

AGENDA
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, June 2, 2025
6:00PM
2870 JACKSMITH AVE SE

Public may access the meeting via video conference software Zoom

Webinar ID: 860 8654 9700

<https://us02web.zoom.us/j/86086549700>

- 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 May 19, 2025, Meeting**
- ARTICLE 6. **Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 7. **Case #25-3891 – Public Hearing**
Applicant: Matt Kraker
Property Address: 5540 Whitneyville Ave. SE
Parcel Number: 41-19-35-251-004
Requested Action: Request for a Type I Special Use Permit for an accessory building in the front yard per Section 17.03.1.b. of the Zoning Ordinance.
- ARTICLE 8. **Case #25-3886**
Applicant: James VandenBerge, Joshua Baker
Property Address: 5441 36th St. SE
Parcel Number: 41-19-18-477-012
Requested Action: Site Plan Review for modifications to the site of the previously approved 12,000 sf warehouse addition.
- ARTICLE 9. **Case #25-3892**
Applicant: Cascade Charter Township
Requested Action: Set Public Hearing for Draft Zoning Ordinance.
- ARTICLE 10. **Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 11. **Other Business**
- ARTICLE 12. **Adjourn**

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

MONDAY, June 2, 2025

6:00 PM

ARTICLE 5.

Approve the Minutes of the May 19, 2025 Meeting

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, May 19, 2025
6:00PM
2870 JACKSMITH AVE SE

ARTICLE 1. Chairman Rowland called the meeting to order at 6:02 pm.
Members Present: Rowland, Madiol, Korstange, Cribbs, Kraemer
Members Absent: None
Others Present: Community Planning and Development Director (CP&D Director) Andrea Hendrick, Township Engineer Aric Thorne, Zoning Administrator Ryan Sennett, Legal Counsel Leslie Abdoo of Foster Swift, Planning Assistant Nick Govan and others listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance to the Flag

ARTICLE 3. Approve the current Agenda

Motion was made by Chairman Rowland to adjust the current agenda to add an additional article between nine and 10. That new article will be article 10, and that will be the commission going to a closed hearing to hear some legal information. So other articles that were currently on the agenda, 10 through 14 will now be 11 through 15.
Supported by Member Madiol. Motion carried 5 to 0

ARTICLE 4. Disclose any Conflict of Interest

There were no conflicts of interest.

ARTICLE 5. Approve the Minutes of the April 21, 2025, Meeting

Motion was made by Treasurer Korstange to approve the minutes.
Supported by Member Cribbs. Motion carried unanimously.

ARTICLE 6. Acknowledge visitors and those wishing to speak.

(Comments are limited to five minutes per speaker)

ARTICLE 7. Cascade Charter Township Stormwater Ordinance Review & Education

Township Engineer, Aric Thorne, presented information on the stormwater ordinance in Cascade Township and the stormwater site review process. He explained that the stormwater ordinance has three main components: water quality, flood control, and channel protection. The ordinance is required for all municipalities that discharge to state waters and is regulated by EGLE under an NPDES MS4 permit on a five-year cycle.

Engineer Thorne explained that the ordinance affects developments more than one acre, developments disturbing less than one acre that are part of a larger common plan of development, and other specific situations outlined in Chapter 21 of the Zoning Ordinance.

He described the partnership with Kent County Drain Commissioner, Road Commission, and GVMC (Grand Valley Metro Council) in implementing and enforcing the ordinance.

Member Cribbs asked if all site plan applications go through the township engineer first before coming to the Planning Commission. Engineer Thorne

confirmed this process and noted that he may make recommendations for approval with conditions or exceptions based on site-specific conditions.

ARTICLE 8.

Case #25-3887 – WITHDRAWN

Applicant: Engelsma Homes

Property Address: 7320 Whispering Ridge Dr. SE

Parcel Number: 41-19-22-126-030

Requested Action: Request for a Type I Special Use Permit to build an accessory building over 832 sf.

Community Planning & Development Director Andrea Hendrick announced that the applicant for Case #25-3887 had withdrawn their application.

ARTICLE 9.

Case #25-3885

Applicant: Old National Bank

Property Address: 2851 Charlevoix Dr. SE

Parcel Number: 41-19-17-102-007

Requested Action: Request for Site Plan approval for a new bank at 2851 Charlevoix Dr SE.

Director Hendrick presented the application for an approximately 3,000 square foot bank with drive-through and associated parking and landscaping on an out lot of an existing 100,000 square foot office building in the Centennial Park Overlay district.

Director Hendrick reviewed the overlay standards, noting that while building height and area regulations were met, there were a number of Zoning Ordinance requirements that were not compliant. She pointed out that no side of the proposed development meets the required setbacks that must remain as green space under the Centennial Park Overlay. She also noted that the proposed roof-mounted HVAC equipment lacked adequate screening, and she explained that the lighting plan exceeded ordinance requirements, which would require Zoning Board of Appeals approval since the Planning Commission cannot waive lighting requirements. Director Hendrick further identified that the dumpster enclosure failed to meet overlay requirements and observed landscaping deficiencies throughout the site. She highlighted that the application included non-conforming parking spaces along the street in areas that should be landscaped under proper setback compliance, and she noted that pedestrian access to 28th Street was problematic as it required crossing through parking areas.

Township Engineer Thorne also confirmed he had been working with the applicant's engineer John Male on storm water requirements and that revisions were 90% complete, with remaining issues addressable through conditions.

Josh Higginbotham, architect for Old National Bank, presented the application. He started the proposal mentioning taking an underutilized resource and removing 61 parking spaces while improving stormwater runoff by reducing impermeable surfaces.

Higginbotham addressed the challenges of working with existing infrastructure and explained their efforts to maximize use of existing parking while meeting buffer requirements. He confirmed they could meet dumpster enclosure requirements and addressed lighting concerns, explaining their proposed motion-activated lighting system. He also confirmed that there was a cross access and shared parking agreement with the office currently on the existing parcel.

Treasurer Korstange questioned the need for three drive-through bays compared to nearby banks that had been reduced to two bays, and another had eliminated all their drive through lanes. Dawn Kangas with Old National Bank responded that they do require them and provided the reason being that one contained the night drop box and atm while the outer two would be drive up lanes.

Treasurer Korstange also asked about the plans for removing two mature trees on 28th Street, Higginbotham explained that one appeared to have suffered ice damage from recent storms. He acknowledged they could revisit keeping the trees if the Commission preferred, noting they would reassess the trees' condition.

Commission members then discussed the various non-conforming aspects of the proposal. Treasurer Korstange emphasized the township's intent to clean up non-conforming properties and require appropriate greenery.

Chairman Rowland expressed concern about conforming to requirements while appreciating having a building instead of a parking lot.

Vice Chair Kraemer emphasized the importance of meeting requirements absent specific reasons why compliance is not possible. The Commission discussed each staff recommendation in detail.

Motion was made by Treasurer Korstange to APPROVE Case #25-3885 for Site Plan Review Approval at 2851 Charlevoix Dr. SE with the following provisions:

- 1. The required buffer yard plant material may be dispersed throughout the site.**

Furthermore, the following conditions shall be placed on approval:

- 1. The applicant meets the requirements of the Cascade Charter Township stormwater ordinance as recommended by the township engineer.**
- 2. The plans are modified to meet the setback and open space requirements of section VI.2 of Centennial Park Overlay abutting Charlevoix Drive.**
- 3. The roof mounted mechanical equipment be fully screened by means of adding additional screening around the proposed mechanical or increasing the height of the proposed parapets.**
- 4. The dumpster enclosure meets the requirements of the Centennial Park Overlay.**
- 5. The lighting levels meet the requirements of chapter 19 of the zoning ordinance.**
- 6. The applicant meet the sign requirements of Centennial Park overlay.**
- 7. The applicant provides the required buffer yards and planting requirements on the north and east side of the property and adds an additional landscaping island to the parking spaces lining the west property line, an equal distance between the two current islands.**
- 8. All soil erosion and sediment control plans are approved by the Kent County Road Commission.**
- 9. The Easement and Operating Agreement be reviewed and approved by the township attorney.**
- 10. The approved access and maintenance agreement is executed and recorded with Kent County.**

11. A stormwater maintenance agreement is recorded with county.
 12. The applicant provides a landscaping performance bond adequate to the estimated cost of the landscaping.
- Supported by Vice Chair Kraemer. Motion carried unanimously.

ARTICLE 10. Request for Closed Session

Motion was made by Treasurer Korstange Regarding the cases of Fresh Coast Ventures LLC v Cascade Charter Township (Case No. 25-20007-CH) pending in the Kent County Circuit Court and Gerald R Ford International Airport Authority v Cascade Charter Township (Case No. 24-02765-CH) pending in the Michigan Court of Appeals, to go into closed session to consult with the Township's attorney regarding trial or settlement strategy in connection with specific pending litigation because an open meeting would have a detrimental financial effect on the litigating or settlement position of the Township.

Supported by Member Madiol.

Roll Call Vote:
Korstange: Yeah
Cribbs: Yeah
Rowland: Yeah
Kraemer: Yeah
Madiol: Yeah

Motion was made by Treasurer Korstange to go back to Open Session.
Supported by Member Madiol. Motion carried unanimously.

ARTICLE 11. Case #25-3883 – Public Hearing
Applicant: Tony Bonnema, W.M. Brick & Stone, LLC
Property Address: 6103 60th St. SE
Parcel Number: 41-19-32-400-018

Requested Action: Request for a Conditional Rezoning from AC – Airport Commercial and ARC – Agriculture Rural Conservation to I – Industrial.

Director Hendrick presented the application for conditional rezoning of a 6-acre tear-shaped lot located between 60th Street and M-6. The applicant consolidated their request to one specific use: a contractor storage yard consisting of outdoor storage of equipment and materials with associated sales on the west side of the property.

Director Hendrick explained the property is currently split-zoned with AC (Airport Commerce) on the west side and ARC (Agricultural Rural Conservation) on the east side, with the eastern portion containing navigation easements that limit development. She noted significant challenges with the application, including its inconsistency with Master Plan goals and objectives, failure to meet setback standards for material storage, concerns about visual aesthetics at what serves as a gateway to the community, and the property's lack of current utilities and need to extended public water and sewer connections needed for the property. Based on the issues noted in the staff report, Director Hendrick recommended denial of the conditional rezoning request.

Treasurer Korstange asked Director Hendrick about the utility boundary, noting that according to the utility boundary map in the new Master Plan, most of this property falls within the area designated for public utilities. Director Hendrick confirmed that the utility service boundary does extend through the entire property but indicated she would need to review the Master Plan language to determine if connection is required or just intended as a goal. Treasurer Korstange emphasized that during the drafting of the Master Plan utility boundary, the intent of the designation was that properties in this area should be serviced by public water and sewer systems, which she considered important to the application review.

Patrick Sweeney, attorney for the applicant, presented the case along with Tony Bonnema, owner of West Michigan Brick and Stone. Sweeney explained that the property has been undeveloped throughout its history due to its unique location at the end of an airport runway. He also noted the eastern half of the property was topographically uneven and was never farmed, while the western half became unsuitable for farming after M-6 construction.

Sweeney argued that the property's location precludes residential uses and is too small for large-scale commercial or industrial uses. He explained that West Michigan Brick and Stone sells landscaping materials primarily to contractors and the general public, with no manufacturing or processing on-site. He noted the proposal includes mixed indoor and outdoor storage with full fencing and landscape buffers. Sweeney addressed setback concerns, noting that M-6 is a limited access expressway with different requirements than typical streets, and the actual distance from roadway to storage areas would be approximately 170 feet. He also noted that the property is far from current utilities and that there's no reason to believe a well and septic system would be insufficient for the small number of employees on site.

Member Cribbs questioned the landscaping plans, lighting, signage, and daily truck traffic. Mr. Bonnema confirmed plans for trees and natural buffers, with an average of 12 trucks per day and up to 10 employees. He stated they had not worked on lighting and signage due to where they were in the application process.

Motion was made by Treasurer Korstange to open public hearing. Supported by Member Cribbs. Motion carried unanimously.

There was no one wishing to speak.

Motion was made by Chairman Rowland to close public hearing. Supported by Member Madiol. Motion carried unanimously.

Commission members engaged in extensive discussion about the application. Chairman Rowland expressed his primary concern about setting precedent, emphasizing that his issue was not with the specific applicants but with the potential implications for future requests. He noted his longstanding position that decisions should consider not just the current applicants but the next five who might follow with similar requests.

Vice Chair Kraemer expressed support for productive land use but emphasized his role in applying the standards rather than creating new ones. He also noted the requirements to find consistency with the future land use map, which he could not do in this case.

Treasurer Korstange provided detailed opposition, referencing her board experience and the ongoing zoning update process designed to support the recently adopted Master Plan. She argued that approving this request would contradict the comprehensive planning work currently underway and would undermine the community's expressed desire for natural buffers around the airport to protect residential areas. Korstange noted that while the immediate area appears isolated, there are residents nearby who would be affected by increased truck traffic. She emphasized that the Master Plan reflects the community's values and the board's mandate to preserve certain characteristics.

Treasurer Korstange also addressed the split zoning issue, clarifying that the parcel's division between AC and ARC districts was never intentional. She referenced Planning Commission meeting minutes from March 2023 showing that the intent was to designate the entire parcel as ARC, not to allow any Airport Commerce zoning on the property. Regarding the applicant's claim of being the only interested party, Treasurer Korstange noted that other businesses had inquired about the property over the years but were deterred by the zoning restrictions and requirements for public utilities.

Legal Counsel Abdo clarified the procedural aspects before the motion was made, noting that conditional rezonings require applicant-offered conditions and that the township cannot impose additional conditions beyond what the applicant proposes.

Motion was made by Treasurer Korstange to recommend DENIAL for Case Number 25-3883 for a conditional rezoning of 6103 60th Street for the following reasons:

- 1. The request is not consistent with goals and objectives of the master plan and future land use designation for the subject property, including the utilities boundary.**
- 2. The request does not meet the performance and location standards set forth for the proposed use.**
- 3. The preliminary plan does not demonstrate compliance with special use regulations of the zoning ordinance.**

Supported by Vice Chair Kraemer. Motion carried 4 to 1.

Yeas: Korstange, Kraemer, Madiol, Rowland

Nays: Cribbs

ARTICLE 12. Case #23-3780
Applicant: Cascade Charter Township
Requested Action: Set Public Hearing for Airport Overlays.

Motion was made by Chairman Rowland to set public hearing for Cascade Charter Township Airport Overlays for June 16, 2025. Supported by Member Madiol.

Motion carried 5 to 0.

ARTICLE 13. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 14. Other Business

Chairman Rowland encouraged commissioners to not be afraid to vote no when they have concerns and to attend township board meetings to voice opinions if they feel strongly about issues.

Treasurer Korstange agreed that the township board appreciates input and that public comments generate meaningful discussion among board members.

ARTICLE 15. Adjourn

Respectfully submitted,

Andrea Hendrick, Community Planning and Development Director, Recording Secretary

DRAFT

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, June 2, 2025
6:00 PM**

ARTICLE 7.

Case #25-3891 – Public Hearing

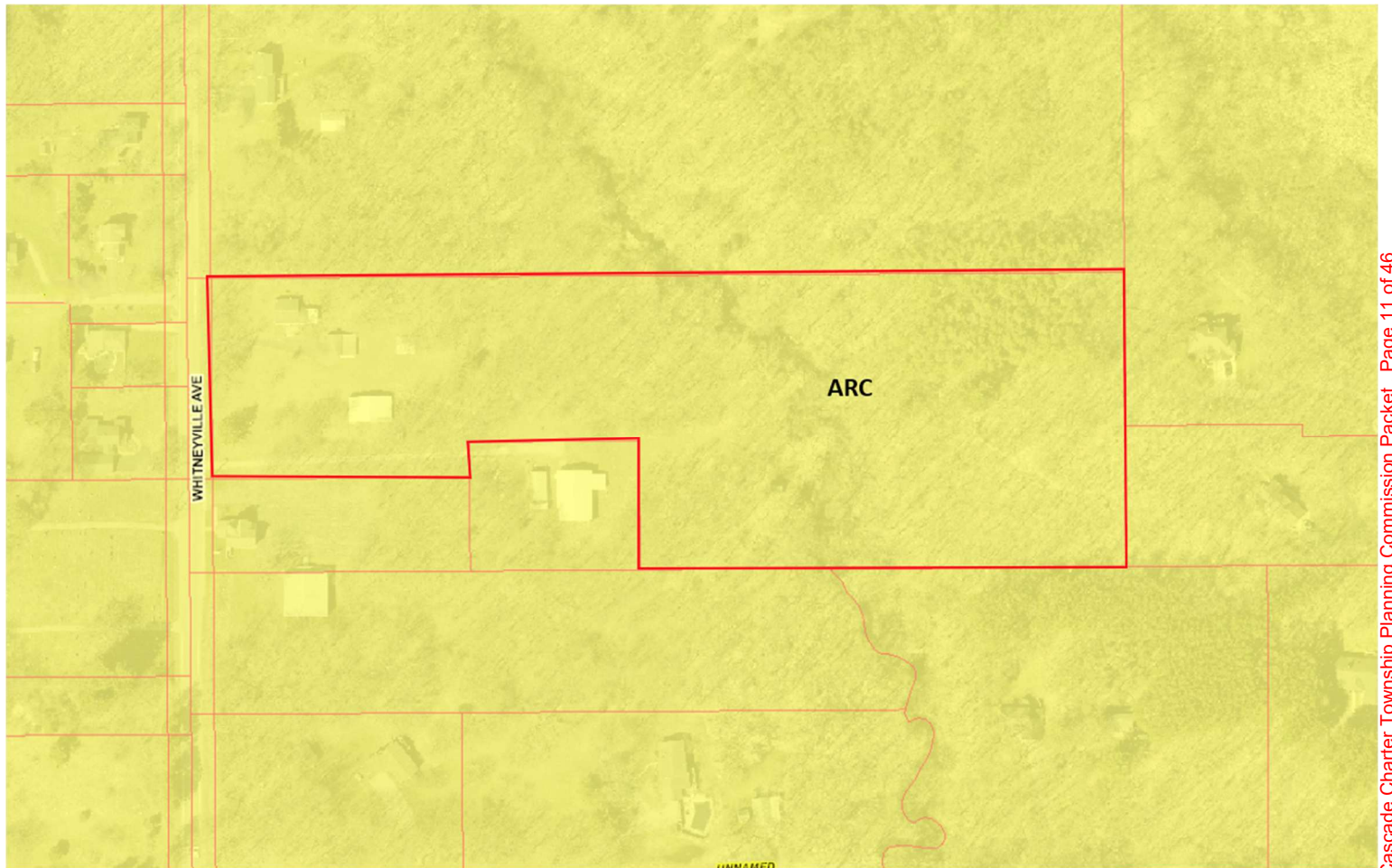
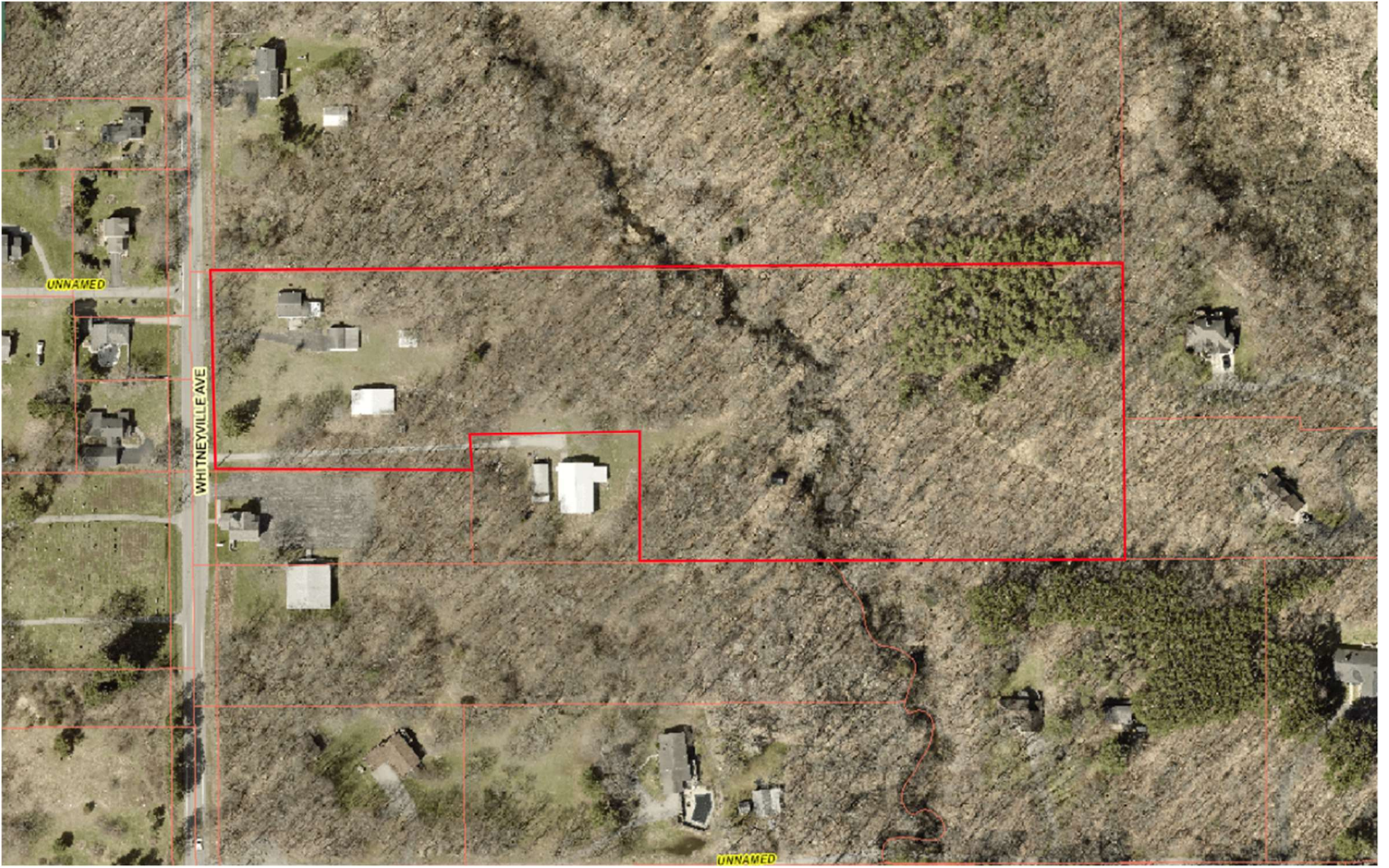
Applicant: Matt Kraker

Property Address: 5540 Whitneyville Ave. SE

Parcel Number: 41-19-35-251-004

Requested Action: Request for a Type I Special Use Permit
for an accessory building in the front yard per
Section 17.03.1.b. of the Zoning Ordinance.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case #25-3891
REPORT DATE: May 29, 2025
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: June 2, 2025
PREPARED BY: Andrea Hendrick, Community Planning & Development Director

APPLICATION SUMMARY:

APPLICANT: Applicant: Matt Kraker
Property Owner: Tanner Olvitt

ADDRESS: 5540 Whitneyville Ave. SE

PARCEL NUMBER: 41-19-35-251-004

REQUESTED ACTION: Seeking a Type I Special Use permit to locate an accessory building in the front yard.

REQUIREMENTS: Section 4.08.3 Accessory Structures in the front yard
Section 17.03.1 Type I Special Use Permit

EXISTING ZONING: ARC - Agriculture Rural Conservation Zone District

GENERAL LOCATION: The subject site is located on the east side of Whitneyville Avenue, south of 52nd St. and north of 60th St. The property is located north-west of the Summerset and Lural Ridge planned unit developments.

PARCEL SIZE: 10.2 acres

EXISTING LAND USE: Single Family Residential

ADJACENT PROPERTIES: N: ARC, Residential
W: ARC, Cemetery, Residential
S: ARC, Religious Institution, Residential
E: ARC, Residential

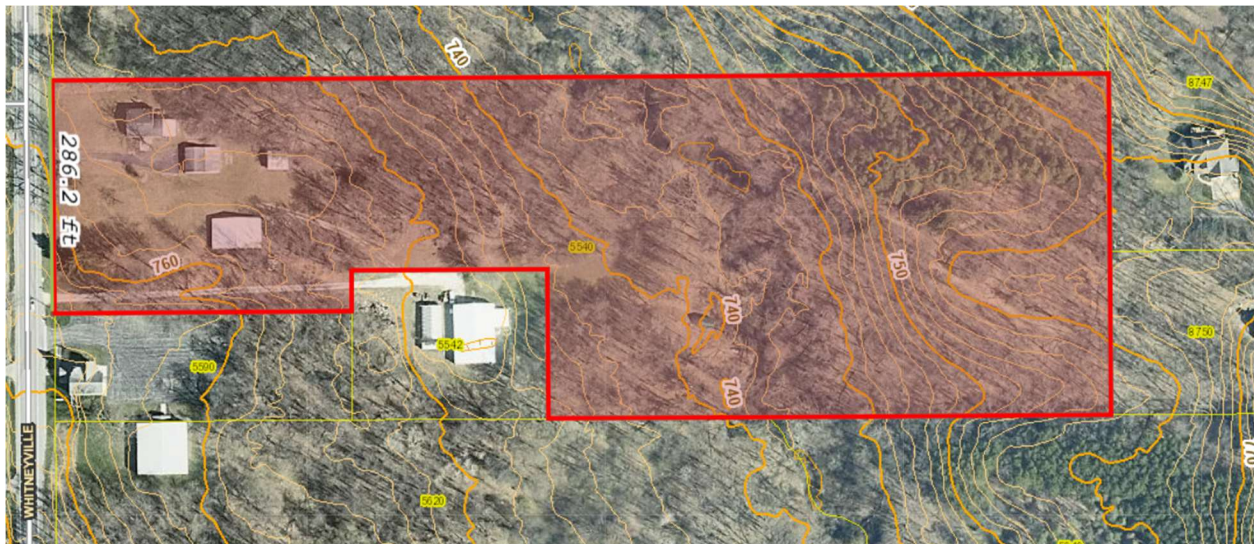
PROPERTY HISTORY

The current site has a single-family residential dwelling built in 1931 with a detached garage and multiple accessory building located on the northwest portion of the ten (10) acre lot. There is an additional accessory structure on the southwest side of the property. This property has remained a largely undeveloped rural residential lot.

The Planning Commission should also be aware of the applicant's previous interaction with Planning Staff. The applicant reached out to the previous Zoning Administrator on August 15, 2024. At the time, the applicant was considering purchasing the property. The Zoning Administrator left on September 5, 2024. At that time, I took over the review and administratively made the determination that the standard of approval was met. On May 1, 2025, the applicant applied for a building permit. By this time, I had become more familiar with the Ordinance. I realized that the approval process for this request was meant to be through a Special Use granted by the Planning Commission and I did not have the authority to administratively approve. The applicant graciously applied and agreed to wait for the proper approval.

PROPOSED USE

The applicant is requesting Type I Special Use Permit approval to maintain an existing 2,400 sf accessory building in the front yard of the 10+ acre lot. The lot is wooded with 284 feet of street frontage. The width of the property decreases slightly before widening to 416 feet in the east or rear side of the lot. The eastern 2/3rd of the lot is heavily wooded with a meandering stream flowing from the northwest to the southeast of the property.



The applicant is proposing to demolish the existing single-family residential structure and two of the three accessory buildings located on the site. The house will be replaced with a single-family residential structure approximately 90 feet east of the current accessory structure. While accessory structures are not traditionally allowed in the front yards, the Zoning Ordinance provides limited scenarios where they would be allowed.

SECTION 17.03(1)(b)

Upon review of a Type 1 Special Use Permit for an accessory building of the Zoning Ordinance requires the Planning Commission to consider three factors. Please note, unlike a variance, **all** standards are **not** required to be met to approve this application. The ordinance allows for accessory structure to be located in the front yard if any of the following provisions are applicable. Additionally, Section 4.08.3. allows for accessory structures to be located in the front yard for a lot having water frontage. The stream on the site is not a large, traversable, body of water like the Thornapple River or some of the Township’s lakes and large ponds. Lots that meet this standard are allowed to have accessory structures in the front yard by right. However, the application before the Planning Commission appears to meet a standard to be allowed by Special Use under Subsection 1.

PLANNING COMMISSION CONSIDERATIONS	FINDINGS
<i>Section 17.03(1)(b) Provided the required front and side yard setback is maintained, accessory buildings may be located in the front yard under the following provisions:</i>	
1) A lot in which the topography of the property makes it impossible to construct the building in the rear or side yard, or extensive grading and tree removal is required which would significantly change the landscape and views of the neighborhood if required to locate the building in the rear or side yard.	The current structure is existing, located on level ground. The east side of the property contains heavily wooded rolling hills with a stream. Since the building is already existing, the views of the neighbors would not be negatively impacted. The current and proposed structure is fully screened from neighbors to the north and east due to vegetation and the terrain of the land. A few residential homes and the religious institution to the south currently have a view of the structure. As mentioned, the current structure exists. The relative location of the principal structure to the current accessory structure will not increase or decrease the visual impact on adjacent properties. Staff finds that this standard is met.
2) A lot in which the property owner would have to drive over a drain or septic field in order to access the garage.	The proposed site plan demonstrates that there may be some impact on the drain or septic field, but this standard does not appear to be grounds for approval of this Special Use.
3) A lot in which the accessory building is setback a minimum of two-hundred (200’) feet from the Right-of-Way.	The existing accessory building is +/- 195 feet from the Right-of-Way. This standard is not fully met. However, it is noted that the visual impact of the existing structure is similar to that of a structure located 200 feet from the right of way. The distance strengthened the case to approve based on the findings of subsection 1 above.

NEIGHBORS COMMENTS

This was noticed as a Special Use. One neighbor called to ask for clarification on the request. No comments have been received whether in support or opposition.

CONSIDERATIONS

The Planning Commission should deliberate and determine if the current accessory structure on site should be maintained based on the findings of the meeting.

RECOMMENDATION

Motion to APPROVE case number 25-3891 for a Type I Special Use for a residential accessory structure located in the front yard at 5540 Whitneyville Ave. SE for the following reasons:

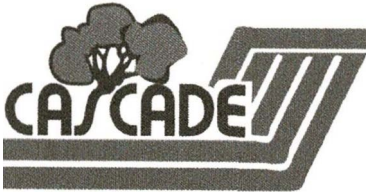
1. The structure already exists on the property.
2. Constructing an accessory building in the rear or side yard of the proposed development would require grading and tree removal which would significantly change the landscape and views of the neighborhood,

And with the following condition:

1. The accessory building shall not be used as a home occupation.
2. Outdoor lighting must adhere to the Cascade Township standards; shielded or downcast, not creating glare for neighbors.

ATTACHMENTS

1. Application
2. Current property survey
3. Site Plan
4. Email conversation with applicant



CASCADÉ CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: MATT KRAKER
Address: 1804 Edgewood Ave SE
City & Zip Code: GR, MI. 49506
Telephone: (616) 446-5422
Email Address: Matt@StillwaterHomesMI.com

OWNER: * (If different from Applicant)
Name: Tanner Olvitt
Address: 617 Benton St. NE
City & Zip Code: GR, MI. 49503
Telephone: (269) 806-3179
Email Address: LokkerK@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:**
Need to demolish existing house & leave Barn.
new house location will be behind barn.
Need a Variance allowing new construction behind
existing Barn

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

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-35-251-004

ADDRESS OF PROPERTY: 5540 Whitnayville ave SE

PRESENT USE OF THE PROPERTY: Home

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.)

Tanner Olvitt

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

Tanner N. Olvitt

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

MATT KRAKER

Applicant - Print or Type Name

[Signature]

Applicant's Signature & Date

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

Rev. 7/27/21



Re: 5540 Whitneyville - Variances

From Matthew Kraker <matt@stillwaterhomesmi.com>
Date Sun 9/8/2024 8:12 AM
To Andrea Hendrick <AHendrick@cascadetwp.com>

Awesome! Thank you so much!

Matt Kraker
Stillwater Homes, LLC

On Sun, Sep 8, 2024 at 6:23 AM Andrea Hendrick <AHendrick@cascadetwp.com> wrote:

Hi Matthew,

Thank you for the narrative. We agree that your proposed plan meets Section 17.03 (b) of the Cascade Charter Township Zoning Ordinance.

Please proceed with your building permit and I will reference your narrative for Zoning approval.

Enjoy the rest of your weekend.

Andrea Hendrick

Community Planning & Development Director

Cascade Charter Township

[5920 Tahoe Dr. SE](#)

[Grand Rapids MI 49546](#)

Cell: 616-980-5867

ahendrick@cascadetwp.com

From: Matthew Kraker <matt@stillwaterhomesmi.com>
Sent: Friday, September 6, 2024 1:07 PM

To: Madison Smith-Jacoby <MSmith-Jacoby@cascadetwp.com>

Subject: Re: 5540 Whitneyville - Variances

Hey Madison,

I hope you had a great Labor Day weekend, I was hoping we had some good news on this Barn issue. What can you tell me? Have a great weekend, I'm sure we will talk soon

Matt Kraker
Stillwater Homes, LLC

On Tue, Aug 27, 2024 at 11:04 AM Matthew Kraker <matt@stillwaterhomesmi.com> wrote:
Awesome! I appreciate it!

On Tue, Aug 27, 2024 at 11:03 AM Madison Smith-Jacoby <MSmith-Jacoby@cascadetwp.com> wrote:

Matt,

No problem at all – these processes can be confusing, so we fully expect questions, and we are happy to help.

We will look this over and get back to you by the end of the week.

There is no fee for review unless we have to move forward with the variance! So don't worry about paying a fee unless we get to that point.

Thanks again, and don't worry – we will figure this out!

Thanks,



Madison Smith-Jacoby

Zoning Administrator

Cascade Charter Township

[5920 Tahoe Dr. SE | Grand Rapids, MI 49546](#)

Phone 616.285-2327

From: Matthew Kraker <matt@stillwaterhomesmi.com>
Sent: Tuesday, August 27, 2024 11:00 AM
To: Madison Smith-Jacoby <MSmith-Jacoby@cascadetwp.com>
Subject: Re: 5540 Whitneyville - Variances

Thank you for your patience as I have been working through this. I have not done anything like this before so I apologize for my misunderstanding. Here is a letter detailing why we think we should be allowed to keep the barn where it is. I also included a site map showing what buildings we need to demolish (for both safety reasons and because we would like to build farther away from whitneyville, to keep the kiddos and pets safe) we do NOT want a variance but will apply if you guys deny us our ask (I believe this is the proper way to go about this)

Thank you guys so much for being so helpful and dealing with our lack of knowledge through this. I understand that we are taking up time here which costs money so even if we don't need a variance (\$500) and you approve our request, I am aware that we need to pay something to cover the costs and time of all involved.

Let me know if you need anything else from me,

Matt

On Tue, Aug 27, 2024 at 8:32 AM Madison Smith-Jacoby <MSmith-Jacoby@cascadetwp.com> wrote:

Matt,

I'm sorry you're confused. We gave you directions for the variance because you submitted an application indicating a variance.

If you are looking to avoid needing a variance, you need to prove that the barn meets the criteria that I sent (below), allowing it to remain in the front yard. Please send a narrative explanation of how the property meets those standards. We can review that email and then determine if a variance is needed.

Please let me know if you still have questions.

Thanks,



Madison Smith-Jacoby

Zoning Administrator

Cascade Charter Township

[5920 Tahoe Dr. SE | Grand Rapids, MI 49546](https://www.cascadetwp.com/5920-Tahoe-Dr-SE-Grand-Rapids-MI-49546)

Phone 616.285-2327

From: Matthew Kraker <matt@stillwaterhomesmi.com>
Sent: Monday, August 26, 2024 4:49 PM
To: Madison Smith-Jacoby <MSmith-Jacoby@cascadetwp.com>
Subject: Re: 5540 Whitneyville - Variances

I am working on the permit as we speak and will have it in tomorrow, I am very confused after talking with Andrea today tho. I thought after talking with you we wont need to have a variance hearing with the counsel or wherever it is. IF i can show that because the lot is heavily wooded and would require a lot of trees to be taken down, i thought we dont need a variance. we are also right at the 200' mark with the current location of the barn. Andrea asked me to write up a word document laying all this out. I am doing that and will stop in tomorrow and deliver it. Maybe you can help me to get on the same page as you guys! I just

dont want to give false info to my clients, I really appreciate you guys helping me with this. see you tomorrow

Matt

On Thu, Aug 15, 2024 at 12:37 PM Madison Smith-Jacoby <MSmith-Jacoby@cascadetwp.com> wrote:

Hi Matt,

Thanks for your patience in me getting back to you on your questions. I am going to also forward you the information that I gave to Beth and Erik (perhaps you are their builder).

I have had a couple inquiries on the property so this is the summary:

A variance is not needed for the accessory building to remain if the new home's building permit application is in before the demolition permit for the original home is closed out. We need to ensure there won't be an extensive lapse in time between demolition and building the new home – we would need a clear plan to ensure this, otherwise a performance bond may be required.

A variance will be needed if the accessory building is to remain in the front yard unless you guys can provide explanations to prove the following:

b. Provided the required front and side yard setback is maintained, accessory buildings may be located in the front yard under the following provisions: (Amended and renumbered as a result of Ord. 12 of 2000; 7/26/00)

1. A lot in which the topography of the property makes it impossible to construct the building in the rear or side yard, or extensive grading and tree removal is required which would significantly change the landscape and views of

the neighborhood if required to located the building in the rear or side yard.

2. A lot in which the property owner would have to drive over a drain or septic field in order to access the garage.

3. A lot in which the accessory building is setback a minimum of two-hundred (200') feet from the Right-of-Way.

If you think the above section applies to this property, please provide site plans showing the new home, the well & septic/drain field. You would also have to show the existing side and front yard setback of the existing barn you guys want to keep.

The variance process information will be forwarded in a separate email.

Thank you!



Madison Smith-Jacoby

Zoning Administrator

Cascade Charter Township

[5920 Tahoe Dr. SE | Grand Rapids, MI 49546](mailto:5920TahoeDrSE@GrandRapidsMI49546)

Phone 616.285-2327

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Matt Kraker

Stillwater Homes, LLC

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Matt Kraker

Stillwater Homes, LLC

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Matt Kraker

Stillwater Homes, LLC

Stillwater Homes – Zoning Variance

SITE PLAN KEY

- The site plan shows the barn with dimensions to the road and property line (as per access Kent map)
- I put a red “X” on the structures I would like to demolish
- The green line shows the future driveway (and existing driveway)
- The red box shows the future home location (approx. 125'x80')
- The blue dot is the future well location (labeled well)
- The yellow highlighted area is the approximate approved septic location (labeled septic)

The existing house (red X closest to the road) is not livable and is quite dangerous and needs to be torn down. We plan on tearing down the detached garage and gazebo as well as they are very dated and more of an eye sore than anything else.

The barn is also a bit of an eye sore but still in decent shape. We would like to keep the barn and paint it to match the house, giving it much more curb appeal. The homeowners plan on planting a few orchard trees in front of the barn as well to make it blend into the wooded property. Here is where we have an issue though because the new home location is behind the barn which is not allowed – hence the variance request (or not if we don't need to)

This is our timeline on the whole project;

- I plan on clearing the trees and getting the new locations surveyed and the home staked out. (After permitting is granted of course)
- Then we will excavate and get footings and walls poured early fall
- We would backfill and pour concrete in the garage and basement as soon as we are able (this fall yet)
- At this point we will look at weather – if it looks good for at least a month (no snow forecasted) then we will begin framing the house this year yet. IF the weather looks bad then we will resume the building process and start framing in the spring of 2025. We would continue at this point until the project is completed.

If our ask is granted, we would demo the house and set up temp power as soon as we are given the OK from you guys and the building department. This would happen in tandem with the excavation if allowed (same trade that excavates will be doing the demo).

The homeowners plan on maintaining all the front areas around the barn. They don't want it to look bad when people drive up either.

1. A lot in which the topography of the property makes it impossible to construct the building in the rear or side yard, or extensive grading and tree removal is required which would significantly change the landscape and views of the neighborhood if required to located the building in the rear or side yard.

There will not be room for a barn on either side of the new house location due to property line constraints. The rear of the house would be very very difficult for a few reasons. Due to where the property was perk tested, you wouldn't be able to drive on the right side of the house to a future barn location because you would be driving over the drain field. The cost to put a drive in would also be substantial because the area behind the house is heavily wooded. The cost for tree removal and the materials needed to put a good base in to drive on would be substantial. The whole reason the homeowners bought this property is because of the beautiful trees and vegetation. We are already trying to cut down as little as possible for the house. There is also a creek behind the house and I fear that we would be getting to close to that creek if a barn was build in the back of the house. The water table would possibly be to high that close to the river, which is not good for the stability of the footings, walls, and structure. I do think that having a barn behind the house, by the creek, dramatically changes the views of that creek.

2. A lot in which the property owner would have to drive over a drain or septic field in order to access the garage.

I do thing the homeowners would have to drive over the drain field to get to the barn. It doesn't make sense to rout a driveway all the way around the other side of the house, then you would have a driveway running through the back yard. I think this would hurt resale and would also takes away from the view of the creek.

3. A lot in which the accessory building is setback a minimum of two-hundred (200') feet from the Right-of-Way.

I put measurements from access Kent (I can field verify if needed). The current barn is right at or within 5 feet of the property line. The barn is over the 200' minimum to the actual right of way.

Outside of the requirements, of which I think we meet all three (and only need to meet one I believe) I think it would be a HUGE waste of resources, both monetarily and actual physical products. It does not make sense to destroy and throw away a barn just to try to build the same barn in a different location. The amount of waste would be very disappointing. I will admit, it is an eye sore currently (still nicer than the house) but the homeowners have a lot of interest in the way their house looks and we will 100% be updating the barn to look new like the house.

We do not want to have to apply for a variance, but we can if needed. We are not trying to ruffle feathers or “skirt the system”. I am being as transparent as possible to help you guys understand the situation and also to do right by my Homeowners.

Thank you for your time,

Let us know what we can do to answer any other questions.

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, June 2, 2025
6:00 PM**

ARTICLE 8.

Case #25-3886

Applicant: James VandenBerge, Joshua Baker

Property Address: 5441 36th St. SE

Parcel Number: 41-19-18-477-012

Requested Action: Site Plan Review for modifications to the site of the previously approved 12,000 sf warehouse addition.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING COMMISSION STAFF REPORT

STAFF REPORT: Case # 25-3886
REPORT DATE: May 28, 2025
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: June 2, 2024
PREPARED BY: Andrea Hendrick, Community Planning & Development Director

APPLICANT: James VandenBerge

ADDRESS: 5441 36th Street SE

PARCEL NUMBERS: 41-19-18-477-012

REQUESTED ACTION: Site Plan Review for modifications to the site of the previously approved 12,000 sf warehouse addition.

REQUIREMENTS: Section 13a – Transitional Industrial Zone District
Section 19 – Access, Parking & Loading
Section 20 – Landscaping & Greenbelt Provisions
Section 21 – Site Plan Review

EXISTING ZONING OF SUBJECT PARCEL: TI – Transitional Industrial

GENERAL LOCATION: The subject parcel is located on the north side of 36th Street between Kraft Ave. and Patterson Ave.

PARCEL SIZE: Approximately 2.2 acres

EXISTING LAND USE ON THE PARCEL: Office

ADJACENT PROPERTIES: N: TI – Transitional Industrial, Lacks Enterprises
W: TI – Transitional Industrial, Best Metal Processing
S: I – Industrial – General Manufacturing
E: TI – Transitional Industrial, Progressive Distribution

HISTORY

Case #23-3795 Site Plan Review

- 2023-12-04 Planning Commission Hearing ([Full Planning Commission Packet](#)) Approved

A site plan dated October 5, 2023, was approved by the Planning Commission. The plan included a temporary grading easement for the adjacent property to the east, 5505 36th St. SE. (See page 30 of the Planning Commission Packet) During development, it was noted that a grading easement had not been obtained by the property owner of the east property or recorded with Kent County.

The Planning Department sent the builder a letter enquiring about the status of the temporary grading easement on March 29th, 2024. The builder provided confirmation that the easement was never received or recorded. Therefore, on April 2nd, 2024, a Cease and Desist order was issued from Cascade Township to ensure that no further work took place on site without required approvals.

Site Images from April 2, 2024



The builder met with the Township Building Official, Engineer, and Planner on April 4, 2024, to discuss the process to dissolve the Cease and Desist and continue work on the project. It was understood that a new site plan review application would be required to proceed with the project. Unfortunately, the builder decided to ignore the order and continued to construct the frame of the building over the following weekend, despite the Township's Order.

Site Images from April 9, 2024



Case #24-3827 Amendment to Previously Approved Site Plan Review

- 2024-07-01 Planning Commission Hearing ([Full Planning Commission Packet](#)) Tabled

- 2024-09-16 Planning Commission Hearing ([Full Planning Commission Packet](#)) Approved

Motion was made by Secretary Noordyke to APPROVE Case Number 24-3827, for a Site Plan for 5441 36th street with the following provisions:

1. The required buffer yard plantings on the east side of the subject property are reduced to accommodate shared access with 5505 36th Street.

Furthermore, the following conditions shall be placed on the approval:

1. The application and plans submitted by the applicant and signed, dated, and stamped by the Planning Director, shall constitute the approved plans.
2. That the use shall operate according to this application and per the testimony of the applicant.
3. Any proposed signage must be reviewed and approved in accordance with CCT Sign Ordinance Standards.
4. All Soil Erosion & Sediment Control plans are approved by the Kent County Road Commission.
5. \$100,000 Soil Erosion & Sediment Control Bond
6. **The applicant work with neighboring property owner at 5505 36th Street with relation to retaining wall and grading between the properties to the neighbors liking within reason.**
7. All fees associated with this approval are paid in full and in advanced of construction.
8. Per Section 24.02.4.a. staff will issue a written notice to dissolve the Cease and Desist order.

Supported by Member Rowland. Motion carried 6 to 0.

PROPOSED USE

The current application is before the Planning Commission because the developer, again, began developing the site in a manner inconsistent with the approved plans. The image on the right shows the wall that was constructed less than one (1) foot from the property line on March 17th, 2025. The plans approved by the Planning Commission include a retaining wall located seven (7) feet from the property line. When it came to the attention of the Township, staff visited the site immediately and directed the developer to deconstruct the wall and remove the building material from the neighbor's property.

It is worth noting that staff administratively approved the change of material for the proposed retaining wall during the issuance of building permits, however, the location was not part of that approval.

During the September 19th, 2024, Planning Commission hearing, the applicant was adamant that the construction of the retaining wall would not require encroachment onto the neighbor's property. The red stake located in the foreground of this image is placed on the property line. The construction fencing is clearly encroaching onto the neighbor's property. The Site Plan before the Planning Commission at this hearing is a request to reconstruct the fence in the location shown in this image.



NEIGBOR COMMENTS

Staff reached out to John McGovern, the owner of the adjacent property, by email. He indicated that he was not aware that the developer was still pursuing approval for the relocation of the retaining wall. He has not provided permission for the applicant to work or place any equipment on his property.

Below is his statement provided by email:

“If a permanent wall essentially is placed on the lot line, 100% of the natural land contour and buffer on their property and the property line would be removed. This would leave all natural drainage from my property to abruptly end at their wall. I believe this would cause potential washouts and increased maintenance on my property. Activity such as snow removal at the property line would also inevitably spill over and effect my property, regardless of what would be claimed. The existing approved 7’9” setback for the wall also allowed for maintenance of that area. A one-foot setback from the property line allows for no access to, or maintenance of, that one foot area except from my property. I don’t think I should be exposed to promises made about future actions or the claimed performance of a design.”

CONSIDERATIONS

The requested changes seem minimal; however, the previously approved site plan alleviated many issues caused by the developer’s previous violations and inability to follow the proper approval procedures from both the Township and the adjacent property owner. The applicant is now back before the Planning Commission asking for approval of a plan that removes all mitigating design elements of the approved site plan. This is after the applicant has already demonstrated that the developer cannot construct the proposed plan without trespassing on the neighbor’s property.

RECOMMENDATION

Staff recommend that Case #25-3886, the Site Plan for 5441 36th street, be DENIED for the following reasons:

1. As condition of the previous approval, the applicant was to work with neighboring property owner at 5505 36th Street with relation to retaining wall and grading between the properties to the neighbors liking within reason.
2. The applicant has failed to work with the adjacent property owner on the retaining wall.
3. The previously approved plans took into consideration the impact of development on adjoining and nearby properties, persons, and activities while allowing reasonable use of the property, as consistent with Section 21.07.2 of the Zoning Ordinance.
4. The proposed amendments diminish the objectives of the previous approval.

ATTACHMENTS

1. Application
2. Modified Wall Plan
3. Landscape Plan
4. Photometric Plan
5. Soil Erosion Plans
6. Storm Water Plans
7. [December 3, 2023 Planning Commission Packet](#) (Pages 15-50)
8. [July 1, 2024 Planning Commission Packet](#) Link (Pages 56-103)

9. [September 16, 2024 Planning Commission Packet](#) Link (Pages 11-21)



Received

CASCADE CHARTER TOWNSHIP

APR 27 2025
NG

Cascade Charter Township
Planning Department

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

PLANNING & ZONING APPLICATION

APPLICANT:

Name: JAMES VANDENBERGE

Address: 2085 FOXRIDGE

City & Zip Code: G.R. 49505

Telephone: 616-443-2524

Email Address: JVBARGE@COMCAST.NET

OWNER: * (if different from Applicant)

Name: JOSHUA BAKER

Address: 5441 36TH ST. SE

City & Zip Code: G.R. 49502

Telephone: 616-901-7900

Email Address: JOSHUA@SMARTLINKSINC.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 checked="" type="checkbox"/> | Site Plan Review * | <input type="checkbox"/> | Sign Variance Subdivision |
| <input type="checkbox"/> | Special Use Permit | <input type="checkbox"/> | Plat Review * |
| <input type="checkbox"/> | Zoning Variance | <input checked="" type="checkbox"/> | Other: _____ * |

REVISION
RETAINING WALL

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

BRIEFLY DESCRIBE YOUR REQUEST:**

WOULD LIKE TO REPLACE APPROVED CONC.
RETAINING WALL WITH ARCH STYLE LANDSCAPE
BLOCKS WITH LANDSCAPING INCORPORATED IN.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

SEE SITE PLAN

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-18-477-018

ADDRESS OF PROPERTY: 5441 36TH ST. SE

PRESENT USE OF THE PROPERTY: OFFICE/WAREHOUSE

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.)

JOSHUA BAKER

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

[Signature]

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

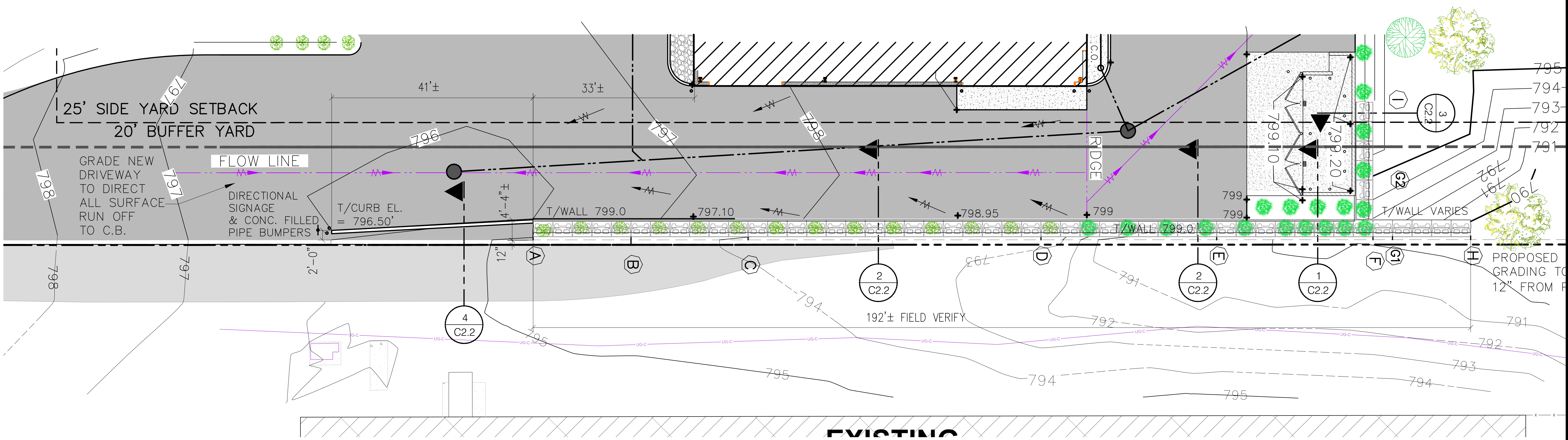
JAMES VANDER BERG

Applicant - Print or Type Name

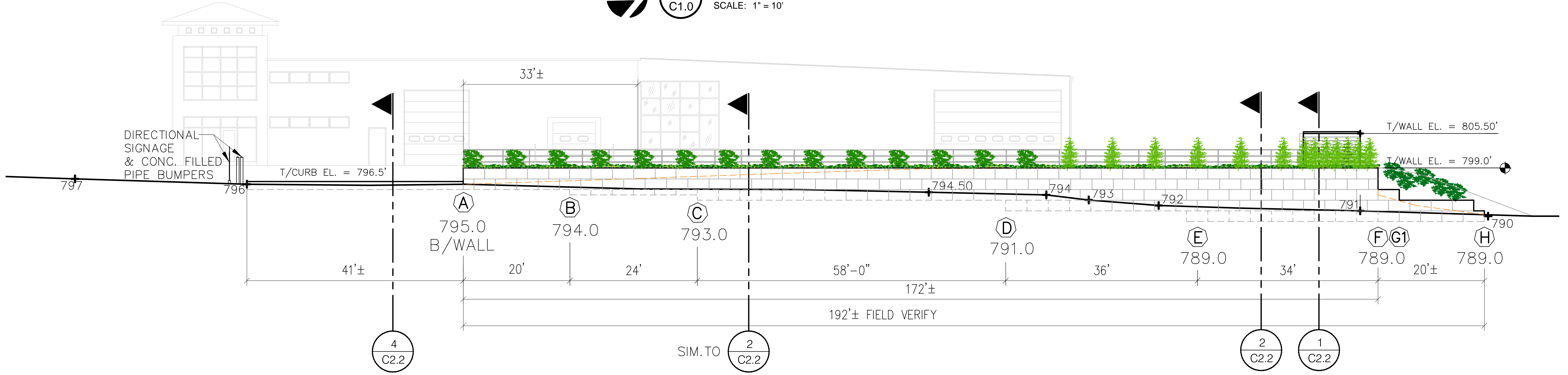
[Signature]

Applicant's Signature & Date

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

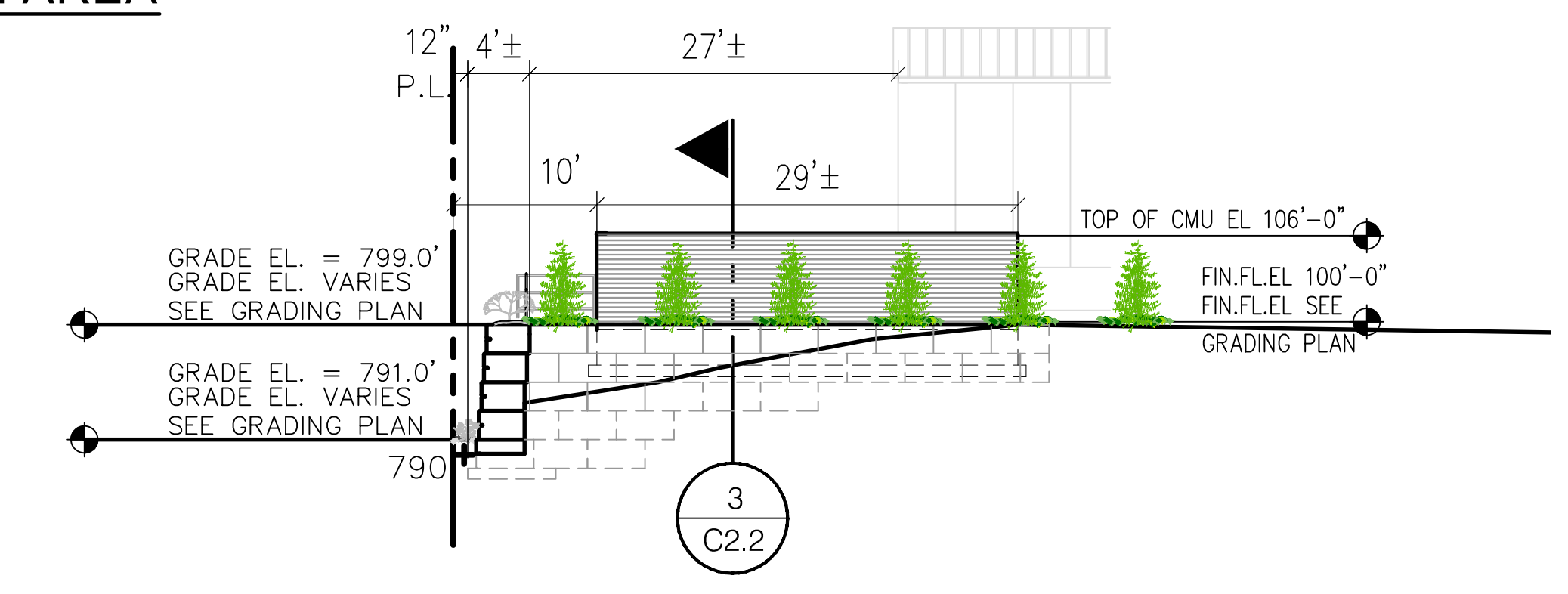


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1
C1.0
SCALE: 1" = 10'

FOR SCHEMATIC PURPOSE ONLY
VERIFY WITH VERTI-BLOCK
CONSTRUCTION DOCUMENTS
FIELD VERIFY EXISTING CONDITIONS



1
C1.0
SCALE: 1" = 30'

rdc
Retail Design Consultants, LLC
7800 48th Street, S.E.
Grand Rapids, MI 49512
P. 616.634.2253
Glenn@rdc-llc.com

JVB
JAMES VANDEN BERGE
CIVIL & ARCHITECTURAL CONSULTATION &
DESIGN SERVICES
2065 FOXRIDGE GRAND RAPIDS, MI 49505
PHONE: 616-443-2524
EMAIL: JVBARCH@COMCAST.NET

**METAL WAREHOUSE
ADDITION**
5441 36TH ST. SE CASCADE TWP.
GRAND RAPIDS, MI 49512

VERT-BLK SPA ADJ.	04/03/25
SPA/PERMIT/CONST.	9/30/24
SOIL EROSION	9/17/24
PLAN REV. #2	6/19/24
PLAN REV. #1	4/24/24
PERMIT/CONST.	1/11/24
PERMIT/CONST.	12/10/23
SITE PLAN COMMENTS	10/31/23
SITE PLAN APPROVAL	10/5/23

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STATE OF MICHIGAN
GLENN RICHARD RAHN
ARCHITECT
No. 57678
LICENSED ARCHITECT

SEAL
DRAWN BY JVB
CHECKED BY GLR
PROJECT NUMBER 2023011

C2.1

**METAL WAREHOUSE
ADDITION**
5441 36TH ST. SE CASCADE TWP.
GRAND RAPIDS, MI 49512

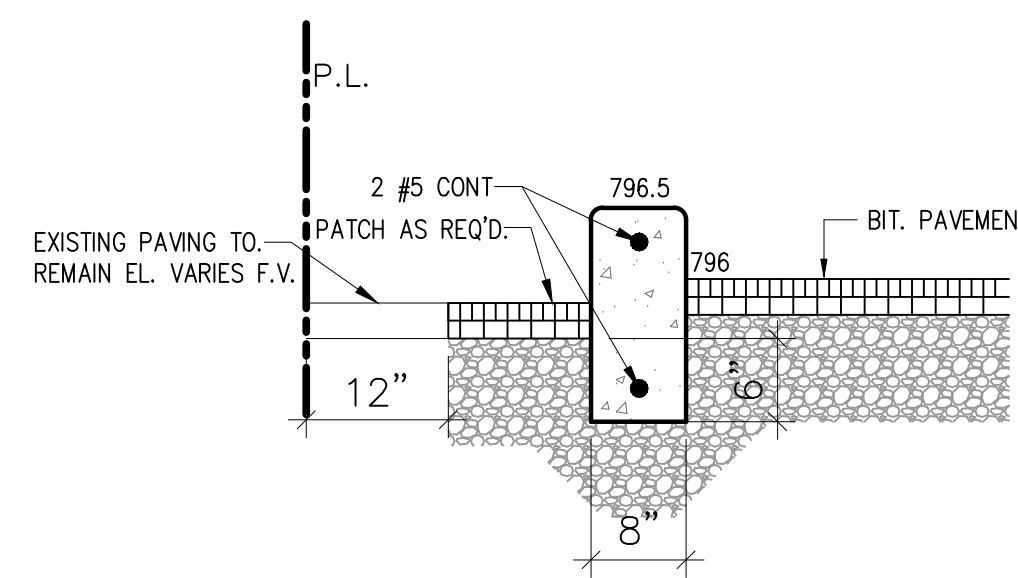
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SOIL EROSION	9/17/24
PLAN REV. #2	6/19/24
PLAN REV. #1	4/24/24
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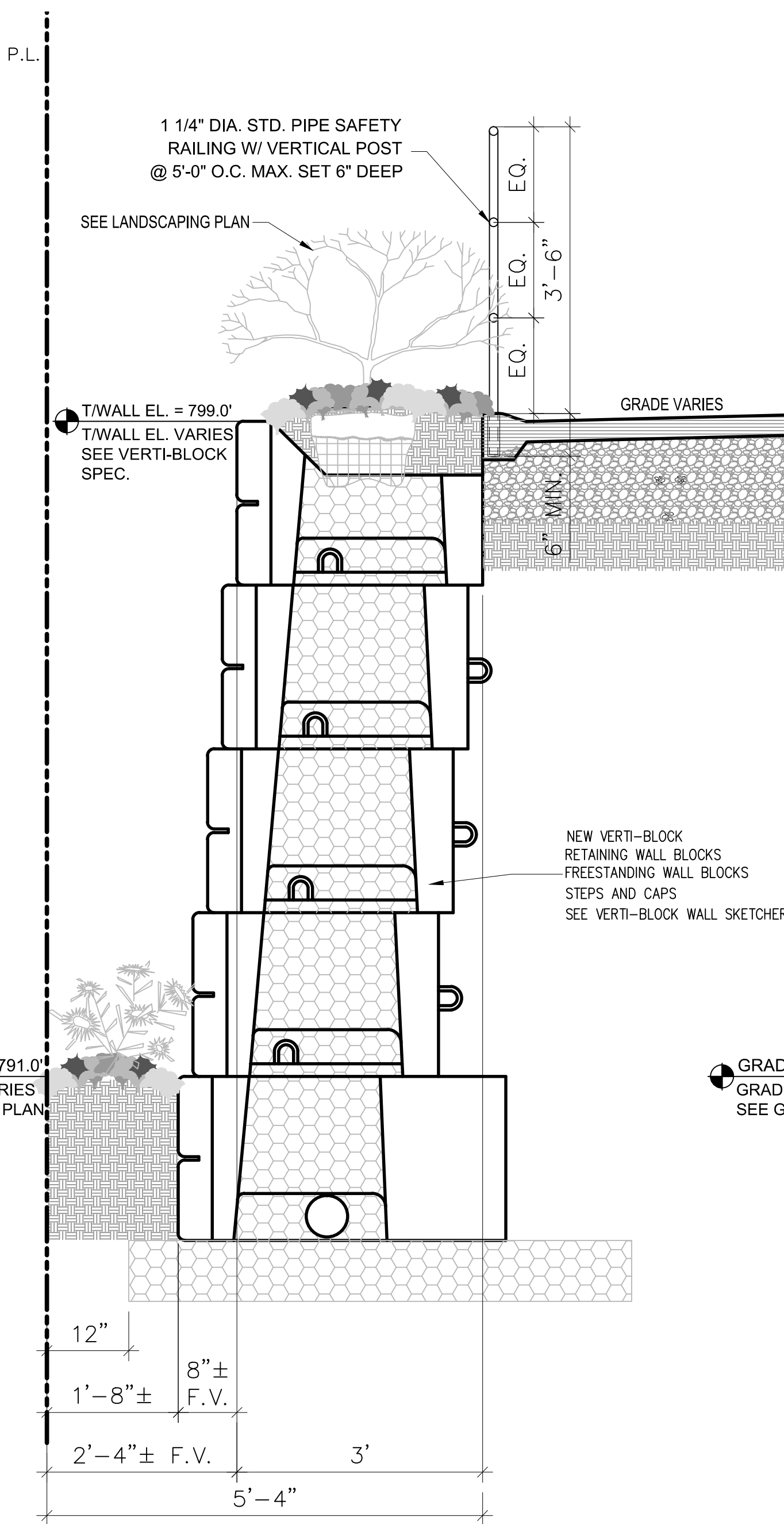


SEAL
DRAWN BY JVB
CHECKED BY GLR
PROJECT NUMBER 2023011

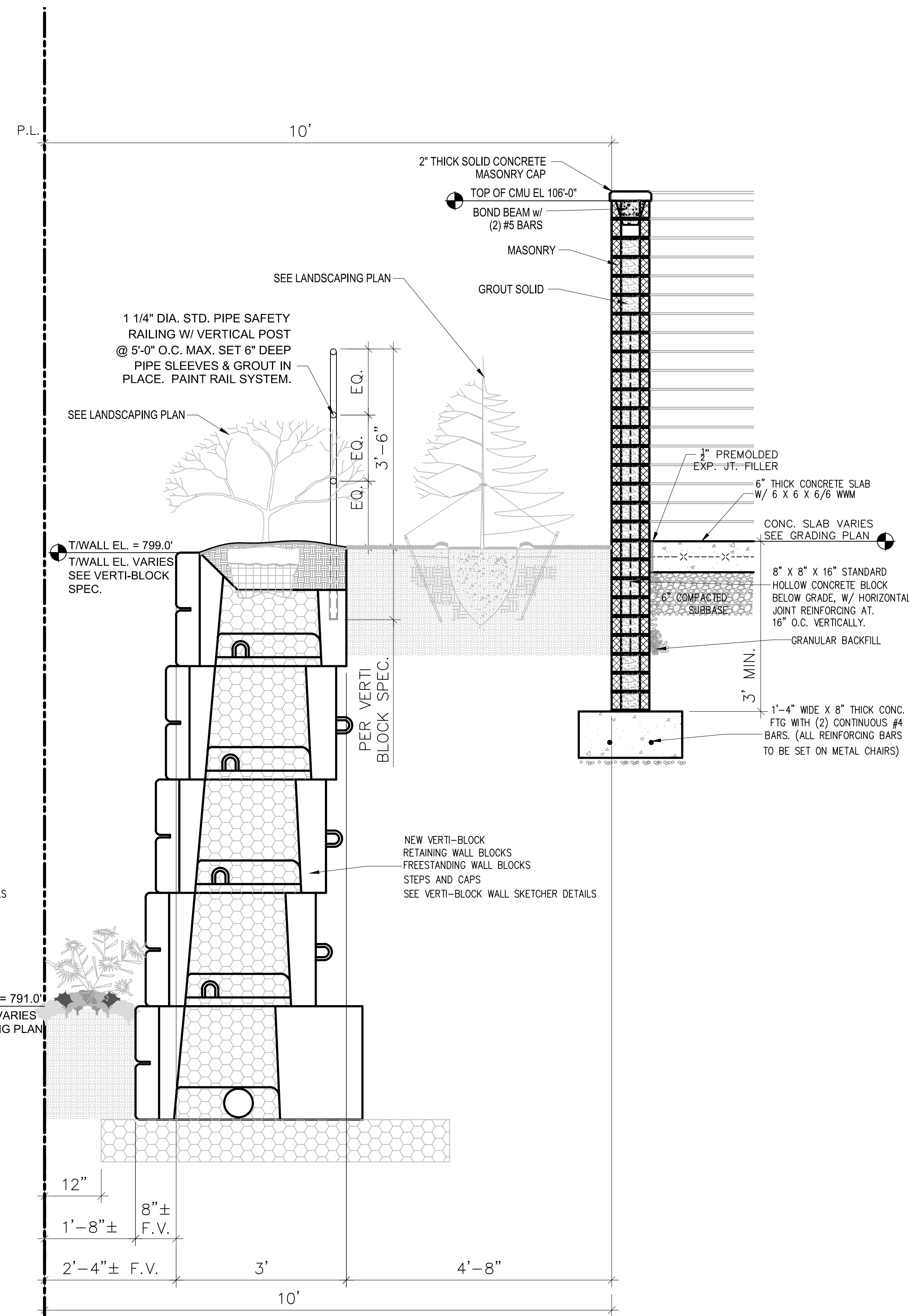
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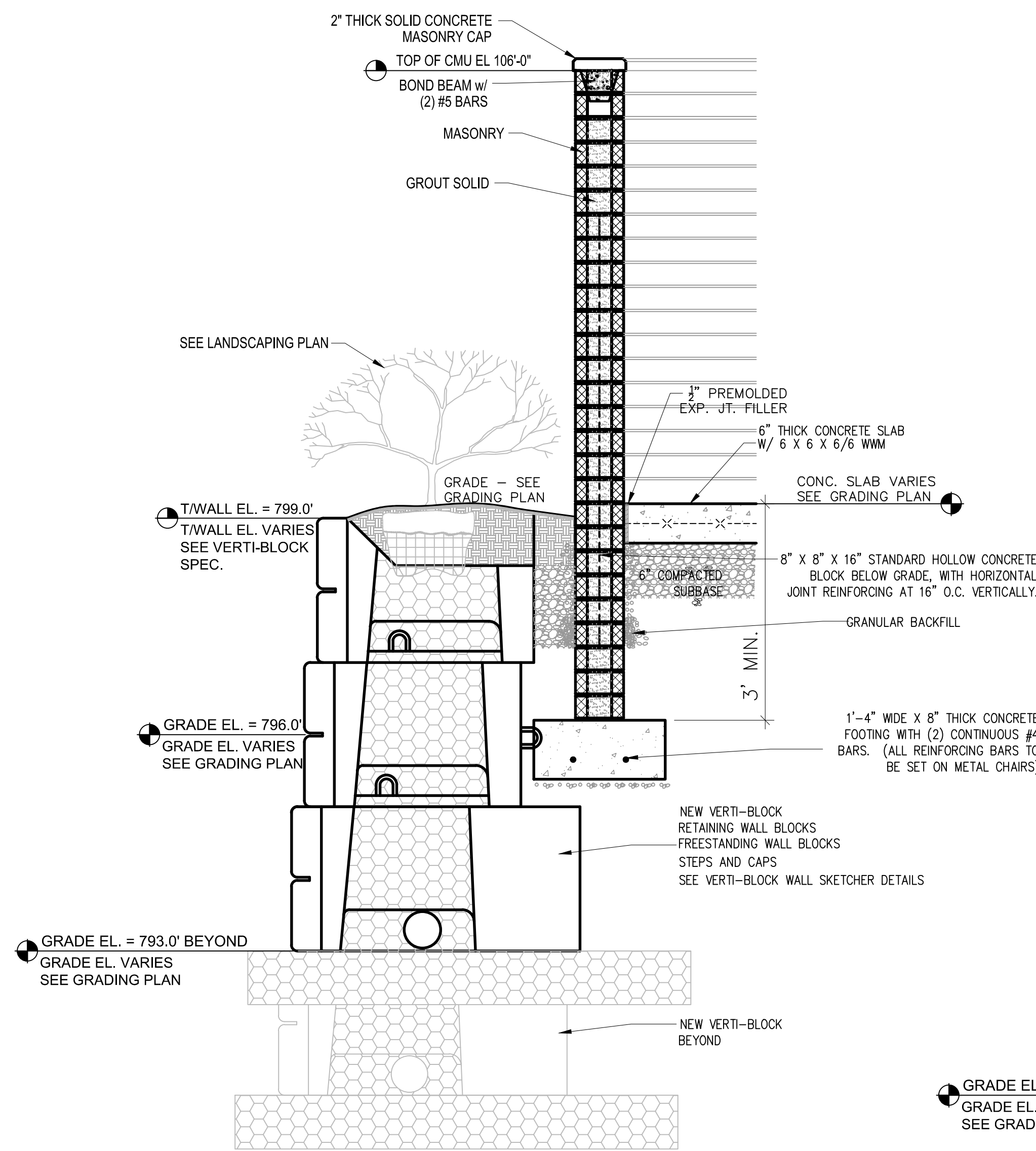
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SCALE: 3/4" = 1'-0"



1 RETAINING WALL DETAIL
SCALE: 3/4" = 1'-0"



3 RETAINING WALL DETAIL
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APPROVED COPY
CASCADE CHARTER TOWNSHIP
PLANNING DEPARTMENT

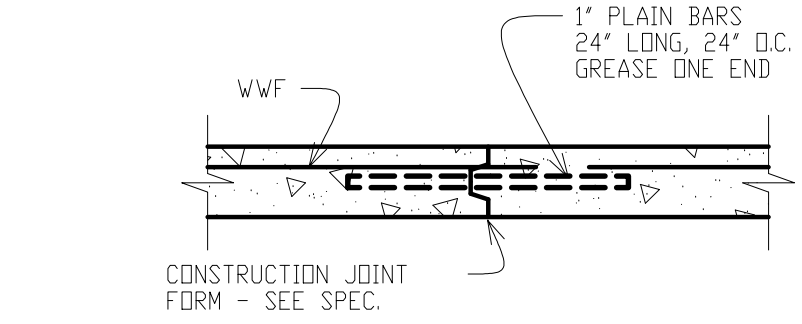
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Approved:

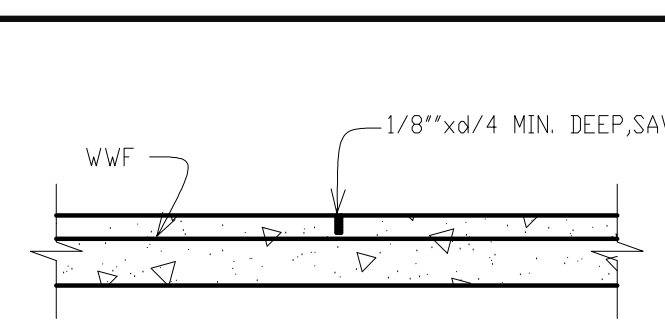
Approved with conditions:

Planning Director: Andrea Hendrick

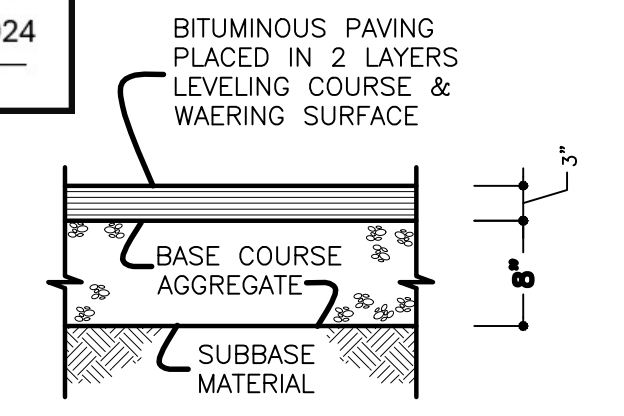
Signature: *Andrea Hendrick* Date: 10/21/2024



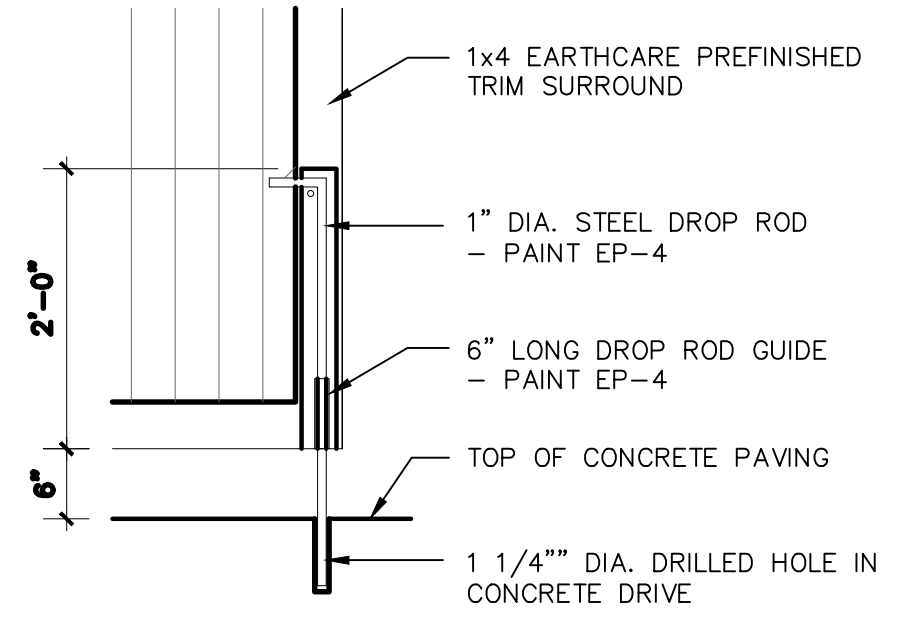
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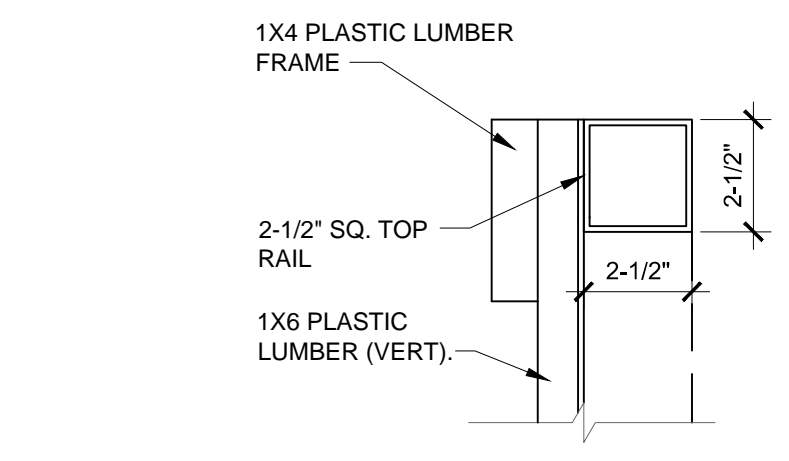
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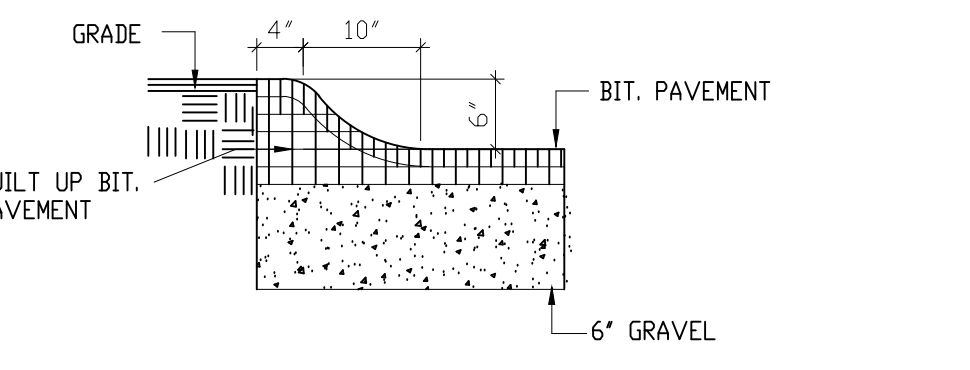
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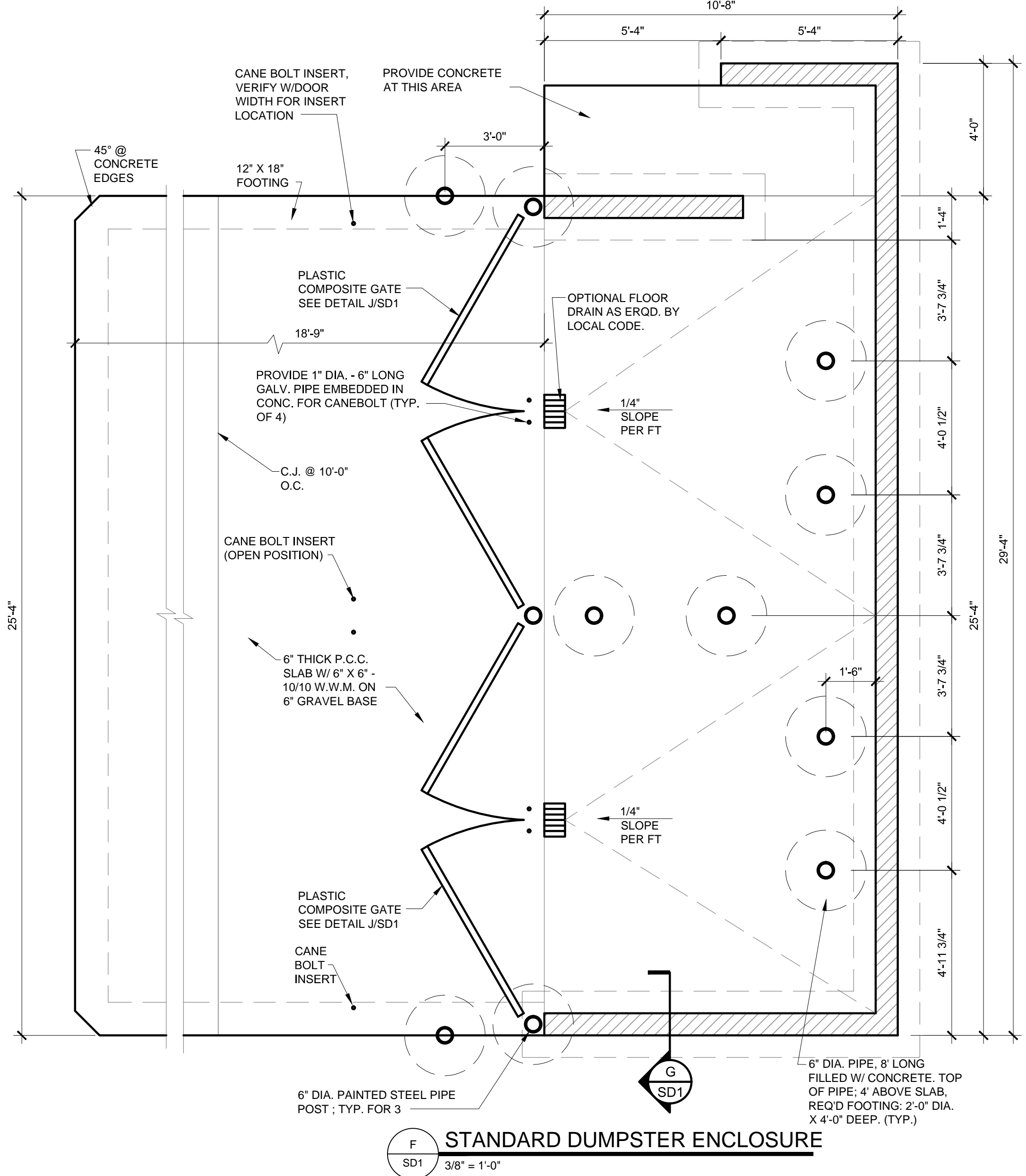
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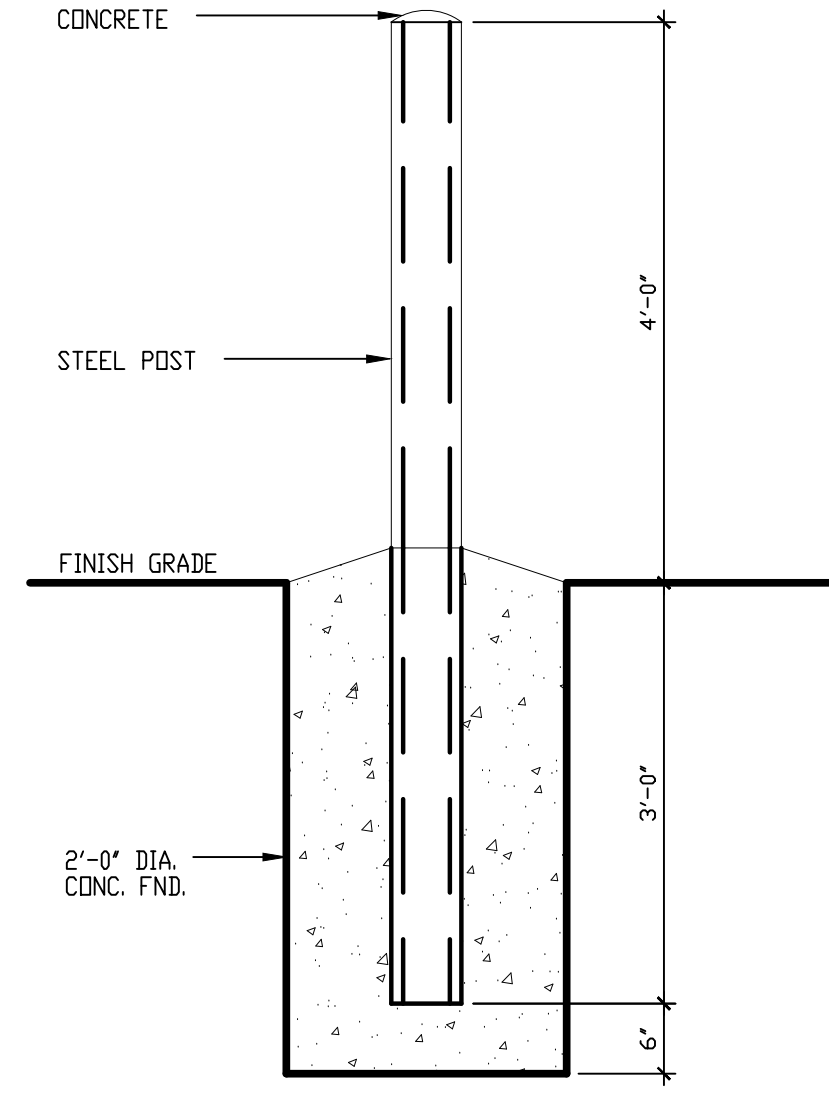
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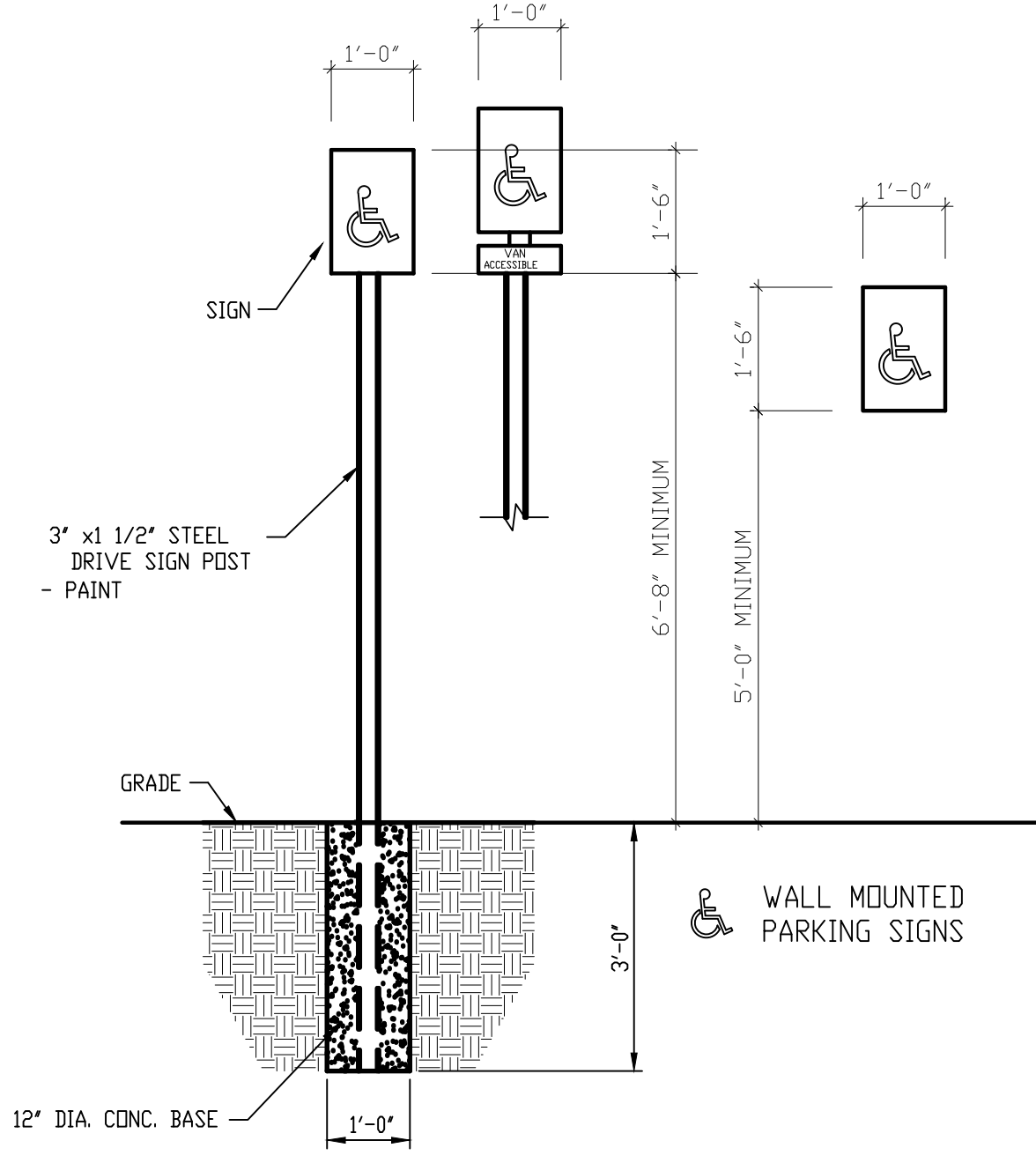
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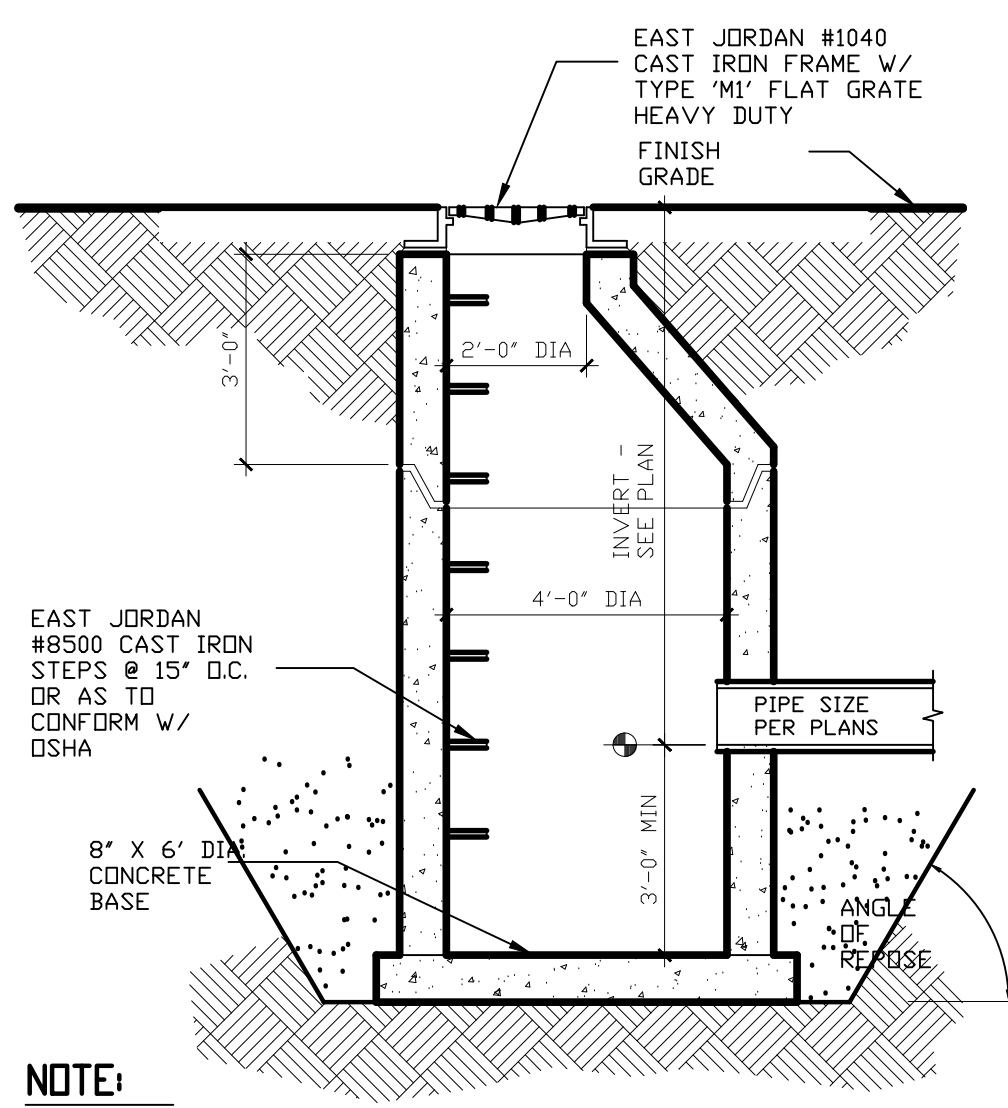
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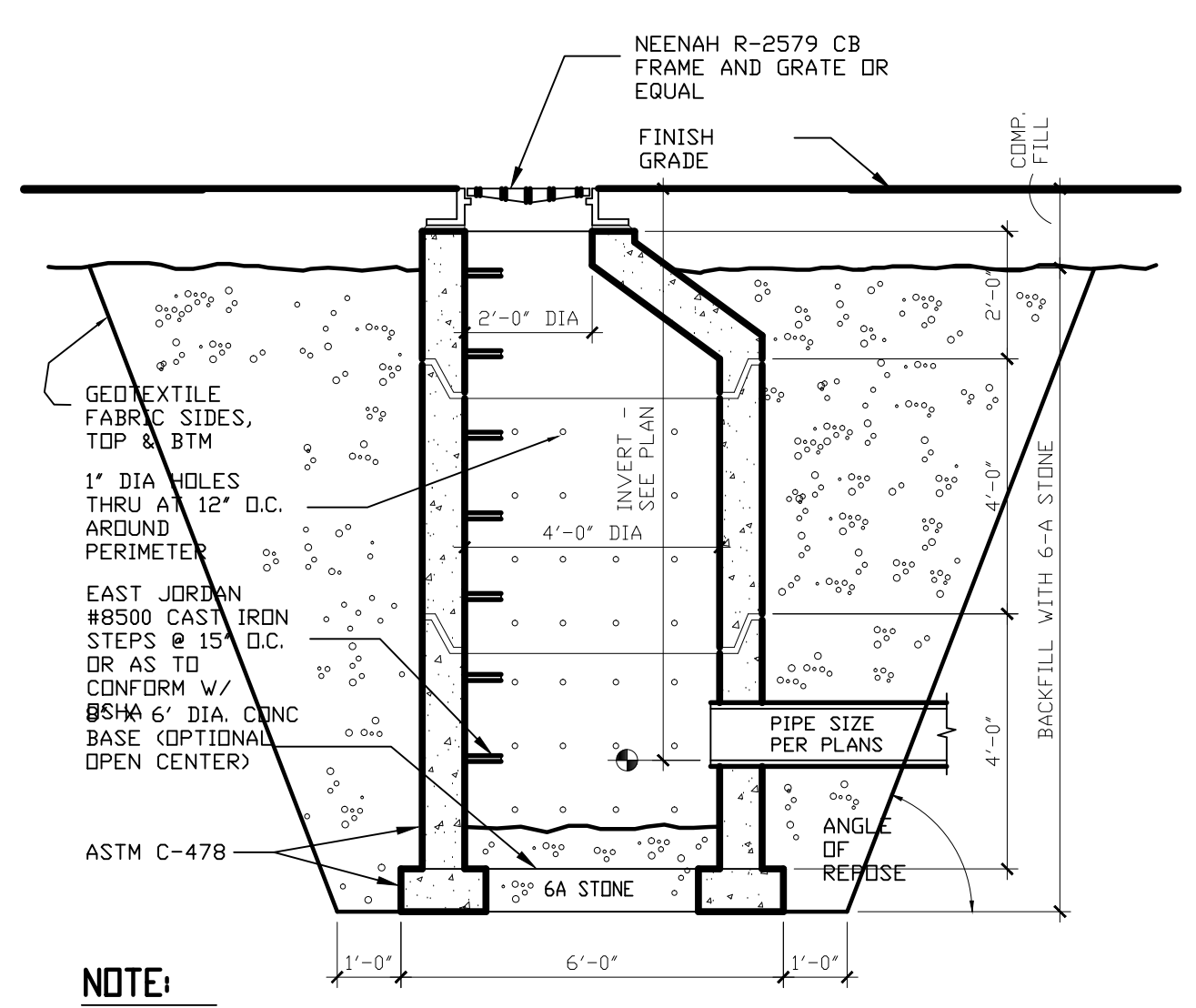
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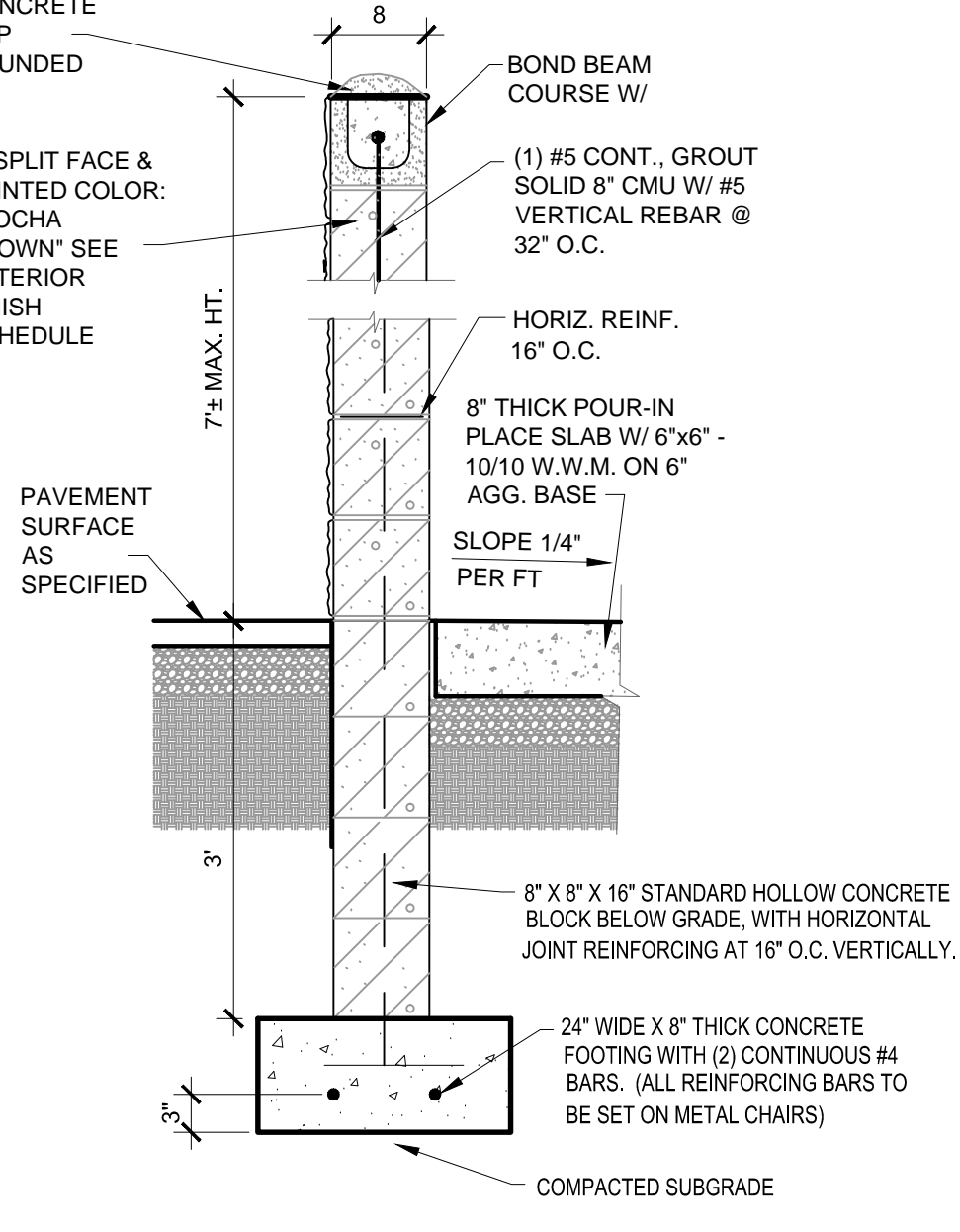
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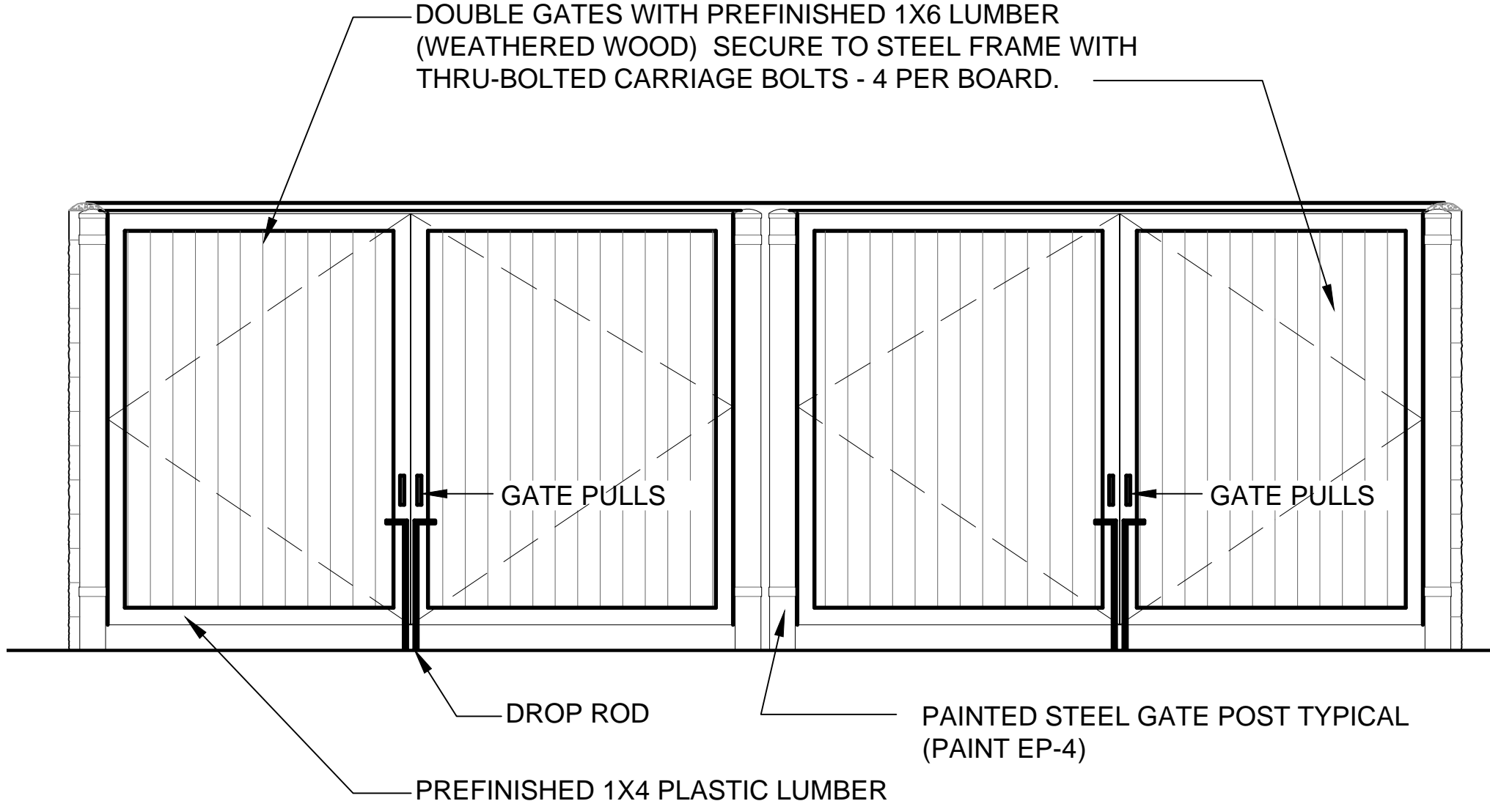
TYPICAL CATCH BASIN DTL



PRECAST LEACHING BASIN DTL



DUMPSTER WALL SECTION



DUMPSTER ENCLOSURE & GATE ELEV.

METAL WAREHOUSE ADDITION
5441 36TH ST. SE CASCADE TWP.
GRAND RAPIDS, MI 49512

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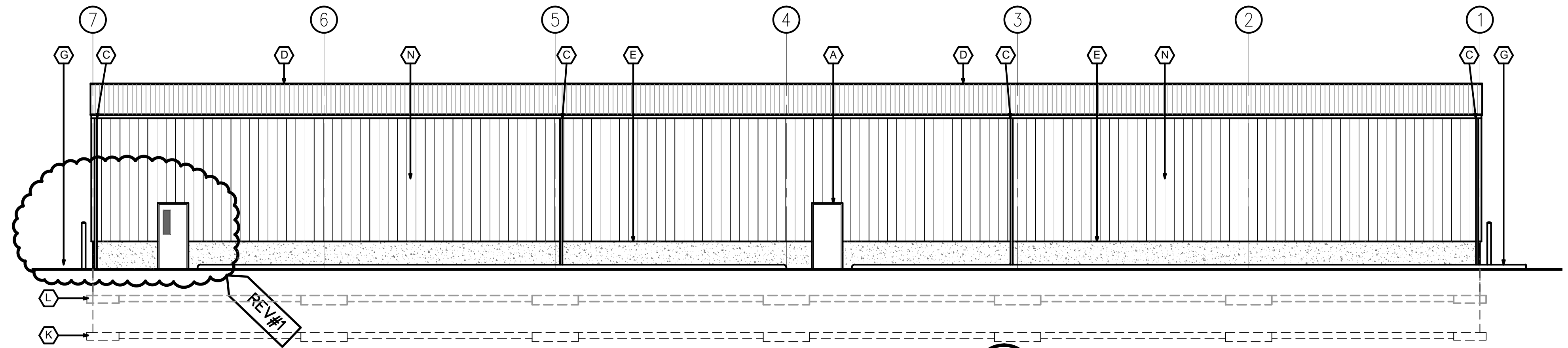
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 CHECKED BY: GLR
 PROJECT NUMBER: 2023011

C3.0

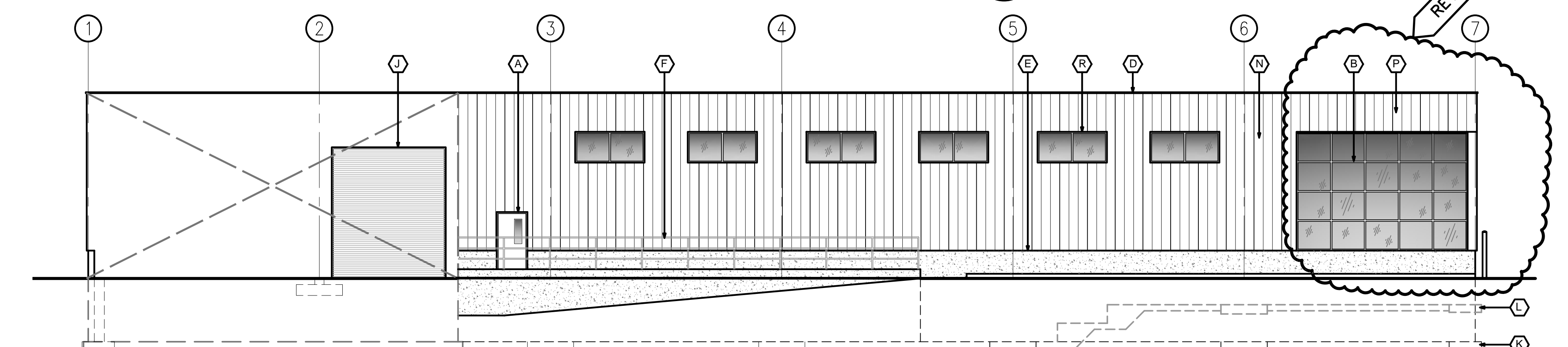
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 2065 FOXBRIDGE GRAND RAPIDS, MI 49505
 PHONE: 616-640-2324
 EMAIL: JVBARCH@GCOMCAST.NET

EXTERIOR FINISH SCHEDULE		
A	DOOR	HOLLOW MTL. DOOR & FRAME – VERIFY COLOR W/OWNER
B	STOREFRONT GLAZING	ANODIZED ALUM. STOREFRONT SYSTEM – THERMAL FRAMING SYSTEM W/ TINTED 1" LOW-E THERMAL GLAZING
C	GUTTER & DOWNSPOUT	SEE PREFAB MANUF SPEC.
D	MTL. BLD'G. COPING	COLOR BY OWNER
E	3' CONC. WALL	SEE FOUNDATION PLAN
F	TRUCK DOCK RET. WALL	SEE FOUNDATION DETAILS
G	CONC. CURB	SEE SITE PLAN DETAILS
H	TRUCK DOCK DOOR SYSTEM	SEE FDN. DETAILS – VERIFY LOCATION, SIZE AND TYPE W/ OWNER
J	O.H. ROLL-UP DOOR	VERIFY SIZE AND TYPE W/ OWNER
K	FOUNDATION	SEE FOUNDATION PLAN
L	ALT. FDN. DESIGN	SEE FOUNDATION PLAN
M	DOOR	NEW OVERHEAD DOOR SYSTEM
N	SIDING	NEW MTL. WALL SYSTEM BY PREFAB. MANUF.
P	SIGNAGE	BY OWNER – LOCATION & SIZE TO BE APPROVED BY CASCADE TOWNSHIP
R	WINDOWS	WINDOW SYSTEM – THERMAL FRAMING SYSTEM W/ 1" LOW-E THERMAL GLAZING
S	FLASHING	FLASH & COUNTER FLASH AS REQ'D. FOR NEW CONSTRUCTION BETWEEN EXISTING AND NEW BLD'G.

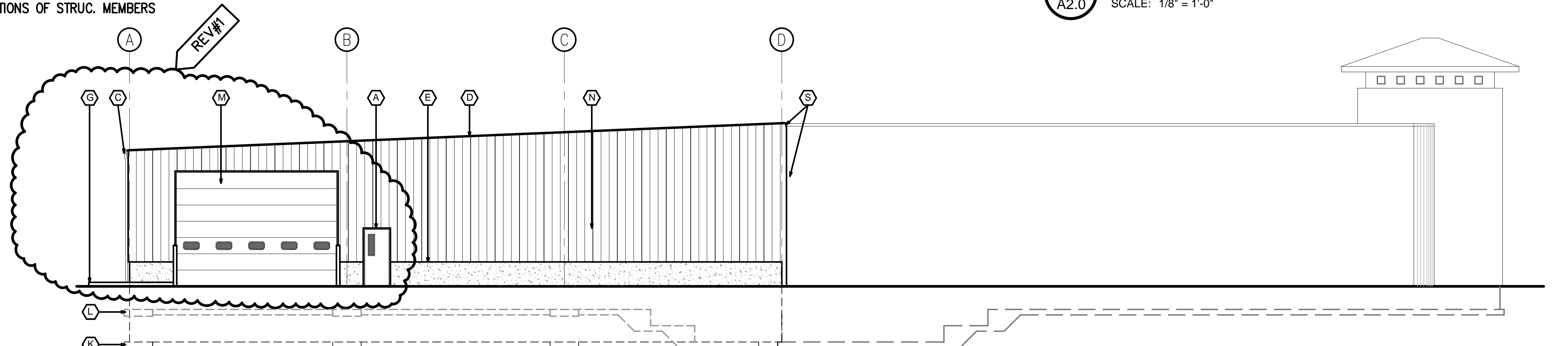


1 SOUTH EXTERIOR ELEVATION
A2.0 SCALE: 1/8" = 1'-0"

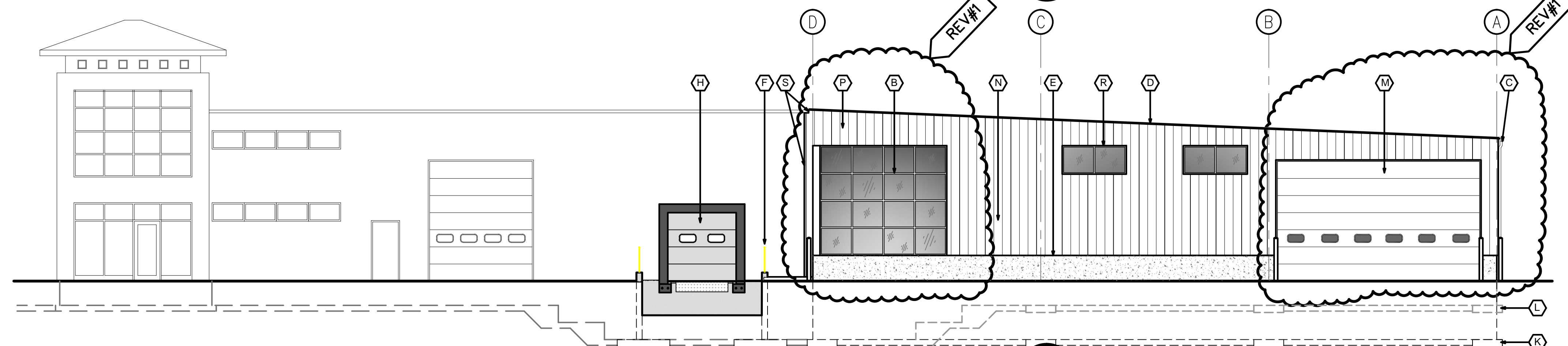


1 SOUTH EXTERIOR ELEVATION
A2.0 SCALE: 1/8" = 1'-0"

SEE PREFAB. METAL BUILDING DOCUMENTS FOR EXACT HEIGHTS AND LOCATIONS OF STRUC. MEMBERS



1 WEST EXTERIOR ELEVATION
A2.0 SCALE: 1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION
A2.0 SCALE: 1/8" = 1'-0"

APPROVED COPY
CASCADE CHARTER TOWNSHIP
PLANNING DEPARTMENT

Case Number: 24-3827

Approved:

Approved with conditions:

Planning Director: Andrea Hendrick

Signature: *Andrea Hendrick* Date: 10/21/2024

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METAL WAREHOUSE
ADDITION
5441 36TH ST. SE CASCADE TWP.
GRAND RAPIDS, MI 49512

SPA/PERMIT/CONST.	9/30/24
SOIL EROSION	9/17/24
PLAN REV. #2	6/19/24
PLAN REV. #1	4/24/24
PERMIT/CONST.	1/11/24
PERMIT/CONST.	12/10/23
SITE PLAN COMMENTS	10/31/23
SITE PLAN APPROVAL	10/5/23

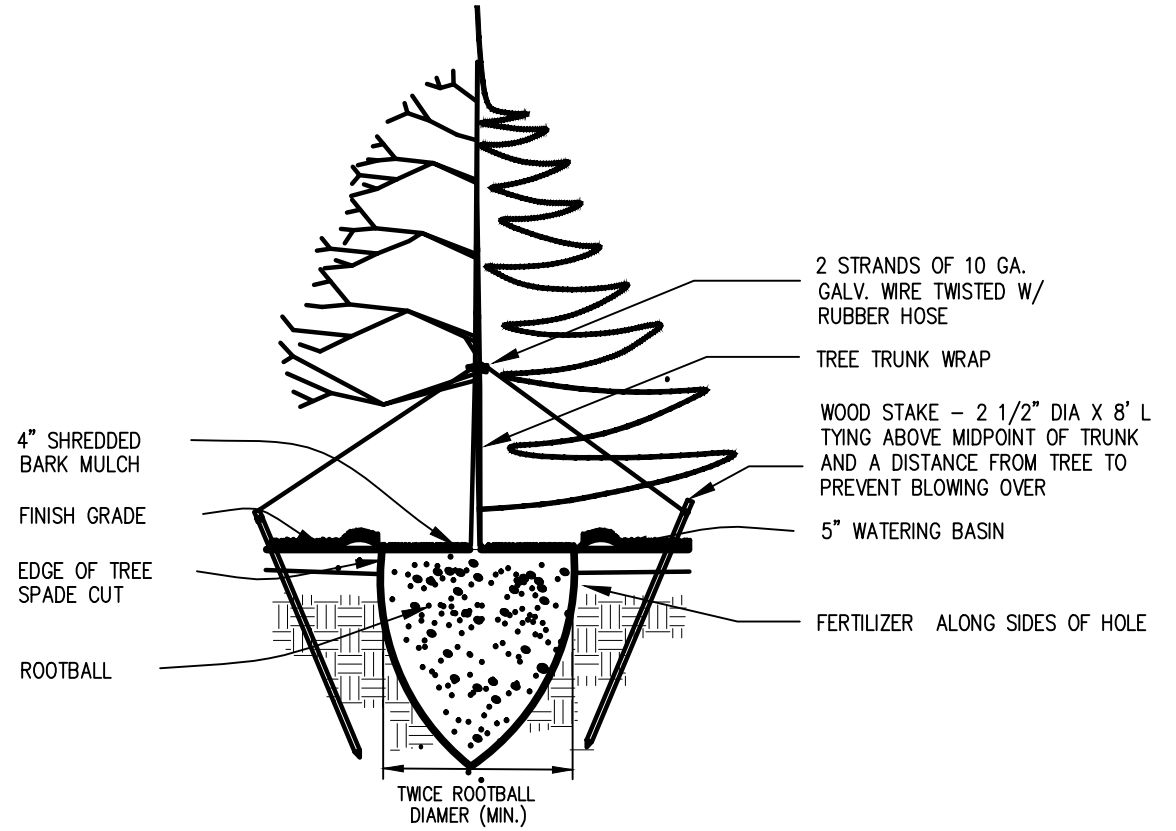
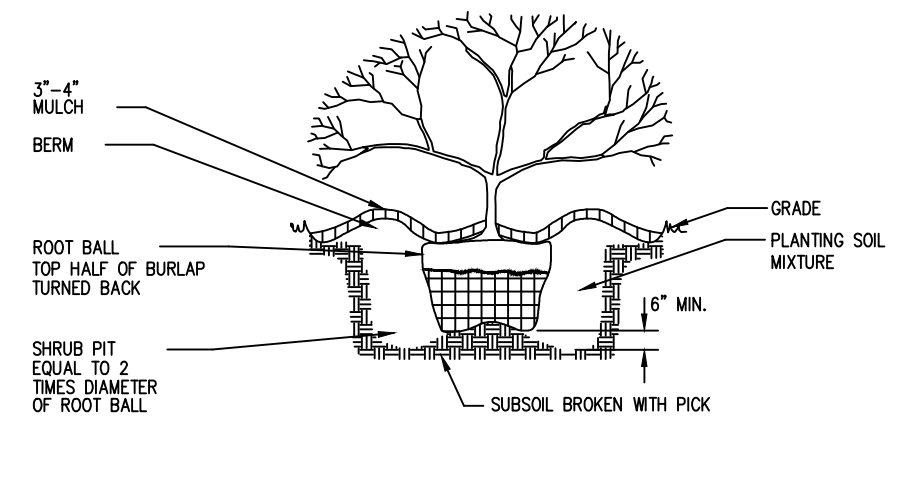
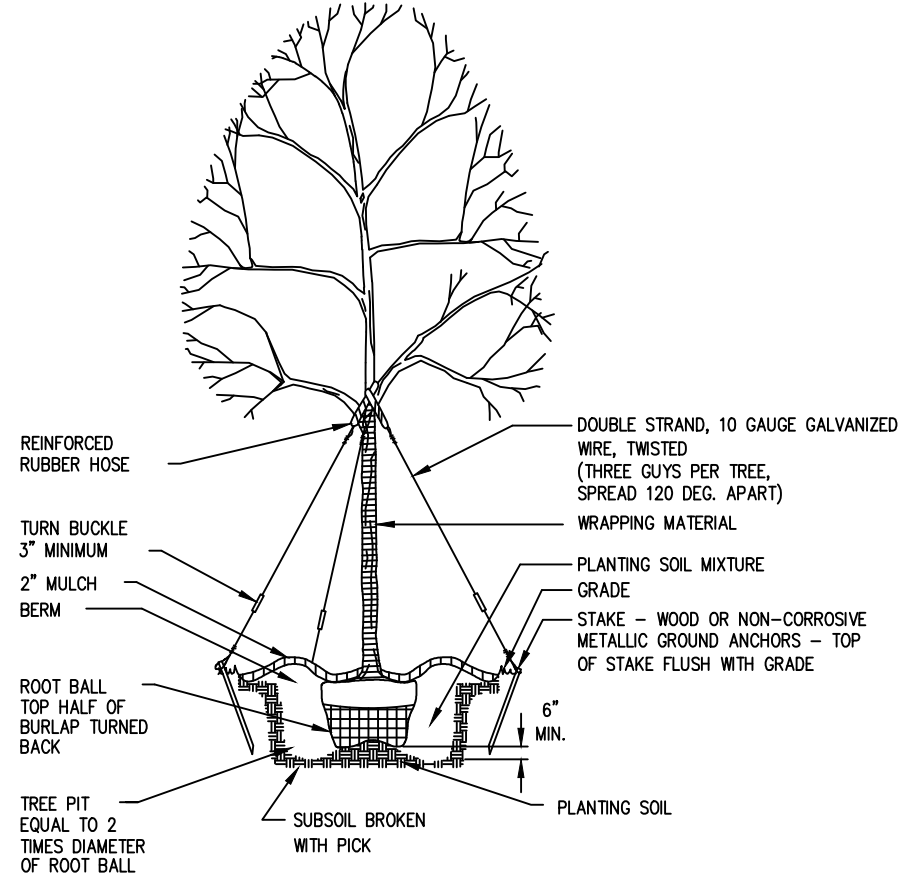
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PROJECT NUMBER	2023011

A2.0

PLANT MATERIAL SCHEDULE

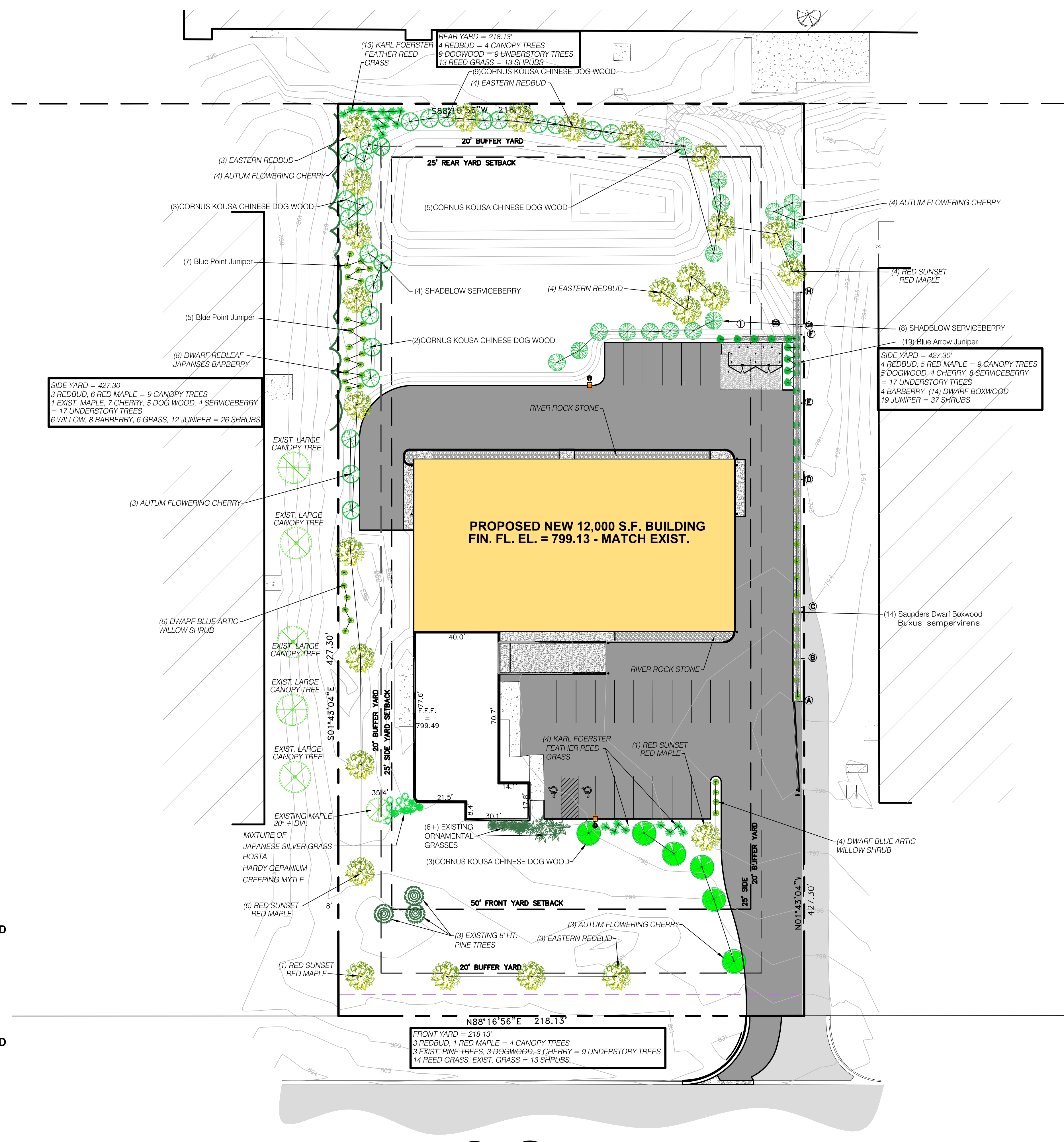
AMOUNT	COMMON NAME	LATIN NAME	SIZE
14	UNDERSTORY AUTUMN FLOWERING CHERRY	Prunus Subhirtella 'Autumnalis'	2 1/2" Cal
12	CANOPY RED SUNSET RED MAPLE	Acer rubrum 'Franksred'	2 1/2" Cal
14	CANOPY EASTERN REDBUD	Cercis canadensis	2 1/2" Cal
3	EVERGREEN EXISTING COLORADO SPRUCE	Picea pungens	5' HT.
22	UNDERSTORY CORNUS KOUSA CHINESE DOG WOOD	Cornus kousa chinensis	2 1/2" Cal
4	SHRUB DEC. DWARF BURNING BUSH	Euonymus alata 'Compacta'	24"
12	SHRUB EVER. Blue Point Juniper	Juniperus Chinensis 'Blue Point'	24"
19	SHRUB EVER. Blue Arrow Juniper	Juniperus scopulorum 'Blue Arrow'	48"
14	SHRUB EVER. SAUNDERS DWARF BOXWOOD	Buxus sempervirens	24"
13	SHRUB DEC. DWARF REDLEAF JAPANESE BARBERRY	Berberis Thunbergii 'Atropurpurea Nana'	24"
AS REQ'D. PER PLAN	CARPET BUGLE	Ajuga reptans	VARIES
	TRAILING PERIWINKLE	Vinca minor	VARIES
31	SHRUB DEC. KARL FOERSTER FEATHER REED GRASS	Calamagrostis x Acutiflora 'Karl Foerster'	VARIES
11	SHRUB DEC. DWARF BLUE ARTIC WILLOW SHRUB	Salix Purpurea 'Nana' Dwarf	24"
12	UNDERSTORY Spring Glory Shadblow Serviceberry	Amelanchier Canadensis 'Sprizam'	24"
AS REQ'D.	HOSTA		VARIES



- NOTES:
1. 1"-0" DIA. MIN. BARK MULCH BED AROUND ALL PLANTINGS (TYP.)
 2. ALL LAWN AREA TO HAVE 4"-6" OF SANDY-LOAM TOPSOIL
 3. HYDRO-SEED (ALL DISTURBED AREA)
 - 30% ARCTIC KENTUCKY BLUEGRASS
 - 30% 98/85 KENTUCKY BLUEGRASS
 - 20% THIRD GENERATION PERENNIAL RYEGRASS WITH ENDOPHYTE
 - 20% IMPROVED VARIETY CREEPING RED FESCUE
- FERTILIZER: 16-32-4 STARTER WITH SULPHUR, IRON, MAGNESIUM QUICK RELEASE NITROGEN AND NO CHLORINE
- MULCH: 50% VIRGIN WOOD FIBER W/ ORGANIC TACKLER APPLICATION RATE OF 1,258 POUNDS PER ACRE

REQUIRED LANDSCAPING

- FRONT YARD - 218.13 LF**
 CANOPY TREES REQUIRED = 2 PER 100 L.F.
 218.13/100 = 2.18x2 (TREES) = 4.36 = 4 CANOPY TREES REQUIRED
 UNDERSTORY TREES REQUIRED = 4 PER 100 L.F.
 218.13/100 = 2.18x4 (TREES) = 8.72 = 9 UNDERSTORY TREES REQUIRED
 SHRUBS REQUIRED = 6 PER 100 L.F.
 218.13/100 = 2.18x6 (SHRUBS) = 13.08 = 13 SHRUBS REQUIRED
- REAR YARD - 218.13 LF**
 CANOPY TREES REQUIRED = 2 PER 100 L.F.
 218.13/100 = 2.18x2 (TREES) = 4.36 = 4 CANOPY TREES REQUIRED
 UNDERSTORY TREES REQUIRED = 4 PER 100 L.F.
 218.13/100 = 2.18x4 (TREES) = 8.72 = 9 UNDERSTORY TREES REQUIRED
 SHRUBS REQUIRED = 6 PER 100 L.F.
 218.13/100 = 2.18x6 (SHRUBS) = 13.08 = 13 SHRUBS REQUIRED
- SIDE YARD - 427.30 LF**
 CANOPY TREES REQUIRED = 2 PER 100 L.F.
 427.30/100 = 4.27x2 (TREES) = 8.54 = 9 CANOPY TREES REQUIRED
 UNDERSTORY TREES REQUIRED = 4 PER 100 L.F.
 427.30/100 = 4.27x4 (TREES) = 17.08 = 17 UNDERSTORY TREES REQUIRED
 SHRUBS REQUIRED = 6 PER 100 L.F.
 427.30/100 = 4.27x6 (SHRUBS) = 25.62 = 26 SHRUBS REQUIRED



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METAL WAREHOUSE ADDITION
5441 36TH ST. SE CASCADE TWP.
GRAND RAPIDS, MI 49512

VERT-BLK SPA ADJ.	04/03/25
SPA/PERMIT/CONST.	9/30/24
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L1.0

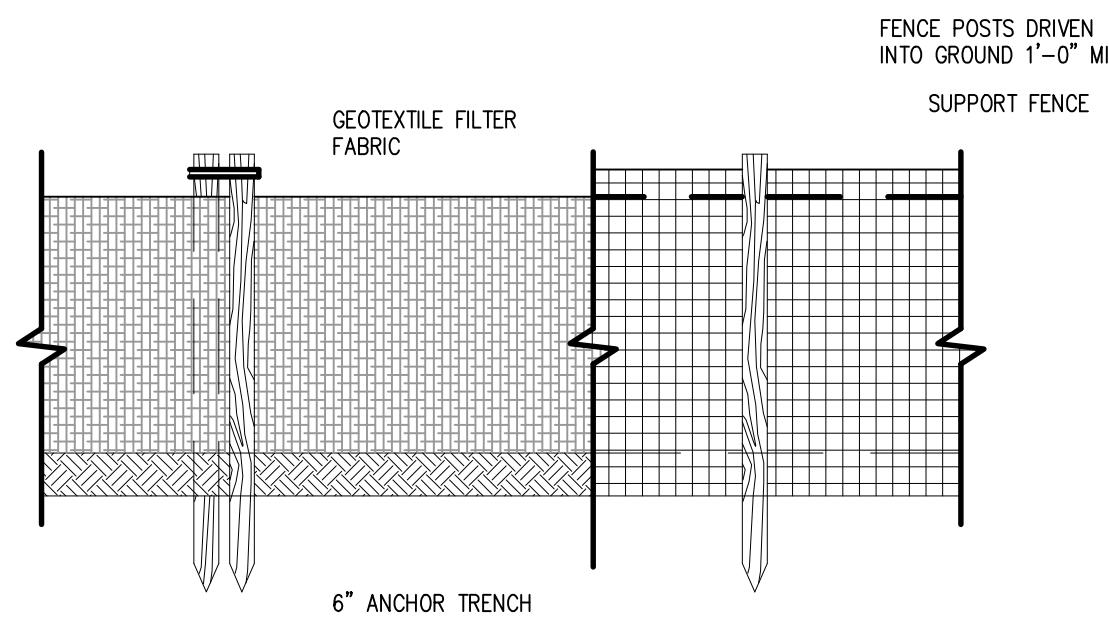
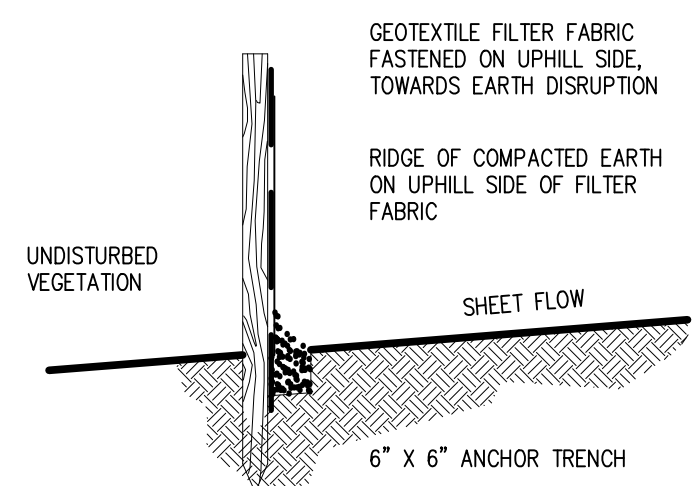
INLET PROTECTION – FABRIC DROP SPECIFICATIONS (S58)

- When** • When sediment laden stormwater requires treatment before entering a stormwater drainage system.
- Why** • To prevent sediment from entering stormwater systems.
- Where** • Use in or at stormwater inlets, especially at construction sites or in streets.
- How**
1. A filter fabric bag is hung inside the inlet, beneath the grate.
 2. Replace grate, which will hold bag in place.
 3. Anchor filter bag with 1" rebar for removal from inlet.
 4. Flaps of bag that extend beyond the bag can be buried in soil in earth areas.
- Maintenance**
- Drop inlet filters should be inspected routinely and after each major rain event.
 - Damaged filter bags should be replaced.
 - Clean and/or replace filter bag when 1/2 full.
 - Replace clogged fabric immediately.
 - If needed, initiate repairs immediately upon inspection.
 - Remove entire protective mechanism when upgradient areas are stabilized and streets have been swept.
- Limitations**
- Can only accommodate small flow quantities.
 - Requires frequent maintenance.
 - Ponding may occur around storm drains if filter is clogged.



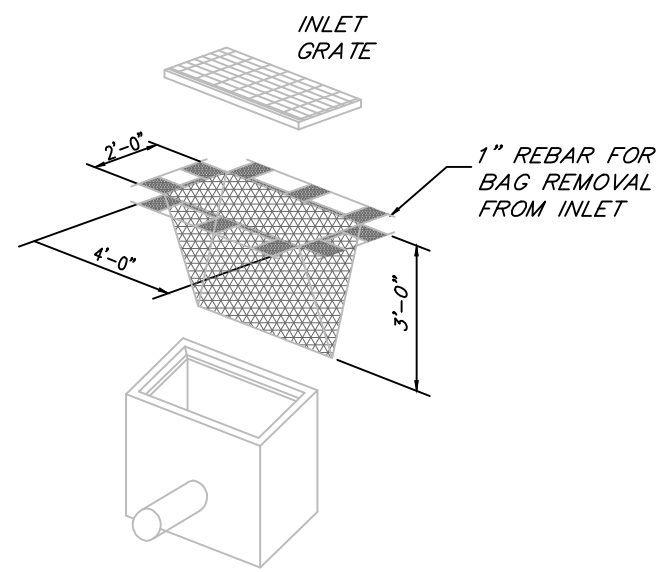
MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
SEDIMENT CONTROLS			
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
E9	MULCH BLANKETS		On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion. All areas with 1:3 & 1:4 grade slope

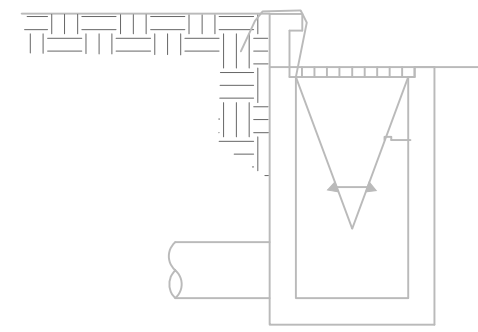


TYPICAL SILT FENCE DETAIL
3/4" = 1'-0"

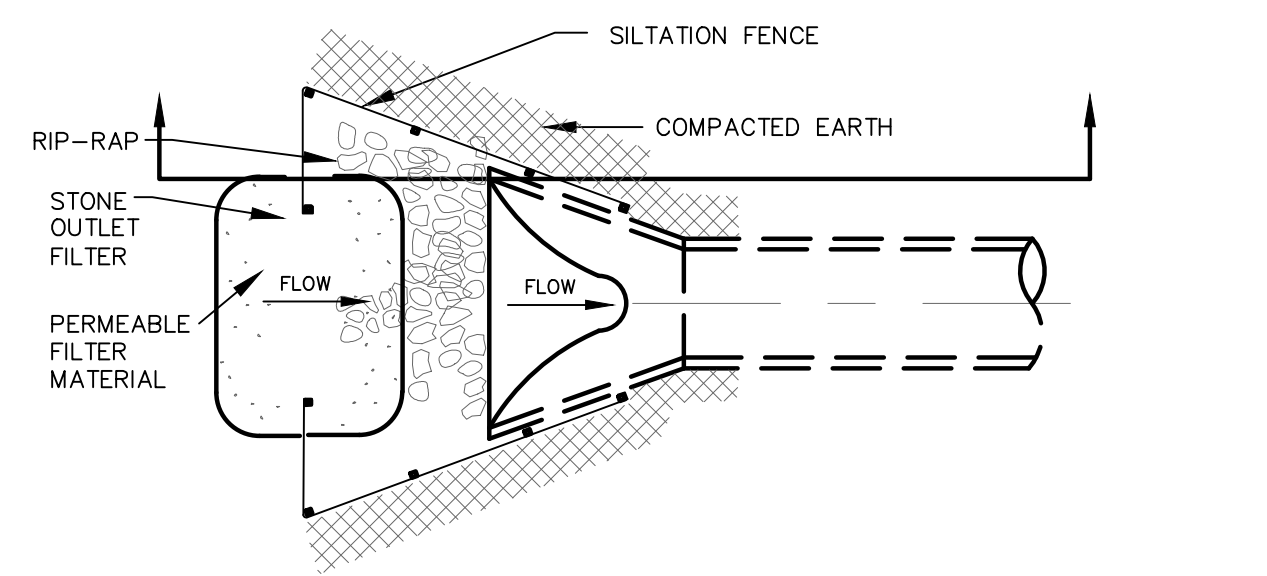
INLET PROTECTION – FABRIC DROP (S58)



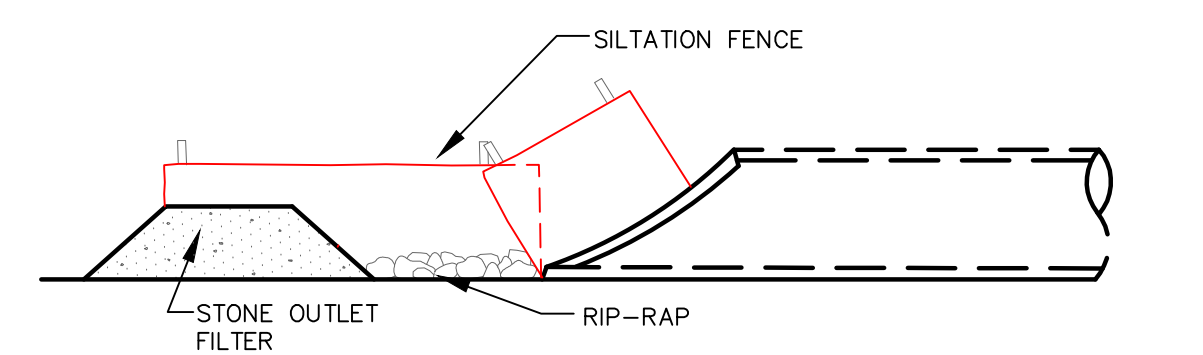
ISOMETRIC VIEW



INSTALLATION DETAIL

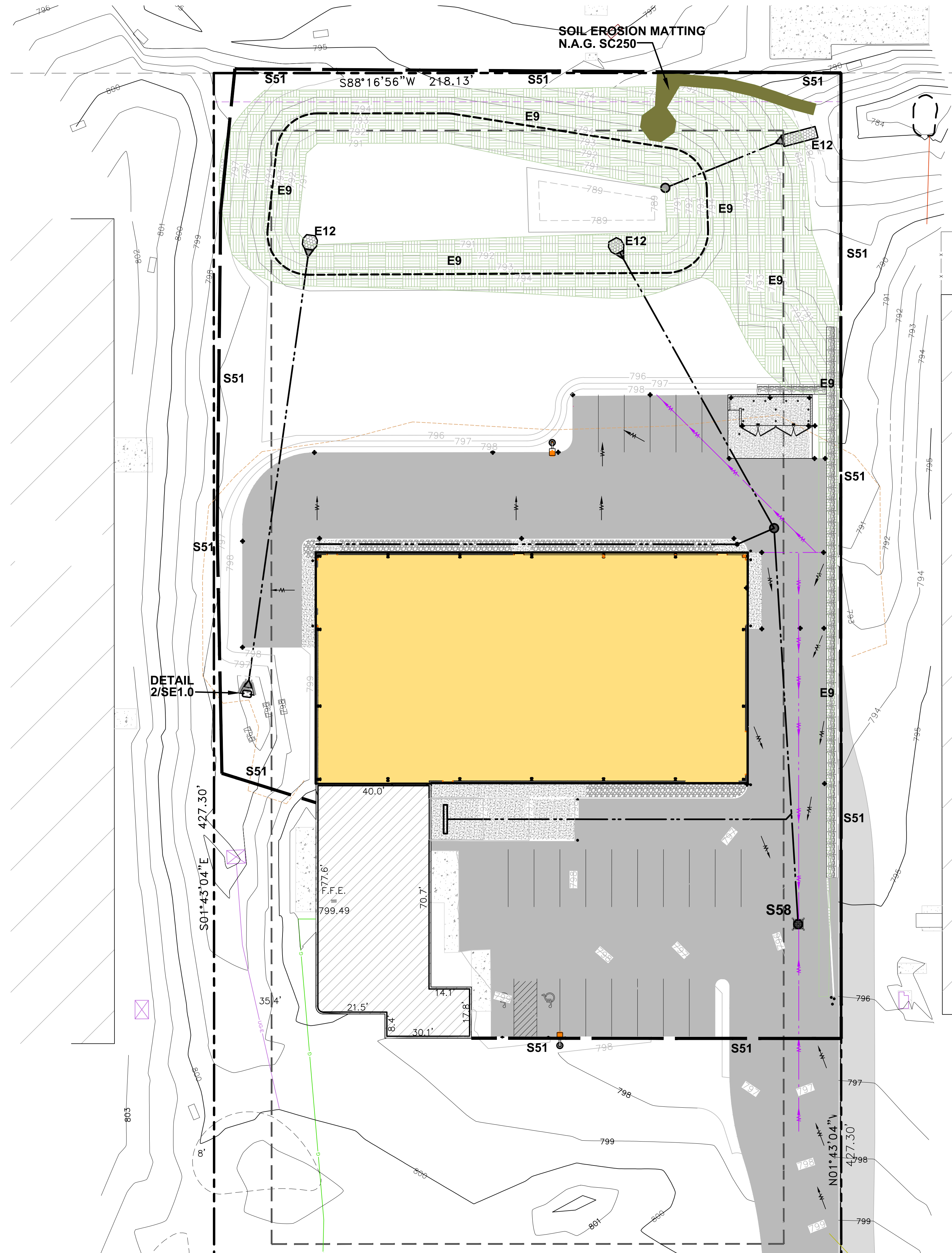


PLAN-OPEN PIPE STONE INLET FILTER
NOT TO SCALE

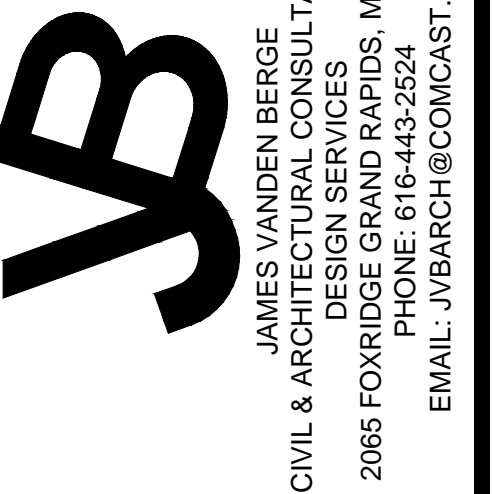


SECTION-OPEN PIPE STONE INLET FILTER
NOT TO SCALE

2 OPEN PIPE DETAIL
SE1.0 SCALE: N.T.S.



1 SOIL EROSION PLAN
SE1.0 SCALE: 1" = 20'



METAL WAREHOUSE ADDITION

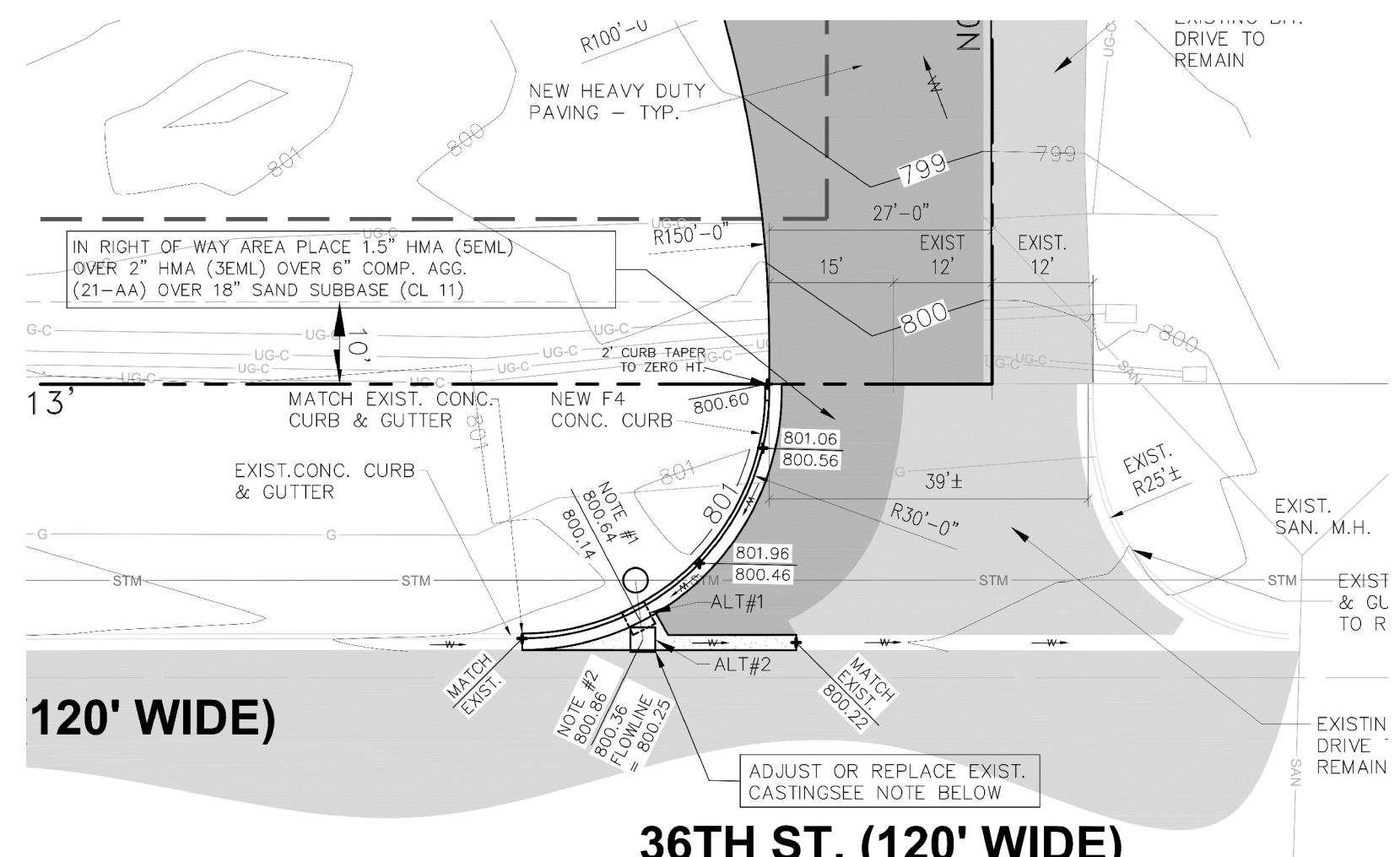
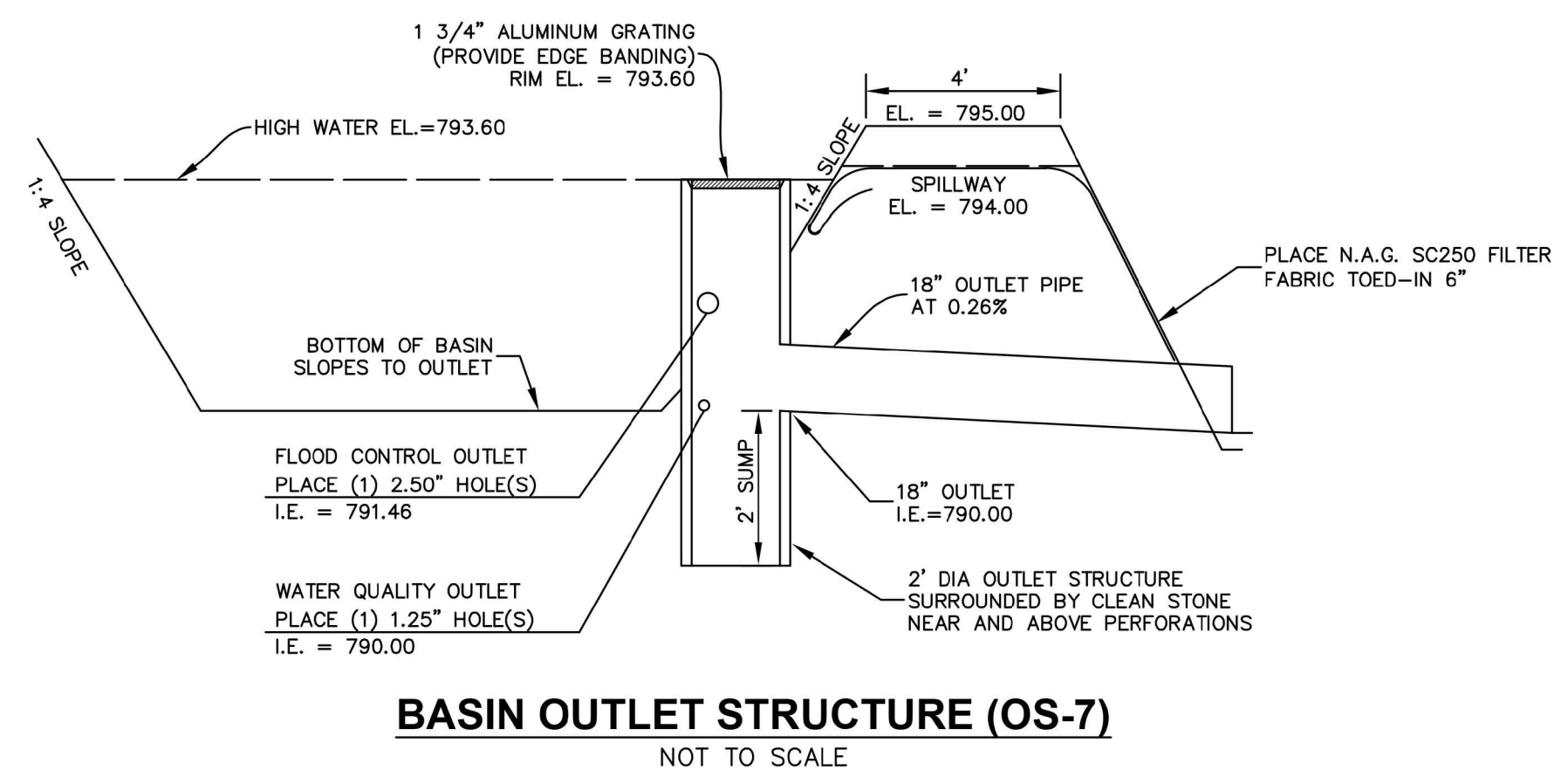
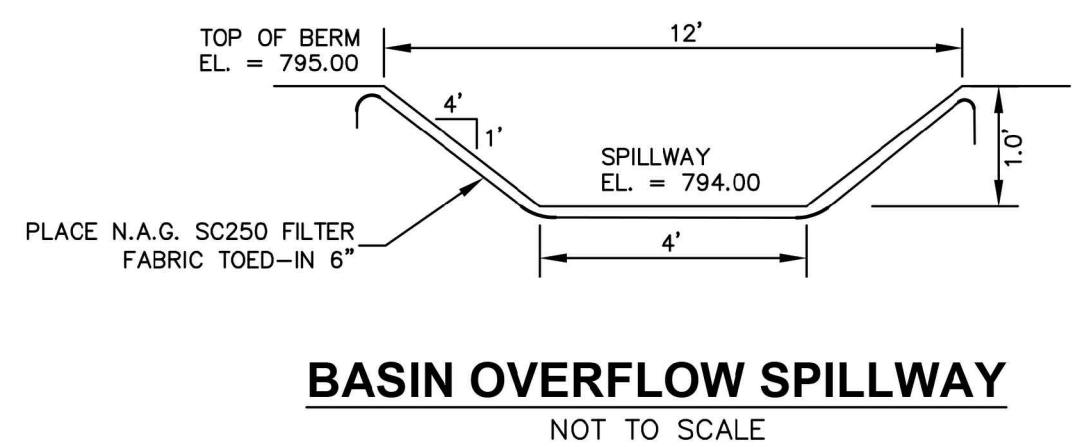
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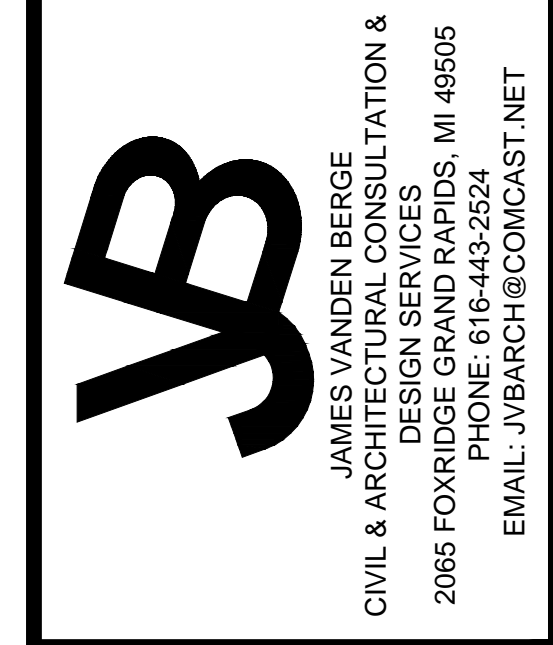
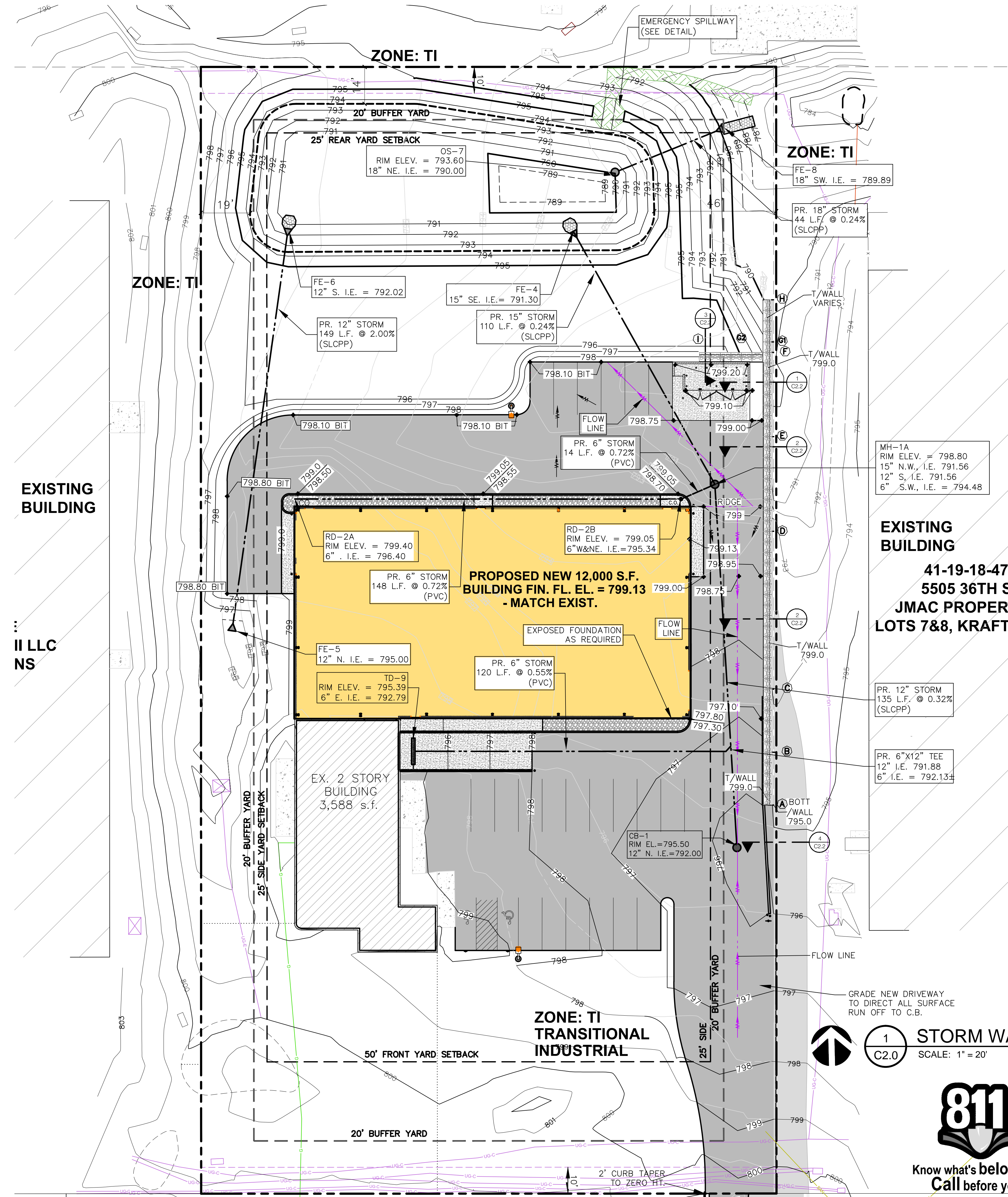
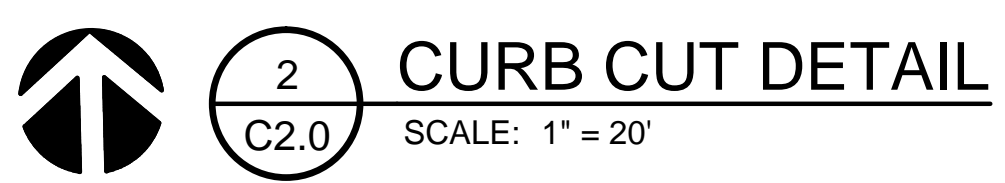
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SE1.0



SEE PLAN # 24-028
FOR GRADES @ CURB CUT
IN C.D.



METAL WAREHOUSE ADDITION
5441 36TH ST. SE CASCADE TWP.
GRAND RAPIDS, MI 49512

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Know what's below.
Call before you dig.

C2.0

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, June 2, 2025
6:00 PM**

ARTICLE 9.

Case #25-3892

Applicant: Cascade Charter Township

Requested Action: Set Public Hearing for Draft Zoning
Ordinance.