

AGENDA
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, June 17, 2024
7:00 PM
2870 JACKSMITH AVE SE

Public may access the meeting via video conference software Zoom

Webinar ID: 841 0379 0598

<https://us02web.zoom.us/j/84103790598>

- 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 June 3, 2024 Meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 7. Case #24-3839 Public Hearing**
Applicant: Alexandra Livingstone, Bonnie Miller
Property Address: 7140 Oak Brook Street
Parcel Number: 41-19-09-426-027
Requested Action: Special Use Permit for an 8-foot gate with a 6-foot fence in the front yard.
- ARTICLE 8. Case #24-3835 Public Hearing**
Applicant: Andrew Somsel, Michelle Firlit
Property Address: 2549 Linda Ave SE
Parcel Number: 41-19-08-328-031
Requested Action: Special Use Permit for an 8-foot fence in the front yard.
- ARTICLE 9. Case #24-3844**
2024 Master Plan Public Comment Review & Recommendation
Applicant: Cascade Charter Township
Requested Action: Recommend Adoption of Master Plan by Township Board
- ARTICLE 11. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 12. Other Business**
- ARTICLE 13. Adjourn**

Meeting format

- | | |
|---|---|
| <ol style="list-style-type: none">1. Staff Presentation2. Project Presentation-<ol style="list-style-type: none">a. PUBLIC HEARINGS<ol style="list-style-type: none">i. Open Public Hearing. | <p><i>Staff report and recommendation</i></p> <p><i>Applicant presentation and explanation of project</i></p> |
|---|---|

Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants

ii. Close Public Hearing

3. **Commission Discussion** – *May ask for clarification from applicant, staff or public*

4. **Commission Decision - Options**

a. *Postpone the decision*

b. *Deny*

e. *Recommendation to Township Board*

c. *Approve*

d. *Approve with conditions*

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

MONDAY, June 17, 2024

ARTICLE 5.

Approve the Minutes of the
June 3, 2024, Meeting

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, June 3, 2024
7:00 PM
2870 JACKSMITH AVE SE

ARTICLE 1. Call the meeting to order. Record the attendance.

ARTICLE 2. Pledge of Allegiance to the Flag

ARTICLE 3. Approve the current Agenda

Motion was made by Secretary Noordyke, seconded by Rowland, to modify the agenda to move Discussion of Master Plan Comment Review & recommendation to article 10, but leave the public comment as article 6 and move the review of meeting minutes from May 20th, 2024, Planning Commission to article 11. Motion carried unanimously.

ARTICLE 4. Disclose any Conflict of Interest

No conflicts were disclosed.

ARTICLE 5. Acknowledge visitors and those wishing to speak.

No public comment was received.

ARTICLE 6. Case #24-3844 Public Hearing for 2024 Master Plan Public Comment Review & Recommendation

Motion was made by Secretary Noordyke, seconded by Bruneau, to open the public hearing. Motion carried unanimously.

Tom Richardson, 3438 North Applecrest Court stated that the plan for redevelopment of the Village was good. However, he felt the density should be higher in the redevelopment areas to protect preservation of the natural areas. He also wanted to see more specific details for road speeds.

Supervisor Grace Lesperance reference the 2022 Strategic Plan covers all Township issues, but that the 2024 Master Plan handles Land Use and Zoning.

Motion was made by Vice Chair Rissi, seconded by Secretary Noordyke, to close the public hearing. Motion carried unanimously.

ARTICLE 7. Case #24-3830

Applicant: Mollers North America, Jon Frego

Property Address: 5215 52nd St SE

Parcel Number: 41-19-30-400-009

Requested Action: Site Plan Review for expanding an existing warehouse 5,515sqft and adding a driveway entrance.

Zoning Administrator, Madison Smith-Jacoby presented her staff review of the applicant's request. The applicant is requesting site plan approval. She addressed deferred parking and driveway access to the private drive, in addition to meeting the private streets ordinance construction requirements. She recommended

approval for the addition with the recommendations from that the storm water maintenance agreement is submitted and registered with the county prior to construction beginning.

Trustee Noordhoek confirmed that the applicant will be required to meet the standards of the Private Streets Ordinance.

Smith-Jacoby confirmed this was addressed in her suggested conditions.

Member Rowland ask for clarification on the deferred parking.

Smith-Jacoby summarized the deferred parking allowances from the past and relation to the current parking requirements. She stated that the applicant had a previous variance to reduce the total parking spots to 34. Smith-Jacoby explained that the review was conducted considering the requirement for only the addition under reviewed. She also included the number of spaces required for the entire building.

Member Bruneau asked for clarification on the setbacks causing a loss of parking spaces. He was concerned the addition would expand past the northernmost section of the existing building footprint into the driving lane.

Smith-Jacoby clarified that the building would not be going out past the northernmost plain of the existing footprint and would still maintain the 22-foot maneuvering space required and all parking spaces.

Applicants representative Chad Mencarelli (212 13 Mile Rd) gave clarification of the building plans showing that it will not expand past the north plain of the existing footprint. He also explained the location of where the deferred parking location would be, if and when it is needed. He also explained the storm water plan for the site considering the township engineer and airports comments related to waterfowl. In response to the private drive and requirements of repaving it, he requested that the drive be complete after the construction of the addition and associated site work to prevent damage during construction.

Member Rowland asked for clarification for parking numbers from Mr. Mencarelli.

Mencarelli responded that there were currently 84 parking spots on site and that they wanted to differ 128 spots to in the future with plans showing them in the Northwest corner of the property.

Secretary Noordyke asked if the applicant anticipated large employee growth.

Tom Wagner (3930 Cris Court Southeast) executive vice president of Mollers North America responded that they did not expect employee growth anytime soon. This addition would just be to give them more room for manufacturing and storage.

Secretary Noordyke made a motion to approve Case Number 24-3830 with staff recommendations.

Planning Director Hendrick commented that under Section 21.09 of the Zoning Ordinance, posting of financial guarantee the Planning Commission can require a performance bond.

Secretary Noordyke amended his motion that the private drive is agreed before work starts and will be completed at the end of the project and a \$20,000 performance guarantee will be obtained before the project begins so the road is completed.

Vice Chair Rissi seconded the motion

Member Rowland commented that the deferred parking fitting should be a requirement for approval in case of a future tenant needing the required parking and it does not fit.

Vice Chair Rissi mentioned that the parking issue comes up often and there is usually asked for deferment often and that the townships formula

Planning Director Hendrick noted that deferred parking was a good way to handle parking and preventing extra impervious surface. Also stating that the next tenant would have to come in and apply for site plan review.

Member Bruneau also voiced this concern asking if the application could be tabled with the applicant providing all parking spots.

Motion made by Secretary Noordyke, Seconded by Vice Chair Rissi to approve case number 24-3830, the construction of a 5,515 square foot building addition as shown on the site plan prepared by LRE Engineers & Surveyors and dated May 24, 2024, with the following conditions:

- 1. A Stormwater Maintenance Agreement is submitted and registered with the county prior to construction.**
- 2. The number of parking spaces deferred is indicated on the site plan as 'reserve' or 'future parking'.**
- 3. The applicant agrees that private street is brought up to standard and approved by Township staff prior to construction.**
- 4. The applicant provides a \$20,000 performance guarantee for the completion of the private road.**

Supported: Moxley, Noordhoek, Rissi, Noordyke, Richardson

Opposed: Bruneau, Rowland

ARTICLE 8. Case #24-3834

Applicant: FCC, Inc., Byrne Harmon

Property Address: 5725 & 5755 52nd St SE

Parcel Number: 41-19-29-300-019, 41-19-29-300-029

Requested Action: Site Plan Review for a new 110,000 sf industrial building.

Planning Director Hendrick presented the applicants request which include a proposed 110,000 square foot warehouse on 52nd Street, just east of Kraft Avenue. She outlined several key issues for the Planning Commission to consider, including an unauthorized driveway installation, concerns about the proposed detention pond's impact on the nearby airport, the driveway's compliance with ordinance setbacks, and requested reductions in buffer yard landscaping. Despite these issues, Hendrick recommended approval with conditions related to working with the airport engineer on the pond design and meeting landscaping requirements on the west and north sides of the property.

Member Bruneau initiated the questioning by asking why the additional parcels were not included in the site plan, given that the detention pond encompasses those areas. Applicant representative Douglas Stalsonburg clarified that the pond is sized to accommodate future development on all four parcels under their ownership.

Member Rowland then raised concerns about the driveway being installed without a permit and whether it could be relocated to meet the setback requirements. Applicant Representative Douglas Stalsonburg explained that prior owners had installed the driveway and believed it could remain due to the adjacent land being unbuildable and the Road Commission's verbal approval. Planning Director Hendrick provided further clarification on the location of the existing and proposed driveways. Member Rowland maintained that the driveway should be moved and properly permitted to avoid setting a bad precedent.

Member Bruneau pointed out that several standard packet items were missing, such as engineering review comments and details on utilities and water main connections. Planning Director Hendrick deferred these questions to Applicant Representative Douglas Stalsonburg.

Secretary Noordyke inquired about the purpose of the berm on the north side of the property. Applicant Representative Douglas Stalsonburg clarified that it was a continuous slope rather than a berm.

Vice Chair Rissi asked about future development plans for the northeastern parcels and whether the proposed easements would accommodate those plans. Applicant representative Douglas Stalsonburg mentioned possible future plans for an additional 25,000 square foot building and that the detention pond is sized to handle that future development, but nothing was concrete.

Member Bruneau expressed surprise at the staff's recommendation for approval, given the numerous outstanding issues and incomplete information. He proceeded to list the items the applicant needs to provide and suggested tabling the discussion until those items are submitted.

Vice Chair Rissi concurred with staff's opinion that landscaping is crucial for stormwater management, not just aesthetics. Applicant Representative Douglas Stalsonburg disagreed, arguing that the site's clay soils would not allow for sufficient infiltration, making extra landscaping for stormwater management unnecessary.

Secretary Noordyke asked if the owner could attend the next meeting if the case were to be tabled, as they might be able to address many of the questions raised. Applicant representative Douglas Stalsonburg was unsure of the owner's availability in that scenario.

Planning Director Hendrick reiterated the importance of landscaping for stormwater management, even in the presence of clay soils.

Vice Chair Rissi questioned whether a smaller building footprint would be more appropriate for this challenging site. Applicant representative Douglas Stalsonburg countered that the building size is driven by the costs they would incur to extend utilities and improve the public road.

Secretary Noordyke indicated that he could potentially approve the project if the driveway were moved, and the landscaping updated per staff's recommendations. Member Rowland agreed with the need to relocate the driveway and address all the items on the list of outstanding issues.

Vice Chair Rissi concluded that he didn't see any major problems with the overall plan, provided that the details are properly addressed.

Motion was made by Member Bruneau, seconded by Rissi, to Table Case #24-3834 so the applicant could provide the needed missing documents in the staff report and to address the various concerns raised by staff and commissioners.

- 1. The two (2) parcels provided in this application are combined. The Lot combination application is submitted and approved by Cascade Charter Township and recorded with the Kent County Assessing Office.**
- 2. The access drive meets the property clearance requirements of Section 19.04(4) of the Zoning Ordinance, or as close as possible, pending the findings of EGLE approval.**
- 3. All permits are obtained by the Kent County Road Commission and EGLE for the Driveway openings to public roads & all remedies are sought for previous work done without permits.**
- 4. The construction of the 30 parking spaces and associated pedestrian walkways on the north side of the building be deferred.**
- 5. All Soil Erosion & Sediment Control plans are approved by Kent County Road Commission.**
- 6. The required bufferyard plantings are added to the west and north bufferyards.**
- 7. The amount of impervious surface on the north access drive is decreased to provide for the required bufferyard planting and more gradual slopes, consistent with the current grading, on the north property line.**
- 8. All requirements of the Township Engineer are fulfilled. If the applicant is required to make changes to the site greater than the standards provided in Section 21.04 Administrative Site Plan Review, the applicant will submit an application for Site Plan Review to be reviewed and approved by the Planning Commission.**
- 9. All required easement agreements for the retention pond be recorded and submitted to the Township.**

Motion carried unanimously.

ARTICLE 9.

Case #24-3838 - Public Hearing

Chapter 14 Text Amendment

Applicant: Cascade Charter Township

Requested Action: To consider text amendments to Chapter 14 of the Zoning Ordinance – AC (Airport Commerce) District, Overlay Districts

Member Bruneau asked for clarification on removal of section of part 14.09 Planning Director Hendrick stated Legal counsel reviewed this section and found that it didn't need to be removed. It was intentional that it was not removed.

Motion was made by Secretary Noordyke, seconded by Rissi, to open the public hearing. Motion carried unanimously.

No public comments

Motion was made by Secretary Noordyke, seconded by Rissi, to close the public hearing. Motion carried unanimously.

Motion was made by Secretary Noordyke, seconded by Rissi, to recommend for approval to the Board of Trustees. Motion carried unanimously.

ARTICLE 10.

Case #24-3844

2024 Master Plan Public Comment Review & Recommendation

Applicant: Cascade Charter Township

Requested Action: Recommend Adoption of Master Plan by Township Board

Member Bruneau pointed out numerous issues with the Master Plan draft, including factual errors like the incorrect number of highway ramps and misidentified parcels, grammatical mistakes, and formatting inconsistencies. He argued that the permitted density and future land use plan tables were too granular for the master plan level, suggesting they be removed to avoid conflicts with future zoning updates. Bruneau offered to work with staff to thoroughly review the plan and correct errors without altering the overall intent.

In response to Member Bruneau, Secretary Noordyke agreed that the density and land use tables were too detailed for the Master Plan and should be removed. He emphasized the importance of having the revised draft ready for the next meeting to move the process forward, aiming for plan approval before July 1st. Secretary Noordyke asked Trustee Noordhoek for input on how to proceed with the revisions from the Township Board's perspective.

Member Rowland supported Member Bruneau's proposal to collaborate with staff in reviewing and correcting errors within the Master Plan draft, emphasizing the importance of maintaining the document's intended meaning and direction.

Planning Consultant Bouchard provided context for including the density and land use tables, explaining they were meant to offer clear guidance for future zoning changes and ensure a strong connection between the Master Plan's vision and the zoning ordinance. Acknowledging concerns about the tables being too restrictive, Bouchard suggested either removing them entirely or revising them to be less specific, depending on the Planning Commission's preference. She emphasized that the ultimate decision should be based on the commission's consensus and the township's unique context and priorities.

In response to Member Bruneau's concerns about the level of detail in the tables, Consultant Bouchard explained that the intention was to provide clear direction for the Planning Commission to use as a foundation for zoning, given the township's desire to maintain a high quality of life. However, she acknowledged that if the tables were causing confusion or discomfort, they could be removed, or the level of detail reduced.

Planning Director Hendrick expressed reservations about including specific density numbers in the Master Plan tables, arguing they could hinder future efforts to update the zoning ordinance and other planning initiatives. She suggested removing the tables to provide greater flexibility for future updates, allowing the

Master Plan to focus on the broader vision and guiding principles without being overly prescriptive.

Chair Moxley expressed support for retaining the density tables in the Master Plan, believing they would provide a solid foundation for guiding future zoning decisions and evaluating proposed developments against the township's vision.

Vice Chair Rissi noted that the Planning Commission has never approved a building plan without landscaping between the building and the parking lot, suggesting the township's ordinance be updated to address landscaping requirements more comprehensively and ensure consistency in future development projects.

Secretary Noordyke making a motion, seconded by Member Rowland, to table the Master Plan approval for two weeks, remove the density and land use tables, and have staff work with Member Bruneau to review and correct any grammatical or structural errors without altering the intent of the master plan.

Supported: Moxley, Rissi, Noordyke, Richardson, Bruneau, Rowland

Opposed: Noordhoek

ARTICLE 11. Approve the Minutes of the May 20, 2024, Meeting

The draft minutes from the May 20th meetings were found to be insufficient. Therefore, the planning staff redrafted with Planning Commission recommendation.

Member Bruneau and Member Richardson were dismissed because they had early morning commitments.

Member Roland made a motion to approve the revised minutes. Seconded by Rissi. Approve the Minutes of the May 20, 2024, Meeting.

ARTICLE 12. Acknowledge visitors and those wishing to speak.

There was no one who wished to speak.

ARTICLE 13. Other Business

There was no other business.

ARTICLE 14 Adjourn

Vice Chair Rissi made a motion to adjourn at 10:19 p.m. Secretary Noordyke supported. Motion passed unanimously.

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

MONDAY, June 17, 2024

ARTICLE 7.

Case #24-3839

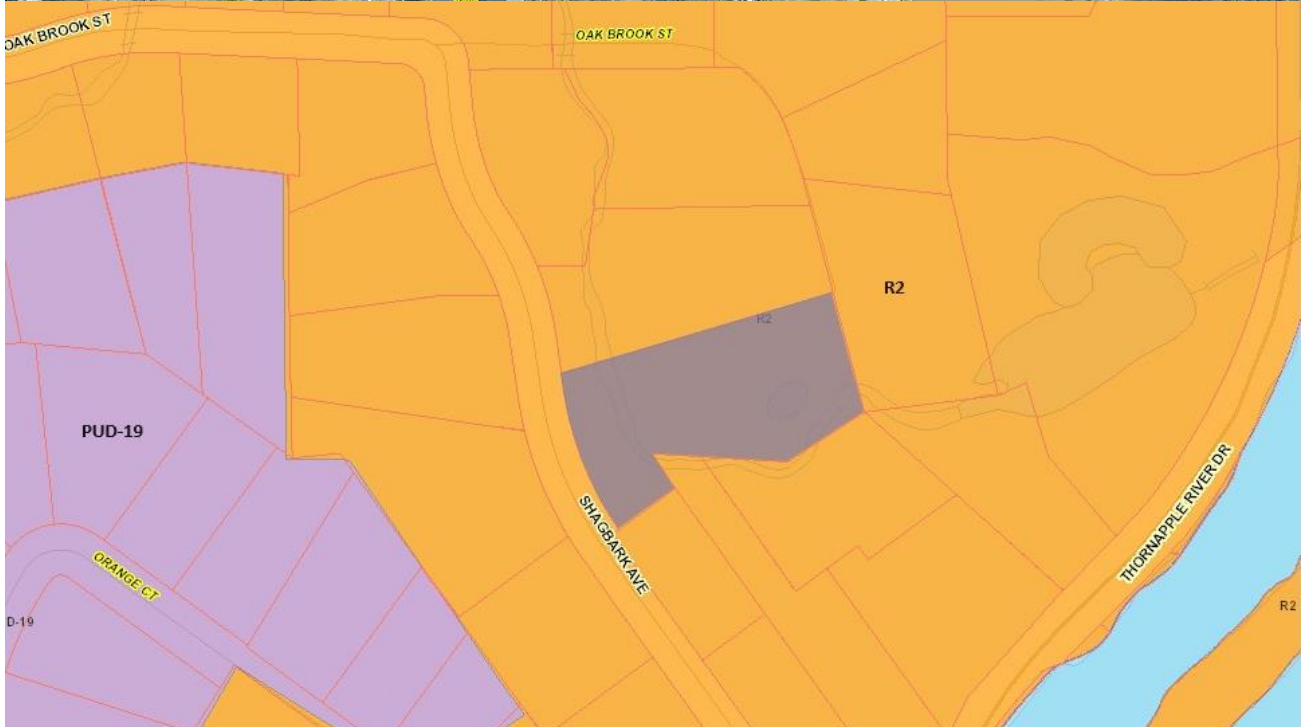
Applicant: Alexandra Livingstone, Bonnie Miller

Property Address: 7140 Oak Brook Street

Parcel Number: 41-19-09-426-027

Requested Action: Special Use Permit for an 8-foot gate with a 6-foot fence in the front yard.

Map & Zoning



STAFF REPORT

STAFF REPORT: Case # 24-3839
REPORT DATE: June 11, 2024
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: June 17, 2024
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Alexandra Livingstone
601 First St. NW Grand Rapids, MI
on behalf of:

Bonnie Miller
7140 Oak Brook Street SE
Grand Rapids, MI 49506

ADDRESS: **7140 Oak Brook Street SE**

PARCEL NUMBER: 41-19- 09-426-027

STATUS OF APPLICANT: Rockford Construction, Contractor Representative

REQUESTED ACTION: Seeking approval for a Type I Special Use permit for a 6-foot fence with an 8-foot entrance gate, in the front yard.

EXISTING ZONING OF SUBJECT PARCEL: R2

GENERAL LOCATION: West side of Thornapple River Drive just north of Shagbark Ave. East of the Thornapple Centre or village area.

PARCEL SIZE: Approximately 1.49 acres.

EXISTING LAND USE ON THE PARCEL: Residential

ADJACENT AREA LAND USES: All Residential

ZONING ON ADJOINING PARCELS: All R2

OVERVIEW:

1. The applicant is requesting to build a 6-foot fence in her front yard with an electric gate across the driveway that measures 8-feet tall with 1'9" architectural features extending off the top.
2. The applicant has indicated that they would like the fence to be 6 feet tall in order to keep out neighborhood kids that could possibly be injured on her property. The fence will run along the north and east sides of the property, stopping at the creek on the east side and the north side (see site plan).
3. Fences do not require a building permit, but Section 4.30 of the Zoning Ordinance limits fence heights in the front yard to 4 feet maximum:

Agricultural, Office and Residential Zoning Districts - Unless specifically exempted by a Type I special Use Permit, all walls or fences in the front yard shall be limited to a maximum height of four (4) feet at final grade. The maximum fence or wall height in the side yard or rear yard shall be limited to six (6) feet in height as measured from average grade

Architectural Features - Fences, walls and hedges for residential, office or commercial use may include architectural features such as columns, cupolas, fountains, parapets, etc. at a height not exceeding 1.5 times the permitted height wall or fence height. Such features must be compatible with the project and abutting properties.

4. The property is a through-lot, having frontage on both Shagbark and Oak Brook. The subject property sits down lower than the rest of the neighborhood along with a retention pond and creek.
5. Oak Brook is a private street that dead ends at this subject site. The existing driveway, approaching the house, has a parking or turnaround area before the driveway goes down towards the house. The house is nearly out of view from the driveway. This is shown in the survey included in your packet.
6. Also to note, there is an approximately 6-foot tall entrance gate further north on Oak Brook Street that appears to have been in existence since around 1997. This would be considered legal nonconforming as it was built prior to today's zoning standards.
7. The Township has previously granted permission for an increased fence height, but they are typically for a reason such as privacy from an arterial road, corner lots, or protection from deer. Some examples of past approvals are as such:
 - 24-3824: 8-foot invisible fence in front yard, around trees for deer protection
 - 23-3787: 8-foot fence in rear yard, block neighbor's large RV that is down grade
 - 23-3786: 8-foot fence in rear yard, Hosta garden protection from deer in a sloped yard
 - 22-3708: 6-foot fence, through lot
 - 20-3581: 6-foot fence, corner lot on Cascade Road
 - 20-3588: 6-foot fence, corner lot

8. Staff have not received any public comment regarding this request.

STAFF COMMENTS

Conditions for Special Use Permit Approval

Due to the unusual circumstances related to the property location or use of the fence, the height of a fence may be increased to a height of eight (8) feet as measured from final grade in all agricultural, office and residential zoning districts and up to ten (10) feet, as measured from average grade in all other zoning districts. Upon review of a special use permit for additional fence height the Planning Commission shall consider the following:

| Standard | Comment |
|--|---|
| To what extent the impact of additional height has on adjoining neighbors. | The increased height may not have an impact on adjoining neighbors. One neighbor mentioned that a fence may limit access to their backyard, but this would be a civil matter unrelated to fence approval, and no easements for access are shown on the submitted survey. The installation of a 6-8 foot tall fence would change the aesthetics of the end of the cul-de-sac of Oak Brook Street, however, this is not necessarily considered a negative impact. |
| Whether the additional height severely impacts light and ventilation from flowing onto the adjoining properties. | The fence design provides transparency that would not severely impact light and ventilation from flowing on adjoining properties. |
| Whether the increased height creates a traffic hazard. | No traffic hazard would be created but the driveway would be blocked by the entrance gate. The fence and gate are not permitted in the right-of-way. |
| Whether the increased height creates a fire, safety hazard. | The fence would not create an increased hazard, but the Fire Department and Building Department will verify safety access for the entrance gate. |
| Whether the increased height violates any known property restrictions (i.e., plat restrictions, deed restrictions, covenants, etc.). | No property restrictions were founded that restrict this property from building a fence. |

RECOMMENDATION

Staff recommends that this special use permit be DENIED for the following reasons:

1. The applicant has not provided sufficient evidence to indicate that an increased height is required for any unusual circumstances on the property.
2. An exception to the maximum height standard is not recommended as building in compliance would accomplish the same goal, and granting permission would set precedence.

Should the Planning Commission wish to APPROVE the application, they could do so on the grounds of a request for safety as indicated in the application. It is recommended to have the following conditions with an approval:

1. Any necessary permits for the entrance gate should be obtained from the Cascade Township Building Department prior to construction.
2. The entrance gate may not be in the right-of-way.
3. The Fire Department reviews the entrance gate plans for safety and access.
4. The maximum height approved for the entrance gate and fence is 6 feet.
5. A Soil Erosion and Sedimentation Control permit be obtained (if required by the Kent County Road Commission for work near a creek and pond).

ATTACHMENTS

1. Application
2. Site Plan



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Alexandra Livingstone

Address: 601 First St. NW

City & Zip Code: Grand Rapids MI

Telephone: 616.432.6561

Email Address: alivingstone@rockfordconstruction.com

OWNER: * (If different from Applicant)

Name: Bonnie Miller

Address: 7140 Oakbrook St. SE

City & Zip Code: Grand Rapids, 49506

Telephone: 616-773-9141

Email Address: mary.johnson2041@gmail.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 Subdivision |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Plat Review * |
| <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____* |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

See attached documents.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

Outlot B, Oak Brook Valley, part of Section 9, T6N, R10W, Cascade Township,
Kent County, Michigan.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -09-426-027

ADDRESS OF PROPERTY: 7140 OAK BROOK ST SE, GRAND RAPIDS, MI 49506

PRESENT USE OF THE PROPERTY: 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) |
|-------------------------------|-------------------------------|
| <u>Bonnie K. Miller Trust</u> | <u>7140 Oak Brook St SE</u> |
| <u>Dated October 4, 1991</u> | <u>Grand Rapids, MI 49506</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.)

Bonnie K. Miller, Trustee

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

Bonnie K. Miller
Owner's Signature & Date
(*If different from Applicant) 5/3/24

Alexandra Livingstone

Applicant - Print or Type Name

Alexandra Livingstone 5/3/24
Applicant's Signature & Date

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

Special Use Application Request for 7140 Oak Brook SE
May 3, 2024

Table of Contents

1. Special Use Permit Application
 2. Special Use Application Request
 3. 7140 Oak Brook SE Site Survey Dated 10/20/2022
 4. 7140 Oak Brook SE Site Map with Topography
 5. 7140 Oak Brook SE Proposed Gate Design Rendering
 6. 7140 Oak Brook SE Proposed Fence Design Rendering
 7. Gate and Fence Proposed Location and Shop Drawings
-

On behalf of Bonnie K. Miller, we are requesting to install a gate at the entrance of the property no higher than eight (8) feet and install fencing along the north and east property no higher than six (6) feet.

Ms. Miller, who has been a resident of the property since 1991, has recently had an increased number of people, including children, wandering into her property. Some neighborhood children have been playing in and around her property. They frequently ride their bikes and scooters into the lot. There is a retention pond and creek on the property, and she is worried that children might fall in and cause themselves harm. The fence and gate are to provide additional security, safety, and to add beauty to the neighborhood.



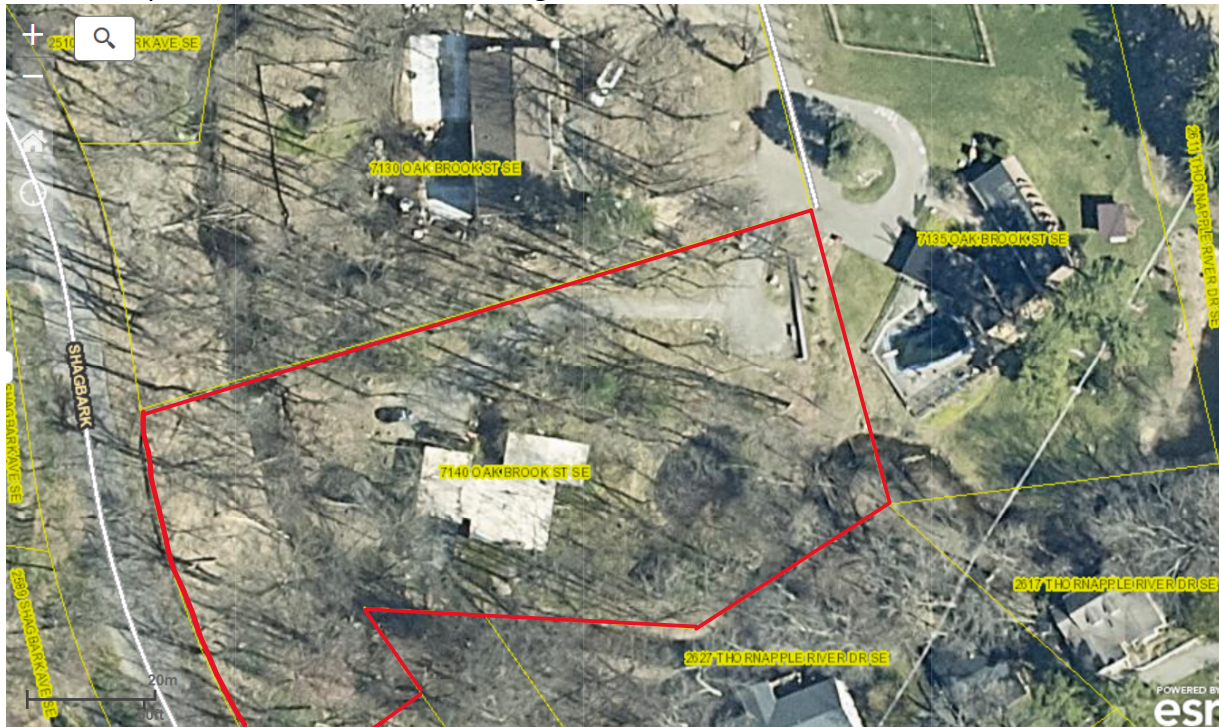
Photo of the driveway area of proposed fence and gate, looking from property to Oak Brook St.

See attached site plan of the proposed gate and fence location and drawings of the proposed design of the gate and fence.

Criteria for consideration by the Planning Commission is as follows:

a. To what extent the impact of additional height has on adjoining property owners.

None. The property is heavily wooded already, and the additional height of the gate and fence does not impede any significant views, block light, or visibility. The driveway of 7140 is at the end of the private road and has no through vehicle traffic.



b. Whether the additional height severely impacts light and ventilation from flowing onto the adjoining properties.

The additional height does not impact light and ventilation to the adjoining properties. The gate and fence are both a picket design with over 60% openness.

c. Whether the increased height creates a traffic hazard.

No, the property is at the end of a private dead-end and has no through traffic. Both neighboring driveways will not have obstructed views due to the height of the fence and gate.

d. Whether the increased height creates a fire, safety hazard.

No, the gate will meet all building code and fire department requirements. A gate permit will be applied for after the Special Use Permit Decision.

e. Whether the increased height violates any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.). (New Section added by Ordinance #5 of 2012)

No know property restrictions.

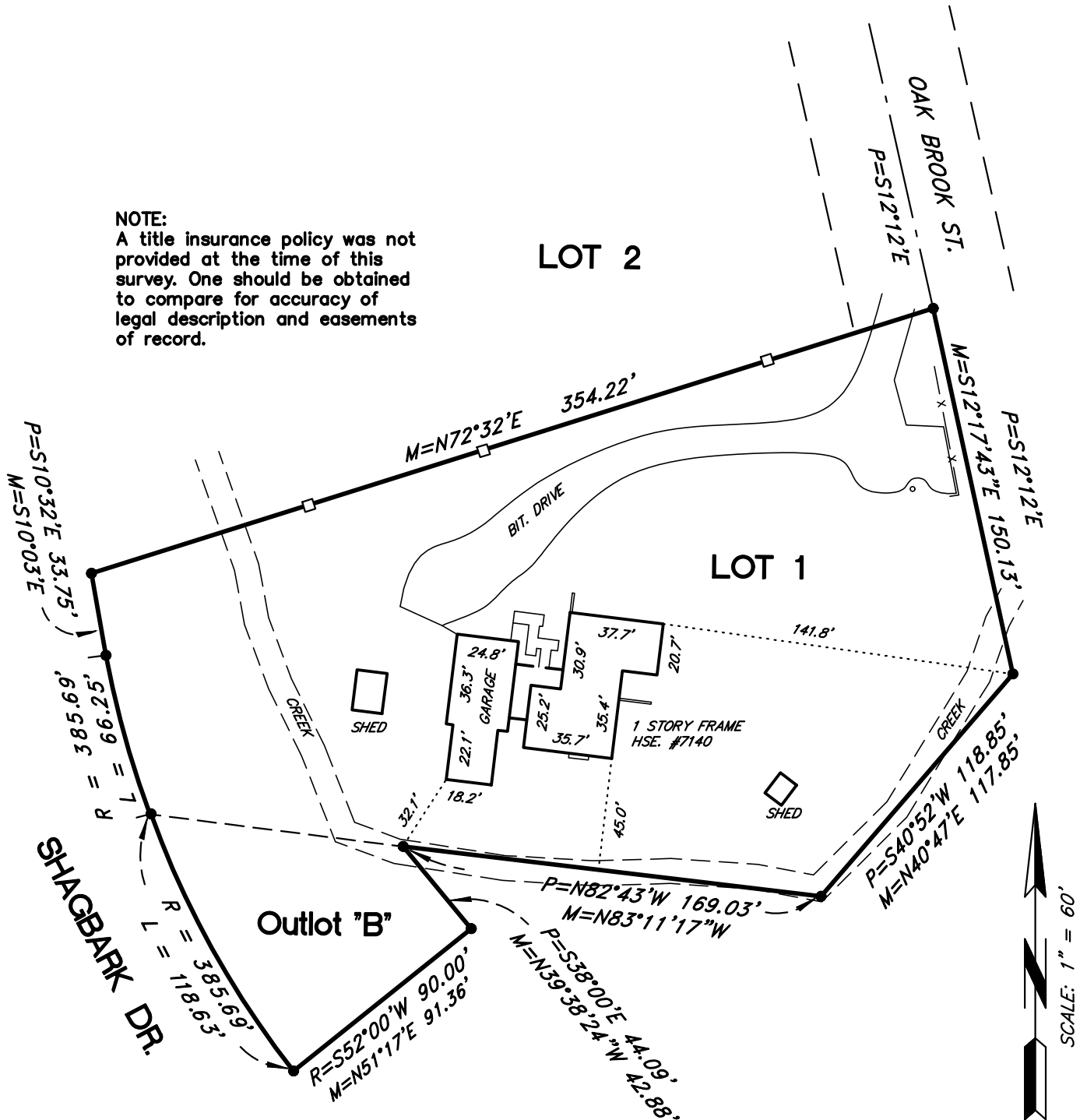
Project No. 221181
 Date: October 20, 2022
 For: Johnson, Mary
 Miller, Bonnie
 7140 Oak Brook Drive
 Grand Rapids, MI 49546

RE: Boundary survey

LEGAL DESCRIPTION FROM TAX RECORDS:

That part of Lot 1 lying West of the East line of Lot 2 extended S12°12'E, also Outlot "B", Oak Brook Valley, Cascade Township, Kent County, Michigan, according to the recorded plat thereof.

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.

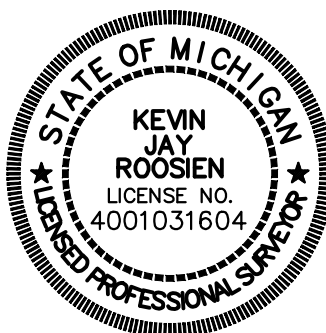


I hereby certify that the buildings and Improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

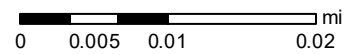
LEGEND

- - 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

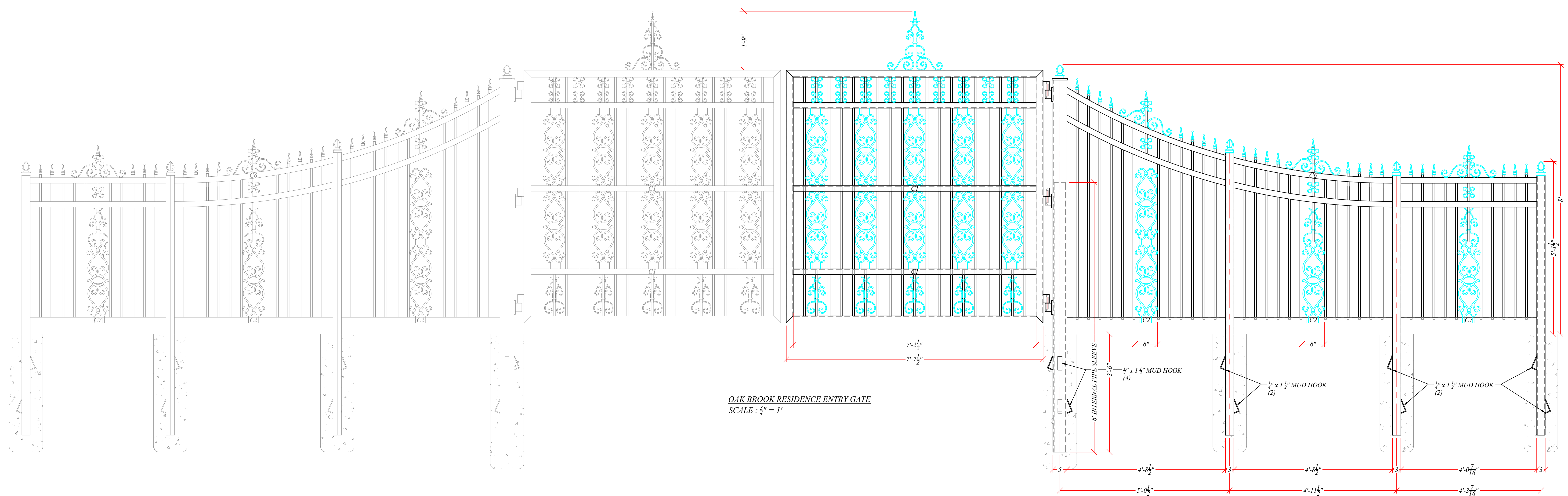
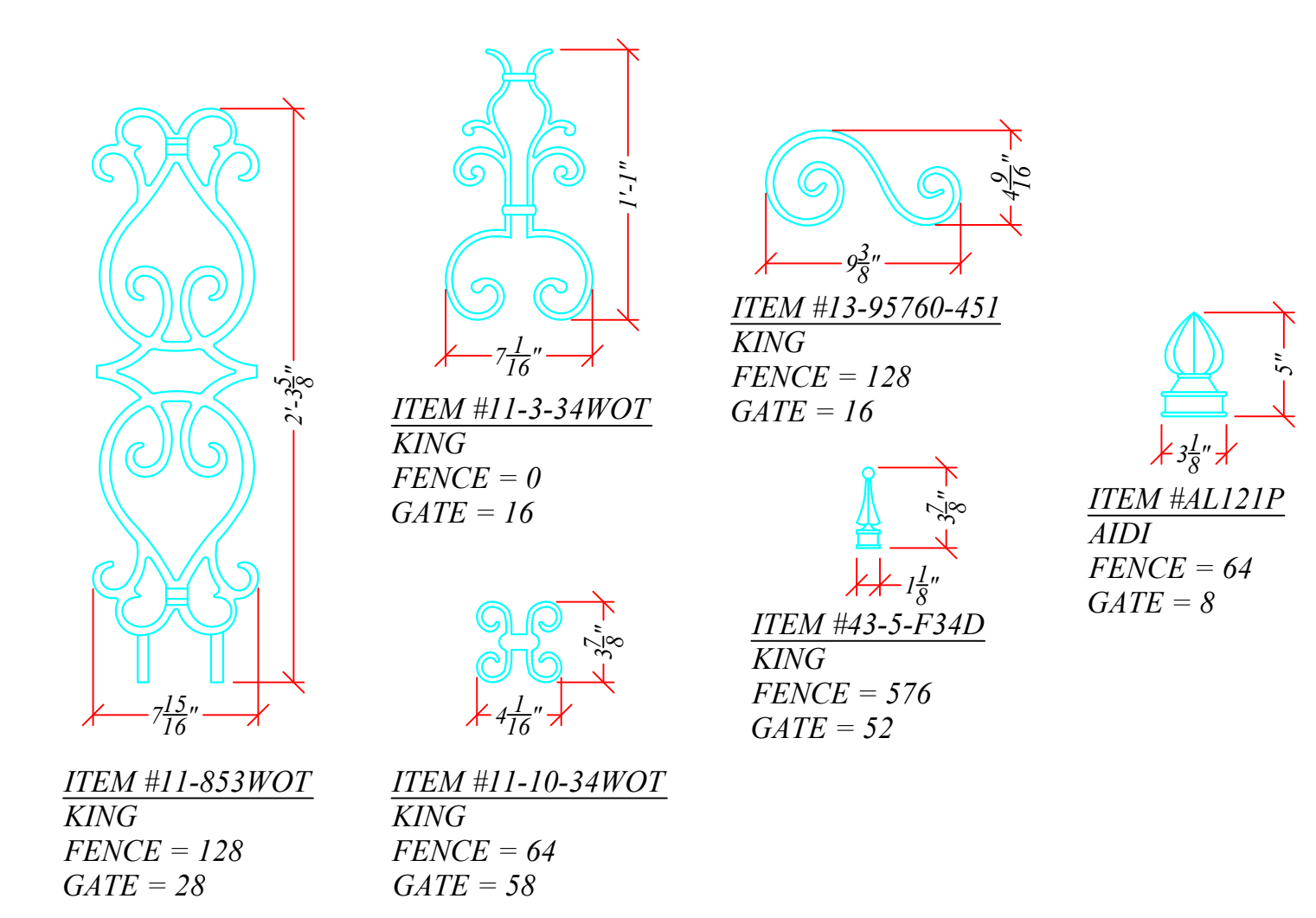
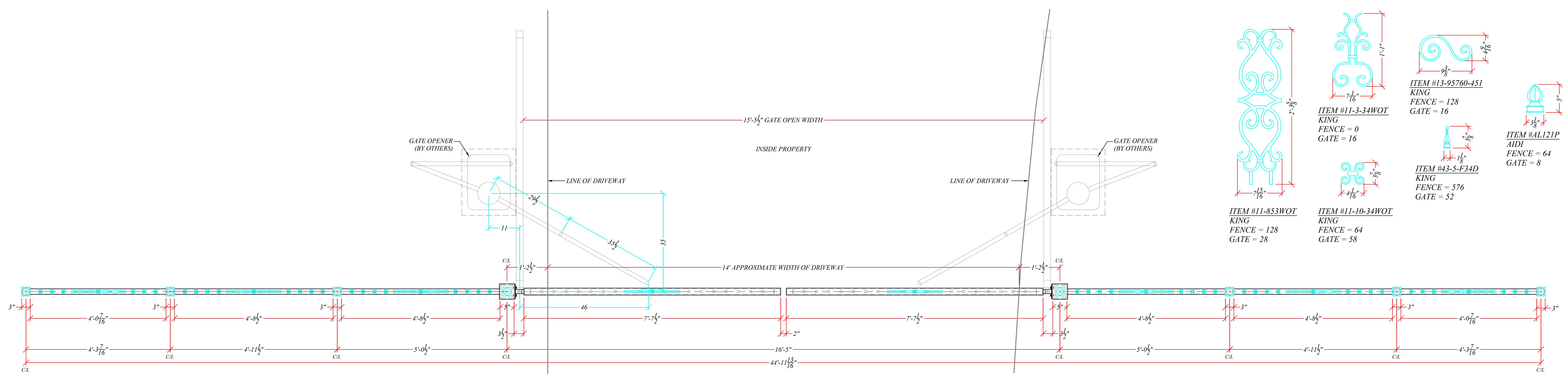




GATE CONCEPT - View from Oak Brook St. looking into property

May 3, 2024

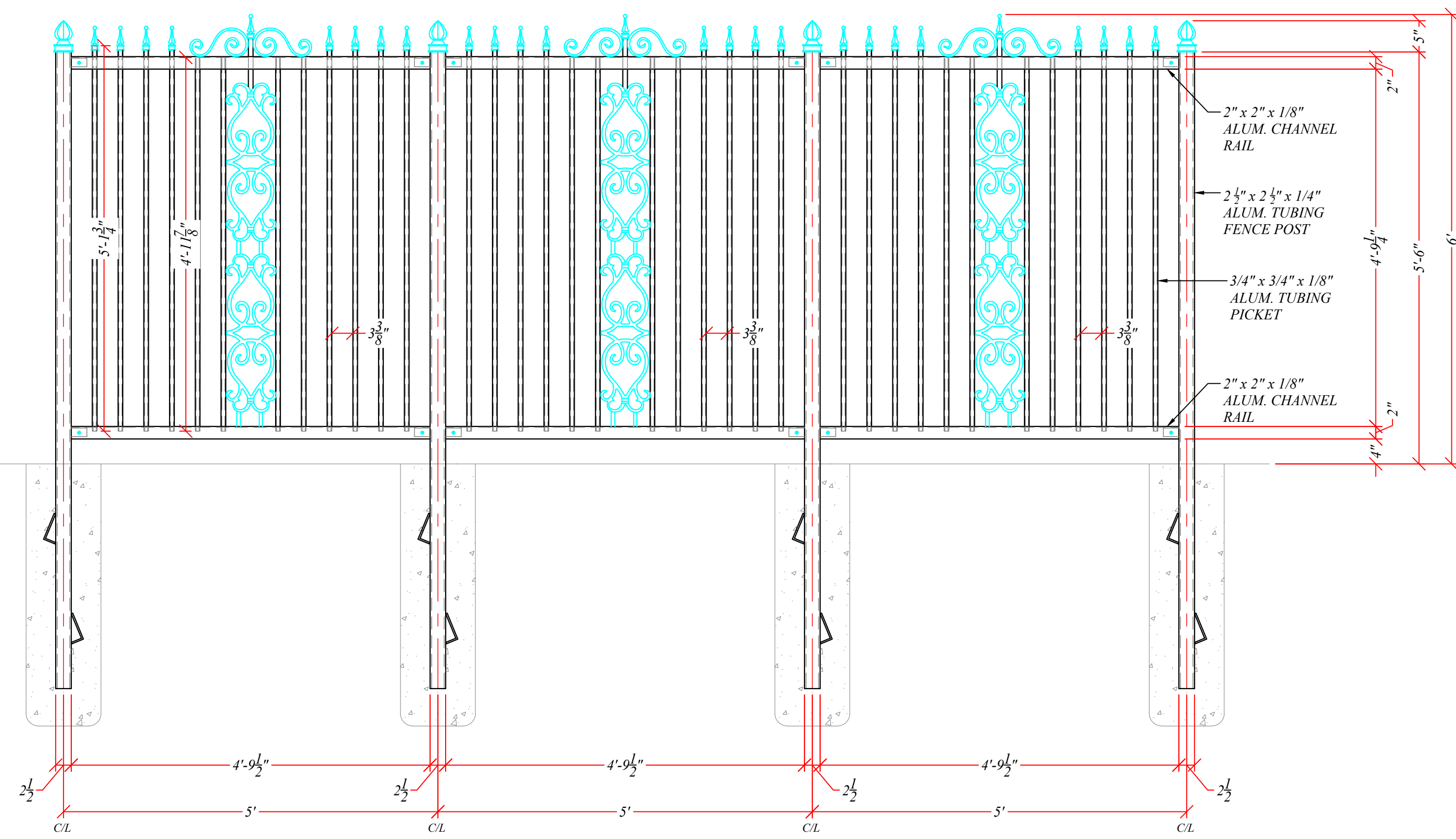
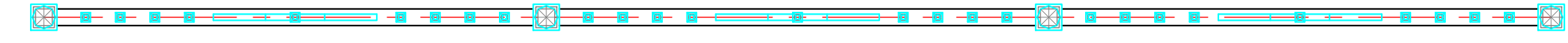
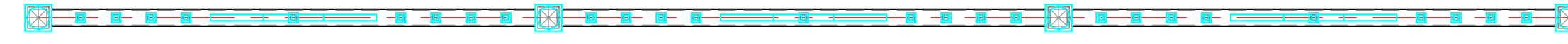
7140 Oakbrook Proposed Gate



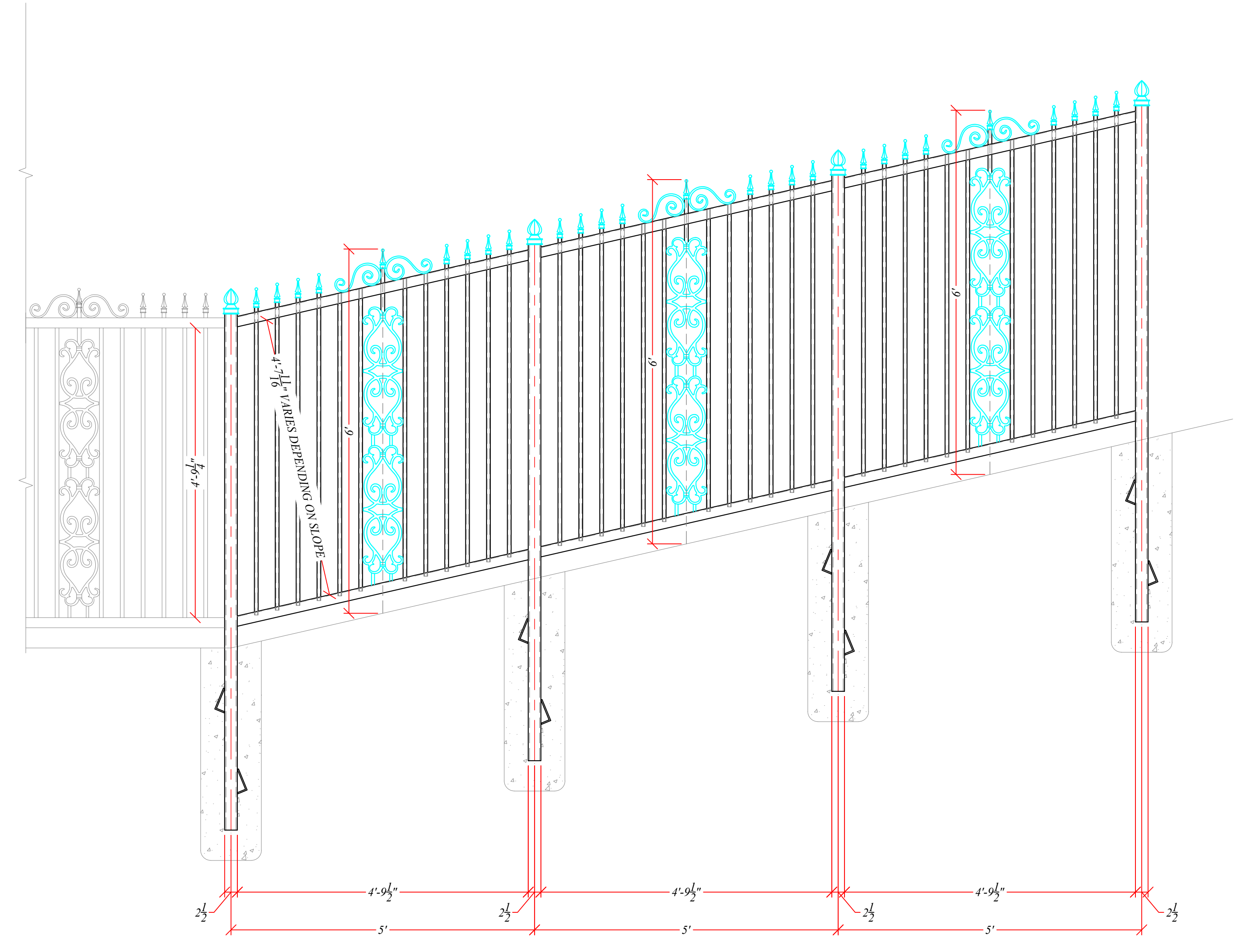
OAK BROOK RESIDENCE ENTRY GATE
SCALE : 3/4" = 1'

| | | | |
|---|-----------------|------------------------------|----------|
| <p>Couturier IRON CRAFT 5050 West Silver Dr. Oakbrook Park, IL 60321</p> | | <p>ROCKFORD HOMES</p> | |
| PROJECT : OAKBROOK RESIDENCE | | | |
| LOCATION : 7140 OAKBROOK DRIVE | | | |
| ARCHITECT : | | | |
| PURCHASER : ROCKFORD HOMES | | | |
| DWG. BY : MB | DATE : 11-09-23 | REV. DATES | 11-29-23 |
| CK'D BY : | DATE : | | |
| THIS SHEET: | | JOB NO. | DWG. NO. |
| ENTRY GATE WITH SIDE WINGS | | 71823 | 02 |

FINISH = POWDER COAT - DARK BRONZE
C.I.C.I. ITEM = 1D
ARCH. REF. =



1
03 OAK BROOK RESIDENCE TYPICAL FENCE
SCALE : 3/4" = 1'



2
03 OAK BROOK RESIDENCE TYPICAL SLOPED FENCE
SCALE : 3/4" = 1'

| | | | |
|--------------------------------|-----------------|------------|----------|
| | | | |
| PROJECT : OAKBROOK RESIDENCE | | | |
| LOCATION : 7140 OAKBROOK DRIVE | | | |
| ARCHITECT : | | | |
| PURCHASER : ROCKFORD HOMES | | | |
| DWG. BY : MB | DATE : 11-09-23 | REV. DATES | 11-29-23 |
| CK'D BY : | DATE : | | |
| THIS SHEET: | | JOB NO. | DWG. NO. |
| FENCE STUDY | | 71823 | 03 |

FINISH = POWDER COAT - DARK BRONZE
C.I.C. ITEM = 1D
ARCH. REF. =

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

MONDAY, June 17, 2024

ARTICLE 8.

Case #24-3835

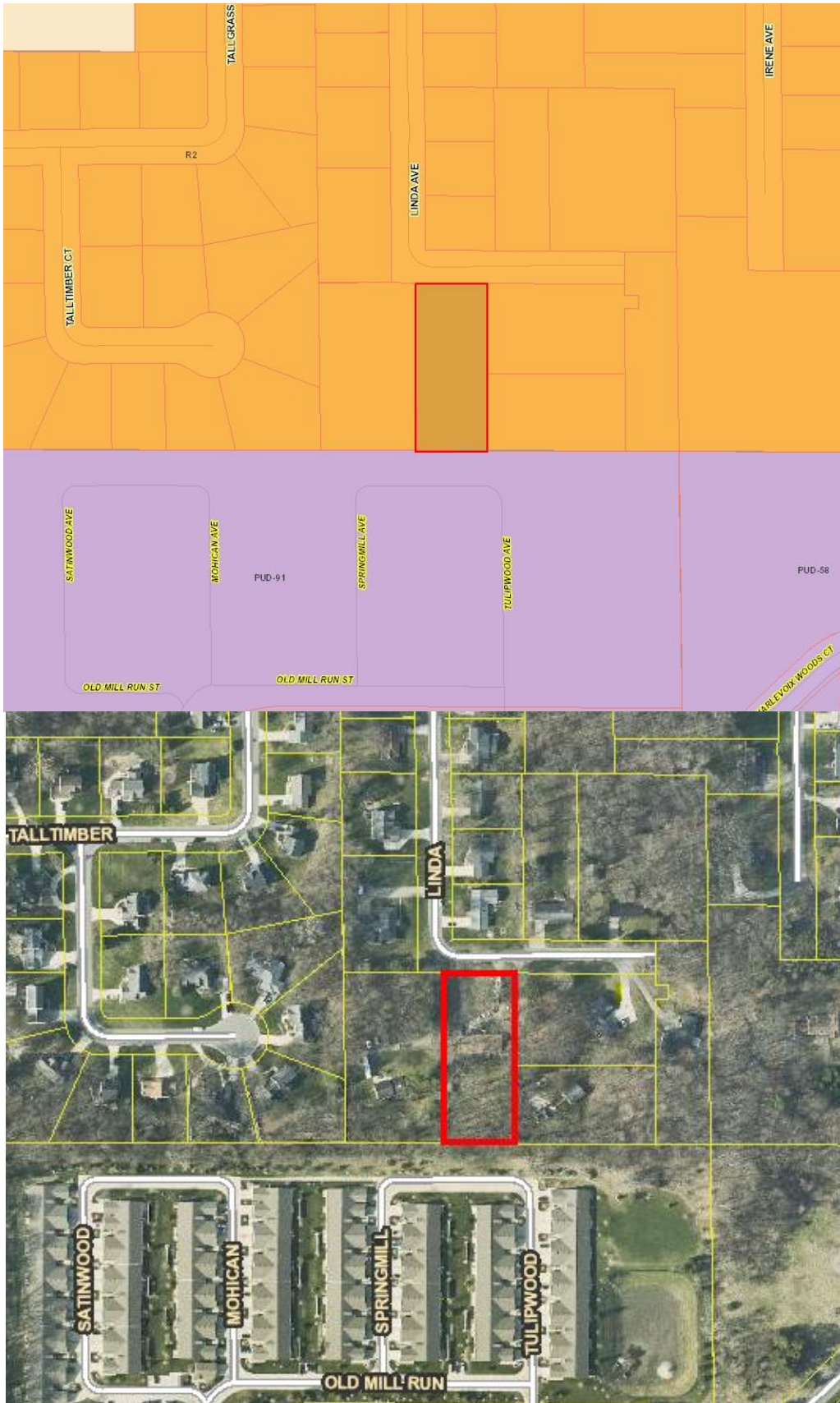
Applicant: Andrew Somsel, Michelle Firlit

Property Address: 2549 Linda Ave SE

Parcel Number: 41-19-08-328-031

Requested Action: Special Use Permit for an 8-foot fence in the front yard.

Map & Zoning



STAFF REPORT

STAFF REPORT: Case # 24-3835
REPORT DATE: June 11, 2024
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: June 17, 2024
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Andrew Somsel & Michelle Firlit

ADDRESS: **2549 Linda Avenue Grand Rapids, MI 49546**

PARCEL NUMBER: 41-19-08-328-031

STATUS OF APPLICANT: Property Owner and partner

REQUESTED ACTION: Seeking approval for a Type I Special Use permit for an 8-foot fence in the front yard.

EXISTING ZONING OF SUBJECT PARCEL: R2

GENERAL LOCATION: East of Kraft, between 28th Street and Burton Avenue.

PARCEL SIZE: Approximately 0.9 acres.

EXISTING LAND USE ON THE PARCEL: Residential

ADJACENT AREA LAND USES: All Residential

ZONING ON ADJOINING PARCELS: N, E, W: R2
S: PUD -91, Redwood

REQUIREMENTS: Section 4.30 – Walls and Fences

OVERVIEW:

1. The applicant is requesting to build an 8-foot fence for privacy in the front yard of subject property. The applicant is permitted to have a fence up to 6 feet in the side and rear yard, and up to 4 feet in the front yard, by right.
2. Per the submitted site plan, the fence will run along the east side of their property. The fence will be setback 40 feet from the road's edge and 2 feet from east property line, running north to south for approximately 175 feet.
3. The fence's setback is in line with clear vision standards requiring that the right-of-way is not blocked for traffic safety.
4. An 8-foot fence is not deemed necessary by staff, as indicated in the *Findings* table below. Granting this special use permit would create precedence that the Planning Commission is adamant not to set. Similar applications have been denied by the Planning Commission.



The Township has previously granted permission for an increased fence height. They are typically for reasons such as privacy from an arterial road, corner lots, or protection from deer. Some examples of past approvals are as such:

- 24-3824: 8-foot invisible fence in front yard, around trees for deer protection
- 23-3787: 8-foot fence in rear yard, block neighbor's large RV that is down grade
- 23-3786: 8-foot fence in rear yard, hosta garden protection from deer in a sloped yard
- 22-3708: 6-foot fence, through lot
- 20-3581: 6-foot fence, corner lot on Cascade Road
- 20-3588: 6-foot fence, corner lot

APPLICABLE STANDARDS:

Conditions for Special Use Permit Approval

Due to the unusual circumstances related to the property location or use of the fence, the height of a fence may be increased to a height of eight (8) feet as measured from final grade in all agricultural, office and residential zoning districts and up to ten (10) feet, as measured from average grade in all other zoning districts. Upon review of a special use permit for additional fence height the Planning Commission shall consider the following:

| Standard | Comment |
|--|--|
| To what extent the impact of additional height has on adjoining neighbors. | The 8-foot fence would be excessive when considering the reasons proposed by the applicant. Visually, the fence would create a change in the neighborhood. The property appears to have large trees and vegetation that provides some screening in this east side yard. |
| Whether the additional height severely impacts light and ventilation from flowing onto the adjoining properties. | The fence design is a solid wood fence with minimal air and light ventilation provided. An 8-foot fence is excessive for the neighborhood. The plans indicate that no posts are facing the applicant's home. In accordance with Section 4.30, <i>fence posts and vertical supports must be inside of the fence and facing inside of the property on which the fence is located.</i> The applicant has indicated that the subject area is shaded and dark so adding a solid fence would further impact light ventilation. |
| Whether the increased height creates a traffic hazard. | The fence will be 40 feet from the road's edge which will not interfere with the right-of-way or traffic visibility. The setback is in compliance with clear vision standards. |
| Whether the increased height creates a fire, safety hazard. | The fence is not seen as a fire or safety hazard besides that the fence is made of flammable material. |
| Whether the increased height violates any known property restrictions (i.e., plat restrictions, deed restrictions, covenants, etc.). | No special property restrictions submitted or found by staff. |

RECOMMENDATION

Staff recommends that this special use permit be DENIED for the following reasons:

1. The applicant has not provided sufficient evidence to indicate that an increased height is required for any unusual circumstances on the property.
2. There are no unusual circumstances on this property which do not generally apply to other properties within the zoning district.
3. The increased fence height would impact the light and ventilation of the parcel.

ATTACHMENTS

1. Application
2. Site Plan
3. Fence Image

\$100.00 - paid cash or check



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Andrew Samsel + Michelle Filitt
Address: 2549 Linda Ave SE
City & Zip Code: Grand Rapids, MI 49546
Telephone: 616-204-0662, 616-745-6165
Email Address: ~~Andrew~~ Drew.samsel@gmail.com, michelle.filitt@gmail.com

OWNER: * (If different from Applicant)

Name: Andrew Samsel
Address: _____
City & Zip Code: _____
Telephone: _____
Email Address: _____

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Seeking to build an 8ft privacy fence along a portion of the East side of the house. (see narrative).

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 08-328-031

ADDRESS OF PROPERTY: 2519 Linda Ave SE Grand Rapids, MI 49546

PRESENT USE OF THE PROPERTY: 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) |
|---------|-------------|
| _____ | _____ |
| _____ | _____ |

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.)

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

[Signature] 4/22/24
Owner's Signature & Date
(*If different from Applicant)

Michelle Field
Applicant – Print or Type Name

[Signature] 4/22/24
Applicant's Signature & Date

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

Narrative:

Seeking to build a 8 ft by 175 ft privacy fence. The fence will start 40 ft off the road and run along the east side of the property starting in the front yard extending to the backyard. The fence will have a natural look using cedar tone treated wood to help maintain a nice aesthetic in the neighborhood.

The motivation for this special use permit came following construction of a garage in the side yard of 2568 Linda Ave SE. It needs to be noted the additional garage/side yard of 2568 Linda Ave sits in the front of the front plane of our house. This makes the garage and the accumulated items outside of the garage the view from our front yard. Simply put, the side yard of 2568 Linda Ave SE is our front yard view.

The reason for requesting an 8 foot fence height is because that is the minimum height needed to achieve privacy and blocking of accumulated items outside of the garage. It is important to note the recently built structure at 2568 Linda Ave sits higher in elevation when compared to 2549 Linda Ave. Because of this, anything shorter than an 8ft fence would not provide adequate privacy/blocking of the adjacent property.

As an ISA certified arborist, I would prefer to do a green screen and use plant material but this is not a feasible option due to the heavy shade this area gets from the surrounding oak and walnut trees. Any shade tolerant evergreens that could be used (i.e. Hemlock) are highly susceptible to deer damage thus limiting our screening ability. There is a deer trail that runs on our property. The juglone produced by the walnut trees also prevents growth of juglone intolerant plant species, reducing our screening plant selection down to nothing.

Please see attached photos.

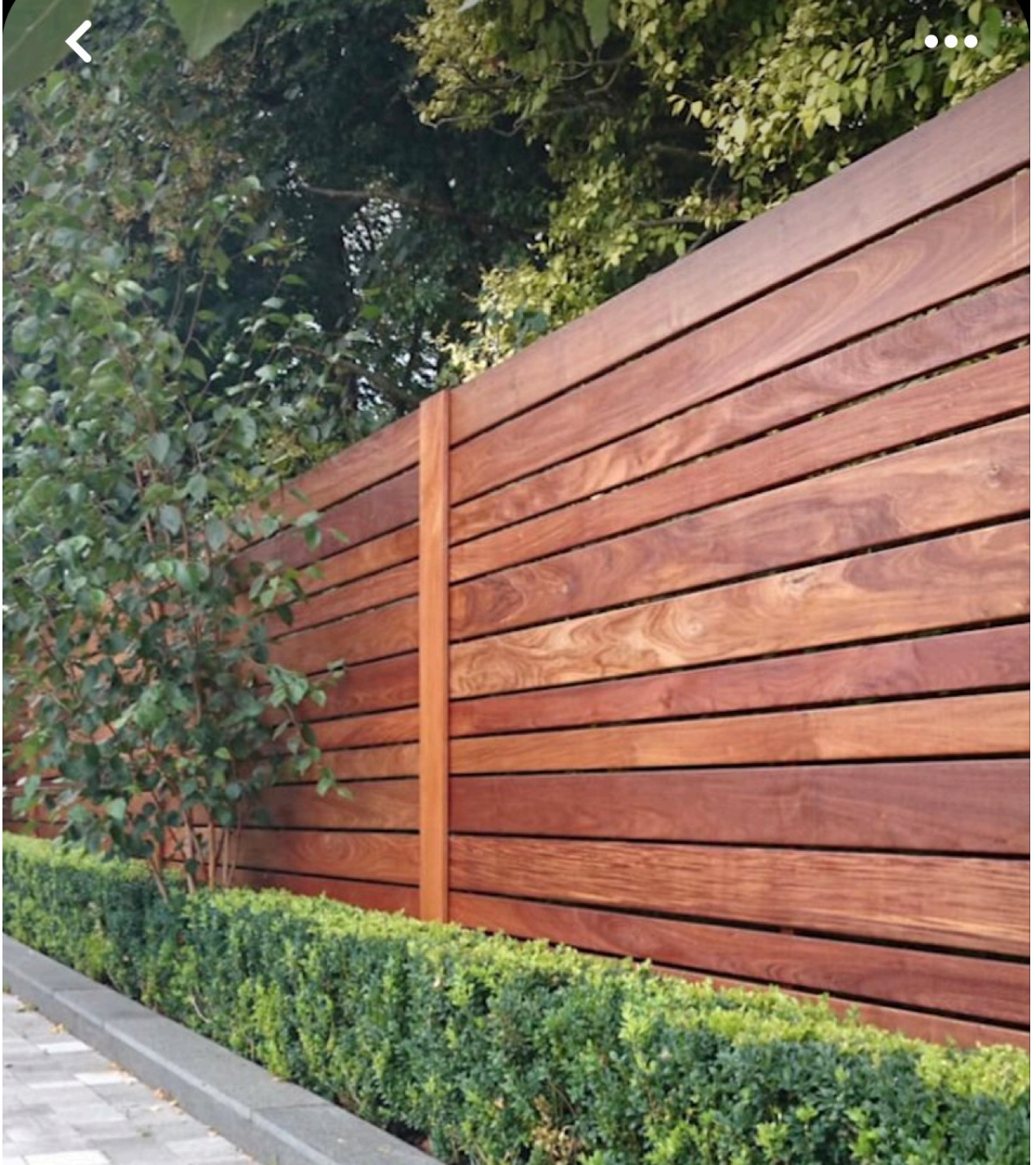
A couple points to mention:

- The fence height will not negatively impact adjoining neighbors. Residents at 2562 Linda Ave SE support construction of a fence. Since they recently put an addition on their house, the fence would also provide them some additional privacy.
- The fence height and location will not impede traffic flow in the neighborhood including sitelines from neighbors driveways.
- The fence height will not severely block light or ventilation of neighboring properties.
- The fence height will not create fire or safety hazards.
- To our knowledge, the fence height does not violate any known property restrictions.

Visual Representation:

The proposed fence would follow the property line of 2549 Linda Ave SE starting 40' south of the curb of Linda Ave extending approximately 175' south.





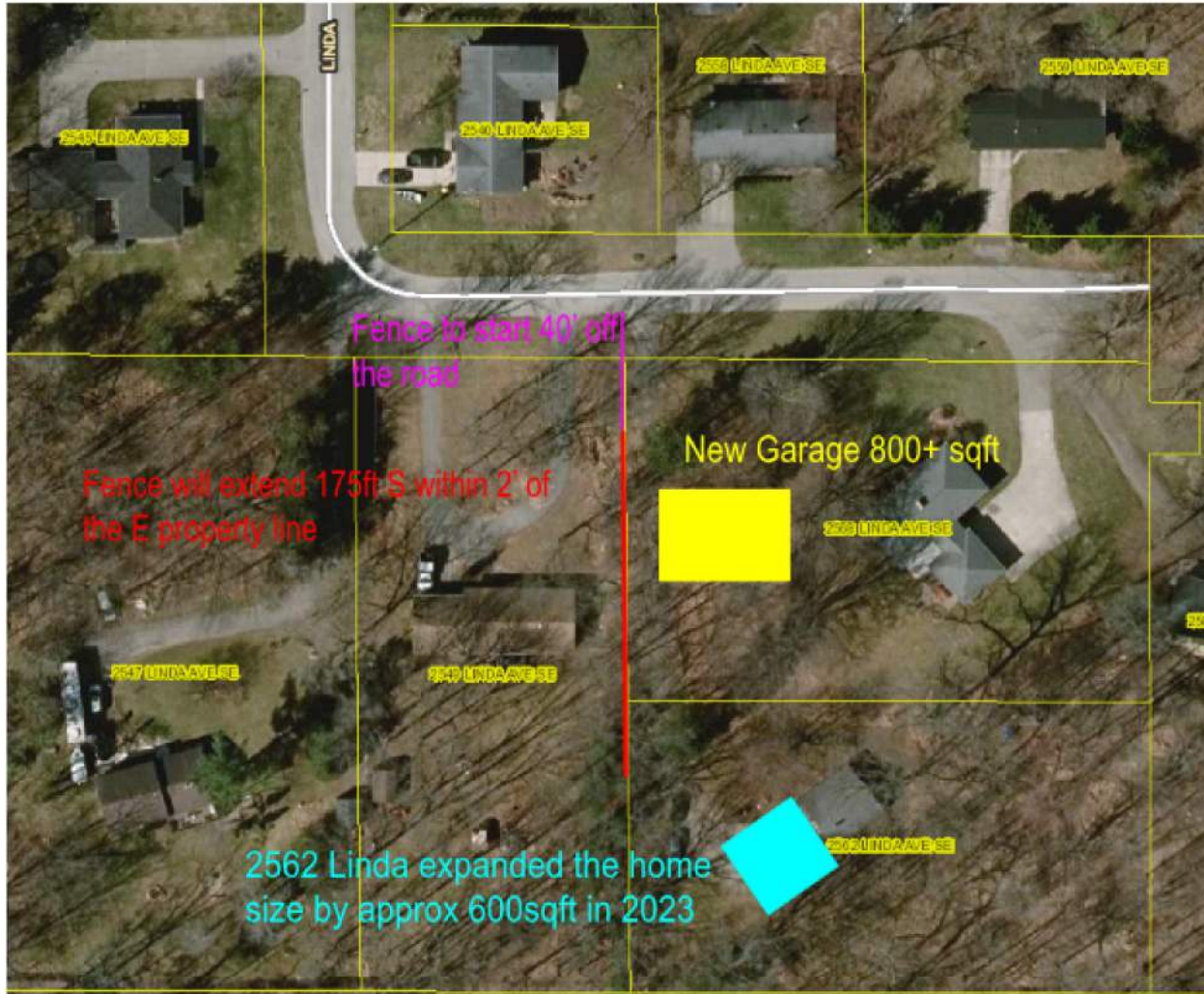
(above) Proposed fencing material and style











**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, June 17, 2024
7:00 PM**

ARTICLE 9.

2024 Master Plan

Applicant: Cascade Charter Township

Requested Action: Recommended Adoption of Master Plan by
Township Board

See Additional Documents



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING STAFF MEMORANDUM

TO: Cascade Charter Township Planning Commission
FROM: Andrea Hendrick, Planning Director
SUBJECT: 2024 Master Plan Recommendation to Township Board
MEETING DATE: June 17, 2024

Planning Commissioners,

On June 3, 2024, the Planning Commission tabled the Draft Master Plan to allow for staff to review Commissioner Bruneau's comments. The full list of comments was received on June 11 and staff quickly worked with McKenna to implement the requested edits or provide context as to why they were not included. The McKenna graphics team is now working to implement all changes and will provide an updated version by EOD. It will be available on the township website at <https://www.cascadetwp.com/reference-desk/meetings/planning-commission/2024>.

We are asking that you look over the document and provide feedback to the Planning Director directly. The Planning Commission has now had this document since January to review. We are ready to move forward with implementation.

Summary of Commissioner Bruneau's comments from 6/11/2024 mark ups

Below are the implemented changes by page for the Planning Commission review.
Page numbers are based on PDF page and not Master Plan.

GLOBAL

Added more captions to "existing" and "planned character" images in the Future Land Use Plan.

Anywhere in the Future Land Use Plan with PUD listed was changed to "PUD, Planned Unit Development or new zoning district" to set the stage for zoning reform.

Page 2

Order is changed.

Planning Commission

Ralph Moxley, Chair

Scott Rissi, Vice Chair

Chris Noordyke, Secretary



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

Timmy Noordhoek, Twp. Board Rep
Ryan Bruneau
Rob Richardson
Alan Rowland

Page 3

Chapter numbers added.

06 – Changed Existing Land Use to “Existing Conditions”.

Introduction comment – 01-03 are where we have been. 04-06 is where we are going. They require introduction. 01-03 do not.

Page 4

Asked parks for better picture – Any Commissioner is welcome the send.

Page 5

Changed on page 3.

Page 6

Removed “policy-guide” from first sentence. The first sentence says what it addresses and the second states the policy it influences to get there.

Intent

First bullet point – this MP is the clear connector between the 2022 Strategic Plan and the Zoning Ordinances and Ordinances we will amend and adopt. This sentence seems appropriate to staff.

Third bullet point – This is an intro. This comment is broad enough to encompass principals addressed later in the documents. Staff find no need to pick it apart.

Page 7

Added “The”

Added “Strategic Plan” to second paragraph.

Added “any” to new growth.

Page 8

Added 2022 to the Strategic Plan.

Page 9

The tree is meant to be a connector between the Strategic Plan and the Master Plan. The Planning Commission has reviewed this in the past and has not recommended changes. The



CASCADE CHARTER TOWNSHIP

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township taxpayers and residents are meant to be the roots of the community. McKenna will attempt to make the roots more prominent.

Page 10

This has been addressed in the Master Plan Committee meetings with the feedback that the action plan should be first and the existing conditions last. From staff's perspective, the document is consistent with consensus.

Page 12

Asked parks for better picture – Any Commissioner is welcome the send. This page may be deleted. Two image pages.

Page 13

Changed on page 3.

Page 14

Removed "community wide vision".
Removed "Goals and".
Scrapped page numbers in chart.

Page 15

No changes were made.

Page 16

The Master Plan is meant to be broad. Ordinances will be introduced to the public in the future. No changes were made to the title.

First Bullet Point – we are working very hard on the PDR / TDR ordinance. This level of detail will be addressed there. Edits will change the intent of the sentence. No changes made.

Second Bullet Point – removed "natural area".

Fourth Bullet Point – There is nothing misleading. It's an objective. No policy has been established yet. The ordinance will address this further. No changes made.

Page 17

First objective wasn't changed because title wasn't changed. Consistency.
PUD comment was left out.

Second objective – "greenbelts" and "Planned Unit Development" were removed.

Page 18

Viability was left in the document.



CASCADE CHARTER TOWNSHIP

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TIF was defined.

Zoning Plan in intentional – The zoning plan is the implementation strategy within the Master Plan that is further spelled out throughout the document.

Page 19

No changes. Picture was a request from the Master Plan Committee.
Removed “Continue to” in last bullet point of page.

Page 20

No changes made.
“Value” changed to “investment”.

Page 21

No changes made. These are good goals. No need for further detail.

Page 22

“sewage treatment, public water” changed to “municipal sewer and water”
Last bullet point changed for clarity – “Continue to develop and implement interdepartmental strategies and collaborations to maximize the lifespan and sustainability for public infrastructure.”

Page 23

Fire provided “Emergency Medical Services” changed from “ambulance services”
“Use” changed to “Implement”.
First bullet point changed to last.

Page 24

Asked parks for better picture – Any Commissioner is welcome the send.
“and” changed to “to”.
Removed “that can be solved at acceptable cost”.
Capitalized County and State.

Page 25

Changed Objective to “Support Complete Streets in Cascade Township”.
Other comments are addressed in other sections of the Master Plan.
Added to last bullet to add “The Grand River Greenway Trail” and the “Paul B Henry Thornapple Trail” (Per Rissi Comments on 6/3/2024).

Page 26

“Maintain” changed to “Protect”.



CASCADE CHARTER TOWNSHIP

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“district” changed to “boundary” to match FLU map.
Sidewalk comment not implemented – in relevant section. Out of place for this section.

Page 27

Did not add “private” because it could be relevant for public.
Reordered bullet points.
The term “greenspace” is a direct reference to the park and greenspace target area map in the MP. Term not changed.
Second objective – last bullet point. Removed “farmland and rural” and left preservation as a broad goal.

Page 29

Changed on page 3.

Page 30

Removed “... using a public process. The Process...”

Page 31

No edits.

Page 32

Removed the word “area”.
“we” changed to “well”.

Page 35

Changed on page 3.

Page 36

Clarified the different plans (i.e., Strategic Plan, Zoning Plan, Master Plan, and Future Land Use Plan).

Page 37

Reworded last sentence in the second paragraph.
Did not edit the first paragraph or include examples given that the Master Plan is intended to be higher level and the implementation partners are varied, but also defined where appropriate.

Page 40

No changes made. This designation is intended to support the continuation of existing agricultural businesses while also opening the door for future supplemental income



CASCADE CHARTER TOWNSHIP

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opportunities. Rewording is not needed or recommended. Did make the change from “with” to “within.”

Page 41

Reworded to clarify the small area planned for Rural Preservation southwest of the Airport.

Page 42

“and” changed to “including”.

Page 43

Reworded first paragraph under “Appropriate Land Uses”.

Page 44

The map is not changing. This map was produced by the efforts from the Master Plan Committee and Strategic Plan and reflects the intended areas for future Village form-based zoning.

“Above” was removed.

“East-west” changed to “west-east”.

The term “commercial” includes retail. Where office is permitted, it is called out separately.

Page 45

Edits for clarity on the location for the intended walkable center.

No other edits made.

Page 46

Added comma after “vast.”

Page 47

No edits made.

Page 48

No edits made. The photos are not intended to show every single land use permitted. They are intended to show examples of different types of supported development.

Page 49

“East-west” changed to “west-east”.

Second paragraph, first sentence. Removed “to the 28th Street Corridor.”

The remainder of page stayed the same.

Page 50



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

“Starr Glenwood Mixed Use” replaced “Redevelopment Mixed Use”.
First paragraph, second sentence “Redevelopment” changed to “these”.

Appropriate land use – first sentence – Change “Redevelopment” to “Starr Glenwood”.

Page 51

“local” changed to “locale”.
Removed “l”.

Page 52

“connecting” changed to “connections”.

Page 53

No changes. Discussed at Master Plan Committee and Planning Commission.

Page 54

“on” changed to “in”
Southwestern
First paragraph, last sentence – added general vehicular.

Page 55

Commercial is an encompassing term and is used appropriately here. No changes.
All this will be handed in zoning.

Page 56

Language to remain.

Page 57

Reworded – first and second paragraph.

Page 58

Added M-6.

Page 59

This document is not adopted. We cannot enforce a document that is not adopted.

Page 60

Public/Semi-Public land uses can include those publicly or privately owned. Suggested edit is not applicable.



CASCADE CHARTER TOWNSHIP

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Page 61

Cemetery added.

Other changes not made.

Page 63

No changes. The Zoning Plan is part of the action plan.

Page 64

No changes. This was discussed in the Master Plan Committee and is needed for future zoning amendments.

Page 65

No changes. This is in the right section. Addressed at Master Plan Committee.

Page 66

“and” changed to “along with”

Page 67

Added “it”.

First paragraph, last sentence. Removed “include:” added “are explained below.”.

Last bullet – removed “long-term” added “save cost for road...”.

Page 68

Added bullet.

- Walkability: New commercial development should include sideway infrastructure and pathway connections, where applicable

Page 69

Removed last sentence – goes along with removed charts.

All others stay the same.

Page 70

Because the Zoning Plan is part of the Action Plan.

Page 71

Comments not incorporated.

Page 72

Bullet changed to side or rear parking lots only.



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

Page 74

First bullet – changed after parentheses “...) with applicable density bonuses.”

Second bullet – changed to “allow increased building height by permitting density bonuses as applicable”.

Page 75

Removed first sentence.

Second sentence reconfigured, “In order to protect Cascade’s Character and ensure that infrastructure is sufficient, housing density should be incorporated into the Zoning Ordinance and strictly enforces.”

Page 76

... by future zoning policies.

Page 77

Meijer mixed use is a future land use designation. ES Expressway service is a Zone District. No changes.

Page 78

Utility Service Boundary – all references to urban changed to utility.

Fourth Bullet point saved. This is the land use analysis we will use to get there.

Response to question – sidewalks is not applicant for this section.

Page 79

No changes.

Page 81

No changes.

Page 83

Second paragraph. First sentence split to two.

“Township Planning Services” changed to “Community Development Department”.

Page 84-86

This is an example. No changes are to be made except viability to vitality.

Page 87

Removed first sentence of second paragraph.

Removed bus transit.



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

Page 88

Complete streets, PA 135 address overall plans for streets. AASHTO and NACTO address how pathways and streets are to be designed.

Page 91

Changed on page 3.

Page 93

First paragraph – added “several miles east”.
Second Paragraph – Second sentence – removed.

Page 96

Removed last sentence of first paragraph.

Page 97

No changes.

Page 99

No changes.

Page 100

No Changes.

Page 101

Capitalized sentences.

Page 103

Reworded for clarity.

Page 104

Removed “where the Township gets its name”.

Page 105

Overthinking this.
Not reordering – that is state’s order.

Page 106

This section is purely data. It is not speculative.

Page 107



CASCADE CHARTER TOWNSHIP

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No changes.

Page 109

No changes.

Page 110

“from Lake Michigan in the Grand Haven area, east and south, to the Jackson area.” Changed to “from the Jackson area west and north to Lake Michigan in Grand Haven.”
“spaces” turned to “spans”

Page 113

No changes.

Page 115

Changed on page 3.

Page 116

No changes.

Page 117

Added “while simultaneously conserving open space”.

Page 121

State Data

The Major Street Plan included in the Cascade Charter Township Zoning Ordinance is included in the Zoning Ordinance to determine the required setbacks for development. The Road Classification map included in the Master Plan is based on state road classification. The Master Plan is meant to guide Zoning Ordinance amendments. It would not be beneficial to reference the ZO in the MP.

Page 123

No changes.

Page 124

The image is not meant to add anything. No Legend added.
The second ramp language is added to the narrative.

Page 125

No changes.



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

Summary of Vice Chair Rissi's comments from 6/11/2024

Pg 14. What is TIF? 3rd bullet

Added "Tax Incremental Financing"

Pg23. Hydropower is clean and sustainable; does it make sense to mention the Dam and goal to maintain it and keep it operable here? It is certainly unique and the respect that most communities do not have a renewable resource that that has been in place for nearly 100 years.

Added bullet – "Continue to support and maintain the use of Hydroelectric power from the Cascade Dam as a sustainable power source in Cascade Township."

Pages 39,46, 47, 48 and 51 Make mention of a PUD being in appropriate zoning district for a particular use. Andrea has previously mentioned a few times and I would agree that we have way too many PUD's being used as opposed to underlying zoning. Does it make sense to remove the PUD reference here? Putting an emphasis on the underlying zoning. Obviously, a PUD could still be obtained, but I don't think it should be marketed as the preferred/primary or acceptable option - more so a secondary or unique/special situation.

Anywhere in the Future Land Use Plan with PUD listed was changed to "PUD, Planned Unit Development or new zoning district" to set the stage for zoning reform.

I really think that there should be some discussion on page 41 about including the area across from Tassel Park. However, if it was included, I would make sure to use some type of language that we would want to see an overall plan that encompasses the whole area to prevent this from being developed overtime in small chopped up sites. I believe this area is prime for creating a really good village feel with some really nice pedestrian friendly area close to the heart of our village. I think we could have a very unique opportunity with the land directly across the street from Tessel Park, particularly since there are only a few owners in that area, and they all have expressed interest in a larger redevelopment.

This is a good point. Staff recommends discussion at the Planning Commission.

Page 45 specifically makes mention that we do not want hotels in this area, should we be adding car dealers to that as well?



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This is not the best time to do this because of a pending request

Page 53. I would strike the words south of 96. I don't think it accurately represents the area as intended.

Strike south of 96

Page 113 under the industrial paragraph I would say west - not south. Some people would refer to the airport as extending all the way to 60th (because that's the end of the runway) south of that would technically be Caledonia if that's the case.

"South" changed to "west"

Recommendation

A draft resolution to adopt is included in your packet. Staff recommends that the Planning Commission adoption the 2024 Master Plan and forward on an adoption recommendation to the Township Board for adoption.

Attachments

1. Email from Commissioner Bruneau
2. Draft Resolution
3. Draft June Master Plan – available as separate document

Thank you,

Andrea Hendrick, Cascade Charter Township Planning Director

MP Errata - Markup Attached

Ryan Bruneau <rbruneau@cascadetwp.com>

Tue 6/11/2024 9:31 AM

To: Andrea Hendrick <AHendrick@cascadetwp.com>

Cc: Chris Noordyke <cnoordyke@cascadetwp.com>; Rob Richardson <rrichardson@cascadetwp.com>; Jade Smith <Jsmith@cascadetwp.com>; Grace Lesperance <glesperance@cascadetwp.com>

Below is a link to my marked-up MP v2.0. I apologize the handwriting isn't stellar but I had thought we'd run through this with me narrating rather than someone trying to guess the meaning of my doodles. If I had to summarize error types, they would be as follows.

The document themes are the best part of the MP, with the Zoning subsection a close second, but words still matter. Conservation and preservation are not synonyms; conservation is generally associated with the protection of natural resources (e.g. prime farming soil & Conservation Easement), while preservation is associated with the protection of buildings, objects, and landscapes (e.g. rural character). Commercial and retail are entirely different lease types, with the former more synonymous with offices, and yet they're oft written throughout the MP like commercial and offices are the dipoles; printed page 49 is about the only use case almost written correctly IMHO but here again office is listed separate from commercial which is redundant, no? And yet another example is the author/editor needing to be certain he/she understands differences between rural character, "farmland & open space" [defined in MCL 451, Part 361, Definition (k)], greenspace, green space, greenway, green way, greenbelt, etc. Entire doc uses interchangeably and GRR will shred us if we get it wrong. We do not have a greenbelt, aka ring, around Cascade. I would suggest articulating rural character is achieved through farmland & open space; why confuse with other words that likely will never make it into an ordinance.

And on the topic of ordinances, there are material errors on the Master Plan, the most basic of which are our rivers flow TO the great lakes (sources not sinks). We must not reference the "Township's Complete Streets Ordinance" - called out on printed page 21 - which simply does not exist. Additional corrections must be made to glaring issues like the number of I-96 ramps in our township (including the supporting graphic that shows three, as I was almost erroneously convinced we in fact encapsulate exits #43, #44, & #46 when the former is technically in Ada), remove bonus tables, etc. Even the Future Land Use map has numerous errors with 2800 TRD shaded as a riverfront cemetery and actual cemeteries conversely shaded as Public/Semi-Public parks.

Beyond the material issues, there are far too many two-sentence paragraphs where the second half is at best nothing more than a reshuffling of the first half, i.e. essentially the same words in a different order. At worst the follow-on sentence is a contradiction of the first via substitution of a word thought to be a synonym but technically is not. Sections discuss chapters, and there are chapter separator pages with numerals, but the Table of Contents (ToC) makes no mention of chapters. Furthermore, the ToC has section headings with less than two sub-sections (not permissible in technical writing - see APA Style Guide pic), and those that have more often have a restatement of the major so again there's often no need for minors.

Use at least two subsection headings within a section or use no subsection headings at all (e.g., in an outline, a section numbered with a Roman numeral would be divided into either a minimum of A and B subsections or no subsections; an A subsection would not stand alone). Mar 21, 2022



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PDF



Heading Levels Template: Student Paper, APA Style 7th Edition



About featured snippets



Feedback

Beyond the text there are countless issues with imagery. While I know the old adage is that a picture is worth a thousand words, please include captions and try to be consistent in formatting. There's a caption for the graphic on printed page 27 but not printed page 5, or printed page 40 despite a "legend" (is it a zoom cutout of Future Land Use map?), and starting on printed page 41 even some pictures have captions (some as footer, some as banner overlay, etc.) but many do not. I might concede chapter separator pics are exempt - although the banner overlay works perfectly - but please don't employ a graphic artist to draw something only to forego leading the jury by both 1. captioning the work-product and 2. referencing in the text the intended takeaway.

Pictures & graphics should compliment and not detract from the text unlike the residents being dirt tree; if that's intended to be a Venn diagram then land & park circles must overlap. Conversely if a graphic is meant to depict differences then draw it clearly to demonstrate as such - what's the takeaway from the graphic on printed page 65? The first two columns look identical to me other than the headings, so are two columns even required? Similarly, I would hope we have a better trail pic

than the one on page printed page 'd,' that shows a downed tree limb blocking the path and another dead one hung up in the canopy waiting to fall.

Finally, with much reservation/trepidation/etc. I broach the subjective topic of style; previous to now I have tried to adhere to objective, technical writing best practices taught at university and employed by our great DoD. I only raise it in my conclusion as I simply cannot follow the MP's flow or lack thereof. It is not lost on me that Danielle expressed the "action forward" nature of the doc as a benefit, but even with that knowledge and countless hours of review as a PC Commissioner, I don't follow.

Isn't the "Action Plan" section technically Chapter 4, and with only seven (7) chapters in the entirety of the MP isn't it past midway making it neither forward nor rear, leaving it in fact in no man's land? Or did she mean the actionable objectives of Chapter 2 "Goals?" And flipping back to Chapter 4 why isn't it simply named "Future Land Use" with an explanation given that it ties the needs and wants presented as abstractions in the lead-up chapters with actual township land and as a corollary the lands' associated underlying zoning which may or may not need to consequently change over time.

It's likely unclear to laymen why zoning is named differently than land use, so perhaps it's worthwhile to explain the former is the current land use designation and the latter is the future designation and the two may not align. AND define the "action," as the chapter is currently named, is to consider rezoning to align with the future land use map; otherwise I don't see many actions in the action plan chapter or at least not until the end. There is a brief snippet on printed page 59 that finally starts to explain this but it's too little way too late; I almost think we should lead with page 59 as it explains the puzzle we're attempting to assemble after we're more than halfway complete.

Which begs the question why are we trying to create a Quentin Tarantino story board rather than just waterfall through a flowchart of the process followed by the township so the average resident can follow along (1, 2, 3, 4...)? Is the convolution trying to mask the fact we are reusing Strategic Plan inputs two years after-the-fact for creation of the Master Plan? Is that not normal? And if not, can't we just clearly state the rationale for doing so and the cost savings to the Township for not re-commissioning work for which the first set of ink is barely dry? I am new to all of this as it relates to the government realm, but can state it's a knot-tying sequence unlike anything I have witnessed previously in the public sector.

Let me know if anything needs clarification. It's possible I don't fully understand the major task at hand, but re-reading the MPEA, Act 33 of 2008, I believe the Future Land Use map is the ultimate deliverable of the MP and it should be a chapter with supporting zoning underneath. And if Danielle desires to lead with the future land use map, and then move backwards through the entire process to unwrap the onion, it may work but jumping around within a singular timeline using flashbacks and flash-forwards is difficult if not impossible to pull off with such dry material and endless repetition of words like plan, space, etc.

That was then, this is now? Or is it? In the end, FWIW I do think the above are substantive enough to warrant a new 63-day comment period.

Ryan

[CascadeTwp_MasterPlan_052924-Bruneau_Markup.pdf](#)

Notional Readability Outline Option:

1. First Half Chapter 1 MP Intro

2. Chapter 1 Strategic Plan + Chapter 3 Outreach Summary
3. Chapter 6 Existing Use
4. Chapter 4 Zoning Plan Recommendations
5. Chapter 2 Goals
6. Chapter 4 Future Land Use Plan Inc Pathways
7. Chapter 4 Site Plan Review Procedures
8. Appendices (A. Regional Setting, B. Enviro & Natural Features, C. Population Trends, & D. Airport Layout & Approach Plans)

Cascade Township, Kent County, Michigan
2024 Master Plan
RESOLUTION of ADOPTION

WHEREAS the Michigan Planning Enabling Act (Public Act 33 of 2008), as amended, provides for a Township Planning Commission to prepare and adopt a Master Plan for physical development of the community; and

WHEREAS the Cascade Township Planning Commission has prepared such a Master Plan for the Township's physical development in compliance with the Michigan Planning Enabling Act, including relevant charts, maps and text; and

WHEREAS the Cascade Township Planning Commission has provided multiple opportunities for public participation in the planning process; and

WHEREAS the Cascade Township Board approved the draft Plan for distribution, and subsequently the Master Plan was so distributed for review by surrounding communities and other public agencies as required by the Michigan Planning Enabling Act; and

WHEREAS the Cascade Township Planning Commission held a formal public hearing on the draft Master Plan on June 3, 2024 in order to provide additional opportunity for public comment; and

WHEREAS all comments received during the planning process have been carefully considered and the Planning Commission is satisfied that the Master Plan is ready for adoption.

NOW THEREFORE BE IT RESOLVED that the Cascade Township Planning Commission hereby adopts and forwards an adoption recommendation to the Cascade Township Board, of the Cascade Township 2024 Master Plan, as presented at the public meeting held on June 17, 2024, subject to incorporation of the following revisions (if applicable):

1. _____
2. _____

Motion by _____ **and seconded by** _____

AYES: _____

NAYS: _____

ABSENT: _____

Resolution Declared Adopted.

Ralph Moxley, Chairperson
Cascade Township, MI

Grace Lesperance, Supervisor
Cascade Township, MI

Chris Noordyke, Secretary
Cascade Township, MI

Susan Slater, Clerk
Cascade Township, MI