

**AGENDA**  
**Cascade Charter Township Zoning Board of Appeals**  
**Tuesday, November 14, 2023**  
**5:30 pm**  
**2870 Jacksmith Ave**

- ARTICLE 1. Call the meeting to order  
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the minutes from the October 10, 2023 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.  
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #23-3796 Spring Hill Suites  
Public Hearing  
Property Address: 5250 28<sup>th</sup> street  
Requested Action: The applicant is requesting a variance to place temporary storage on the property.**
- ARTICLE 7. Case #23-3797 Hampton Inn- Lighthouse Lodging  
Public Hearing  
Property Address: 5200 28<sup>th</sup> Street  
Requested Action: The applicant is requesting a variance to place temporary storage on the property.**
- ARTICLE 8. Case #23-3799 Epique Homes  
Public Hearing  
Property Address: 3660 Cherry Lane  
Requested Action: The applicant is requesting a side yard variance.**
- ARTICLE 9. Any other business**
- ARTICLE 10. Adjourn**

**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  
Zoning Board of Appeals  
Tuesday, October 10, 2023  
5:30 P.M.  
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Moxley called the meeting to order at 5:30 P.M.  
Members Present: McDonald, Mead, Moxley, Berra, Milliken  
Members Absent: None  
Others Present: Planning Director Brian Hilbrands, Zoning Administrator (ZA) Madison Smith-Jacoby, and others listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance**
- ARTICLE 3. Approve the current Agenda**  
**Motion was made by Member Mead to approve the current agenda. Supported by Member Berra. Motion carried 5 to 0.**
- ARTICLE 4. Approve the Minutes of the September 12, 2023 Meeting**  
Member McDonald noted that he was excused from this meeting.  
**Motion was made by Member McDonald to approve the September 12, 2023 meeting minutes with the proposed change. Supported by Member Berra. Motion carried 5 to 0.**
- ARTICLE 5. Acknowledge visitors and those wishing to speak**  
There was no one that wished to speak.
- ARTICLE 6. Case #23-3792 – Walmart**  
**Property Address:** 5859 28<sup>th</sup> Street  
**Requested Action:** The applicant is requesting a variance to place temporary storage on the property.  
ZA Smith-Jacoby presented the case and explained the applicant is requesting approval for temporary storage on the property for interior store renovations starting in January. There will be storage containers, a dumpster, and an office for the construction yard on site surrounded by a 6 or 8-foot fence. Roughly 72 parking spaces will be covered on the north side of the parking lot. The applicants are requesting this variance until April 13, 2024.  
Staff recommended approval of the variance from January 2 until April 13.  
**Motion was made by Member McDonald to open public hearing. Supported by Member Mead. Motion carried 5 to 0.**

There was no one that wished to speak.

**Motion was made by Member McDonald to close public hearing. Supported by Member Milliken. Motion carried 5 to 0.**

Member Mead stated the proposed location of the containers is nice and appears to be a well-organized site.

**Motion was made by Member Mead to approve the variance for temporary storage with Staff conditions. Supported by Member Berra. Motion carried 5 to 0.**

**ARTICLE 7. Any Other Business**

Member Mead noted there are two cases previously approved for variances that are not fulfilling their conditions. The house on Burton St. with the cargo container has not paid their bond and the Schoolhouse on 36<sup>th</sup> St has not moved their sign out of the right of way. It was suggested to place an end date of November 1, 2023 for both applicants to adhere to their conditions. Staff will be contacting both the applicants.

Member Moxley mentioned the property at 6480 Cascade Rd appears to be vacant and nicely cleaned up.

**ARTICLE 8. Adjournment**

**Motion was made by Member McDonald to adjourn the meeting. Supported by Member Berra. Motion carried 5 to 0. The meeting adjourned at 5:43 P.M.**

Respectfully submitted,

Valerie Milliken, Secretary

**STAFF REPORT**

STAFF REPORT: Case #23-3796  
REPORT DATE: November 2, 2023  
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals  
MEETING DATE: November 14, 2023  
PREPARED BY: Madison Smith-Jacoby, Zoning Administrator

APPLICANT:  
Springhill Suites

PROPERTY LOCATION: **5250 28<sup>th</sup> Street  
Grand Rapids, Michigan 49512**

STATUS  
OF APPLICANT: Pilot Hospitality Group – Property Manager

REQUESTED ACTION: The applicant is requesting approval from the Zoning Board of Appeals to allow for temporary outside storage.

EXISTING ZONING OF  
SUBJECT PARCEL(S): PUD-76 Waterfall Shoppes

GENERAL LOCATION: South side of 28<sup>th</sup> Street, east of Expressway.

PARCEL SIZE: Approximately 4.9 acres.

EXISTING LAND USE  
ON THE PROPERTY: Commercial, hotel

ADJACENT AREA  
LAND USES: W – Commercial  
S – Commercial  
E- Wetland  
N – Commercial

ZONING ON  
ADJOINING PARCELS: N – PUD 76  
S – TI  
E – PUD 76  
W – B2/PUD-76

### **STAFF COMMENTS:**

1. The applicant requests a variance for temporary placement of storage trailers in the parking lot for the duration of the interior renovation project.
2. This is the result of container storage prior to approval.
3. The Township will be recommending to the Planning Commission that this be handled administratively as recommended in the Strategic Plan.
4. The request is to place 4 shipping containers behind the building out of view from the public.
5. The applicant has not indicated the timeline for their existing projects or the duration that they need the containers. Please refer to the applicant to answer these questions. I recommend to set a removal date as the condition of approval

### **ZONING ORDINANCE SECTION 4.18: Criteria for Approval**

1. Section 4.18 of our Zoning Ordinance allows for approval of temporary or movable structures so long as they meet the conditions outlined. **Section 4.18 Buildings and Structures, Temporary:** Mobile homes, mobile offices, tents or other movable or erected structures intended for temporary use or occupancy incidental to construction work, or special events shall be situated or erected upon land or premises within the Township and used according to the following provisions.

### **Other Approved Temporary Structures:**

Other temporary structures not permitted or regulated above or by other provisions of this Ordinance may be permitted by the Zoning Board of Appeals. An application for such temporary structure shall set forth the purposes of the construction. The Zoning Board of Appeals shall determine whether such structure is intended as a temporary building and that its use thereof shall be terminated at a specified time. The application shall not be granted if the structure is not served with a sufficient and healthful water supply and toilet facilities. The temporary structure shall be so constructed and maintained that it shall conform to the minimum requirements for safety, health, and general public welfare and for the prevention of fire hazards as provided by the terms of this Ordinance or any other ordinance of the Township, not in conflict herewith for such districts in which the temporary structure shall be located. The temporary building shall not be injurious to the value of the surrounding property or neighborhood.

**STAFF RECOMMENDATION:**

Staff recommends that you APPROVE the variance as requested to allow for temporary outdoor storage until a date determined by the Zoning Board of Appeals.

**ATTACHMENTS:**

Application Packet



AP

# CASCADE CHARTER TOWNSHIP

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

## PLANNING & ZONING APPLICATION

APPLICANT:

Name: PILOT HOSPITALITY GROUP, LLC DBA Springhill Suites

Address: 5250 28<sup>th</sup> STREET SE

City & Zip Code: Grand Rapids, MI 49512

Telephone: 248-863-3970

Email Address: Jasreen@elitehospitalitymi.com

OWNER: \* (If different from Applicant)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City & Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:\*\*

Requesting for temporary placement of containers on property for few months.

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY\*\*:

It is a hotel,

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 \_\_\_\_\_

ADDRESS OF PROPERTY: 5250 28<sup>th</sup> street SE, Grand Rapids, MI 49512

PRESENT USE OF THE PROPERTY: Hotel

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

Name(s)

Address(es)

Basil Bacall

2129 Orchard Ln Rd, Sylvan Ln MI  
48320

**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.)*

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

Jasreen Mundal Sandhu  
Applicant – Print or Type Name

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

Jasreen Mundal D 10/9/23  
Applicant's Signature & Date

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

**STAFF REPORT**

STAFF REPORT: Case #23-3797  
REPORT DATE: November 2, 2023  
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals  
MEETING DATE: November 14, 2023  
PREPARED BY: Madison Smith-Jacoby, Zoning Administrator

APPLICANT:  
Hampton Inn by Hilton

PROPERTY LOCATION: **5200 28<sup>th</sup> Street**  
**Grand Rapids, Michigan 49512**

STATUS  
OF APPLICANT: Lighthouse Lodging Group, LLC. – Property Manager

REQUESTED ACTION: The applicant is requesting approval from the Zoning Board of Appeals to allow for temporary outside storage.

EXISTING ZONING OF  
SUBJECT PARCEL(S): PUD-76 Waterfall Shoppes

GENERAL LOCATION: South side of 28<sup>th</sup> Street, east of Expressway.

PARCEL SIZE: Approximately 4.9 acres.

EXISTING LAND USE  
ON THE PROPERTY: Commercial, hotel

ADJACENT AREA  
LAND USES: W – Commercial  
S – Commercial  
E- Wetland  
N – Commercial

ZONING ON  
ADJOINING PARCELS: N – PUD-76  
S – PUD-76  
E – PUD 76  
W – B2/PUD-76

### **STAFF COMMENTS:**

1. The applicant requests a variance for temporary placement of storage trailers in the parking lot for the duration of the interior renovation project.
2. This is the result of container storage prior to approval.
3. The Township will be recommending to the Planning Commission that this be handled administratively as recommended in the Strategic Plan.
4. The request is to place 2 shipping containers behind the building.
5. The applicant has not indicated the timeline for their existing projects or the duration that they need the containers. Please refer to the applicant to answer these questions. I recommend to set a removal date as the condition of approval

### **ZONING ORDINANCE SECTION 4.18: Criteria for Approval**

1. Section 4.18 of our Zoning Ordinance allows for approval of temporary or movable structures so long as they meet the conditions outlined. **Section 4.18 Buildings and Structures, Temporary:** Mobile homes, mobile offices, tents or other movable or erected structures intended for temporary use or occupancy incidental to construction work, or special events shall be situated or erected upon land or premises within the Township and used according to the following provisions.

### **Other Approved Temporary Structures:**

Other temporary structures not permitted or regulated above or by other provisions of this Ordinance may be permitted by the Zoning Board of Appeals. An application for such temporary structure shall set forth the purposes of the construction. The Zoning Board of Appeals shall determine whether such structure is intended as a temporary building and that its use thereof shall be terminated at a specified time. The application shall not be granted if the structure is not served with a sufficient and healthful water supply and toilet facilities. The temporary structure shall be so constructed and maintained that it shall conform to the minimum requirements for safety, health, and general public welfare and for the prevention of fire hazards as provided by the terms of this Ordinance or any other ordinance of the Township, not in conflict herewith for such districts in which the temporary structure shall be located. The temporary building shall not be injurious to the value of the surrounding property or neighborhood.

### **STAFF RECOMMENDATION:**

Staff recommends that you APPROVE the variance as requested to allow for temporary outdoor storage until a date determined by the Zoning Board of Appeals.

Hampton Inn By Hilton  
5200 28<sup>th</sup> Street SE  
Grand Rapids, MI 49512  
10/02/2023

Planning Department – Cascade Charter Township  
5920 Tahoe Dr SE  
Grand Rapids, MI 49546-7123

Subject: Request for Temporary Placement of Storage Containers on Property

Dear Madison Smith-Jacoby,

I am writing to request permission for the temporary placement of storage containers on property located at 5200 28<sup>th</sup> Street SE, Grand Rapids, MI 49512. I have a specific need for additional storage space due to renovation project, and utilizing storage containers on my property is the most practical solution for my situation.

I understand that there may be certain regulations and guidelines governing the placement of storage containers within the city limits, and I am committed to complying with all such requirements. To this end, I have already taken the following steps:

1. I have placed them in a suitable area on the property. This area is behind the building, away from public view, and does not obstruct any public walkways or roadways.
2. I am willing to adhere to any specified time limits for the placement of the storage containers and will promptly remove them once the need for their use has expired.

I kindly request that you consider my application for the temporary placement of storage containers on my property and grant the necessary permits or approvals. I appreciate your prompt attention to this matter and kindly request that you respond to this letter at your earliest convenience. You can reach me at 248.863.3970 or [basil@elitehospitalitymi.com](mailto:basil@elitehospitalitymi.com), if you have any questions or require further information.

Thank you for considering my request, and I look forward to a positive response.

Sincerely,



Basil Bacall



AP

# CASCADE CHARTER TOWNSHIP

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

## PLANNING & ZONING APPLICATION

APPLICANT:

Name: Lighthouse Lodging Group, LLC.  
 Address: 5200 28<sup>th</sup> Street SE  
 City & Zip Code: Grand Rapids, MI 49512  
 Telephone: 248-863-3970  
 Email Address: jasreen@elitehospitalitymi.com

OWNER: \* (If different from Applicant)

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City & Zip Code: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

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

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

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

### BRIEFLY DESCRIBE YOUR REQUEST:\*\*

Requesting for temporary placement of containers on property for next few months

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

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

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

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 \_\_\_\_\_

ADDRESS OF PROPERTY: 5200 28<sup>th</sup> Street SE, Grand Rapids, MI 49512

PRESENT USE OF THE PROPERTY: Hotel/Accommodation

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

Name(s)

Address(es)

Basil Bacall  
\_\_\_\_\_

2129 Orchard Lake Rd, Sylvan Lake, MI  
48320

**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.)*

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

Jasreen Nundal Sardhu  
Applicant – Print or Type Name

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

Jasreen Nundal  
Applicant's Signature & Date

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

**STAFF REPORT**

STAFF REPORT: Case # 22-3799  
REPORT DATE: October 27, 2023  
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals  
MEETING DATE: November 14, 2023  
PREPARED BY: Madison Smith-Jacoby

APPLICANT

**Troy Schrock**

PROPERTY LOCATION: 3660 Cherry Lane SE

PP#: 41-19-23-200-029

STATUS OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a variance to build in the side yard setback.

EXISTING ZONING OF SUBJECT PARCEL: FP

GENERAL LOCATION: Southeast corner of 36<sup>th</sup> Street and Cherry Lane.

PARCEL SIZE: 10.2 acres

EXISTING LAND USE ON THE PARCEL: Residential

ADJACENT AREA LAND USES:  
N: Residential  
E: Residential  
S: Vacant/Residential  
W: Residential

ZONING ON ADJOINING PARCELS:  
N: FP  
E: FP  
S: FP  
W: ARC

**STAFF COMMENTS:**

- A. The applicant is requesting to build 21 feet from the north property line. This is considered their side yard as the home’s frontage is on Cherry Lane.
- B. The proposed accessory building would require two-part approval – for the location and the square footage. The applicant is first pursuing the variance prior to a special use permit.
- C. The proposed height is 17 feet to the midpoint. This height requires a 40-foot side yard setback. The proposed plans thus require a 19-foot side yard variance.
- D. The applicant states that the location is necessary for ability to access the building in a wheelchair. Please refer to the applicant for further personal and medical needs to be explained.
- E. The parcel does not appear to have steep hills but the east end of the property gradually descends into what appears to be lower wetlands. A topographical map is included in this packet.
- F. Staff has received one letter for public comment. Included in your packet.

**Criteria for Approval**

**Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all the findings of fact listed in the table below:**

<i>Findings of Fact</i>	<i>Comment</i>
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	I did not find that this property has any exceptional conditions or circumstances requiring this building location.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created)	The home is located for ease of use for the owner who is in a wheelchair. The grade allowed for access to the backyard.

That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.	There appears to be ample space on the property to not require any variance.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	No public comment has been submitted. The barn would be closer to the neighbors to the north. There are currently two vacant parcels to the north and south.
That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.	The nature of the request is unique in that the applicant states medical needs for the location.

The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.

**RECOMMENDATION**

Staff recommends that this permit be DENIED based on the findings.

Should the ZBA wish to grant this variance, I recommend the following condition:

1. The building should have landscape screening from the property to north
2. The building not be used for dwelling space or to operate a business.

Attachments:

Application Packet

Topographical map of parcel



# CASCADÉ CHARTER TOWNSHIP

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

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Epique Homes Inc.  
 Address: 6440 Grace Meadow Ct  
 City & Zip Code: Ada, MI 49301  
 Telephone: 616-437-1767  
 Email Address: Troy Schrock @ Epique Homes.com

**OWNER: \* (If different from Applicant)**  
 Name: Scott & Becky Schrotenboer  
 Address: 6714 Turnberry Dr. SE  
 City & Zip Code: Grand Rapids, MI 49301  
 Telephone: 616-437-4778  
 Email Address: scotts3435@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 checked="" type="checkbox"/> Zoning Variance    | <input type="checkbox"/> Other: _____ *                  |

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

BRIEFLY DESCRIBE YOUR REQUEST:\*\*

Zoning Variance for side yard set back to 21'  
~~Special use permit for size of lawn to 3072 sq ft~~  
for Agriculture Equipment + work out area

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY\*\*:

See Attached on Site Plan

Property Description: (Tax Description)

PART OF NE 1/4 COM 337.49 FT S 0D 41M 03S E ALONG N&S 1/4 LINE FROM N 1/4 COR TH N 89D 18M 57S E 183.0 FT TH S 0D 41M 03S E 139.0 FT TH N 89D 18M 57S E 1156.94 FT TO E LINE OF W 1/2 NE 1/4 TH S 0D 37M 05S E ALONG SD E LINE 322.0 FT TH S 89D 18M 57S W 1339.57 FT TO N&S 1/4 LINE TH N 0D 41M 03S W ALONG N&S 1/4 LINE 461.0 FT TO BEG \* SEC 23 T6N R10W 10.49 A. SPLIT/COMBINED ON 01/11/2023 FROM 41-19-23-200-012;

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-23-200-029

ADDRESS OF PROPERTY: 3660 Cherry Ln SE

PRESENT USE OF THE PROPERTY: Farmland Preservation

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.)

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

Troy Schrock
Applicant - Print or Type Name

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

[Signature] 10/16/23
Applicant's Signature & Date

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

10.16.23  
Scott Schrotenboer  
RE: 3660 Cherry Lane SE

To the Cascade Township:

I am writing this letter to give you a better understanding of why we would like a variance to build the pole barn that we have chosen at our new property on Cherry Lane. While I understand the constraints on the size of new builds in the township, I hope that this explanation will also clear up the reasoning for our decision, and I ask that this is taken into consideration.

On October 8<sup>th</sup> 2020 I was involved in an accident and became paralyzed. The accident left me without any use of my legs, which has had an effect on my daily life. Prior to my accident I was very active in running, working out, and playing indoor and outdoor sports with my 3 kids; now I am no longer able to do most of those things. My intent is to use the barn for storage, but also as a place for me to resume some activities with my kids and for me to also work out.

In addition to the time spent with my kids, there are two primary reasons we are asking for the variance. The first reason is that we located the home in the location it is on the property because that is the only place we could do a walkout, allowing me to get into the back yard. My family spends a lot of time outdoors, and having this walkout will allow me to spend more time with them when we are together. And the second reason we would like the variance is that we would like to put the location of the barn where we would be able to make the driveway to the barn far enough from the home for me to have a gradual grade and not have an overly steep driveway. Steep hills are difficult for me unless I have someone to help push me, and one of my goals with this new home and barn is to obtain as much freedom as possible; lack of freedom has been one of the most difficult parts of this injury.

Our new neighbors to the north also have barns on their property, and we intend to use a portion of the barn for storage of some agricultural equipment. I grew up on a farm and enjoy raising a small amount of food for my family, so having this space would also help me in having the ability to do that.

I hope you will consider this variance as a help to my physical and emotional wellbeing. Please feel free to reach out to me at any time, and I would be happy to answer any questions you may have.

Thank you-

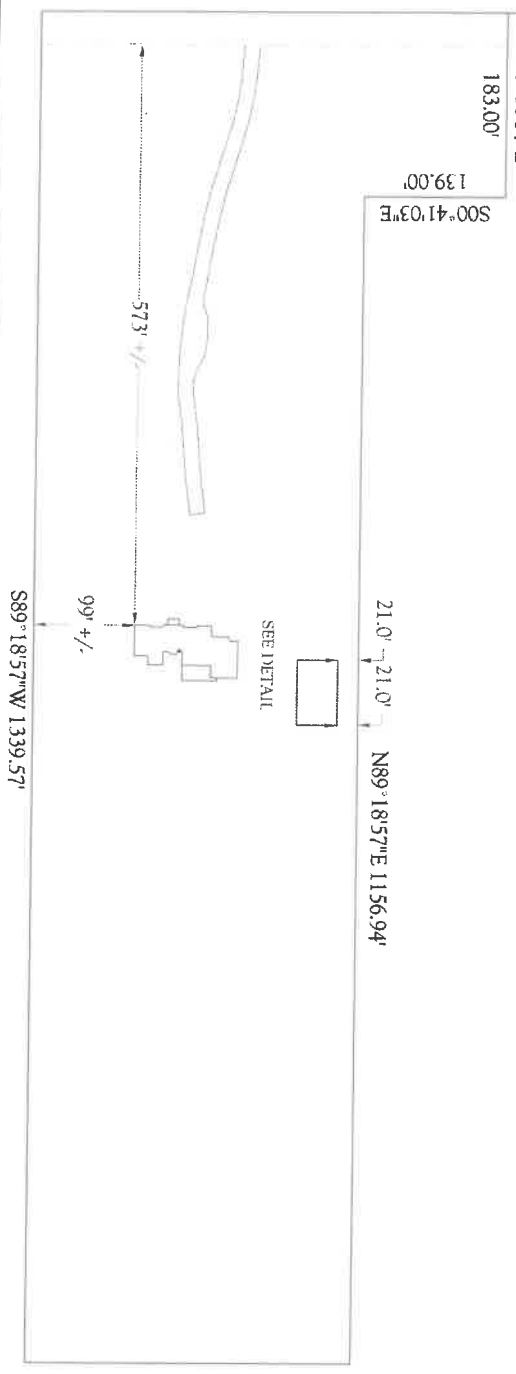
Scott Schrotenboer  
616.437.4778  
[scotts3435@gmail.com](mailto:scotts3435@gmail.com)



N 1/4 Cor.  
Section 23  
T6N, R10W

S00°41'03"E 337.49'  
N89°18'57"E  
183.00'  
139.00'

N00°41'03"W 461.00'  
CHERRY LANE



Property Description: (Tax Description)  
 PART OF NE 1/4 COM 337.49 FT S 0 D 41 M 03 S E ALONG N&S 1/4 LINE FROM N 1/4  
 COR TH N 89 D 18 M 57 S E 183.0 FT TH S 0 D 41 M 03 S E 139.0 FT TH N 89 D 18 M 57 S E  
 1156.94 FT TO E LINE OF W 1/2 NE 1/4 TH S 0 D 37 M 03 S E ALONG SD E LINE 322.0 FT  
 TH S 89 D 18 M 57 S W 1339.57 FT TO N&S 1/4 LINE TH N 0 D 41 M 03 S W ALONG N&S 1/4  
 LINE 461.0 FT TO BEG \* SBC 23 T6N R10W 10-49 A. SPLIT/COMBINED ON 01/11/2023  
 FROM 41-1923-00012.

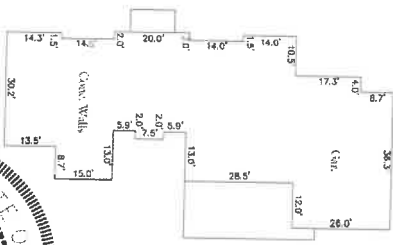
21.0' 21.0' N89°18'57"E 1156.94'

S89°18'57"W 1339.57'

S00°37'05"E 322.00'



SCALE 1:40



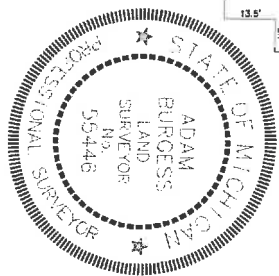
Scale 1" = 150'

- = Concrete
- = Asphalt
- D = Description dimension
- M = Measured dimension
- P = Placed dimension
- = Set iron stake
- = Found iron stake

This drawing was made from the description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, omissions and exceptions.

By: *Adam C. Burgess*

Adam C. Burgess, Licensed Professional Surveyor No. 55446



Richard and Rebecca Schronboer  
 3660 Cherry Ln, Ada, MI 49301

Date: 09/15/23  
 Drawn By: JTB  
 Project No: 2320404

2486 94th Street, SW, Byron Center, MI 49315  
 616.437.2249 · burgesssurveying@gmail.com

**BURGESS**  
 Surveying



Cascade Township Zoning Board of Appeals  
Regarding Case # 23-3799  
Epique Homes Inc.  
Request For Variance at 3660 Cherry Lane Ave. S.E.  
as stated in the Public Hearing Notice.

I am the neighbor at 3717 Cherry Lane Ave. S.E.  
located directly across the street with a  
site line to the area that the proposed building  
is to be built on. The owner has explained  
to me what they planned usage is to be,  
(Sports and exercise purposes)  
I have no objections to the Board's approval  
of this variance.

Sincerely  
Jack Hulst  
Jack Hulst