors and those wishing to speak.**

There was no one wishing to speak.

ARTICLE 8. **Case #25-3906 – Public Hearing**

Applicant: Daniel Pinkham

Property Address: 8178 Bolt Dr SE

Parcel Number: 41-19-11-100-052

Requested Action: The applicant is requesting a Type I Special Use Permit to allow an accessory building over 832 sf.

Director Hendrick presented the application, which had been tabled from the December 1, 2025 meeting. The parcel is 2.2 to 2.3 acres in the Agricultural Rural Conservation (ARC) district. Surrounding parcels are also zoned ARC. The applicant originally provided plans for a 3,200 square foot accessory building in December.

Director Hendrick explained the applicant has now provided a new site plan. However, the building footprint is actually 3,272 square feet. While the building itself is slightly smaller, lean-to structures count toward the footprint, so the building requiring a special use permit has actually increased in size. Staff calculated the total floor area of the building at 2,700 square feet.

Director Hendrick noted the building meets the height maximum and setback requirements for accessory buildings in the ARC district, meeting the required 60-foot setback for accessory buildings of this height. She explained that when considering approval, the Planning Commission should take into account the intent and use of the building, the proposed location, type and kind of construction, general architecture and character of the building, size of the building in relation to the house and lot and zone district, type and kind of principal and accessory buildings on adjoining properties in the general area, topography and vegetation, and whether the proposed building will affect light and air circulation on adjoining properties.

Director Hendrick stated one letter was received in opposition, from the same neighbor to the north of the subject property, who still feels the building is too large and will have a negative impact on his property. At the December 1 meeting, the Planning Commission postponed the application, giving the applicant direction to decrease the size of the building, address line-of-sight issues with a landscaping buffer, and update the plans to address the neighbor's concerns.

Director Hendrick noted the applicant had added some landscaping, more in narrative than on the site plan. The light green buffer on the north side of the property in the submitted site plan shows the proposed landscaping. Given the direction of the Planning Commission to decrease the size of the building and address some of the neighbor's concerns, staff recommended denial primarily because the scale of the proposed building in relation to the house is inconsistent with other accessory buildings in the area and previously approved accessory buildings, and the size and proposed location will significantly impact surrounding neighbors and the general character of the Zone District.

The applicant, Daniel Pinkham (8178 Bolt Drive SE), stated after the December meeting he worked hard to get the size down as requested. He acknowledged it was an oversight on his part, stating he relied on his builder regarding the lean-to structures. Mr. Pinkham explained that the interior design requires significant space because pickleball courts take up

considerable room, and they need a gathering area, which is why they developed a loft area with garage parking underneath for efficient use of space.

Mr. Pinkham stated they did not have time to develop a full landscaping plan, but the concept would be to build a berm on the already down-sloping land and plant evergreens in front to screen the building from the neighbor's property. He explained the direction that the neighbor's house faces and the composition of his property create challenges. He stated there is no other location on the property to place the building given setback requirements. Mr. Pinkham indicated that removing the lean-tos would not be a problem if that was an issue.

Commissioner Madiol asked if Mr. Pinkham recalled the square footage from the last plan. Mr. Pinkham stated the last one was 3,200 square feet and this version was paired down to 2,592 square feet. He explained they could meet the percentage requirements comparing the accessory structure to the primary residence, but with the lean-tos, it pushed them over.

Chair Rowland asked if Mr. Pinkham was opposed to removing the lean-tos. Mr. Pinkham confirmed he would not be opposed to it and that his wife did not like the look of them either.

Commissioner Cribbs asked about the height of existing trees around where the building would be located. Mr. Pinkham stated there is nothing substantial where the building would sit. He confirmed both he and the neighbor would be able to physically see the building if built with the current trees. Mr. Pinkham explained landscaping screening would need to be installed. He proposed eight to ten foot trees on a berm, likely evergreens. While it may not screen entirely initially, over time trees like maples would grow to 30-40 feet.

Vice Chair Kraemer asked about similar large buildings in the area. He noted the staff report indicated they looked at a half-mile radius and did not see any similar structures. Mr. Pinkham stated he wished his builder was present as the builder had been traveling. The builder had cited a few examples inside Cascade Township.

Treasurer Korstange noted those examples were in the Commission's packet. She observed that while some approved buildings were similar sizes, many were on much larger acreage such as 40, 50, or 100 acres, which helps hide buildings more effectively.

Motion was made by Chair Rowland to open public hearing.

Supported by Vice Chair Kraemer.

Motion carried unanimously.

There was no one wishing to speak.

Motion was made by Chair Rowland to close public hearing.

Supported by Commissioner Cribbs.

Motion carried unanimously.

Chair Rowland voiced appreciation for what the applicant was doing but stated he was worried about the next few applicants afterwards and setting precedent. He reviewed the list and noted only one was close in size.

Vice Chair Kraemer stated he appreciated the applicant trying to reduce the size based on previous comments. He noted that when the applicant was last present, they discussed how small the building could be made for its intended use. He indicated some commissioners might still take issue with the size and suggested the applicant should be confident this was as small as it could be. Mr. Pinkham responded it would not make sense to build if made smaller than proposed.

Commissioner Cribbs noted the building would be secluded with the buffer in front separating it from the house to the north, along with existing seclusion from houses on the east side. He stated the beauty of the building and the building not being an open field makes a difference.

Treasurer Korstange noted height concerns, stating it is not just a big building but a tall building. She asked about the peak height. Director Hendrick indicated she would need to check if peak measurements were in the drawings but compliance was determined using the current midpoint measurement.

Chair Rowland noted it would make it the largest accessory building on a two-acre lot on the comparison list.

Commissioner Madiol stated he agreed with everything that had been said. He understood the building's intention and thought it was well thought out with appropriate exterior design. However, he expressed concern about the 832 square foot threshold where special use permits begin. He worried about setting precedent.

Treasurer Korstange agreed about hating to deny but noted that 832 square feet is not very large in the agricultural area. She stated she thinks the new zoning will address this issue.

Commissioner Madiol asked if the applicant is denied, can he reapply under the standards of the new Zoning Ordinance. Director Hendrick the process would not be a Planning Commission hearing, but the applicant would have the right to come back with a new application.

Motion by Chairman Rowland to DENY Case #25-3906 for a Type I Special Use Permit for a 3,272 sf accessory structure at 8178 Bolt Drive SE based on the following findings:

- 1. The scale of the proposed building in relation to the house, lot, and zoning district is inconsistent with that of accessory buildings in the area and of previously approved accessory buildings.**
- 2. The size of the structure and proposed location will significantly impact the view for the surrounding neighbors and the general character of the Zone District.**

Supported by Treasurer Korstange.

Motion carried 5-2.

Yea: Korstange, Lauer, Kaiser, Madiol, Rowland

Nay: Kraemer, Cribbs

ARTICLE 9.

Case #25-3911 – Public Hearing

Applicant: R's Post Frame LLC

Property Address: 8375 36th St SE

Parcel Number: 41-19-14-300-028

Requested Action: The applicant is requesting an Amendment to a previously approved Special Use Permit.

DDA Manager Ryan Sennett presented the request for an amendment to a previously approved Type II Special Use Permit for the existing public golf course at 8375 36th Street. The property is a 275-acre site zoned PUD 61 that has operated as an 18-hole public golf course since 1998. The site is located on the north side of 36th Street, east of Buttrick, and extends north to 30th Street. The portion under consideration is located near the east property line toward the southern portion of the property.

Sennett explained that to add an additional building to the property, the previous special use permit approval must be amended. The applicant is proposing a new 4,800 square foot ancillary building to function as a year-round golf center. The building would include a digital golf simulator, bays with outside access to hit balls during instruction and interior space for educational purposes.

Staff evaluated the request under the general special use standards in Section 17.06 of the Zoning Ordinance and the golf course specific standards in Section 17.07.2.c. The proposal meets all applicable dimensional standards including setbacks, building height, and minimum acreage requirements. The building would be 40 feet by 120 feet in footprint and located just north of the existing maintenance building. The building would be over 400 feet from the nearest property line and 500 feet from the closest residence.

Sennett stated the site plan does not provide specific distance between buildings, but the applicant indicated verbally it would be at least 10 feet from the building to the south. Staff does not anticipate significant traffic increases beyond normal golf course operations. Regarding parking, the site plan does not provide specific details on the number of spaces, so staff included a condition recommending a site plan be provided demonstrating compliance with access, parking, and loading requirements.

Staff does not anticipate noise impacts as construction activities are moving indoors and may actually reduce outdoor noise. The site is heavily wooded and the proposed building is well-screened by existing mature vegetation. Staff does not anticipate removal of existing trees or additional visual impacts. Two residents requested copies of the plans, and neither submitted formal comments or objections. One resident mentioned to staff they had no issues with the proposal.

Staff found the proposed building meets applicable special use standards

and remains clearly incidental to the primary golf use. Staff recommended approval as stated in the staff report.

Treasurer Korstange asked if there are regulations on the number of buildings allowed. Sennett confirmed there is no specific cap on buildings as long as they are ancillary to the primary use approved with the special use permit.

Treasurer Korstange asked about size requirements for accessory buildings in a PUD. Zoning Administrator Sennett explained there are no specific regulations for accessory buildings incidental to commercial uses in PUDs. The proposal was reviewed under Type II special use permit standards. The proposed structure meets the height requirement, but there is no specific size limitation.

Treasurer Korstange confirmed the golf course standards in Section 17.07.2.c contain nothing about the number of buildings. Sennett confirmed this was correct, noting only setback requirements and similar standards apply.

Chair Rowland asked if a water drainage study was required. Staff confirmed that the Township Engineer had done a preliminary review and found no immediate issues, again noting site plan review requirements included in draft the motion.

Mikki Palmer, the applicant's representative, made herself available for questions.

Kyle Holmes, Owner of Quail Ridge Golf Course, presented additional context. He explained the building would be an eight-bay indoor/outdoor hitting facility operating both summer and winter. They anticipate creating eight to ten new positions, including at least one to two full-time positions plus part-time staff to run the building and bar. Their goal is to create a Midwest hub for high-level golf instruction accessible to anyone. They plan to focus on junior programs, seniors, women, and getting as many people involved in golf as possible.

The applicant explained they have plans to develop youth and school programming and currently work with Grand Rapids Christian High School, Grand Rapids Catholic Central, and have some involvement with Davenport University. They plan to reach out to schools to offer space where teams could practice indoors during the three to four months when competing teams from warmer climates have advantages.

Mr. Holmes stated they want to differentiate their facility from typical simulator golf venues where players just hit into screens. They will have garage doors that open to allow hitting down the driving range, combining simulator technology with outdoor hitting. The owner indicated this appears to be a unique concept nationwide and would reset how people view year-round golf. He stated that they would do whatever is needed to be compliant with the parking lot and structure.

Chair Rowland asked for clarification about having a bar in the building. The owner confirmed they would have a bar but not full food service, as that would require a full kitchen with hood vents.

The owner stated the site already holds a license through the Michigan Liquor Control Commission and operate bar carts on site. He stated that the license would encompass the proposed accessory structure.

He also stated that the bar would not be open and alcohol would not be available during events held for minors.

**Motion was made by Chair Rowland to open public hearing.
Supported by Treasure Korstange.
Motion carried unanimously.**

Bruce Wright (3447 Quiggle Avenue SE) stated he is probably the closest neighbor at 400-500 feet from the property. He expressed support for the proposal, noting he and his family have lived in the area for 13-14 years. Mr. Wright stated the golf course has been a great neighbor, well-maintained and well-managed. He said any issues that have arisen have been handled professionally by the golf course management. Mr. Wright indicated he supports the simulator facility as a way to make the golf course more viable year-round and expressed no concerns about neighborhood impact.

Chair Rowland thanked Mr. Wright for attending and noted that neighbor support carries significant weight in the Commission's considerations.

**Motion was made by Chair Rowland to close public hearing.
Supported by Vice Chair Kraemer.
Motion carried unanimously.**

Chair Rowland stated the bar component gave him pause initially but found the operation to be a good idea.

Commissioner Cribbs mentioned that he supported having another training facility that serviced youth sports.

Treasure Korstange questioned if they needed a liquor license for the bar. Chair Rowland noted the golf course has a liquor license at the main clubhouse and questioned whether the liquor license would cover the new building. The Owner noted that the License covers the entire property and provided the example of having beverage carts on the course.

Treasurer Korstange stated that if there was a bar being added, she wanted to ensure it would be legal. Chair Rowland asked if the Commission needed to know where the bar would be located, noting it was not shown on the site plan.

Director Hendrick recommended that the Planning Commission request a floor plan showing the location of the bar.

Commissioner Madiol stated the golf club is a great addition to Cascade

and expressed support for anything the club can do to build their business.

Motion by Treasurer Korstange to APPROVE case number 25-3911 to amend the site plan approved by Special Use Permit to allow construction of a building ancillary to the public golf course use at 8375 36th St SE for the following reason:

- 1. The proposed building satisfies the Special Use Permit approval standards outlined in 17.06 of the Cascade Township Zoning Ordinance.**

And with the following conditions:

- 1. The use remain ancillary to the primary use (public golf course) of the property.**
- 2. The applicant submit a site plan to Planning Department staff, demonstrating compliance with the access, parking, and loading requirements of the Cascade Township Zoning Ordinance.**
- 3. The site plan include the location of the bar.**
- 4. Confirmation of the state licensing for the bar be provided.**

Supported by Commissioner Cribbs.

Motion carried unanimously.

ARTICLE 10. Planning Commission Annual Report

Director Hendrick presented the Planning Commission Annual Report and requested Commission feedback. She explained the report would be submitted to the Board of Trustees at their January 28, 2026, meeting under Receive and File.

Chair Rowland noted the significant drop in violent incidents in 2025 and questioned the data accuracy, while acknowledging he was pleased if the numbers were correct.

Director Hendrick explained the data related specifically to hotels and reflected the success of the township's hotel licensing ordinance. She stated that by regulating hotels more closely through the licensing program, the township had achieved exactly what was intended in reducing incidents at hotel properties.

Commissioner Madiol expressed appreciation for the positive outcome and asked if staff had identified any other interesting trends while compiling the report.

Director Hendrick noted a decrease in single-family residential development but explained this was expected given Cascade is primarily built out. She indicated that the township is focusing on preserving large areas and that future development would likely be redevelopment of existing sites rather than new construction. She stated the areas designated for development in the Master Plan are largely built out.

Chair Rowland asked about hotels that had been considering vacating. Director Hendrick confirmed all 16 hotels in the township renewed their licenses for 2026. She noted that, while hotels can continue operating under current regulations, the new Zoning Ordinance, once adopted by the Board, will create additional redevelopment opportunities for some hotel locations.

ARTICLE 11. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 12. Other Business

Chairman Rowland welcomed Commissioner Lauer and Kaiser and encouraged them to voice their opinions. He stated that the Planning Commission had historically been a civil space.

ARTICLE 13. Adjourn

The meeting adjourned at 6:55 pm.

Respectfully submitted,

Commissioner David Madiol, Planning Commission Secretary

DRAFT

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, February 2, 2026
6:00 PM**

ARTICLE 7.

Case #26-3913 – Public Hearing

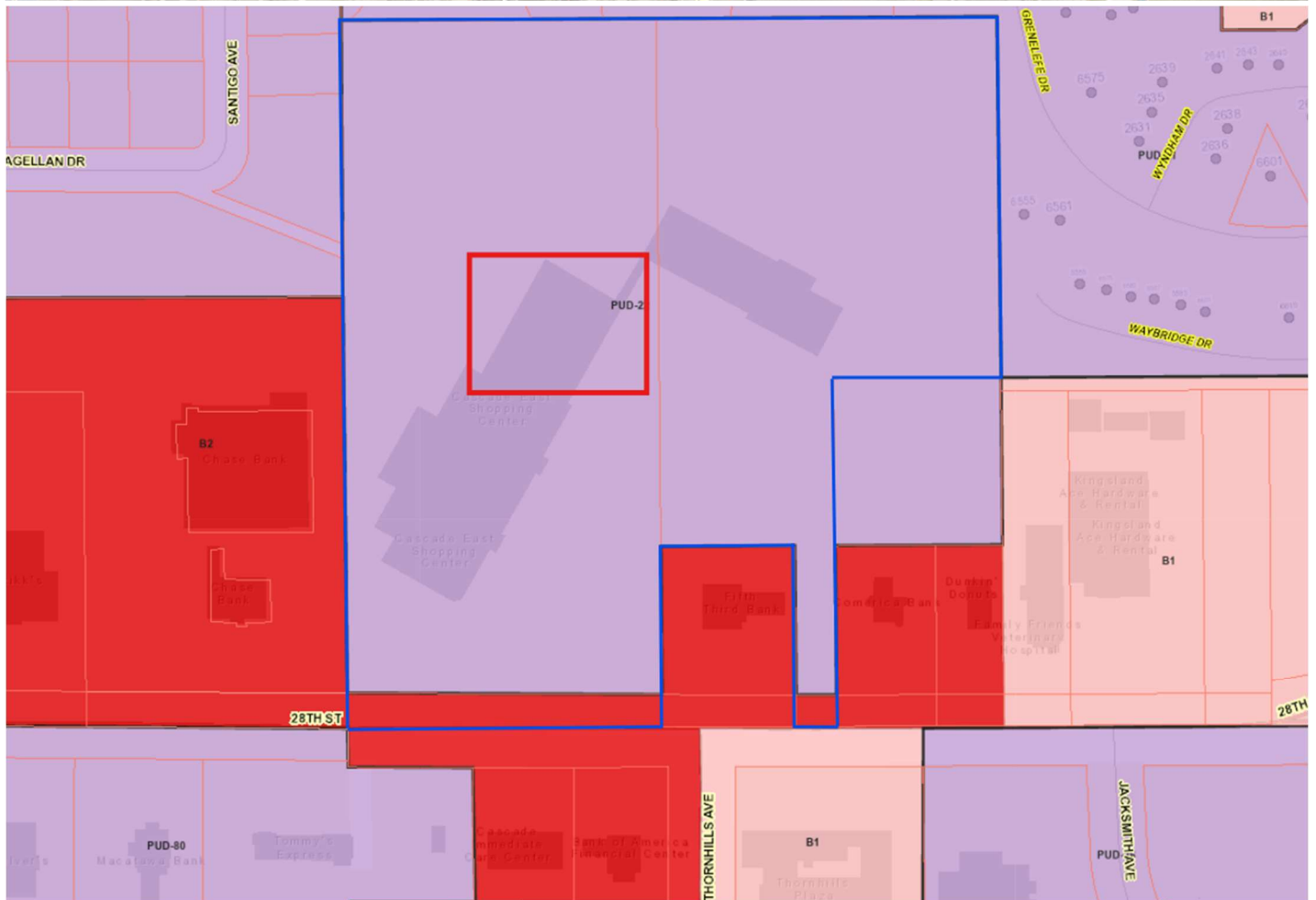
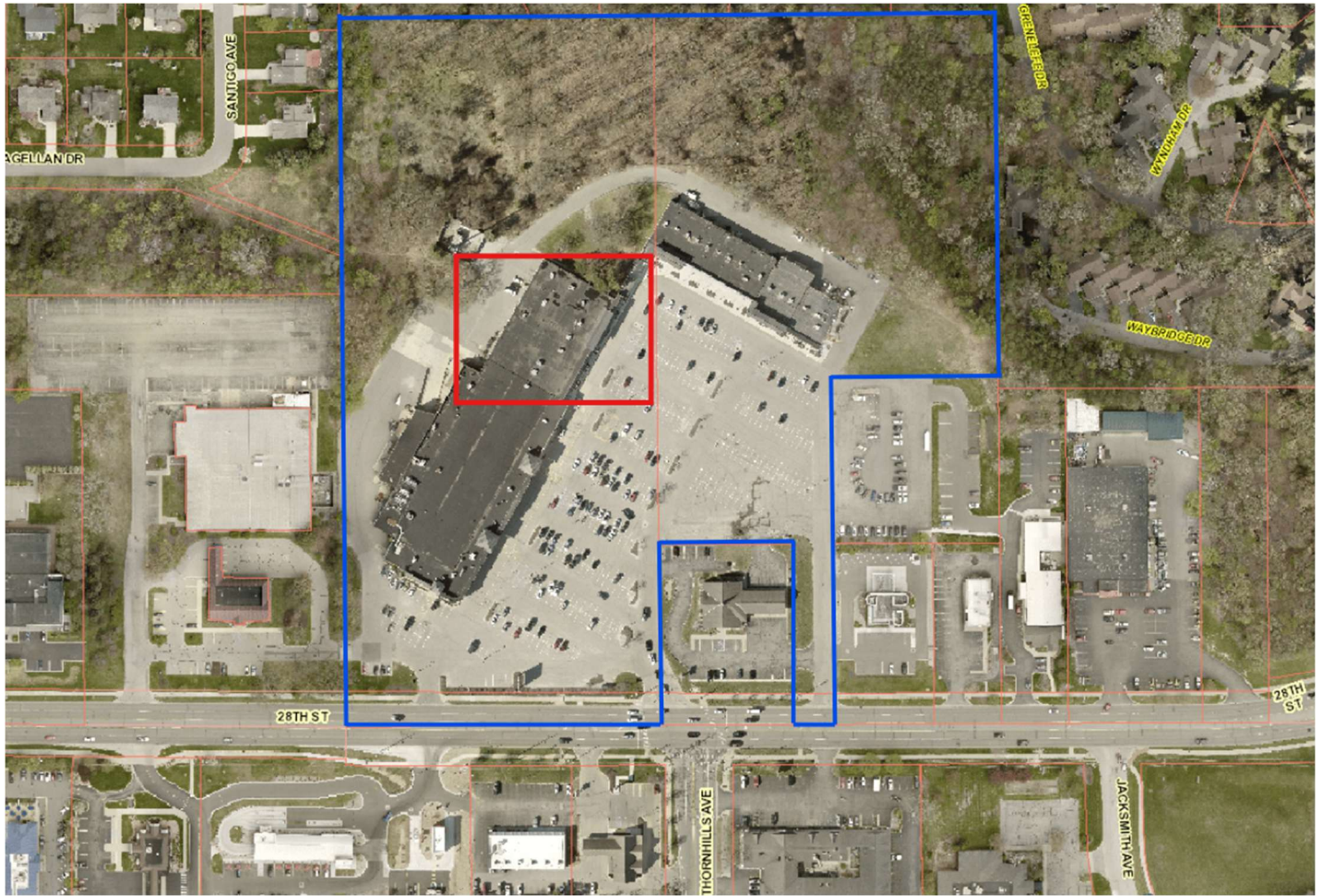
Applicant: Jason Hoff, Adventure Assets MI LLC

Property Address: 6425 28th St SE, 6501 28th St SE

Parcel Number: 41-19-09-351-002, 41-19-09-351-016

Requested Action: Special Land Use approval to operate a
smash room and paint splatter event space
similar in nature to an indoor recreation
facility in suite 6437.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 26-3913
REPORT DATE: January 26, 2026
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: February 2, 2026
PREPARED BY: Andrea Hendrick, Planning Director

APPLICATION SUMMARY:

APPLICANT: Applicant: Jason Hoff Adventure Assets MI LLC
Property Owner: 6425 E 28th DE LLC

ADDRESS: 6425 28th St SE, Grand Rapids, MI 49546
6501 28th St SE, Grand Rapids, MI 49546

PARCEL NUMBER: 41-19-09-351-002, 41-19-09-351-016

REQUESTED ACTION: Seeking a Special Land Use to operate a smash room and paint splatter event space similar in nature to an indoor recreation facility in suite 6437.

REQUIREMENTS: Section 17.06 Special Use Approval Standards - General
Section 19.13 Access, Parking, And Loading
Section 21.03 Site Plan Procedure

EXISTING ZONING: PUD / B1 General Business

GENERAL LOCATION: The subject property is a two building strip mall development located on the north side of 28th St. SE, directly north of Thornhills Ave. The business is to be located in a vacant unit in the west building near the current D&W grocery center.

PARCEL SIZE: 19 acres

EXISTING LAND USE: Vacant unit of an existing commercial strip mall which currently has multiple operating businesses including a large grocery store, pet supply store.

ADJACENT PROPERTIES: N: PUD-21, Residential
S: PUD-80 & B-2 General Business Uses
E: B-2 Banks and Veterinary Clinic
W: PUD 57, Residential, B-2 General Business Uses

PROPERTY HISTORY

The subject property has had multiple names throughout the development record history, including Market Development Corp and Cascade East. The record summary is incomplete, but provides a general history of the site. Staff has determined that the current site has obtained the required permits for the development of the existing strip mall development. No records of the property split could be located.

- 1967-02-07 Cascade Board approved Rezoning
- 1972-04-14 Site Plan showing proposed Development (Referenced: No Documents Found)
- 1977-12 New Site Plan submitted consistent with 1972 Documents submitted
- 1978-05-15 Site Plan approval consistent with the 1967 approval
- 1995-03-15 Site history confirmed in staff review for Pal’s Diner (Cascade East out lot)

The existing building spanning across two properties is nonconforming. No changes to the site are proposed. This parcel is considered a PUD, however, there is no PUD agreement. The allowed uses are consistent with the underlying Zone District. The underlying Zone District has traditionally been recognized as B-2 General Business.

PROPOSED USE

The applicant is proposing a change in use for a vacant suite within the existing commercial strip mall. The requested use is most consistent with an “Indoor Recreational Facility” use, as described in the Zoning Ordinance. In determining permitted uses for the property, the standards for B2, General Business District apply. The B2 section of the Zoning Ordinance lists the requested use as permitted by Special Use Permit. Therefore, the standards of Section 17.06 Special Use Approval Standards apply. The building dimensions, and other exterior site elements will remain the same.

Current Zoning Ordinance	Proposed Zoning Ordinance
Use: Amusement Enterprise	Use: Indoor Recreational Facility
Definition: <ul style="list-style-type: none"> • <i>No Definition</i> Similar Definition: <ul style="list-style-type: none"> • a commercial establishment for public entertainment or recreation including, but not limited to, bowling alleys, theaters, and billiard parlors 	Definition: <ul style="list-style-type: none"> • Buildings or facilities, owned by a "person", which are available for use by the general public or on a membership basis. Uses and activities shall include only the following: exercise and workout facilities; court games such as tennis, paddleball, pickleball, and volleyball; bowling alleys, archery; golf driving ranges; shooting ranges when fully enclosed in a building; ice arenas; pool and billiards; ping pong; swimming pools; roller skating rinks; and similar activities; and restaurants and taverns when designed as an integral part of the facility and incidental to one or more of the other permitted uses.

Consistency with both the Current and Proposed Zoning Ordinance

The Township Board of Trustees passed a resolution to introduce the Comprehensive Zoning Ordinance Amendments on November 5, 2025. As of the date of this report, the final date for adoption has not been determined. However, when reviewing this application, it is important to note that the proposed use is consistent with allowed uses in both the current and proposed Zoning Ordinance.

According to the applicant, the facility will be used for painting, paint splatter session, and smashing session. All activities take place in fully enclosed rooms within the building. The proposed floor plan includes the following:

- Four (4) small paint rooms
- One (1) large paint room
- One (1) small smash room
- One (1) medium smash room
- One (1) large smash room,
- And an event room that appears to accommodate around twenty people.

Note: The Fire Department will determine final occupancy.

FIRE DEPARTMENT REVIEW

The use was discussed with the Township Fire Chief. While it was determined that the use would not increase calls for service, Township staff has requested safety data sheets for all chemicals stored on site. See attached Fire Department memo.

SECTION 17.06 SPECIAL USE STANDARDS – GENERAL

Upon review of each application there shall be a determination as to whether each use on the proposed site will:	
Standard	Determination
a. 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.	As discussed in the site history, the original building was incorporated into an approved site development. The site has shared parking, and any proposed signage will be regulated by the requirements of the Cascade Charter Township Sign Ordinance. The landscaping and footprint of the building will not be changing. The operations of the proposed use are by appointment, with hours of operation that are somewhat staggered with the adjoining businesses to limit parking congestion and traffic. Therefore, the existing number of parking spaces will not need to be altered. Staff find that this standard is met, given that the proposed use is consistent in intensity, character, and intent of the B2 District, as future Village Fringe Zone District.
b. 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 existing development has three (3) existing access points on 28 th St. and cross access agreements with adjacent properties to disperse traffic and lower impact of vehicles. The detention/retention on site is existing, though likely not compliant with current

	Stormwater Ordinance requirements, however the applicant is not proposing changes to the exterior of the building or parking areas. All utilities are available and exist on the site. The proposed use is likely serviced adequately by utilities and essential facilities. The applicant is also not proposing any significant changes to the site design or building exterior. Staff finds that this standard is met.
c. Not create excessive additional requirements at public cost for public facilities and services.	The proposed use is similar in nature to previous and surrounding uses. The proposed use will operate in an existing commercial corridor which already contains sufficient public facilities.
d. Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.	The proposed use is located off 28 th Street which is the main commercial corridor in the Township. This area of 28 th street has an average annual daily traffic (AATD) count of 15,633 cars. Ingress/egress is appropriately placed on 28 th St, and there is cross access to adjacent properties. Given these conditions it is not anticipated that the proposed use will cause traffic congestion or conflicts. It is likely there will be a similar level of traffic for this use in comparison to other uses in the development.
e. 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.	Per the applicant's testimony, outdoor activities, amplified sound, or late-night operations are not proposed. The construction will include sound mitigation measures and protective materials. Therefore, it appears the proposed use will have minimal impact on the adjacent properties, with no offensive noise, smoke, fumes, glare, vibration, odor or traffic.

NEIGHBOR COMMENTS

No comments have been received either in support or opposition of the proposed use.

CONSIDERATIONS

Per the staff review above, the Planning Commission should determine the following:

- Does the proposed use meet the Special Use standards of 17.06?
- Is there an increase in waste and material storage that has a negative impact on adjacent property owners and the general Zone District?

RECOMMENDATIONS

Motion to RECOMMEND APPROVAL of the Type II Special Use Permit to operate a smash room and paint splatter event space similar in nature to an indoor recreation facility within an existing commercial strip mall at 6425 28th Street SE subject to the scale and operations outlined in this land use approval for the following reasons:

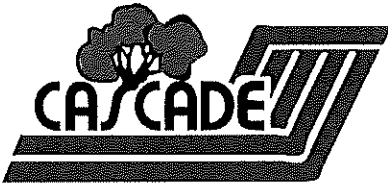
1. The change in property use satisfies the Special Use Permit approval standards outlined in Section 17.06 of the Cascade Township Zoning Ordinance.

And with the following condition:

1. All material and material waste shall be located inside the building or inside a dumpster enclosure.

ATTACHMENTS

1. Application
2. Applicant Narrative
3. Site Plan & Floor Plans
4. History:
 - a. May 01, 1978 Planning Commission Minutes
 - b. May 15, 1978 Planning Commission Minutes
5. Fire Department Review Comments



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Jason Hoff "Adventure Assets MI LLC"
 Address: 14876 US Highway 12
 City & Zip Code: Union 49130
 Telephone: [REDACTED]
 Email Address: [REDACTED]

OWNER: * (If different from Applicant)
 Name: 6425 E 28th DE LLC
 Address: 40 Signature Associates - One Tolone Square, Ste 1200
 City & Zip Code: Southfield, MI 48076
 Telephone: [REDACTED]
 Email Address: [REDACTED]

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:**

We requesting to recive special use permit

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

LEGAL DESCRIPTION OF PROPERTY**:

Please see attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 09-351-002 ; 41-19-09-351-016

ADDRESS OF PROPERTY: 6425 28th St SE ; 6501 28th St SE

PRESENT USE OF THE PROPERTY: Commercial Real Estate

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

Name(s)	Address(es)
<u>Adventure Assets MI LLC</u>	<u>14876 US Highway 12 Union MI 49130</u>

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.)

Julie Strong

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

Jason Hoff

Applicant – Print or Type Name

Julie Strong, Agent for
6425 E 28th St, LLC

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

1/9/2026

Jason Hoff

Applicant's Signature & Date

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

LEGAL DESCRIPTION

Land situated in the City of Grand Rapids, County of Kent, Michigan, more particularly described as:

That part of the SW 1/4 of Section 9, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Beginning at the Southwest corner of said SW 1/4; thence North 1060.00 feet along the West line of said SW 1/4; thence East 980.00 feet along the North line of the South 1060.0 feet of said SW 1/4; thence South 789.50 feet along the East line of the West 980.0 feet of said SW 1/4; thence West 250.0 feet parallel with the centerline of 28th Street; thence South 270.5 feet along the East line of the West 730.0 feet of said SW 1/4; thence West 60.0 feet along the South line of said SW 1/4; thence North 270.96 feet; thence West 200.0 feet parallel with the centerline of 28th Street; thence South 271.8 feet parallel to the West line of said SW 1/4; thence West 470.0 feet along the South line of said SW 1/4, to the place of beginning. Together with all rights set forth in the instruments recorded in Liber 2079, Page 291; Liber 2320, Page 1286; Liber 2383, Page 443; Liber 2425, Page 237 and Liber 3627, Page 1056.

EXCEPT that part of the SW 1/4, Section 9, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the SW corner of Section 9; thence S 89 degrees 57 minutes 20 seconds E 730.00 feet along the South line of said SW 1/4; thence N 00 degrees 11 minutes 30 seconds W 270.50 feet parallel with the West line of said SW 1/4 to the PLACE OF BEGINNING of this description; thence N 00 degrees 11 minutes 30 seconds W 250.00 feet; thence S 89 degrees 57 minutes 20 seconds E 250.00 feet; thence S 00 degrees 11 minutes 30 seconds E 250.00 feet; thence N 89 degrees 57 minutes 20 seconds W 250.00 feet to the place of beginning.

ALSO EXCEPTING that strip of land 50 feet in width conveyed to the State of Michigan in that document entitled "Release of Right of Way" recorded in Liber 767, Page 435 and being more particularly described therein

(For informational purposes only)

Commonly Known As: 6425 28th St SE ; 6501 28th St SE

Tax Parcel ID: 41-19-09-351-002 ; 41-19-09-351-016

D. Standards for Approval. Prior to approving a Special Land Use application, the Planning Commission shall require the following general standards to be satisfied for the use at the proposed location. In addition to any specific standards for individual Special Land Uses listed in Article 9, the Planning Commission shall determine if all of the following are met:

1. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Township Master Plan of current adoption; Zoning Ordinance · Cascade Township, MI 14-227

The proposed iSmash and immersive paint experience use will be harmonious with and in accordance with the general and specific objectives of the Cascade Township Master Plan, the Cascade Township Zoning Ordinance, and applicable provisions of Chapter 14, including Section 14-227.

The use supports the Master Plan's goals of promoting diverse, family friendly indoor recreational and entertainment options encouraging responsible commercial development and supporting local economic activity without negatively impacting surrounding properties.

The iSmash and paint experience facility is an entirely indoor, and supervised recreational use designed to provide controlled stress relief, creative expression, and experiential entertainment. All activities including the rage room and paint experiences take place within enclosed, purpose-built rooms with sound mitigation measures, protective materials, and staff supervision to ensure safety and operational control.

Operational characteristics further demonstrate consistency with Township objectives:

Hours of operation are primarily during standard late day time and early evening hours.

Noise is contained indoors and managed through building design and operational policies.

No outdoor activities, amplified sound, or late-night operations are proposed.

Traffic impacts are comparable to other indoor recreational or studio style commercial uses.

The use is compatible with existing parking, access, and circulation infrastructure.

The proposed use complies with all applicable zoning, building, fire, and safety regulations and is designed to operate in a manner that is orderly, low impact, and compatible with neighboring commercial uses.

As proposed, the iSmash and paint experience facility fulfills the intent of allowing special land uses that contribute positively to the community, provide unique recreational opportunities, and remain consistent with the adopted Cascade Township Master Plan and Zoning Ordinance.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;

The proposed iSmash and paint experience use will be designed, operated, and maintained to be harmonious with existing and intended commercial character of the surrounding area. The use will occupy an existing building, with all activities conducted entirely indoors and no exterior changes that would alter the areas character. As proposed, the use will not change the essential character of the surrounding vicinity.

3. Will not be hazardous or disturbing to existing or future neighboring uses;

The proposed iSmash and paint experience facility will not be hazardous or disturbing to existing or future neighboring uses. All activities are conducted entirely indoors within controlled. Purpose built rooms and under staff supervision. Safety protocols, protective equipment, and operational procedures are in place to prevent hazards to participants, employees, and surrounding properties.

Noise, debris, and visual impacts are contained within the building, with no outdoor activities or amplified sound. The use generates impacts to comparable to other indoor recreational or studio style commercial uses and will not create adverse effects on nearby properties.

4. Will be a substantial improvement to property in the immediate vicinity and to the community as a whole

The proposed iSmash and paint experience facility will represent a substantial improvement to the property and the immediate vicinity by activating an existing commercial space with a well maintained professionally operated indoor recreational use. The project enhances the community by providing a unique, family friendly entertainment and creative outlet, supporting local employment and contributing positively to the local economy. As proposed, the use adds value to the surrounding area and the community as a whole without creating adverse impacts.

5. Will be served adequately by essential public facilities and services, such as transportation networks, non-motorized pathways and sidewalks, police and fire protection, drainage structures, refuse disposal and schools; or that the persons or

agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.

The proposed iSmash and paint experience facility will be adequately served by existing public facilities and services, including transportation infrastructure, sidewalks and non-motorized pathways, police and fire protection, drainage systems, refuse disposal, and public utilities. The use will not place an undue burden on these services, as it operates within an existing commercial building and generates service demands comparable to other indoor recreational and retail uses.

All required services are currently available, and the applicant will comply with all applicable Township, county, and state requirements to ensure continued adequate service.

6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community

The Proposed iSmash and paint experience facility will not create excessive additional requirements at public cost for public facilities or services. The use will operate within an existing commercial building and will utilize existing infrastructure and public services at levels comparable to other indoor recreational or entertainment uses.

Additionally, the proposed use will not be detrimental to the economic welfare of the community. Instead, it will contribute positively by activating underutilized commercial space, supporting local employment, generating tax revenue, and attracting visitors to the area. As proposed, the use represents a responsible commercial investment that benefits the community without imposing undue public costs.

7. Will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors

The proposed I smash and paint experience facility will not involve uses, activities, processes, materials, equipment, or operating conditions that would be detrimental to persons, property, or the general welfare they use will not result in excessive traffic, noise, smoke, fumes, glare, or odors.

All activities occur entirely indoors within controlled and sound managed rooms traffic levels are consistent with the other indoor recreational and studio style uses, and no outdoor activities or amplified sounds are proposed.

The paints and materials used in the experience are non-toxic, environmentally safe, and water based, and are selected to comply with applicable health, safety, and environmental

standards proper ventilation, cleaning procedures, in a waste disposal practices will be utilized to ensure a safe and healthy environment for participants, staff, in neighboring properties.

As proposed, the use will operate in a manner that protects public health, safety, and welfare and will not create adverse environmental or operational impacts.

Safety Data Sheets (SDS) for all paints and materials used in the paint experience will be maintained onsite and made available upon request. All paints utilized are nontoxic, water based, and environmentally safe, and are selected to comply with applicable local, state, and federal health and safety standards.

8. Will be consistent with the intent and purposes of this Article.

The proposed eye smash and paint experience facility is consistent with the intent and purposes of the zoning ordinance the use provides A structured, indoor recreational and creative activity that is compatible with surrounding commercial uses, and promotes economic development, and enhances community opportunities for safe, family friendly entertainment.

By operating entirely indoors, following all safety and environmental standards, and complying with special land use requirements, the facility fulfills the goals of the ordinance to allow well managed, low impact uses that benefit the community while maintaining the character of the area.

From: jerry brenneman

[REDACTED]

Subject: Planning and Zoning Application

Date: Jan 7, 2026 at 2:35:22 PM

To: Brenneman Lea

[REDACTED]

Cc: Jason Hoff

[REDACTED]

I am writing to provide additional details regarding our facility's waste management and noise levels, as requested for the planning and zoning application.

Trash Management:

Our facility utilizes two 4-yard containers, serviced once per week. All electronic waste is recycled and not included in the general waste stream. The main sources of waste are from bathroom use, occasional cleanups, and broken glassware. We have a proactive initiative aiming by the end of 2027 to recycle all breakable items, with glassware being crushed into sand for repurposing.

Noise Management:

Prior to signing our lease, we conducted comprehensive decibel testing on all sides of our facility and neighboring properties. The results confirmed that our noise levels are significantly below the required limits. Additionally, our architectural plans include significant noise reduction measures, such as noise-reducing walls and insulation. Moreover, our hours of operation largely coincide with times when other tenants are either at their slow peak or closed, further minimizing any potential noise impact.

Please let me know if you need any further information or clarification. Thank

you for your attention.

Best regards,

Jerry Brenneman

Owner



[Sent from Yahoo Mail for iPhone](#)

ELECTRICAL SYMBOLS LEGEND	
SYMBOLS	DESCRIPTION
	FLUORESCENT FIXTURE, WITH FIXTURE DESIGNATED BY LETTER.
NL	NIGHT LIGHT - NOT SWITCHED
	CEILING OR WALL MOUNTED FIXTURE
	JUNCTION BOX
	SINGLE/DOUBLE FACED EXIT SIGN - NOT SWITCHED
	DOUBLE HEAD EMERGENCY LIGHT WITH BATTERY BACK UP.
S	SINGLE POLE SWITCH, +48" A.F.F.
S ₃	THREE WAY SWITCH, +48" A.F.F.
S ₀	OUTLET CONTROL INDICATOR
S _D	DIMMER SWITCH
S _{OS}	OCCUPANCY SENSOR SWITCH
S _T	THERMAL OVERLOAD SWITCH
	DUPLEX RECEPTACLE, +18" A.F.F.
	DUPLEX RECEPTACLE ABOVE COUNTER, VERIFY HEIGHT
	FOURPLEX RECEPTACLE, +18" A.F.F.
	HALF SWITCHED DUPLEX RECEPTACLE
	POWER/PHONE/DATA FLUSH FLOOR OUTLET
	250 VOLT RECEPTACLE PER UNIT REQUIREMENTS
	600 VOLT RECEPTACLE PER UNIT REQUIREMENTS
	TELEPHONE/DATA SYSTEM OUTLET, 4" SQUARE BOX AND COVERPLATE, 3/4"C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUN, +18" A.F.F.
	TELEVISION OUTLET PLASTER RING AT +18" A.F.F. (U.N.O.) HUBBELL COVERPLATE, 3/4"C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUNS.
	CONDUIT BELOW FLOOR OR UNDERGROUND
	CONDUIT IN WALL OR ABOVE CEILING
LA 1,3	HOMERUN TO PANEL (SEE GROUNDING NOTE)
	MOTOR CONNECTION
	DISCONNECT SWITCH
	DUCT SMOKE DETECTOR
	LIGHTNING ARRESTER

GENERAL SPECIFICATIONS

- EXAMINE THE CONTRACT DRAWINGS AND ALL AVAILABLE INFORMATION CONCERNING EXISTING INSTALLATION, STRUCTURE, AND LOCAL CONDITIONS. VISIT THE SITE TO UNDERSTAND THE NATURE AND SCOPE OF ALL WORK TO BE PERFORMED AND VERIFY EXISTING CONDITIONS. THE SUBMISSION OF A BID WILL BE TAKEN AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND THAT ALL EXISTING CONDITIONS HAVE BEEN CONSIDERED. NO ALLOWANCES WILL BE MADE AFTER THE PROJECT HAS BEEN AWARDED FOR FAILURE TO VERIFY EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THAT OF THESE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR THE PROPER RESTORATION OF ALL EXISTING SURFACES REQUIRING PATCHING, PLASTERING, PAINTING AND /OR OTHER REPAIR DUE TO THE INSTALLATION OF ELECTRICAL WORK UNDER THE TERMS OF THE CONTRACT. CLOSE ALL OPENINGS, REPAIR ALL SURFACES, ETC., AS REQUIRED.
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, ELEVATIONS AND BUILDING DETAILS. VERIFY LOCATION OF ALL OUTLETS, SWITCHES, AND WALL MOUNTED LIGHTING FIXTURES WITH ARCHITECTURAL DRAWINGS AND ACTUAL CONDITIONS. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHTING FIXTURES. VERIFY ALL CEILING TYPES WITH ARCHITECTURAL DRAWINGS BEFORE ORDERING FIXTURES.
- PRIOR TO ROUGH-IN AND FINAL CONNECTION, VERIFY ELECTRICAL CHARACTERISTICS AND EXACT LOCATION OF EQUIPMENT.
- GROUT AND SEAL ALL CONDUIT PENETRATIONS OF WALLS AND FLOOR SLABS TO PRESERVE FIRE RATING AND WATERTIGHT INTEGRITY.
- ALL WIRING TO BE INSTALLED IN RACEWAYS. TYPE OF RACEWAY SHALL BE AS REQUIRED BY CODE. MINIMUM CONDUIT SIZE SHALL BE 3/4"C. FOR POWER AND 1"C. FOR DATA. RACEWAYS RUN ACROSS ROOF SHALL BE MINIMUM 4" ABOVE ROOF.
- BRANCH CIRCUIT WIRING SHALL BE THHN/THWN INSULATION. EXTERIOR WIRING SHALL BE THWN-2. PANEL FEEDERS, SHALL BE TYPE XHHW. ALL WIRE SHALL BE COPPER. MINIMUM WIRE SIZE SHALL BE #12. PER THE LATEST NEC CODE ADOPTED BY THE CITY OF GRAND RAPIDS, A SEPARATE NEUTRALS ARE TO BE PROVIDED FOR EACH CIRCUIT OR PROVIDE MULTI-POLE HANDLE TIE FOR EACH MULTI-WIRE CIRCUIT
- PROVIDE CODE SIZED GROUNDING CONDUCTOR WIRE IN ALL CONDUITS.
- ALL ELECTRICAL EQUIPMENT SHALL BE NEW, U.L. APPROVED AND COMMERCIAL GRADE.
- ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF GRAND RAPIDS, LATEST NATIONAL ELECTRICAL CODE (NEC), AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE ONE (1) SET OF COMPLETE CONSTRUCTION DRAWINGS.
- PROVIDE NEW PANEL DIRECTORIES INDICATING SPECIFIC CIRCUIT INFORMATION TO DISTINGUISH EACH CIRCUIT FROM ANY OTHER PER NEC.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION OF DEVICES, WIRE & CONDUIT, WHERE THESE ITEMS ARE NO LONGER USED ALL UNUSED WIRE SHALL BE REMOVED BACK TO THE PANEL. ANY DOWNSTREAM EQUIPMENT TO REMAIN IN USE SHALL BE RECONNECTED.

ABBREVIATIONS	
E	EXISTING LIGHT OR DEVICE TO REMAIN
ER	EXISTING LIGHT OR DEVICE TO BE REMOVED OR RELOCATED
R	RELOCATED LIGHT OR DEVICE
N	NEW LIGHT OR DEVICE
A.F.F.	ABOVE FINISHED FLOOR
C	CONDUIT
E.C.	EMPTY CONDUIT WITH PULLWIRE
E.D.F.	ELECTRICAL DRINKING FOUNTAIN.
GND	GROUND
MLO	MAIN LUGS ONLY
MCB	MAIN CIRCUIT BREAKER
S.E.S.	SERVICE ENTRANCE SECTION
WP	WEATHER PROOF
WR	WATER RESISTANT
GFI/GFCI	GROUND-FAULT CIRCUIT INTERRUPTER
U.N.O.	UNLESS NOTED OTHERWISE
	SECURITY CAMERA
	SPEAKER
S.U.S.E	SUITABLE FOR USE AS SERVICE EQUIPMENT

SCOPE OF WORK

ELECTRICAL ENGINEERING CONSTRUCTION DOCUMENTATION FOR A 5,955 SF TENANT IMPROVEMENT OF AN EXISTING RETAIL SPACE.

DESIGN INCLUDES:

- ELECTRICAL SCHEDULES.
- IECC REPORT.
- ELECTRICAL LIGHTING FLOOR PLAN.
- ELECTRICAL POWER FLOOR & ROOF PLAN.
- ONE-LINE DIAGRAM & PANEL SCHEDULES.

DEFERRED SUBMITTAL - FIRE ALARM NOTES

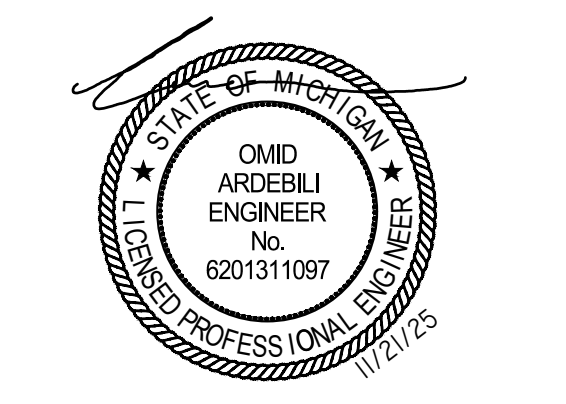
FIRE ALARM SYSTEM MODIFICATIONS MAY BE INCLUDED IN THIS PROJECT & SHALL BE A DEFERRED SUBMITTAL. ANY DEVICES SHOWN ON THE ELECTRICAL PLANS ARE FOR BID PURPOSES ONLY, AND NOT FOR CONSTRUCTION. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT FIRE ALARM REQUIREMENTS, INCLUDING ANY MODIFICATIONS OR UPGRADES NECESSARY TO THE EXISTING SYSTEM, WITH LANDLORD AND AUTHORITY HAVING JURISDICTION. CONTRACTOR IS TO PROVIDE COMPLETE DWGS & ALL COSTS SHALL BE INCLUDED IN THE BID. FIRE ALARM DEVICES ARE TO BE COMPATIBLE WITH LANDLORD'S FIRE ALARM SYSTEM. IF ENGINEERED FIRE ALARM DRAWINGS ARE REQUIRED, THEY ARE TO BE PREPARED BY A LOCAL, LICENSED FIRE ALARM CONTRACTOR AND SUBMITTED TO THE LANDLORD AND AUTHORITY HAVING JURISDICTION FOR APPROVAL PRIOR TO ANY WORK COMMENCEMENT.



1 SITE KEY PLAN
SCALE: NTS

MUNICIPAL APPROVAL STAMP

ISMASH
CASCADIA EAST SHOPPING CENTER
6437 28TH ST. SE
GRAND RAPIDS, MI. 49546



DXU ARCHITECTS
CONSULTANTS

Project Number: 25-517	Approved By:	Date: 11/17/23
Drawn By:	Issue	
No.		

ELECTRICAL GENERAL SPECIFICATIONS & SYMBOLS
E0.1

These documents are confidential and shall be in the possession of authorized individuals only. These documents are the exclusive property of DXU Architects and shall not be copied or reproduced without written authorization.

WALL TYPES

- EXISTING DEMISING WALL:
EXISTING GYP. BD. FROM SLAB TO DECK, PATCH & PREPARE FOR NEW PAINT FINISH, MAINTAIN 1-HR RATING REFER TO FINISH SCHEDULE.
- EXISTING CMU EXTERIOR WALL:
EXPOSED CMU, PATCH & PREPARE FOR NEW PAINT FINISH, REFER TO FINISH SCHEDULE.
- NEW INTERIOR PARTITION:
5/8" TYPE 'X' GYP. BD. BOTH SIDES WHERE APPLICABLE OVER 3-5/8"x20GA METAL STUDS @ 16" O.C., GYP. BD. & STUD TO 6" MIN ABOVE LAY-IN CEILING, OR TO GYP. BD. CEILINGS AND TO 10'-0" A.F.F. AT NO CEILING. SEE WALL SECTIONS & DETAILS SHEET A5.
- NEW PLUMBING INTERIOR PARTITION:
5/8" TYPE 'X' GYP. BD. BOTH SIDES WHERE APPLICABLE OVER 6"x20GA METAL STUDS @ 16" O.C., GYP. BD. & STUD TO 6" MIN ABOVE LAY-IN CEILING, OR TO GYP. BD. CEILINGS AND TO 10'-0" A.F.F. AT NO CEILING. SEE WALL SECTIONS & DETAILS SHEET A5.
- EXISTING NON-BEARING INTERIOR PARTITION:
PATCH AND PREPARE GYP. BD. BOTH SIDES WHERE APPLICABLE FOR NEW FINISH PER FINISH SCHEDULE A4.
- SMASH PERIMETER WALL:
(ROOM INTERIOR) 3/4" FIRE RATED PLYWOOD OVER 3-5/8"x20GA METAL STUDS @ 16" O.C. (ROOM EXTERIOR) 5/8" TYPE 'X' GYP. BD. TO 6" MIN. ABOVE LAY-IN CEILING AND TO 10'-0" A.F.F. AT NO CEILING. SEE WALL SECTIONS & DETAILS SHEET A5.
- SMASH WALL AT DEMISING WALL:
INSTALL 3/4" FIRE RATED PLYWOOD OVER EXISTING GYP. BD. UP TO 6" ABOVE CEILING.
- WALL BETWEEN TWO SMASH ROOMS:
3/4" FIRE RATED PLYWOOD BOTH SIDES OF 3-5/8"x20GA METAL STUDS @ 16" O.C. TO 6" MIN. ABOVE CEILING. SEE WALL SECTIONS & DETAILS SHEET A5.
- NON-BEARING SMASH WALL:
1/4" S STEEL PLATE OVER 3/4" FIRE RATED PLYWOOD BOTH SIDES OF 3-5/8"x20GA METAL STUDS @ 16" O.C. STUDS TO 6" MIN. ABOVE CEILING. SEE WALL SECTIONS & DETAILS SHEET A5.

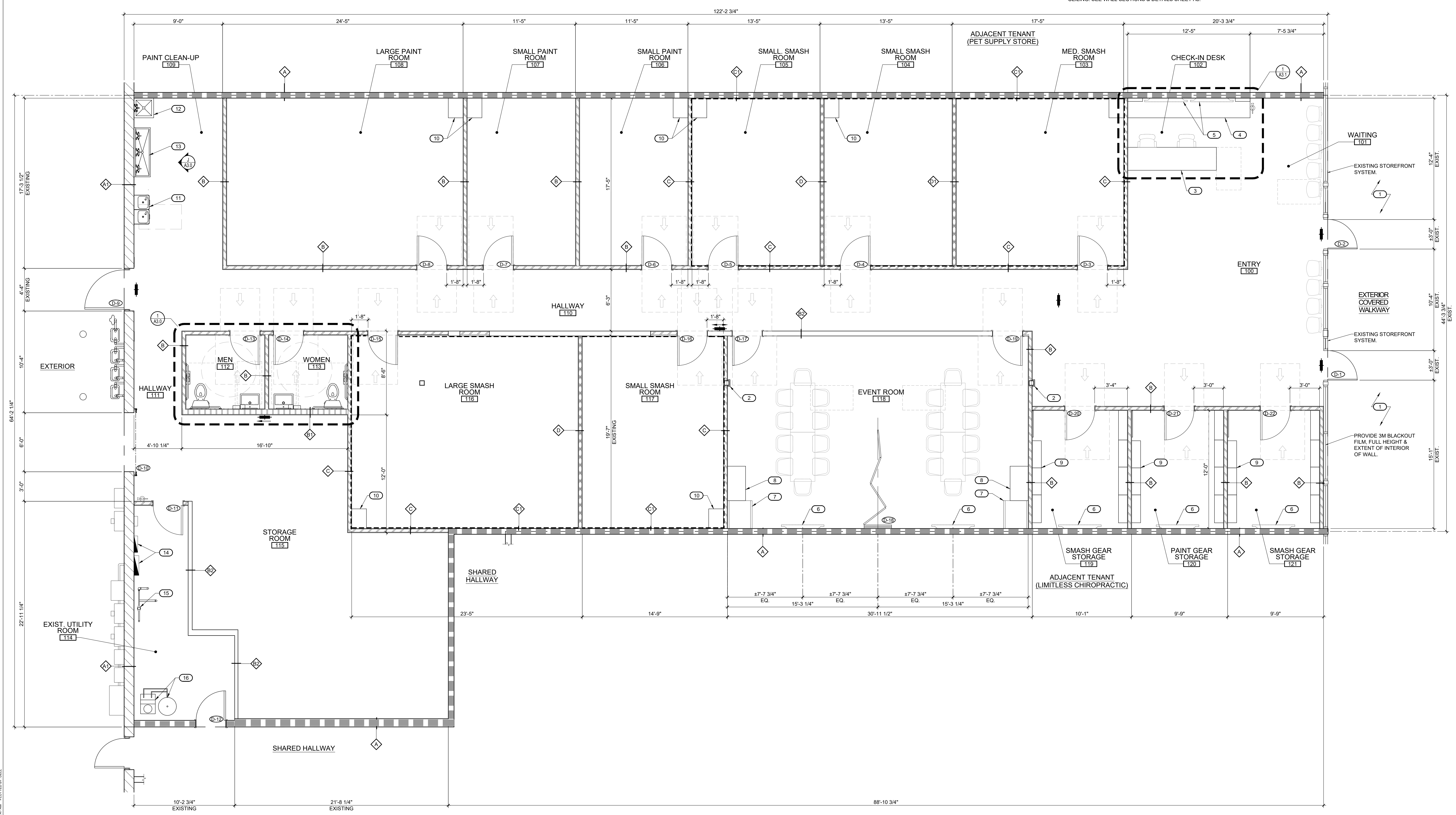
KEYNOTES

- EXISTING COVERED WALKWAY G.C. TO POWER WASH SIDEWALK EXTENT OF TENANT STOREFRONT AT THE END OF CONSTRUCTION.
- EXISTING STRUCTURAL STEEL COLUMN, WRAP WITH 5/8" TYPE 'X' GYP. BD. TO CEILING OR WALL HEIGHT.
- CHECK-IN DESK WITH COUNTER AT 34" MAX. A.F.F. BY MILLWORK VENDOR, COORDINATE WITH OWNER FOR FINAL DESIGN.
- BACK COUNTER CABINET AND WALL DISPLAY BY MILLWORK VENDOR, COORDINATE WITH OWNER FOR AMENITIES, SIZE & FINISH.
- TWO TVS, PROVIDE POWER ONLY. SEE ELECTRICAL DRAWINGS. DISPLAY TV CENTERED WHERE SHOWN, PROVIDE POWER, SEE ELECTRICAL DRAWINGS.
- REFRIGERATOR, SEE ELECTRICAL DRAWINGS.
- COUNTER BY MILLWORK VENDOR, COORDINATE WITH OWNER FOR AMENITIES, SIZE & FINISH.
- SHELVING AT PERIMETER, PROVIDE BLOCKING COORDINATE WITH OWNER OF QUANTITY & TYPE OF SHELVES, TYP. CABINET, PROVIDE CONVENIENCE OUTLET AT WALL FOR ROOM TIMER, SEE ELECTRICAL.
- H2O DRINKING FOUNTAIN, SEE PLUMBING & ELECTRICAL.
- MOP SINK, REFER TO PLUMBING.
- WASH-UP SINK PROVIDED BY OWNER INSTALLED BY GC. REFER TO PLUMBING DRAWINGS.
- EXISTING ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS.
- EXISTING WATER METER, REFER TO PLUMBING DRAWINGS.
- EXISTING WATER HEATER & EQUIPMENT, REFER TO PLUMBING DRAWINGS.

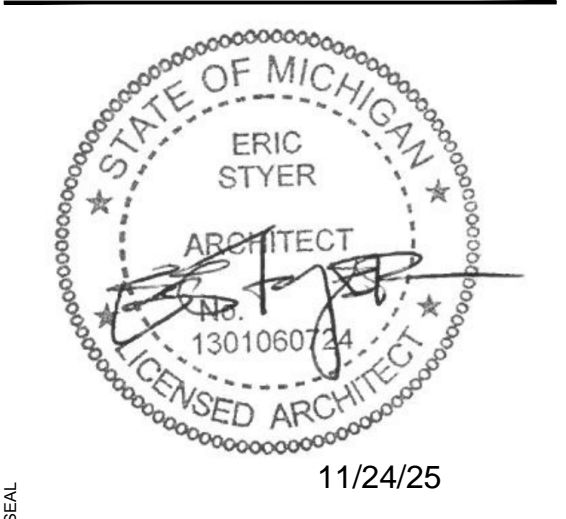
NOTE: PROVIDE R-13 BATT SOUND INSULATION AT ALL RESTROOM AND SMASH ROOM WALLS.

DOOR TAG, SEE DOOR SCHEDULE SHEET A4.0

NOTE: ALL CONCEALED WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED WOOD (FRT)



iSMASH
 CASCADE EAST SHOPPING CENTER
 6437 28TH ST. SE
 GRAND RAPIDS, MI. 49546



Drawn By:	25-517	Approved By:	Date:	11/24/25
No.:		Issue:		

SHEET TITLE & NUMBER
FLOOR DIMENSION PLAN
A1.0

FLOOR DIMENSION PLAN
 SCALE: 1/4" = 1'-0"

CASCADE TOWNSHIP PLANNING COMMISSION MINUTES-MAY 1, 1978

- Article 1. Meeting called to order by Chairman DeJong at 8:00 P.M.
Members Present: Baker, Bishop, Debes, Ellinger, Hinshaw, Klynstra, Tunnison & Wittenbach.
Others Present: See attached sheet.
- Article 2. Re: Coneland - Chairman DeJong called for site plans to be reviewed by the Commission. The Board of Appeals granted Coneland a variance on lot size restrictions for B-2 Zoning. Planner Miller suggested either relocate building on the lot to comply with side yard and rear yard restrictions or apply for a variance for these 2 concerns. DeJong ordered plans back to the drawing board.
- Article 3. Re: Grand Rapids Mutual - Variance was granted for 300 ft. and 3 acre requirement at Board of Appeals. Debes questioned the size of subject sign. Discussion followed. It was resolved to separate the issue of sign from site approval. Wittenbach moved, Tunnison supported, that the site as amended, by the Board of Appeals, be given approval. Motion carried. De Jong suggested to apply for a variance or shrink the sign to bring into conformity with the regulations.
- Article 4. Re: Whispering Brook #4 - Planner Miller reviewed all approvals with exception of Health Dept. final approval. The department wishes to re-evaluate after final grading is completed. Klynstra moved and Bishop supported final preliminary approval conditional on the Health Dept., soil erosion and sedimentation approvals after final gradings. Motion carried.
- Article 5. Re: Market Development Corp. - Chairman DeJong disqualified himself, Vice Chairman Wittenbach assumed the chair. Since original papers were not available at the meeting, planner Miller, suggested we either start with this current plan and proceed thru the channels of P.U.D. or try to recapture original documents and proceed. Klynstra moved and Bishop supported we research files to find the documents and table the matter until somethin is found.
- Article 6. Re: Gordon Mfg. - 20 x 36 office addition. Wittenback moved, tunnison supported site approval be given. Motion carried.
- Article 7. Re: Cascade Farms - Planner Miller reviewed all approvals except Health Dept. which is on the way. Klynstra moved, Debes supported final preliminary approval on site preparation. Motion carried.
- Article 8. Minutes of April 17th, 1978 were read and approved.
- Article 9. Debes expressed concern about public reaction to sludge dump. Discussion followed. DeJong asked Ellinger if he would present to the Township Board a request for legal opinion. Debes moved and Hinshaw supported that we seek authority from Township Board for legal opinion. Motion carried.
- Article 10. DeJong appointed a sub-committee to research a checklist concept to expedite paper flow to the commission. Bishop accepted chairman with Klynstra and Wittenbach serving.

CASCADE TOWNSHIP PLANNING COMMISSION MINUTES-MAY 15, 1978

- Article 1. Meeting called to order by Chairman DeJong at 7:30 P.M.
Members Present: Baker, Bishop, Debes, Ellinger, Hinshaw, Klynstra, Tunnison & Wittenbach.
Others Present: See attached sheet.
- Article 2. Re: 5/1/78 minutes - Chairman DeJong stated Article 2 should reflect that he disqualified himself in participation and that Article 3 be clearly stated that the Board of Appeals granted the variance. Tunnison moved that minutes as amended be approved, supported by Bishop. Motion carried.
- Article 3. Re: Coneland - Chairman DeJong disqualified himself, Vice Chairman Wittenbach assumed the chair. The following variances were granted by The Board of Appeals:
(a) Front landscaping 15 ft.
(b) East yard 0 ft.
(c) West yard 5 ft.
(d) Rear yard 40 ft. with 5 ft. landscaped.
(e) Deletion of 60% parking requirement in front.
Engineer Winkle stated front yard landscaping would match design of contiguous properties. Planner Miller stated variances granted brings Coneland plans into compliance. Bishop moved to grant site approval to Coneland, supported by Baker. Motion carried.
- Article 4. Re: Market Development Corp. - Acting Chairman Wittenbach asked Planner Miller for an update. Planner Miller's summary:
(a) 1/24/67 Grand Rapids Press article reporting rezoning of subject land.
(b) 2/6/67 Cascade Township Board approval of rezoning.
(c) 5/22/67 Grand Rapids Press article announcing the proposed development.
(d) 4/14/72 Site plan showing proposed development.
(e) 12/77 Site plan currently submitted showing relationship to prior evidence. Debes asked that Cascade Township Board minutes of 2/6/67 be read. Article 4 supported the centers' development under the existing D-1 ordinance. Planner Miller stated the Township has done its best to recreate the situation, and everything is consistent with the newspaper articles. Ellinger asked if this plan (1977) was the end of proposed development. Engineer Casey stated "The plan contains everything proposed - current and long range". Discussion followed. Ellinger moved we approve Market Development Corp. for phase 1 & 2 site plan, as presented to the commission tonight. Klynstra supported. Ellinger called the question. Motion carried.
- Article 5. Re: Ordinance change: Chairman DeJong reported a request from Cascade Township Board to change Sections 7.4 and 8.4 with respect to section 14.4. The Board felt it too time consuming to advertise exception of Accessory building to owners within 300 ft. Debes moved section 7.4 and 8.4 be modified to delete the publishing requirement, supported by Wittenbach. Motion carried.
- Article 6. Re: Sub-committee report. - Chairman DeJong requested status report. Bishop reported the sub-committee was working on a checklist with a statement that no application will be acted on the day of submission. Discussion followed. Chairman DeJong requested the sub-committee rework the checklist to consider procedures for variations.

CASCADE TOWNSHIP  FIRE DEPARTMENT

Office of the Fire Marshal

To Whom it May Concern,

On behalf of the Fire Chief and myself, we have no issues with the special use permit that is pending for the proposed iSmash @ 6437 28th St SE.

We have reviewed all the submitted documents and see nothing that would cause a problem from a fire department perspective:

- Hydrants - OK
- Occupancy – OK.
- Building Access – OK.
- Access Roads – OK.
- Parking – OK.
- Scope of Activities – OK.
- Building Layout – OK.

Best Regards,

Todd Pell - CFI-II, CFPE
Fire Marshal
Direct: (616) 285-2328
Cell: (616) 644-3244
Email: tpell@cascadetwp.com



Cascade Fire Department
2865 Thornhills Ave Se
Grand Rapids, MI 49546

2865 THORNHILLS AVE SE • GRAND RAPIDS, MI 49546
(616) 949-1320

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, February 2, 2026
6:00 PM**

ARTICLE 9.

Other Business

Michigan Association of Planning Workshops -
Training for Officials

ON-SITE WORKSHOPS

Can't make the scheduled workshops?
Interested in another topic?

MAP's on-site workshops are a flexible and affordable way to bring training to your community. You pick the topic, date, location, and attendees; MAP finds an AICP-certified instructor and provides the materials. Collaborating with neighboring communities provides added value to the workshop, and also helps cover costs.

MAP's menu of workshops covers everything from broad topics like Planning and Zoning Essentials to niche subjects like accessory dwelling units or capital improvement programming. Check out all of the offerings at planningmi.org/workshops

For more information, or to schedule an on-site workshop, please contact Amy Vansen at (734)913-2000 or avansen@planningmi.org.

ABOUT MAP

The Michigan Association of Planning (MAP) is a 501(c)3 non-profit organization dedicated to promoting quality community planning through statewide education, information and advocacy.

Membership benefits are valuable:

- Subscription to *Michigan Planner* magazine.
- Discounts on MAP events & publications.
- Part of nation-wide network of planners.
- Access to tools and resources to help you make better decisions.
- And more!

For more information, contact Rachel Goldstein at (734) 913-2000 or rgoldstein@planningmi.org.

MAIL OR EMAIL FORMS TO:

1919 West Stadium Blvd., Suite 4
Ann Arbor, MI 48103 | info@planningmi.org
P: (734) 913-2000 | www.planningmi.org

REGISTRATION POLICY

For cancellations received in writing 7 business days prior to the workshop, a refund (minus a \$25 fee) will be given if materials have not been mailed. Cancellations received less than 7 days prior will not be refunded.

STUDENTS: This discount is intended to make the workshops affordable for all full-time student members.

CALENDAR OF EVENTS

February 7
MAP Student Conference
Michigan State University

February 10
Transportation Bonanza**
East Lansing



March 5
Making Renewables Add Up**
Virtual

March 11
Building Your Community's Leadership Pipeline
Virtual

March 18
**Planning and Zoning Essentials
Capital Improvement Planning****
Bavarian Inn Lodge, Frankenmuth

March 24
**Getting the Development You Want+
Parking Best Practice****
St. Joseph City Hall

March 25 & 26
Planning and Zoning Essentials
Virtual

March 31
**Zoning Board of Appeals+
Advanced ZBA****
Washtenaw Community College, Ann Arbor

April 25-28
APA's National Planning Conference**
Detroit

September 30 - October 2
Planning Michigan Conference**
Kalamazoo

* AICP CM Credits
+ Master Citizen Planner CE Credits

Non-Profit
U.S. Postage
PAID
Permit # 388
Detroit, MI

Michigan Association of Planning
1919 W. Stadium Blvd.
Suite 4
Ann Arbor, MI 48103



PLANNING & ZONING



Michigan Association of Planning
A Chapter of the American
Planning Association



Training Workshops
for Elected and
Appointed Officials

MAP'S 2026 OFFICIALS' TRAINING

THE MICHIGAN ASSOCIATION OF PLANNING'S EDUCATION PROGRAMS provide participants with the skills and knowledge to make better land use decisions. Our knowledgeable and experienced instructors enable newly elected and appointed officials to better understand their roles and responsibilities, and reacquaint experienced ones with innovative planning tools and techniques. We make it easy for you to receive the education and training necessary to keep up with the ever-changing land use landscape. In person workshops include a meal and refreshments.

Planning and Zoning Essentials

The most requested training product we offer.

March 18 | 11:30 AM - 4:30 PM
Bavarian Inn Lodge in Frankenmuth

Instructor: Jason Ball, AICP

March 25 and 26 | 6 PM - 8 PM each night
Via Zoom

Instructor: John Enos, AICP

This course is designed to boost confidence by sharpening skills, identifying conflicts of interest, understanding legal foundations, examining roles and responsibilities, and more! Ideal for introducing new planning commissioners and zoning board of appeals members to their roles and responsibilities, and also for more experienced officials looking to refresh their skills and build upon existing knowledge. Roles and responsibilities, site plan review, comprehensive planning, zoning ordinances, variances, how to determine practical difficulty, and standards for decision-making are covered. Course includes a guidebook.

Making Renewables Add Up: Tax, Finance, and Forecasting Tools * +

March 5 | 3 PM - 4:30 PM
Via Zoom

Instructors: Eli Gold, Olivia Stoetzer, Sarah Mills, PhD and Madeleine Krol

This Renewable Energy Academy webinar offers key resources and practical strategies for communities to address the financial opportunities and responsibilities of hosting renewables. Discover how to evaluate and harness municipal revenue streams, utilize innovative tools to estimate location-specific community benefits, analyze zoning trade-offs, and effectively cover critical financial obligations.

Building Your Community's Leadership Pipeline +



March 11 | 3 PM - 4:30 PM
Via Zoom

Instructor: Amy M. Vansen, AICP

Many government actions require quorums of board and commissions. Government can grind to a halt without enough people. Learn how governments can work smarter, not harder. Make meetings more productive so people want to be appointed, while widening the circle of appointees.

Capital Improvements Planning * +

March 18 | 5:30 PM - 8:30 PM
Bavarian Inn Lodge in Frankenmuth

Instructor: Wendy Rampson, AICP

This program explains everything you need to know to prepare and adopt a Capital Improvement Program, including: who should be involved in the Capital Improvement Program process; the accounting and budgetary requirements of a CIP; and how to tie the program into your infrastructure capacity. Included is a hands on workshop where participants will prepare their own CIP. Course includes a guidebook.

Getting the Development You Want +

March 24 | 11:30 AM - 1:30 PM
St. Joseph City Hall

Instructor: Paul LeBlanc, AICP

In this 1 1/2 hour workshop, participants will learn how the master plan and zoning ordinance inform the development review process, how a community can balance the needs of all actors in the development review process, and best practices for a productive development review process. Course includes a guidebook.

Parking Best Practices * +



March 24 | 5:30 PM - 8:00 PM
St. Joseph City Hall

Instructor: Brad Strader, AICP, PTP

Parking is a vexing problem. Large parking lots are expensive to build, and are often an eye sore or sit empty. But no one likes driving around looking for a parking space. This 2-hour workshop will equip communities with the information and tools they need to address their unique parking challenges. Course includes a guidebook.

Zoning Board of Appeals +

March 31 | 12:30 PM - 3:30 PM
Washtenaw Community College

Instructor: Vidya Krishnan

This interactive, case study based workshop goes into depth on the issues of practical difficulty and unnecessary hardship. A summary of voting and membership requirements and other procedural requirements unique to ZBA operations are reviewed. Course includes a guidebook.

Advanced ZBA: Beyond the Fundamentals * +

March 31 | 5:30 PM - 8:30 PM
Washtenaw Community College

Instructor: Adam Young, AICP

A high level, interactive session for ZBA members, where recent court cases and statutes are reviewed and where participants will dig into four different case studies and discuss their findings. Basic ZBA knowledge is necessary to best participate. Course includes a guidebook.

* AICP CM Credits
 + Master Citizen Planner CE Credits

REGISTRATION FORM

Complete one form per registrant.

CONTACT INFORMATION:

NAME _____

AFFILIATION _____

EMAIL (confirmations and directions will be sent via email) _____

PHONE (with area code) _____

BILLING ADDRESS (include apt. or suite #) _____

CITY _____ STATE _____ ZIP _____

Please list any special needs (dietary, barrier free access, etc.)

REGISTRATION INFORMATION:

- I'm a MAP Member
- Join MAP now for \$75 and receive the member discount. As a bonus, you will receive membership through June 2027.

MEMBER RATES	NON-MEMBER RATES	*\$25 late fee if you register LESS THAN 5 business days before workshop*
<input type="checkbox"/> \$135 <input type="checkbox"/> \$95	<input type="checkbox"/> \$165 <input type="checkbox"/> \$125	Planning and Zoning Essentials Mar. 18 Frankenmuth Mar. 25 & 26 Virtual
<input type="checkbox"/> \$15	<input type="checkbox"/> \$25	Building Your Community's Leadership Pipeline Mar. 11 Virtual
<input type="checkbox"/> \$135	<input type="checkbox"/> \$165	Capital Improvements Planning Mar. 18 Frankenmuth
<input type="checkbox"/> \$135	<input type="checkbox"/> \$165	Getting the Development You Want Mar. 24 St. Joseph
<input type="checkbox"/> \$135	<input type="checkbox"/> \$165	Parking Best Practices Mar. 24 St. Joseph
<input type="checkbox"/> Complimentary for everyone		Making Renewables Add Up Mar. 5 Virtual
<input type="checkbox"/> \$135	<input type="checkbox"/> \$165	Zoning Board of Appeals March 31 Ann Arbor
<input type="checkbox"/> \$135	<input type="checkbox"/> \$165	Advanced ZBA March 31 Ann Arbor
<input type="checkbox"/> \$30 in person <input type="checkbox"/> \$15 virtual		Student Member Rate Workshop & Date: _____

PAYMENT INFORMATION: TOTAL: _____

- Check Invoice Me Visa Master Card AMEX
- (Make checks payable to: Michigan Association of Planning)

CARD # _____

EXPIRATION DATE _____ SECURITY CODE _____

CARD HOLDER'S NAME _____ BILLING ZIP CODE _____