

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, October 30, 2023**  
**7:00 pm**  
**2870 Jacksmith Ave**

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

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

- ARTICLE 1. Call the meeting to order  
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Disclose any Conflict of Interest**
- ARTICLE 5. Approve the Minutes of the October 16 Meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.  
(Comments are limited to five minutes per speaker)**
- ARTICLE 7. Case #23-3793/Doezema  
Property Address: 5407 Buttrick Ave  
Public Hearing  
Requested Action: Seeking a Type I Special Use permit for an accessory building  
exceeding 832sqft.**
- ARTICLE 8. Master Plan Amendments  
Presentation and Update from Mckenna Team**
- ARTICLE 9. Old Business**
- ARTICLE 10. Any Other Business**
- ARTICLE 11. Acknowledge visitors and those wishing to speak.  
(Comments are limited to five minutes per speaker)**
- ARTICLE 12. Adjournment**

**Meeting format**

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

**Minutes**  
Cascade Charter Township  
Planning Commission  
Monday, October 16, 2023  
5:30 P.M.  
5920 Tahoe Dr

- ARTICLE 1.** Chair Noordyke called the meeting to order at 5:30 P.M.  
Members Present: Noordhoek, Moxley, Richardson, Noordyke, Engel, Rissi, Rowland  
Members Absent: Bruneau (excused)  
Others Present: Planning Director Brian Hilbrands, Zoning Administrator (ZA) Madison Smith-Jacoby, Manager Jade Smith, and others listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance**
- ARTICLE 3. Approve the current Agenda**  
**Motion was made by Member Rissi to approve the current agenda. Supported by Member Engel. Motion carried 7 to 0.**
- ARTICLE 4. Disclose any conflict of interest**  
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the October 2, 2023 Meeting**  
Member Rissi suggested rewording the third to last paragraph in Article 8.  
**Motion was made by Member Rissi to approve the October 2, 2023 meeting minutes with the proposed change. Supported by Member Noordhoek. Motion carried 7 to 0.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak**  
Township Manager Smith introduced himself to the Planning Commission members.
- ARTICLE 7. Master Plan Work Session**  
Danielle Bouchard and Chris Khorey with Mckenna attended the meeting to give Master Plan updates. Bouchard made revisions to the Future Land Use map that were discussed at a previous meeting including a park target area at the Quail Ridge golf course and adjustments to the utility service boundary line.  
  
Chair Noordyke read questions sent in from Member Bruneau. He questioned the utility service line and whether it was supposed to extend south of the highway and he wondered if the airport safety maps were up to date.  
  
Members agreed that it should not extend south of the highway.  
  
Member Richardson wanted to create a new section on the map for cemeteries, as they currently give the illusion that they are parks. He also wanted the park target area at Quail Ridge to be larger.

Member Engel suggested changing the Tuffy and adjacent property to be shown as park areas. Member Rissi mentioned that the Wycliff property should be shown as a park as well.

Members voiced concerns regarding the construction of buildings exceeding 2 stories in height. Manager Smith added that 2 stories may be too low, especially near major highways. Khorey explained that if higher density were allowed in certain areas, a PUD would ensure the structure meets township expectations and standards.

Member Rissi suggested limiting the areas where hotels are permitted to very specific and defined locations. Chair Noordyke proposed that Starr Street triangle/Glenwood Hills, Meijer, and the Greenfield Mixed Use along Broadmoor become the designated areas.

The agreed-upon height for residential uses in the Starr Street triangle would be a maximum of 2 stories by right. This could be extended up to 3-4 stories for a condo-only complex if additional amenities were provided. Permitted density would be 6-8 units/acre, with bonuses up to 12 units/acre

The Starr Street triangle, Meijer, and Waterfall Shop areas could be designated differently for Future Land Use maps.

Members discussed potential future redevelopment and appropriate heights and densities for residential uses in the different zones along 28<sup>th</sup> Street.

Bouchard discussed creating a transition through zoning districts and design standards that would extend from the highway into the village area.

Chair Noordyke requested information on current office building vacancies.

**ARTICLE 8. Old Business**

There was no old business to discuss.

**ARTICLE 9. Any Other Business**

There was no other business to discuss.

**ARTICLE 10. Acknowledge visitors and those wishing to speak**

There was no one wishing to speak.

**ARTICLE 11. Adjournment**

**Motion was made by Member Engel to adjourn the meeting. Supported by Member Noordhoek. Motion carried 7 to 0. The meeting adjourned at 7:56 P.M.**

Respectfully submitted,

Joe Engel, Secretary

**STAFF REPORT**

STAFF REPORT: Case # 22-3793  
REPORT DATE: October 12, 2023  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: October 30, 2023  
PREPARED BY: Madison Smith-Jacoby

APPLICANT

**Bruce Doezema**

PROPERTY LOCATION: 5407 Buttrick Ave.

PP#: 41-19-34-130-005

STATUS  
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a Special Land Use permit to build an accessory building exceeding 832sqft.

EXISTING ZONING OF  
SUBJECT PARCEL: R1

GENERAL LOCATION: Abutting Thornapple River, west of Buttrick Ave SE and south of the bayou.

PARCEL SIZE: 7.3 acres

EXISTING LAND USE  
ON THE PARCEL: Residential

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

ZONING ON  
ADJOINING PARCELS:  
N: R1  
E: R1  
S: R1  
W: R1 / Thornapple River

**STAFF COMMENTS:**

- A. The applicant is requesting approval for an accessory building exceeding 832sqft.
- B. Proposed is a 3,600sqft pole barn, measuring 100’ x 36”.
- C. The placement of the barn is in the front yard. This location is permitted by right for waterfront properties so long as it meets the principal building setback (Section 4.08.3). The required minimum setback for this would then be 35 feet. This lot is located on a private drive.
- D. The site plan indicates the following setbacks:
  - North: 65 feet
  - West: 180 feet from the home
  - East: over 1,000 feet
  - South: 60 feet
- E. The height of the building is 22 feet to the midpoint, as indicated on page 2 and 3 of the building plans. This height requires a 60-foot setback from both the side and rear property lines.
- F. The accessory building will utilize the existing drive with a new concrete approach.
- G. The accessory building is indicated as “cold storage” for housing their cars, ATVs, boat, and camper. The applicant has indicated that a smaller size would not be able to store everything.
- H. The site plan indicates that the drain field, septic tanks, and well are not interfering with this accessory building’s placement.
- I. The accessory building will have 5 garage doors on its front. The front is situated to face northwest.
- J. The design is shown as steel siding with a shingle roof. The back is lined with small windows
- K. The applicant also owns the adjoining parcel to the north (9acres).
- L. Staff has not received any letters for public comment.

**Criteria for Approval**

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

<b>Factors</b>	<b>Comment</b>
The intended use of the building.	Personal storage
The proposed location, type and kind of construction and general architectural character of the building.	In the front yard 111 feet east of the home. Steel vertical siding storage barn with shingle roof and garage doors. The design does not clash with the home.

The size of the building in relation to the house, lot and zoning district.	This building is on the large side for the R1 district, with the average being 2,170sqft on an 8-acre parcel. The home is 2,608sqft.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	The neighbors to the east have: a 768sqft pole barn, a 1,200sqft pole barn, 1,920sqft, 960sqft + 768sqft. Neighbors across the river have a 5,000sqft and 3,000sqft buildings.
The topography and vegetation in the area.	Wooded along the river.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	The building would not impact adjoining parcels as the majority are currently vacant, under the same ownership, or not visible/screened by woods.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	No views would be impacted by this building. A majority of the parcel is undisturbed forest.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	Access will be on the existing drive, with a cement approach added for parking in front of the garage.

## RECOMMENDATION

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

1. The building is not used to operate a business
2. The building is not used as a dwelling.
3. All outdoor lighting would adhere to the Cascade Township zoning standards.

Attachments:

Application Packet

Inventory of Acc. Buildings

\$100.00 fee



# CASCADE CHARTER TOWNSHIP

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

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Bruce Doezema  
 Address: 1782 108<sup>th</sup> St SW  
 City & Zip Code: Byron Center 49315  
 Telephone: 616-299-1206  
 Email Address: bdoeze@gmail.com

**OWNER: \* (If different from Applicant)**  
 Name: Erik + Jen Bauer  
 Address: 5407 Buttrick AVE SE  
 City & Zip Code: Alto 49302  
 Telephone: 616-633-9515  
 Email Address: ebauer@msckpack.info

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:\*\*  
Build a 3,600 sq. ft. cold storage barn

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 34-130-007

ADDRESS OF PROPERTY: 5907 Buttrick Ave. SE

PRESENT USE OF THE PROPERTY: Residential

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

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

**SIGNATURES**

*I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.*

***I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)***

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

Bruce Doezema  
Applicant – Print or Type Name

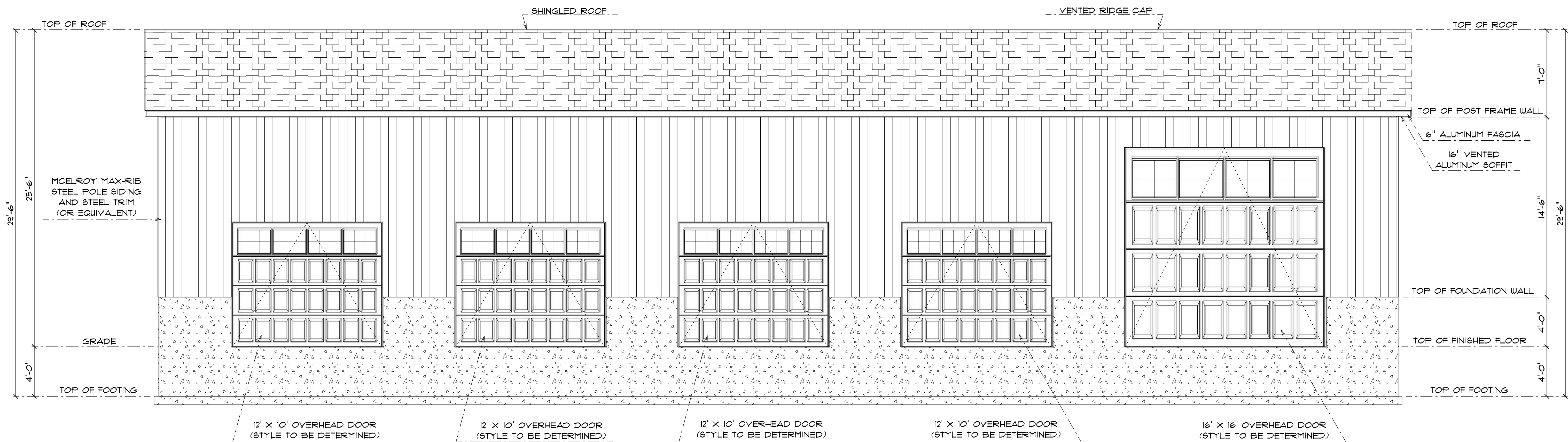
\* Erik Bauer 9/24/23  
Owner’s Signature & Date  
(\*If different from Applicant)

Bruce Doezema 9-25-23  
Applicant’s Signature & Date

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

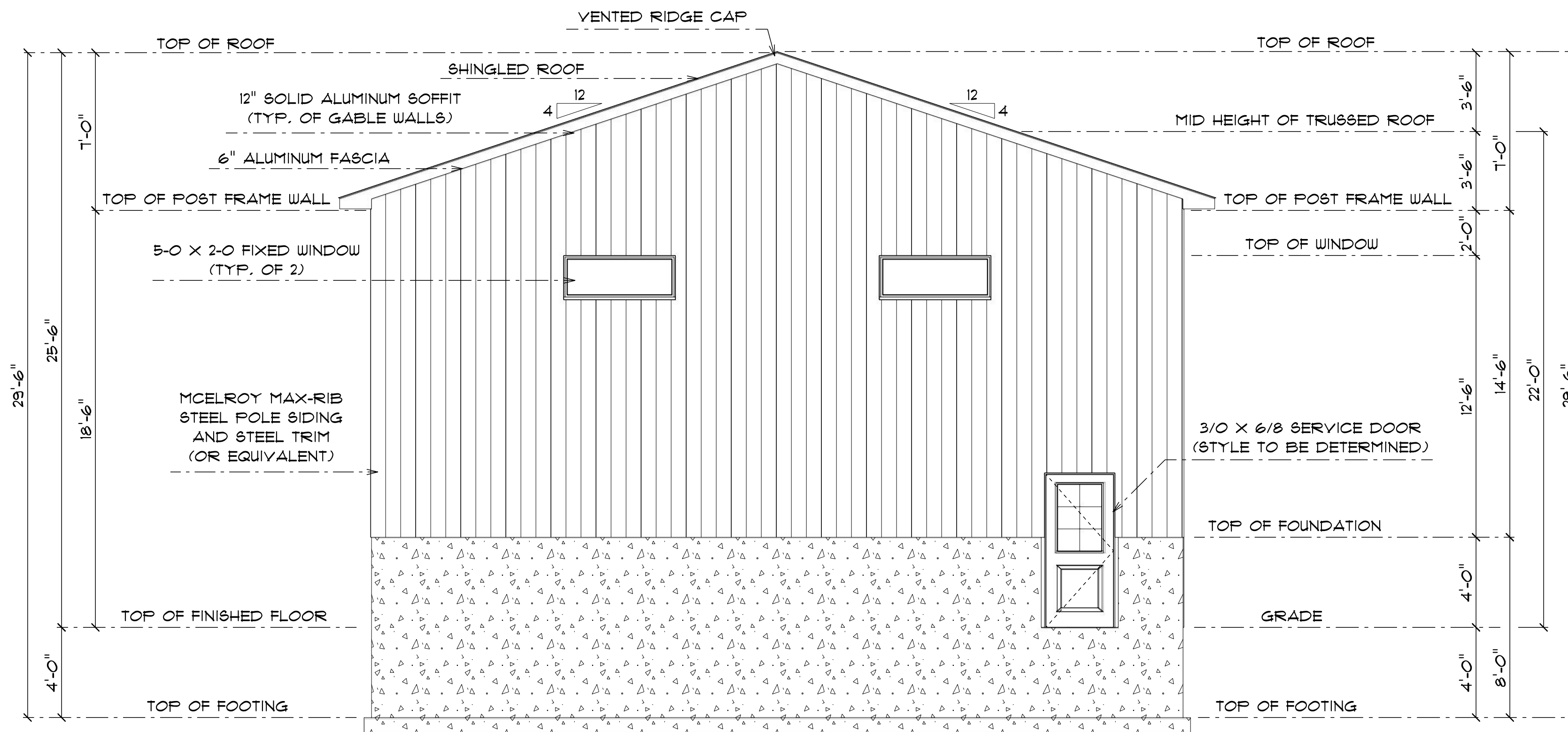


**ERIK BAUER POLE BARN**  
**5403 BUTTRICK AVE.**  
**ADA, MI 49302**

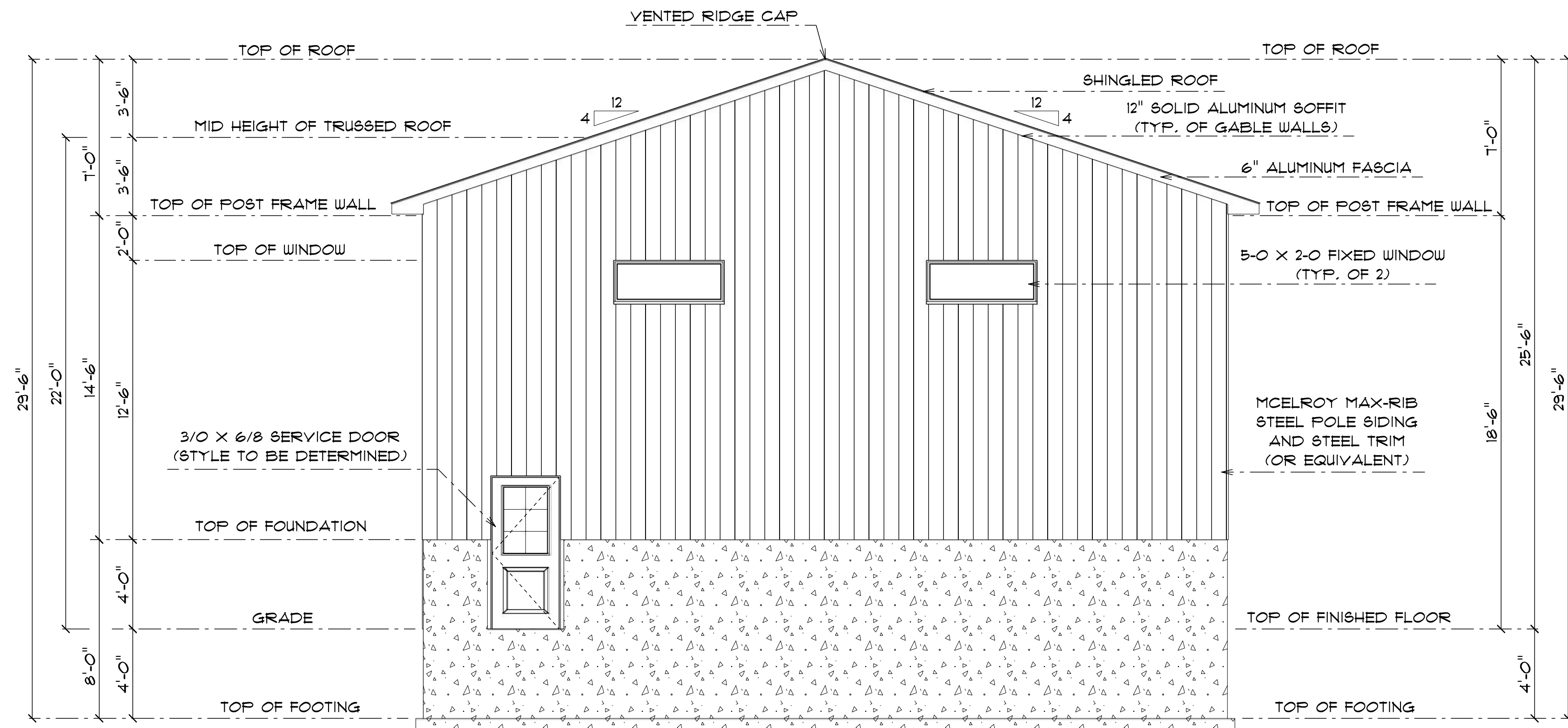


**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

**CONSTRUCTION NOTE:**  
 THE LICENSED PROJECT CONTRACTOR AND/ OR  
 SUB-CONTRACTORS AS WELL AS ALL LICENSED  
 TRADES ARE RESPONSIBLE FOR ASSURING THAT ALL  
 CONSTRUCTION ASSOCIATED WITH THIS PROJECT MEET OR  
 EXCEED ALL STATE AND/ OR ALL LOCAL BUILDING CODES.

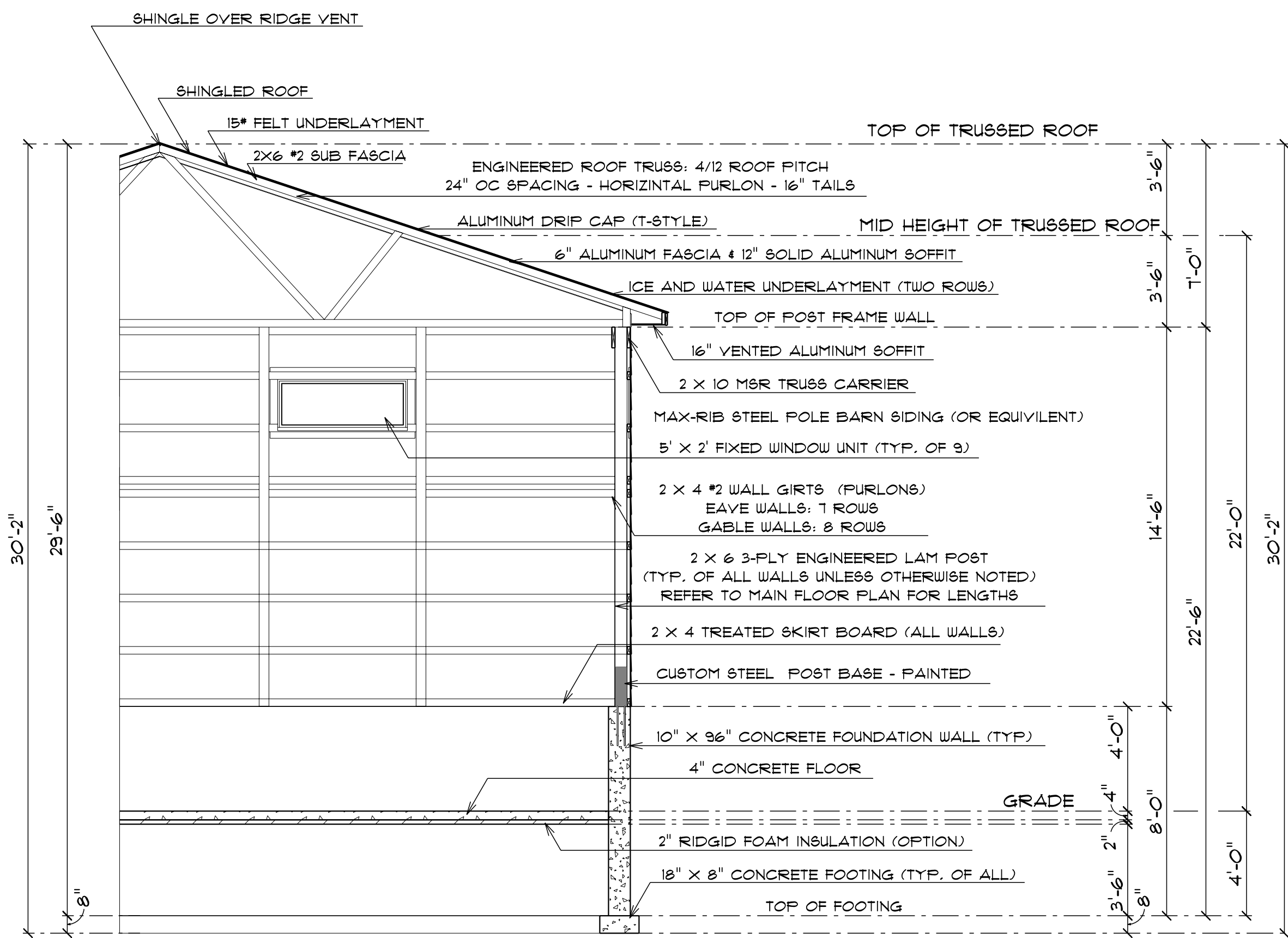


**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

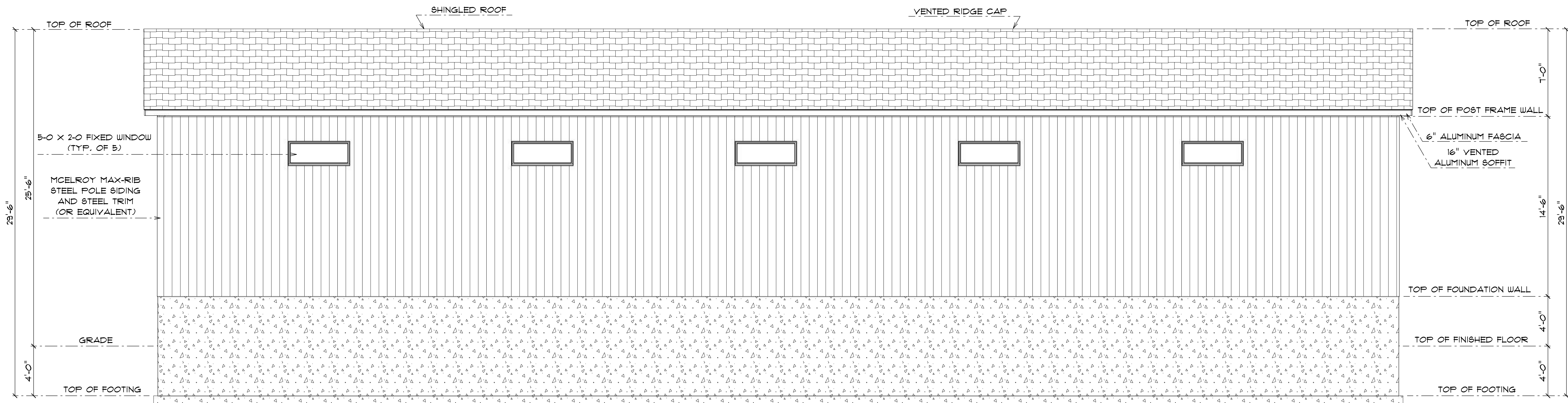


**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTE:  
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**BUILDING CROSS SECTION (TYP)**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTE:  
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**Staal Building and Design**  
 11515 Boulder Drive E  
 Lowell MI 49331  
 PHONE: (616) 745-7608  
 FAX: (616) 745-7608  
 MOBILE: kstaal5@gmail.com

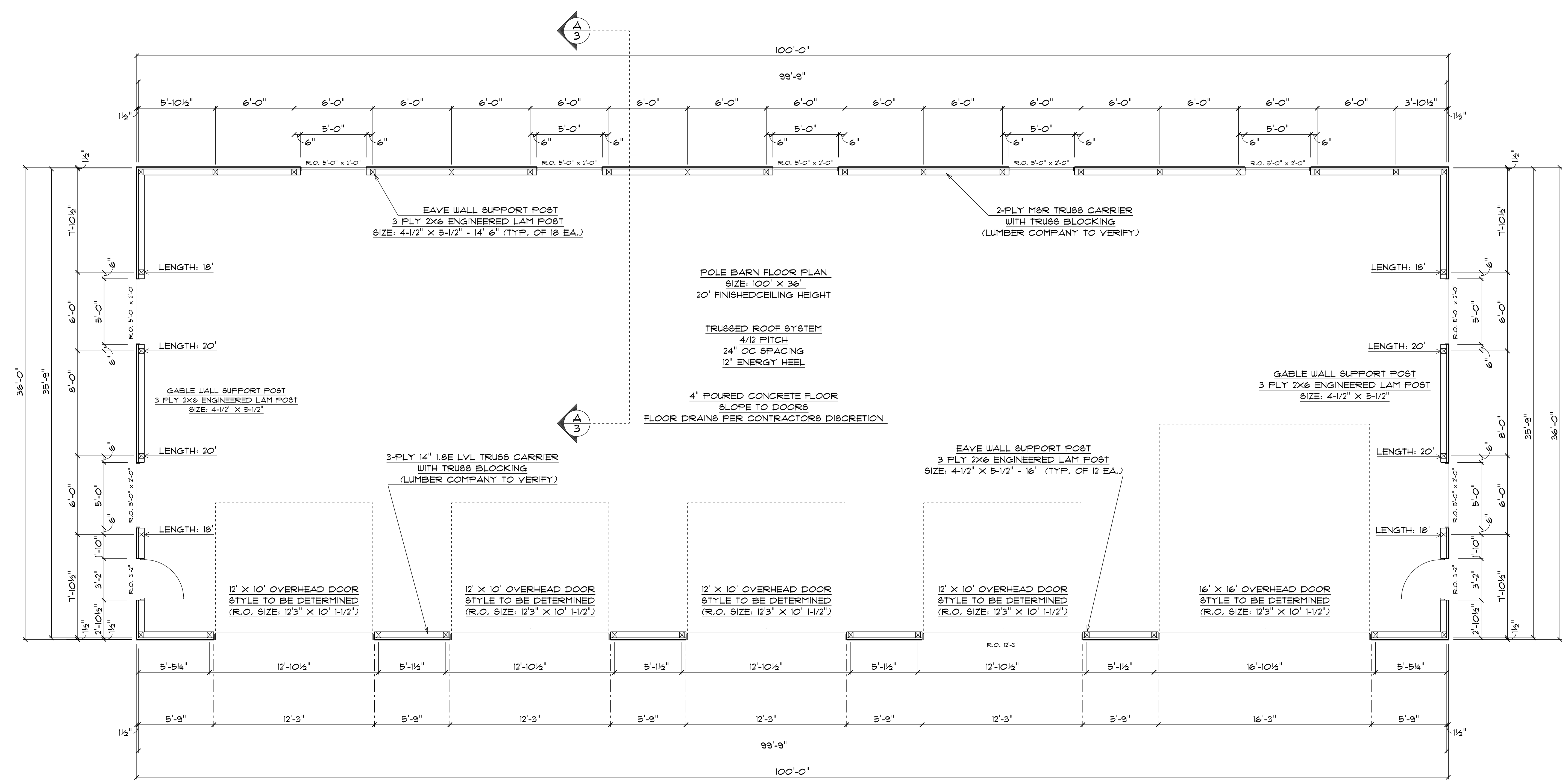
**SOFTPLAN**  
 ARCHITECTURAL DESIGN SOFTWARE

**Erik Bauer**  
 5403 Buttrick Ave.  
 Ada Michigan 49301  
 PHONE: (616) 745-7608  
 FAX: (616) 745-7608  
 MOBILE: kstaal5@gmail.com

SCALE: 1/4" = 1'-0"  
 DRAWN BY:  
 DATE: Tuesday, October 17, 2023

APPROVED:  
 CHECKED BY:  
 REAR ELEVATION & BUILDING CROSS SECTION

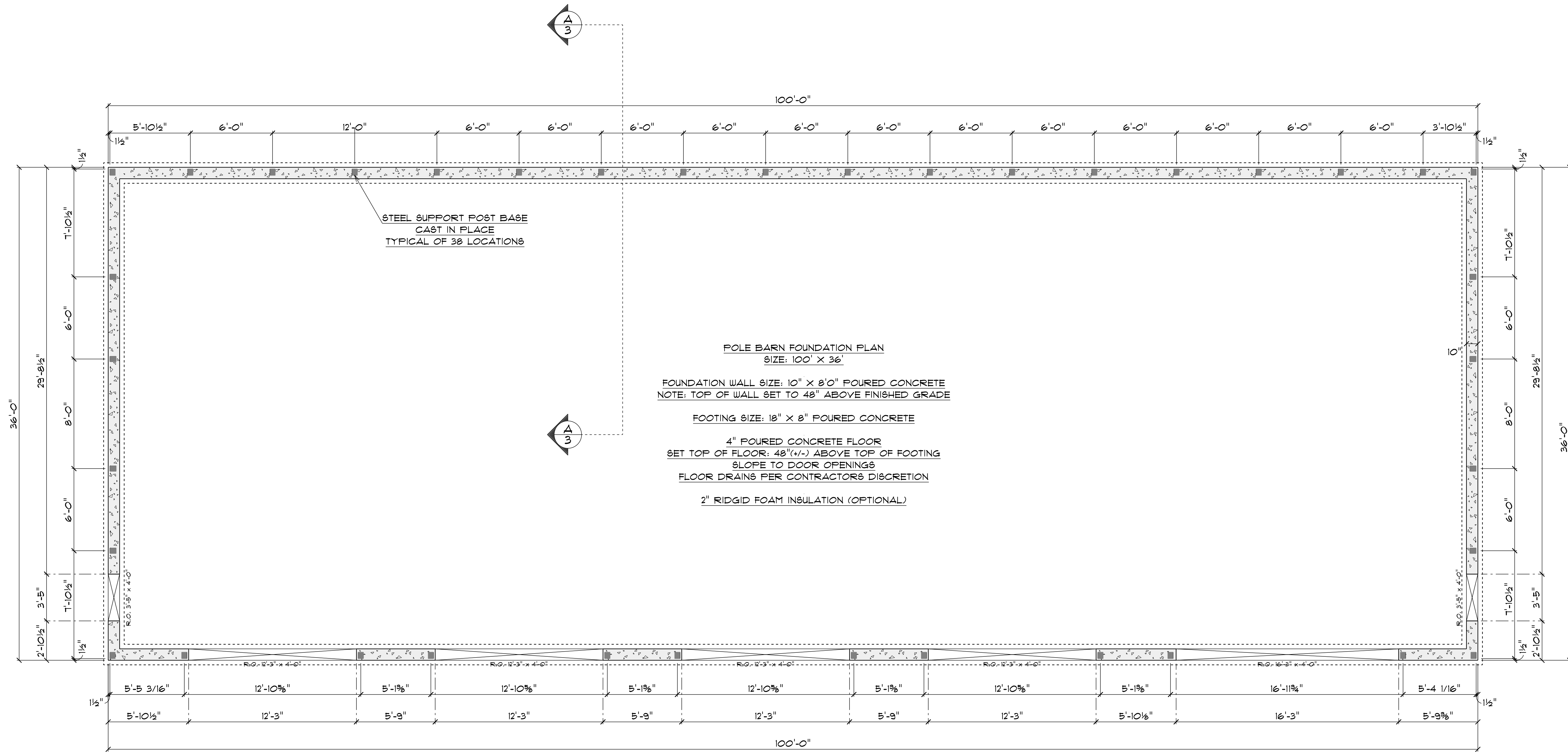
PAGE: 3/6



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

CONSTRUCTION NOTE:  
SUPPLYING LUMBER COMPANY TO  
VERIFY EAVE WALL TRUSS CARRIER SIZES.  
TRUSS CARRIER SIZES SUBJECT TO  
CHANGE PENDING REVIEW OF THE TRUSS  
PLOT ENDREACTION LOADS AS SUPPLIED  
BY THE TRUSS COMPANY.

CONSTRUCTION NOTE:  
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SUB-CONTRACTORS AS WELL AS ALL LICENSED  
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STEEL SUPPORT POST BASE  
CAST IN PLACE  
TYPICAL OF 38 LOCATIONS

**POLE BARN FOUNDATION PLAN**  
SIZE: 100' X 36'

FOUNDATION WALL SIZE: 10" X 8" FOURED CONCRETE  
NOTE: TOP OF WALL SET TO 48" ABOVE FINISHED GRADE

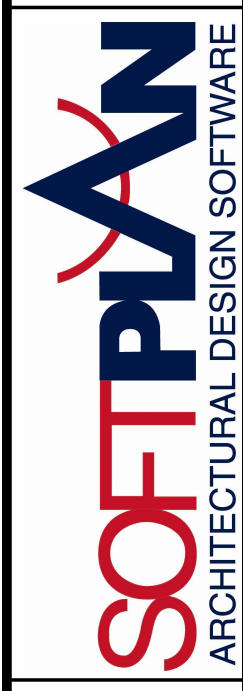
FOOTING SIZE: 18" X 8" FOURED CONCRETE

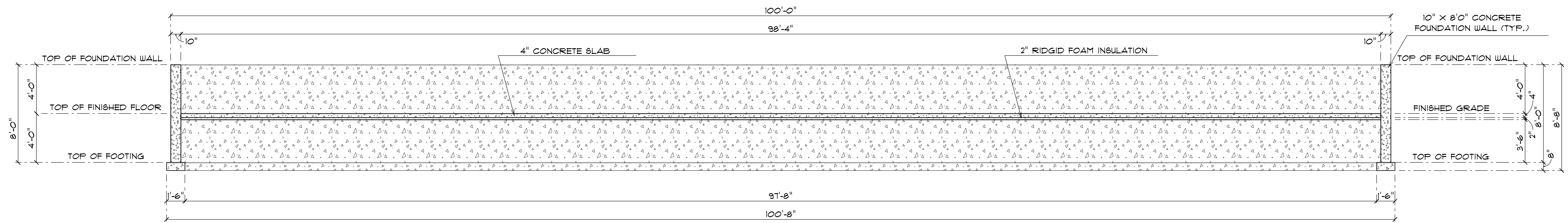
4" FOURED CONCRETE FLOOR  
SET TOP OF FLOOR: 48" (+/-) ABOVE TOP OF FOOTING  
SLOPE TO DOOR OPENINGS  
FLOOR DRAINS PER CONTRACTORS DISCRETION

2" RIDGID FOAM INSULATION (OPTIONAL)

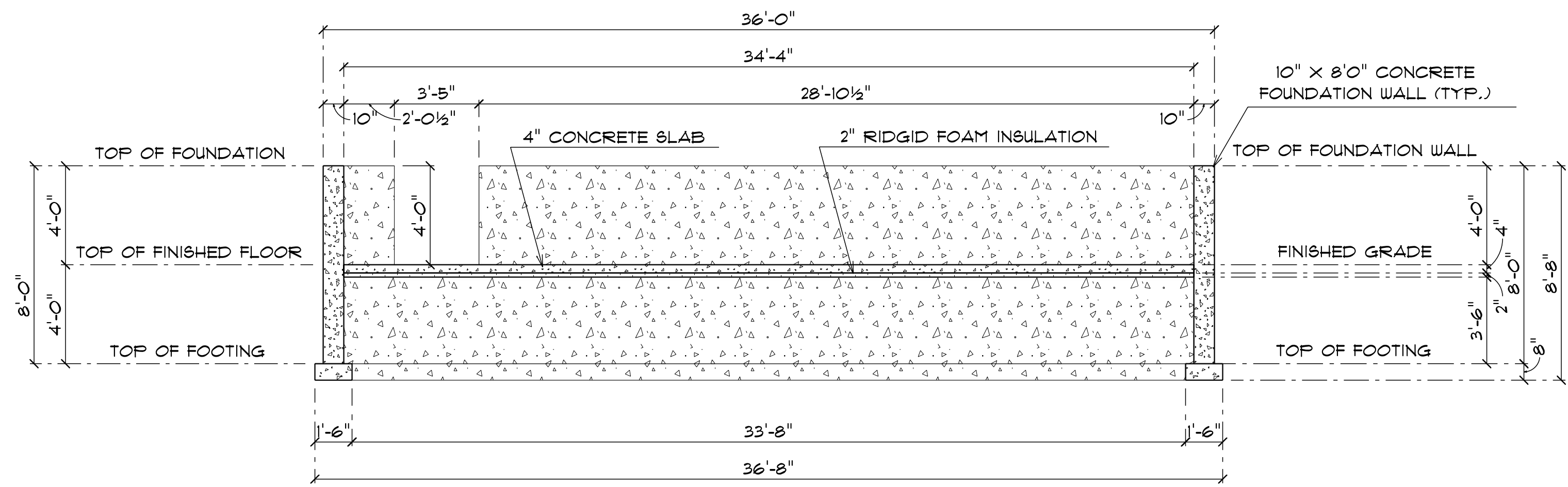
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTE:  
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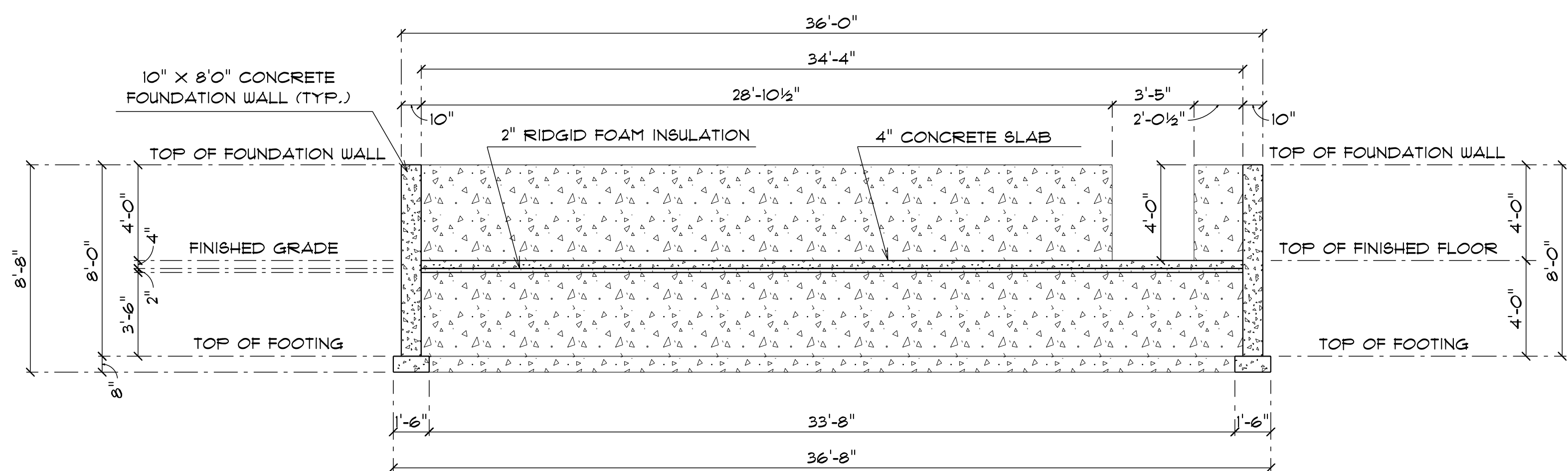




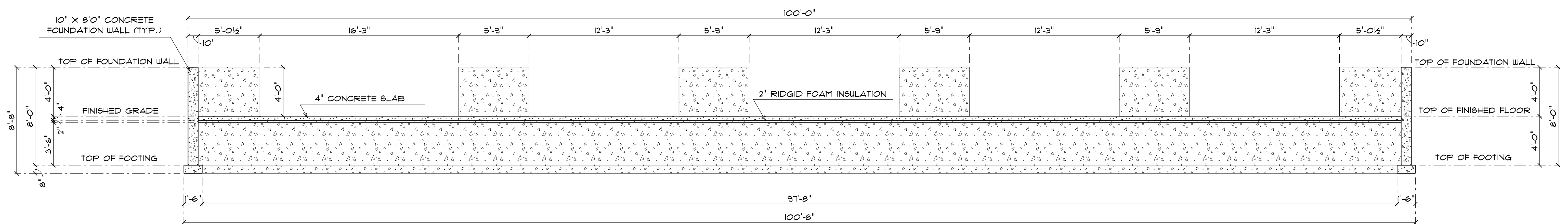
FOUNDATION CROSS SECTION - REAR WALL  
SCALE: 1/4" = 1'-0"



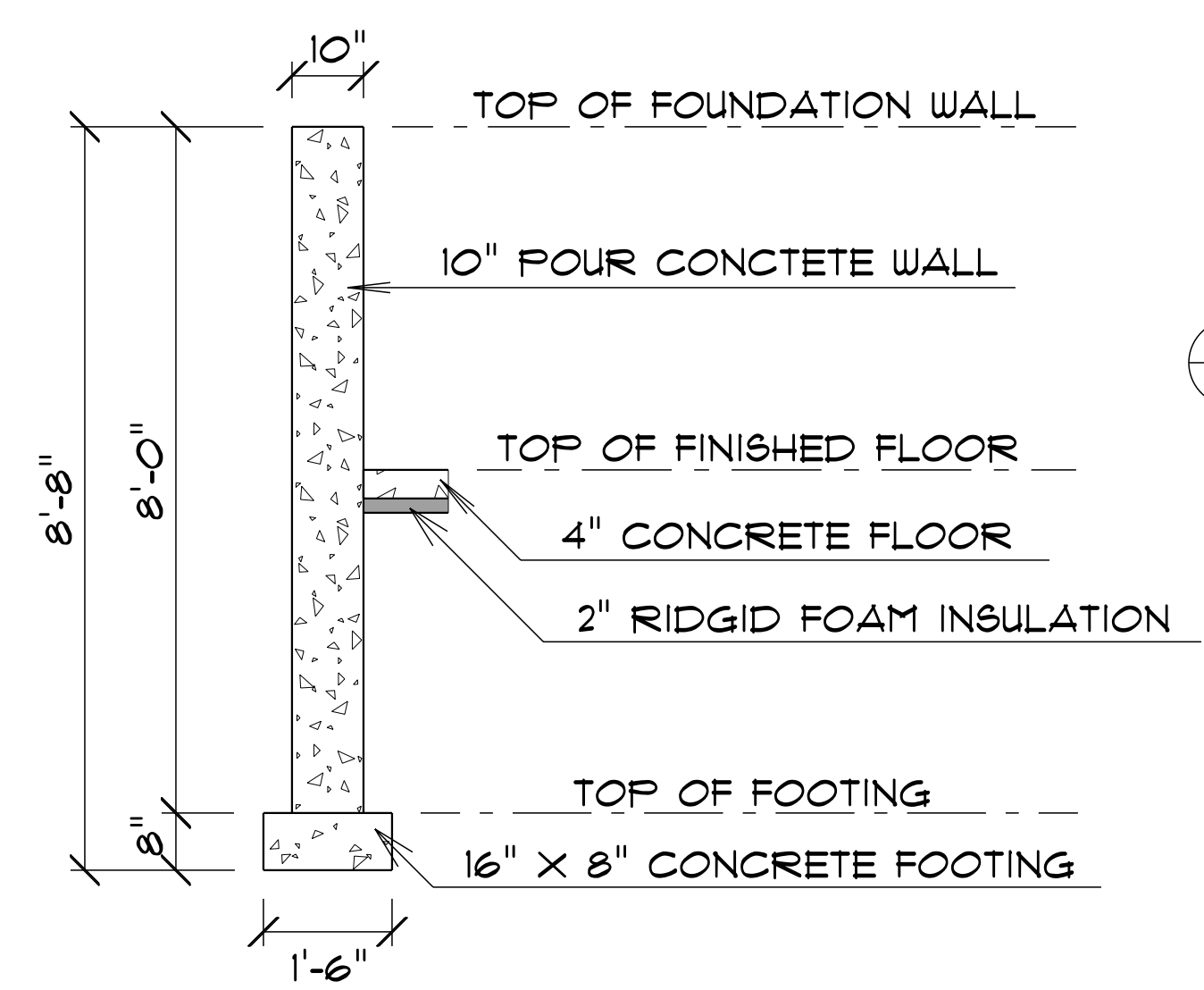
FOUNDATION CROSS SECTION - LEFT WALL  
SCALE: 1/4" = 1'-0"



FOUNDATION CROSS SECTION - RIGHT WALL  
SCALE: 1/4" = 1'-0"



FOUNDATION CROSS SECTION - FRONT WALL  
SCALE: 1/4" = 1'-0"



FOUNDATION CROSS SECTION - (TYP)  
SCALE: 1/2" = 1'-0"

CONSTRUCTION NOTE:  
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Case#	Applicant	Address	Zoning	Acc. Bldng. Sqft.	parcel size	home (FLS)
10-3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10-3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hacket	1547 Briarcliff Dr	R1	1,400	2.2	7,500
14-3190	Aaron Schaap	1910 Laraway Lake Dr	R1	2,604	13	8,200
14-3197	John Shipley	7373 Biscyane Way	R1	1,000	2.6	3,200
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Steketee Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
16-3301	Keeler	8100 45th st	R1	1,504	1.2	2,500
16-3311	Borisch	5292 Dayenu	R1	5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1	1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1	1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1	1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1	1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1	1,296	0.95	3,000
18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
19-3567	Brinks	1596 Buttrick Ave	R1	1,296	1.5	2,700
20-3595	Mayton	1468 Buttrick Ave	R1	1,326	1.8	4,700
21-3621	Engler	7080 Hidden Ridge	R1	3,312	4.4	7,000
21-3652	Waugh	7630 Cascade Rd	R1	1,200	1.8	2,000
21-3685	Renucci	5175 Buttrick	R1	2,520	55	
22-3699	D. Carpenter Homes	2011 Devonwood	R1	1,320	3.3	9,700
23-3771	Achterhof	5830 Burton Street SE	R1	980	3.8	2,448
22-3702	Underwood	7675 Sudbury Ln	R1	1,292	2.4	3,100
23-3764	Jipping	7779 Silverthorn Drive	R1	2,500	13.79	5,659
23-3767	Bartlett	1400 Buttrick Avenue	R1	1,574	2.58	4,331
22-3703	Matthews	8320 45th St SE	R1	1,200	1.3	1,550
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
23-3753	Aaberg	1550 Thornapple River Drive	R2	1,495	1.15	2,800
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)

Avg R1				2,170	8.25	4,960
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Grand Rapids

Ada

Vergennes

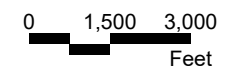
# DRAFT Future Land Use

Cascade Township, Kent County, Michigan

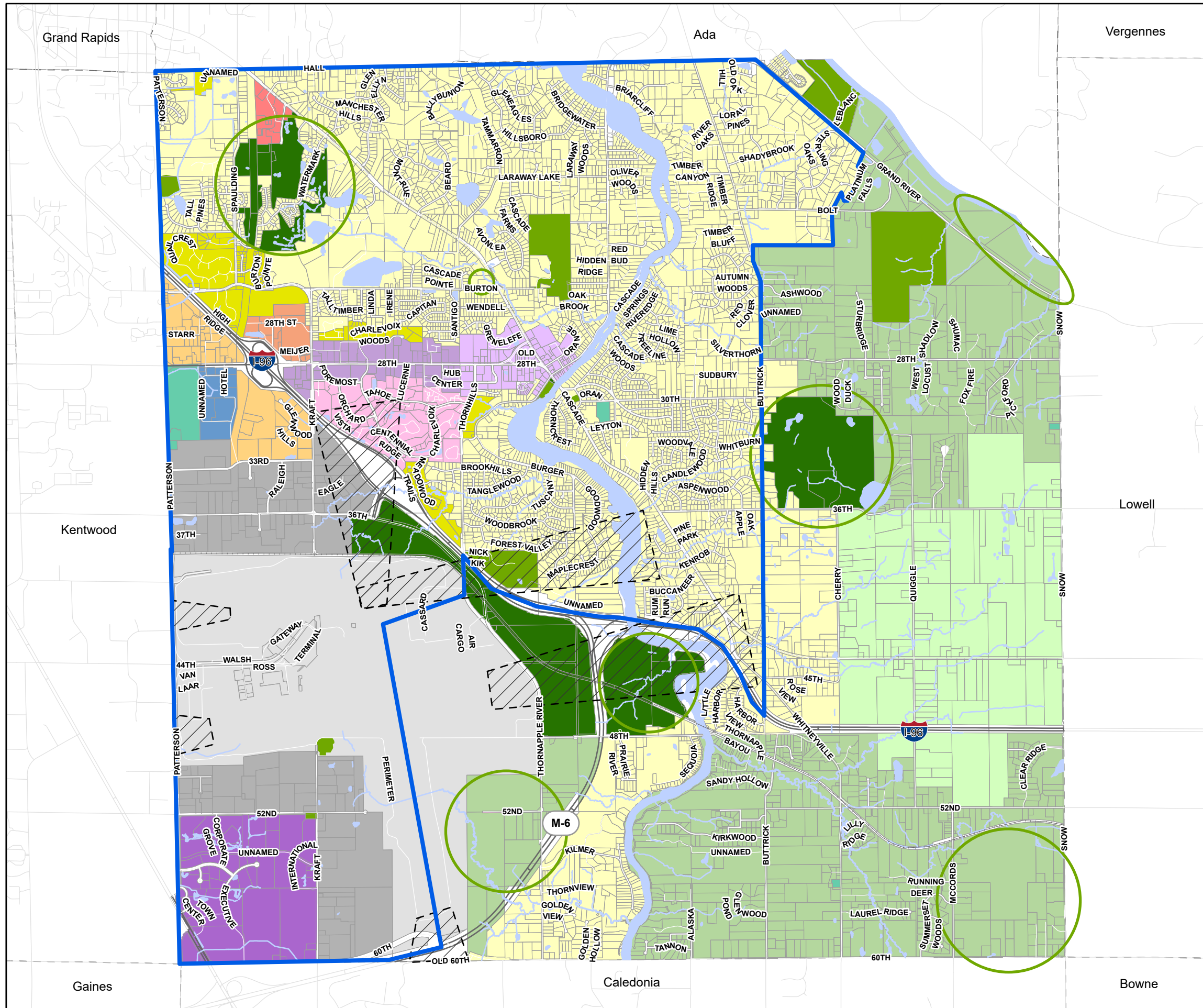
October 25, 2023

## LEGEND

- Farmland Preservation
- Rural Preservation
- Suburban Residential
- Community Residential
- 28th Street Mixed Use
- Cascade Village
- Centennial Mixed Use
- Community Mixed Use
- Meijer Area Mixed Use
- Southwest Mixed Use
- Starr-Glenwood Mixed Use
- Waterfall Shoppes Mixed Use
- Airport
- Industrial
- Golf Course or Open Space
- Cemetery
- Public/Semi-Public
- Airport Safety Zone (Approx.)
- Utility Service Boundary
- Park Target Area



Basemap Source: Michigan Center for Geographic Information, Version 17a.  
Data Source: County or Local Community Source. McKenna 2020.



Gaines

Caledonia

Bowne

Kentwood

Lowell