

AGENDA
Cascade Charter Township Zoning Board of Appeals
Tuesday, May 9, 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 April 11, 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 #23-3759 - Dykstra
Public Hearing
Property Address: 2768 Thornapple River Drive
Requested Action: The applicant is requesting a variance to build a boat house on a vacant parcel.**
- ARTICLE 7. Case #23-3760 – Jipping
Public Hearing
Property Address: 7779 Silverthorn
Requested Action: The applicant is requesting a variance to rebuild a barn in the front yard.**
- ARTICLE 8. Case #23-3761 - Goorley
Public Hearing
Property Address:
Requested Action: The applicant is requesting a variance to build an accessory building prior to their home build.**
- ARTICLE 9. Any other business**
- ARTICLE 10. Adjournment**

Meeting format

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

Minutes
Cascade Charter Township
Zoning Board of Appeals
Tuesday, April 11, 2023
5:30 pm
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Moxley called the meeting to order at 5:30 pm.
Members Present: Tom McDonald, Aaron Mead, Ralph Moxley, Valerie Milliken, Lou Berra
Members Absent: None
Others Present: Zoning Administrator Madison Smith-Jacoby and those 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 February 14, 2023 Meeting

Motion was made by Member McDonald to approve the February 14 Meeting Minutes. Supported by Member Mead. Motion carried 5 to 0.

Member Moxley stated in Article 1S that "6 to 0" should be changed to "5 to 0".
Member Moxley noted that the draft minutes are from February 14, 2023 not 2022 and should be corrected.
- ARTICLE 5.** Acknowledge visitors and those wishing to speak

There was no one that wished to speak.
- ARTICLE 6.** Case #23-3757/ Achterhof

Property Address: 5830 Burton Street SE

Requested Action: The applicant is requesting a variance to build an accessory building partially in the front yard.

Zoning Administrator Smith-Jacoby presented the case explaining that the applicant is looking to build an accessory building partially in the front yard with an undetermined structure size. The setback of the home is 294ft and the proposed accessory building setback is 270ft. The building will meet the side and rear yard setbacks. The majority of the building will be in the side yard with only about a foot encroaching into the front yard. This structure will be used as a garage and for other personal uses.

Staff recommended approving the variance for an accessory building with conditions that the lighting meets township standards and the existing shed on the property must be at least 10 ft away from the new structure.

Jon Achterhof (5830 Burton St), the applicant, stated he has lived in the area his whole life and only seeks to add value to the community. He indicated that his neighbors will be unable to see the new garage, and visibility from the street will be very minimal if he can place it here.

Motion was made by Member McDonald to open public hearing. Supported by Member Berra. Motion carried 5 to 0.

There was no one who wished to speak.

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

Member Moxley stated he likes the setback and openness of the house and that it's a beautiful setting.

Motion was made by Member Mead to approve the variance for an accessory building with staff conditions. Supported by Member McDonald. Motion carried 5 to 0.

ARTICLE 7. Any other business

There was no other business to discuss.

ARTICLE 8. Adjournment

Motion was made by Member Mead to adjourn the meeting. Supported by Member McDonald. Motion carried 5 to 0. The meeting adjourned at 5:48 pm.

Respectfully submitted,

Valerie Milliken, Secretary

STAFF REPORT

STAFF REPORT: Case # 22-3759
REPORT DATE: April 20, 2023
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: May 9, 2023
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Ron Dykstra

STATUS OF APPLICANT: Property Owner

REQUESTED ACTION: Seeking a variance to build a boat house on a vacant parcel.

EXISTING ZONING OF SUBJECT PARCEL: R2

GENERAL LOCATION: Northeast of Cascade Rd. and Thornapple River Drive, along the river.

PARCEL SIZE: 0.18 acres

PROPERTY LOCATION: 2768 Thornapple River Drive

EXISTING LAND USE ON THE PARCEL: Vacant

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

ZONING ON ADJOINING PARCELS:
N: R2
E: R2
S: R2 / Water
W: R2

STAFF COMMENTS:

- A. The applicant is requesting a variance to build a boat house on a vacant parcel.
- B. This parcel is across Thornapple River Drive from the applicant's principal residence parcel. Because the two parcels are separate, an accessory building on this parcel is not permitted as there is no principal residence. This variance is for a boat house, which can be built at the water's edge.
- C. The applicant wants to know what is permissible to build on this land. The applicant has not submitted formal building plans. Please refer to the applicant for building details.
- D. The parcel being 0.18 acres creates a challenge for building within setback regulations. Zoning allows for the boat house to be built at the water's edge; however, Thornapple River Drive is classified as an Arterial Road requiring a setback of 50 from the street.
- E. The applicant has provided preliminary plans showing a 40' x 30' boat house at the water's edge. The 1,200sqft. would require a Type I Special Use Permit from the Planning Commission. The proposed deck would not be factored in square footage.
- F. Boat houses are currently interpreted by staff to be accessory buildings for the primary use of storing a boat. The applicant has indicated the primary use will be to store his boat, ideally having direct access.
- G. The depth of the river's water is not currently deep enough for a boat to pull in. The applicant is aware that EGLE and DEQ will be involved in permitting for any approved boat house here.
- H. The property has been classified as Flood Zone A on the FEMA 2020 Maps.

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.	The applicant has a small parcel that is river front, separate from his home's parcel. Other riverfront properties along Thornapple River Drive are combined with the homes' property across the street. The applicant has the option to combine parcels and to build by-right.

<p>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)</p>	<p>The applicant purchased the property as-is and the separate parcels are preventing him from building riverfront. The ordinance is preventing him from building on his second parcel.</p>
<p>That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.</p>	<p>The applicant has the option to combine parcels and build by-right, not requiring a variance. The applicant is looking to determine what is possible to be built on the property.</p>
<p>That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.</p>	<p>Building on this parcel may change the view of nearby residents to the river. No building plans have been submitted to confirm possible injurious impacts.</p>
<p>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.</p>	<p>The size of this parcel and the fact that it stands alone makes it unique for building. The Township sees very few boat house applications.</p>

RECOMMENDATION

Staff recommends that this variance be DENIED for the following reasons:

1. The applicant has other options to build without needing a variance.

Attachments:

Application Packet

Image 1 below: 04/07/2023



Image 2 (below): 4/24/2017





CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT:

Name: Ron Dykstra
 Address: 2769 Thornapple river Dr
 City & Zip Code: Grand Rapids, 49546
 Telephone: 616 291-7250
 Email Address: Rdyk1@yahoo.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 type="checkbox"/> Other: _____ * |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

would like boat Garage or out building
TO BUILD A BOAT HOUSE ON A VACANT PARCEL

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 09 - 479 - 001

ADDRESS OF PROPERTY: 2768 Thornapple River Dr SE

PRESENT USE OF THE PROPERTY: Vacant

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

Name(s)

Address(es)

Ron Dykstra

2769 Thornapple River Dr

Patti Dykstra

2769 Thornapple River Dr

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)

Ron Dykstra

Applicant - Print or Type Name

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

 3/25/23
Applicant's Signature & Date

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


THIS IS NOT A TAX BILL

5158

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<p>FROM DEBORAH K. RING, ASSESSOR CASCADE CHARTER TOWNSHIP 2865 THORNHILLS AVE SE GRAND RAPIDS, MI 49546</p>	<p style="text-align: center;">PARCEL IDENTIFICATION</p> <p>PARCEL CODE NUMBER: 41-19-09-479-001</p> <p>PROPERTY ADDRESS: 2768 THORNAPPLE RIV DR SE GRAND RAPIDS, MI 49546</p>
<p><small>NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:</small></p> <p>*****AUTO**5-DIGIT 49546 DYKSTRA RONALD & PATTI 2769 THORNAPPLE RIVER DR SE GRAND RAPIDS, MI 49546-6841</p> 	<p style="text-align: center;">PRINCIPAL RESIDENCE EXEMPTION</p> <p>% Exempt As "Homeowners Principal Residence": 100.00%</p> <p>% Exempt As "Qualified Agricultural Property": .00%</p> <p>% Exempt As "MBT Industrial Personal": .00%</p> <p>% Exempt As "MBT Commercial Personal": .00%</p> <p>Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 402 (RESIDENTIAL - LAND)

PRIOR YEAR'S CLASSIFICATION: 402 (RESIDENTIAL - LAND)

	PRIOR AMOUNT YEAR: 2020	CURRENT TENTATIVE AMOUNT YEAR: 2021	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
TAXABLE VALUE (Current amount is tentative):	13,800	13,400	-400
ASSESSED VALUE:	13,800	13,400	-400
TENTATIVE EQUALIZATION FACTOR: 1.000			
STATE EQUALIZED VALUE (Current amount is tentative):	13,800	13,400	-400

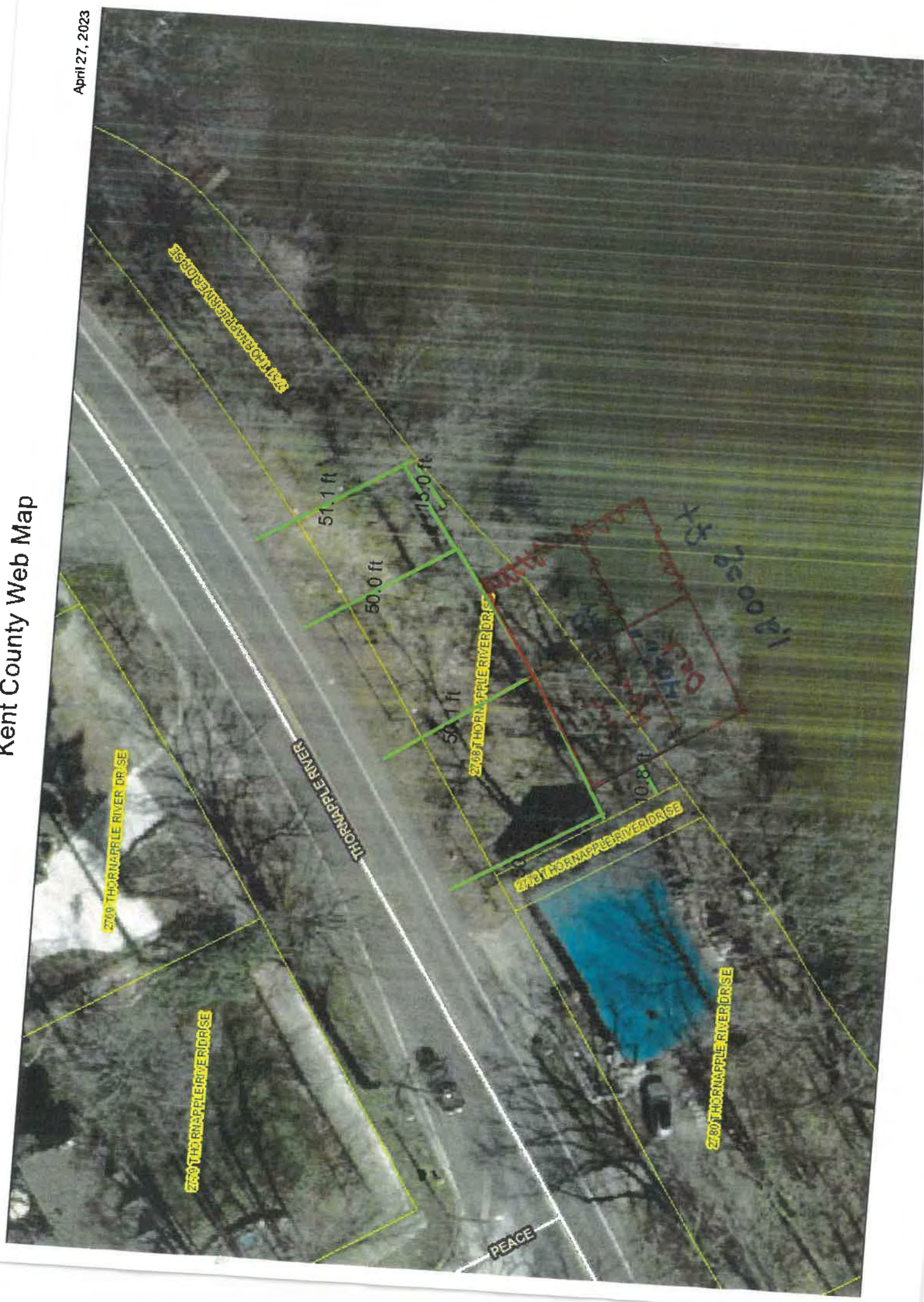
There WAS/WAS NOT a transfer of ownership on this property in 2020 . WAS NOT

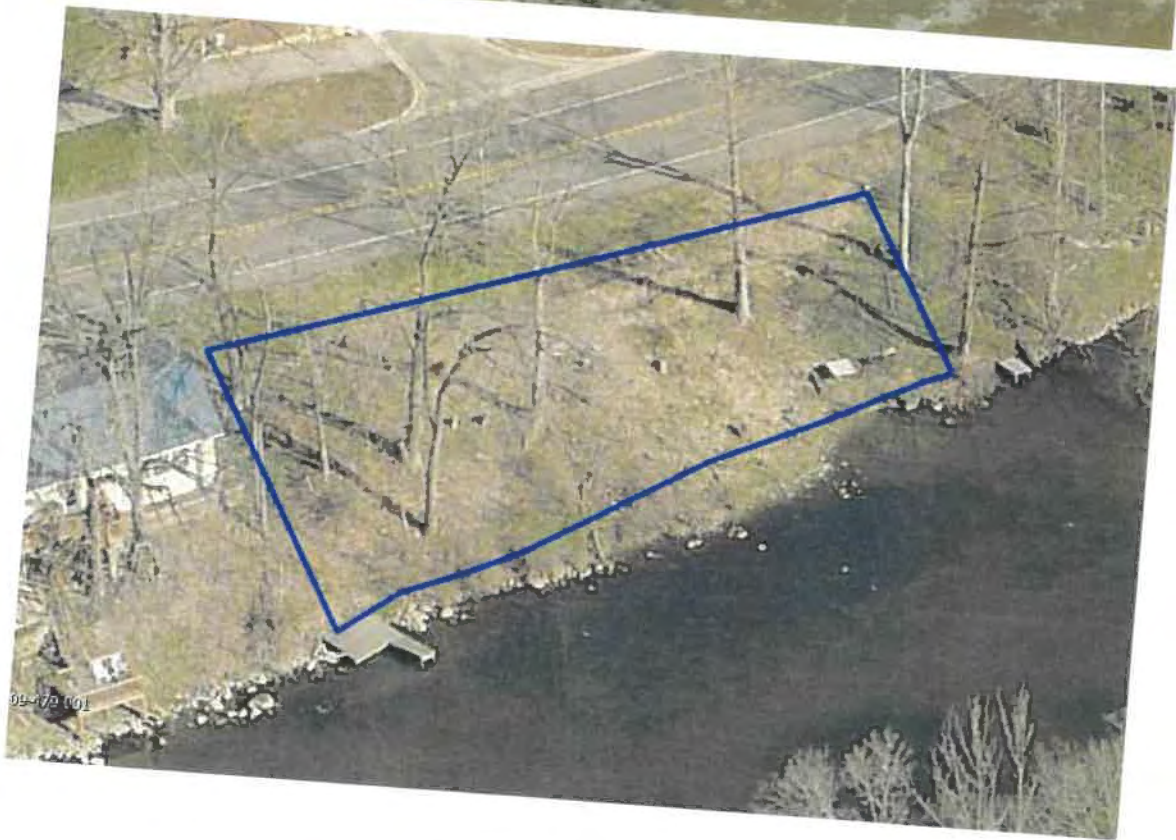
2021 Inflation rate Multiplier is: 1.014

Legal Description: THAT PART OF SE 1/4 LYING BET THE PRODUCED SIDE LINES OF LOTS LOTS 5 & 6 BLK 1 OF G S RICHARDSON'S PLAT EXT TO CONT 636 ON LT BANK OF THORNAPPLE RIVER & BEING SELY OF HWY EX SWLY 12 FT + SEC 9 T6N R10W 0.18 A.

April 27, 2023

Kent County Web Map





STAFF REPORT

STAFF REPORT: Case # 22-3760
REPORT DATE: April 17, 2023
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: May 9, 2023
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Jon & Lisa Jipping

STATUS OF APPLICANT: Property Owner

REQUESTED ACTION: Seeking a variance to replace an existing accessory building in the front yard.

EXISTING ZONING OF SUBJECT PARCEL: R1

GENERAL LOCATION: West side of Buttrick Ave., North of 30th Street.

PARCEL SIZE: 13.79 acres

PROPERTY LOCATION: **7779 Silverthorn Drive SE**

EXISTING LAND USE ON THE PARCEL: Residential

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

ZONING ON ADJOINING PARCELS:
N: R1
E: ARC
S: R1
W: R1

STAFF COMMENTS:

- A. The applicant is requesting a variance to replace a barn in the front yard of their property. The request is to allow the construction of a new barn, in the same location as the existing barn.
- B. The building is a barn, original to the property, located along the Buttrick Avenue frontage of this parcel.
- C. The barn is setback 201 feet from Buttrick Ave. and 92.8' of the south (side yard) property line. This meets the existing setback standards for Collector Streets, requiring 43 feet from front yard line. The side yard setback is a minimum of 10 feet.
- D. There is some allowance for building an accessory building in the front yard. The applicant only meets the 200' setback. In our Zoning Ordinance, provided that they meet the following standards (Section 17.3) an accessory building can be in the front yard when:
 - 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.
 - 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.
- E. The height of the new barn has not been confirmed by the applicant. Please refer to the applicant for this building information.
- F. The existing barn has been granted a variance in 2022. The condition to remove all other buildings when combining parcels has been met.
- G. The request is to remove the existing barn due to unsafe parts of the foundation and frame, and then rebuild it in the same spot. Their original plan was to restore the barn, hence the previous variance request to keep this accessory building while the home was removed. The intent has always been to maintain the barn.
- H. Professional reviews of the existing 1906 barn have indicated that there is significant rotting that will require replacement rather than restoration. Please refer to the attorney's narrative submission for further details of this inspection.
- I. The applicant is aware that the size of the building will require Special Land Use approval if this variance is approved.

- J. The rebuilt barn will be used as a garage for personal storage and will be built to look like a barn to honor its history and to better reflect the rural/agricultural nature of the applicant's neighborhood.

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.	The shape of this parcel is very unique in that it has frontage on Buttrick Avenue and Silverthorn Drive. The parcel was recently enlarged by combining parcels, creating an irregular shape. Access to the home is via Silverthorn and so Buttrick Avenue does not act as a front yard.
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 in the far, northeast corner of the parcel and thus a majority of the parcel is considered front yard. Any buildings added to this property will be considered in the front yard due to home placement. The location of the barn has been the same for over 100 years.
That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.	The minimum variance would be to rebuild the barn as is. The applicant is requesting to replace and enlarge, but not changing the existing setbacks for front and side yard.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	A public hearing was held for this building once already, where it was determined that keeping this accessory building on the property would not be injurious to neighbors. There would be no change in light or air circulation once rebuilt. The barn's setback is not in the neighboring parcel's front yards so would not be injurious to their view.
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.	Preserving Historical agricultural buildings in our Township is not recurrent enough for a zoning amendment. A variance is the best way to accommodate the request. Additionally, the shape of this parcel and configuration of buildings are unique circumstances.

<p>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.</p>	<p>The building has been deemed unsafe as-is, so a variance to rebuild would increase its safety and improve the appearance. The applicant is requesting to maintain a structure in the only way that can be done.</p>
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RECOMMENDATION

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

1. The accessory building is not used to run a business or for living space.
2. Any outdoor lighting adheres to the Cascade Township ordinance standards.
3. The height of the building will not exceed the Cascade Township 22' height maximum.

Attachments:
Application Packet
Previous Approval

#23-376



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Jon Jipping
 Address: 7779 Silverthorn Dr SE
 City & Zip Code: Ada Mi
 Telephone: 734-812-1158
 Email Address: Jon Jipping <jipgeneral@comcast.net>

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 checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Plat Review *
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

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

BRIEFLY DESCRIBE YOUR REQUEST:**

See attached support letter.

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

LEGAL DESCRIPTION OF PROPERTY:**

See attached survey for legal

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 10476028

ADDRESS OF PROPERTY: 7779 SILVERTHORN DR SE

PRESENT USE OF THE PROPERTY: Res

**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.)

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

Jon Jipping 3-29-23
Applicant – Print or Type Name

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

Jon E Jipping 3/29/23
Applicant’s Signature & Date

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

Dykema

April 3, 2023
Page 6

Sincerely,

Dykema Gossett PLLC



Samuel R. Kilberg

Enclosures

Cc: Client

California | Illinois | Michigan | Minnesota | Texas | Washington, D.C. | Wisconsin

4880-4407-8939.1



Dykema Gossett PLLC
39577 Woodward Avenue
Suite 300
Bloomfield Hills, MI 48304

WWW.DYKEMA.COM

Tel: (248) 203-0700

Fax: (248) 203-0763

Samuel R. Kilberg

Direct Dial: (248) 203-0519

Direct Fax: (866) 881-7203

Email: SKilberg@dykema.com

April 3, 2023

Via FedEx

Cascade Charter Township
Zoning Board of Appeals
5920 Tahoe Dr. SE,
Grand Rapids, MI 49546,

Re: *Jon and Lisa Jipping Application for Special Land Use Approval and a Dimensional Variance– Section 23.07(2).*

Dear Members of the Planning Commission and Zoning Board of Appeals:

We represent Jon and Lisa Jipping (collectively, the “Applicant” or “Client”), with regard to the above-referenced Application. This letter and its accompanying materials, including the Special Land Use and Variance application (attached as **Exhibit A**), the Survey and Site Plans (attached as **Exhibit B**), and Inspection Report (attached as **Exhibit C**) (the “Application”), are presented to Cascade Charter Township (“Township”) Planning Commission and Zoning Board of Appeals (“ZBA”) in furtherance of Applicant’s request for Special Land Use approval and a nonuse variance of the Township’s Zoning Ordinance (“Ordinance”) to allow the construction of a new barn (“New Barn”) in the same location as an existing barn (“Old Barn”) in the front yard of property located at 7779 Silverthorn Drive SE, Ada, MI 49301 (“Property”).

Applicant owns and resides on the parcel located at 7779 Silverthorn Drive SE, Ada, MI 49301 (“Property”). The Property contains a residential home and an old barn that date back to 1906. On June 14, 2022, as part of Applicant’s lot combination application, the ZBA granted a variance, so that the existing historical barn could remain in its current location on the Property, which is now in the “Front Yard” due to the lot combination. Applicant has spent the last 9 months working with contractors to try and salvage the Old Barn, however, Applicant has been unsuccessful finding a contractor who is willing to take on the project. Recently, Applicant had a full inspection done on the Old Barn and has discovered that its wall support beams and foundation are all rotted out. According to the Inspection Report, it has been advised that major replacement of support beams and foundation are needed. *See Exhibit C.* Failure to do anything will result in the Old Barn continuing to deteriorate and eventually collapse. Therefore, Applicant has elected to tear down the Old Barn and would like to build the New Barn in same location. In order to fit

the character of the area and pay homage to the historical barn, the New Barn will be built in the same location and have the look and feel of a classic barn, but with modern updates. Due to the size and location of the New Barn, Applicant is required to obtain Special Land Use and Variance approval.

Pursuant to Section 4.08 of the Ordinance, accessory structures are only permitted in side and rear yards. Applicant has discussed this matter with Township staff and a variance is required to permit an accessory structure in the front yard (“Variance”). The Variance approval is a precondition to the Special Land Use Application for a new barn on the Property. Therefore, Applicant is requesting a variance from Section 4.08 to allow the New Barn to be built in the same location as the current Old Barn.

Based on our review of the Cascade Township Zoning Ordinance (the “Ordinance”) and the information provided below, the Application meets all of the requirements for a variance and Applicant respectfully requests approval from the ZBA of the Variance. To that end, we ask that Applicant’s Application be considered by the ZBA at the first available date.

I. VARIANCE ANALYSIS

i. Accessory Structures Prohibited in Front Yards

Under Section 4.08 of the Ordinance,

Accessory structures other than attached porches and garages shall not be located in the front yard area of any lot except as allowed in Chapter 17, Section 17.03(b) or for a lot having water frontage where a customary detached private garage is permitted if it is located behind the applicable required front yard setback line for the district.

ii. The Requirements Justifying a Variance are Met.

MCL 125.3604 gives a zoning board of appeals the authority to grant nonuse variances if there are “practical difficulties,” relating to the “construction, structural changes, or alteration of buildings or structures related to dimensional requirements of the zoning ordinance or to any other nonuse related standard in the ordinance.” Likewise, Section 23.07(2), of the Ordinance provides that the ZBA may grant nonuse variances where there is a practical difficulty. This is consistent with Michigan law, which provides that there need only be a reasonable showing of “practical difficulty” to warrant a nonuse variance. *Heritage Hill Ass’n, Inc v City of Grand Rapids*, 48 Mich App 765; 211 NW2d 77 (1973).

As shown in greater detail below, practical difficulties exist in this case and all of the specific standards of review pursuant to Section 23.07(1)(b) of the Ordinance have been met:

Findings - Before granting any variance, the Zoning Board of Appeals must find that all of the following standards are met:

1) 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;

RESPONSE: This standard is met. Due to the structural integrity of the Old Barn, it must be torn down. The Applicant already has a variance for the Old Barn at this location. Applicant would like to keep a barn on the Property as it fits the character of the surrounding area. Therefore, Applicant would like to keep the location of the New Barn in the same location on the Property as the Old Barn, which has been on the Property in that location for over 100 years.

2) That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant (or the applicant's predecessors) taken subsequent to the adoption of this Ordinance;

RESPONSE: This standard is met. Applicant did not construct the barn and it has been located on the Property for over 100 years. Applicant is seeking the variance to build a barn in the same location as the historical barn on the Property. Sadly, due to the structural integrity of the foundation and support beams of the Old Barn it must be torn down. Applicant is planning to build a beautiful barn on the Property that pays homage to the historical barn and fits the rural landscape.

3) That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;

RESPONSE: This standard is met. Applicant could build a steel pole barn on the Property, but such a building is not harmonious to the open space, and rural surrounding residential area. Applicant already has a variance for the location of the Old Barn at its current location. Due to the structural integrity of that Old Barn, it must be torn down. Therefore, the variance approval is necessary to maintain the existence of the a barn at that location.

4) That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare;

RESPONSE: This standard is met. The historical barn has been on the Property for over 100 years and is harmonious to the open space, and rural surrounding residential area. Allowing a barn to remain in its location will not be detrimental to the public welfare. Indeed it will enhance the area by enabling a beautiful barn to be visible in

the community.

5) That the condition or situation of the specific piece of 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 Ordinance; and

RESPONSE: This standard is met. This situation is very unique as Applicant is unaware of any other property in the immediate surrounding area having a historical 100 year old barn that already has an approved variance. Therefore, this request is unique to the Property.

6) That complying with the Ordinance presents practical difficulty.

RESPONSE: This standard is met. Applicant would like to preserve the location of a barn on the Property, which dates back to 1906. The ZBA has already approved of a variance for the Old Barn on the Property. Due to the structural integrity of the Old Barn, it needs to be torn down and Applicant would like to build a new barn in the exact same location. This situation presents a practical difficulty and a variance is warranted to protect and preserve the location of a barn on the Property.

II. SPECIAL LAND USE ANALYSIS

Under Section 17.03.1, Type I Special Use review is required for any detached private garages in excess of 832 square feet.

ii. The Standard for Special Land Use Approval are Met.

Under 17.03.1, the Planning Commission shall consider the following requirements:

1) The intended use of the building.

RESPONSE: The proposed New Barn will be used as a garage and accessory building.

2) The proposed location, type and kind of construction, and general architectural character of the building.

RESPONSE: The New Barn has been designed to look and feel like a barn that fits the general architectural character of the area. See Plans Exhibit B.

3) The size of the building in relation to the house, lot, and zoning district.

RESPONSE: The New Barn will be located 201 feet from Buttrick Avenue and will be in the exact same location as the existing Barn. The New Barn will be approx. 2,500 square feet and fits the character of the area. See attached Plans attached hereto as Exhibit B.

4) The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.

RESPONSE: The adjoining properties all include residential homes.

5) The topography and vegetation of the general area.

RESPONSE: The New Barn is located in a rural open space area.

6) Whether the proposed building will affect the light and air circulation of any adjoining building or properties.

RESPONSE: This standard is met. The New Barn will be located in the same location as an existing 100 year old barn. Therefore, light and air circulation will not be impacted at this location.

7) Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.

RESPONSE: The New Barn will be located in the same location as an existing 100 year old barn. Therefore, adjoining property views will not be impacted at this location.

8) Points of access to the proposed building and their relationship to adjoining properties and the view from adjacent streets.

RESPONSE: The New Barn will have access directly to Buttrick Avenue and will not impact any neighboring properties access.

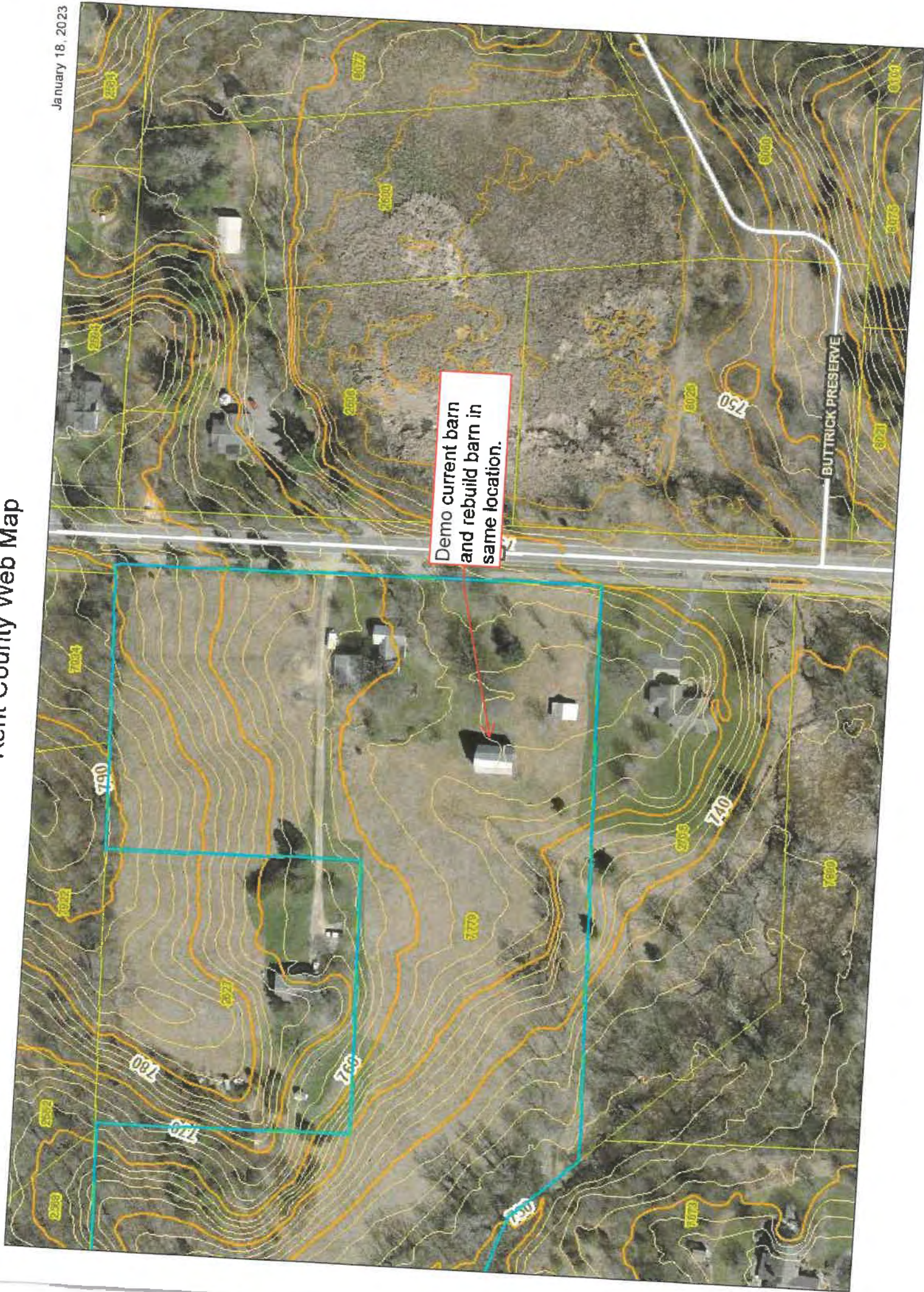
Additionally, the New Barn meets applicable standards under Section 17.06 and any additional requirements under the Ordinance.

III. CONCLUSION

In conclusion, the Applicant respectfully requests that the foregoing materials be considered by the Planning Commission and ZBA at their next regularly scheduled meeting and that the Special Land Use and Variance be approved. On behalf of the Applicant, we thank you in advance for your timely attention to this Application and look forward to working with the Township throughout the approval process.

Kent County Web Map

January 18, 2023





ENCEPEDIA ARCHITECTURE
1179 SILVERSTONE DRIVE SE
ANN ARBOR, MI 48106
734.769.1172

JIPPING BARN
779 Silverstone Dr SE
Ada, MI 49301

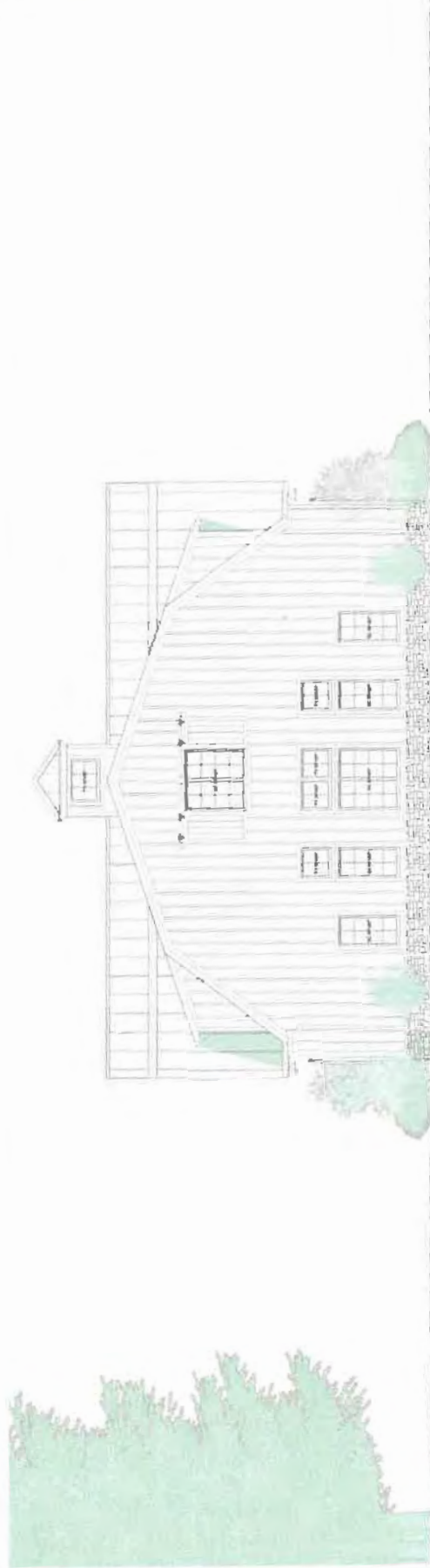
REVISION TABLE	NUMBER	DATE	BY	DATE
	1	03/27/2023	T. DEBHA	

PRINT DATE:
3/27/2023

Note: Although there is no reason to doubt the accuracy or completeness of these floor plans, the maker can provide no guarantee or warranty against human error, omissions or misinterpretation. All drawings shall represent the scale of the drawing. All dimensions are based on rough 2x4 framing (12" x 12").



E3 North Elevation
1/4 in = 1 ft



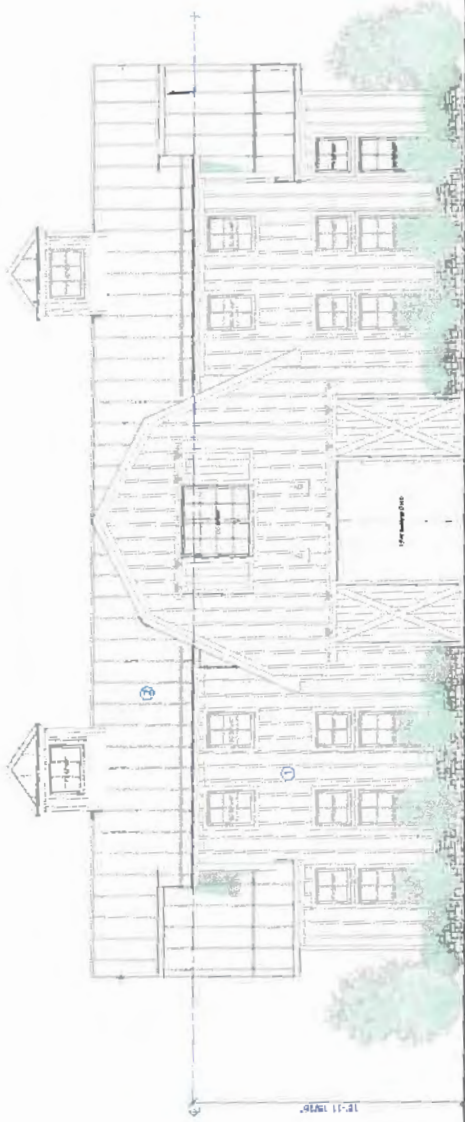
E4 South Elevation
1/4 in = 1 ft



779 SIVETHORPE DR SE
AD8, MI 49301

JIPPING BARN

EXTERIOR SET NOTES	
1	MONTANA TIMBER BOARD & BATTEN
2	STANDING SEAM METAL ROOF



E1 East Elevation
1/4 in = 1 ft



E2 West Elevation
1/4 in = 1 ft

REVISION TABLE	
NUMBER	DATE
X	
REVIEWED BY T. EKEHA	

PRINT DATE:
3/27/2023

Note: Although there is no scale, the accuracy or completeness of these drawings shall be the responsibility of the architect. All dimensions are figured on rough drawings. All dimensions shall be given in feet and inches, and shall be rounded to the nearest 1/8 inch. All dimensions shall be given in feet and inches, and shall be rounded to the nearest 1/8 inch. All dimensions shall be given in feet and inches, and shall be rounded to the nearest 1/8 inch.

SITE PLAN

FOR: Jon Jipping
7779 Silverthorn Dr SE
Ada, MI 49301

Feenstra
& Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW
Grandville, MI 49418
Phone: 616.457.7050
www.feenstrainc.com

Proj	190095
File	10-6-10
Date	03/27/2023

PAGE 2 OF 2

That part of the South 1/2 of the Southeast 1/4 of Section 10, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the Southeast corner of said Southeast 1/4; thence N00°12'00"E 759.20 feet along the East line of said Section 10 to the point of beginning; thence S89°32'00"W 714.31 feet parallel with the South line of said Section 10; thence N41°00'00"W 107.56 feet; thence N70°28'00"W 121.77 feet; thence S25°51'00"W 730.06 feet; thence Northwesterly 33.16 feet along a 500.00 radius curve, the chord of which bears N68°07'10"W 33.11 feet; thence N25°51'00"E 619.10 feet; thence N00°12'00"E 92.86 feet; thence N85°35'40"W 408.10 feet; thence N11°00'00"E 415.00 feet to the North line of the South 1/2 of the Southeast 1/4 of said Section 10; thence N89°28'45"E 613.02 feet along said North line; thence S00°12'00"W 300.00 feet along the West line of the East 695 feet of said Section 10; thence N89°28'45"E 325.00 feet along the South line of the North 300 feet of the South 1/2 of the Southeast 1/4 of said Section 10; thence N00°12'00"E 300.00 feet along the East line of the West 325 of the East 695 feet of said Section 10; thence N89°28'45"E 370.00 feet along the North line of the South 1/2 of the Southeast 1/4 of said Section 10; thence S00°12'00"W 571.89 feet along the East line of said Section 10 to the Point of Beginning. Together with an easement for drainage over a strip of land 50 feet wide, the centerline of which is described as beginning on the East line of said Section 10, at a point which is N00°12'00"E 529.2 feet from the Southeast corner of said Section 10, thence S89°31'30"W 515.0 feet parallel with the South line of Section 10, thence N41°00'00"W 410.0 feet, thence N70°28'00"W 121.77 feet to the West line of the East 900.00 feet of said South 1/2, Southeast 1/4 and the point of ending thereof.

ALSO TOGETHER WITH: 66 foot wide private drive described as follows: That part of the South 1/2, Southeast 1/4, Section 10, T6N, R10W, described as: Commencing at the Southeast corner of Section 10, thence N00°12'00"E 312.28 feet along the East line of said Southeast 1/4, thence N89°48'00"W 33.0 feet to the place of beginning of this description, thence Southwesterly 195.72 feet along a 267.00 foot radius curve to the left, the chord of which bears S69°12'00"W 191.37 feet, thence Southwesterly 240.23 feet along a 333.00 foot radius curve to the right, the chord of which bears S88°58'00"W 235.05 feet, thence S89°32'00"W 610.0 feet, thence Northwesterly 588.18 feet along a 533.00 foot radius curve to the right, the chord of which bears N60°28'00"W 533.00 feet, thence North 30 degrees 28 minutes West 173.16 feet, thence Northwesterly 279.60 feet along a 267.00 foot radius curve to the left, the chord of which bears N60°28'00"W 267.00 feet, thence S89°32'00"W 390.00 feet, thence Westarly, Northerly, and Easterly 204.69 feet along a 60 foot radius curve to the right, the chord of which bears N07°16'00"E 118.91 feet, thence S75°00'00"E 194.35 feet, thence N89°32'00"E 186.89 feet, thence Southeasterly 348.72 feet along a 333.00 foot radius curve to the right, the chord of which bears S60°28'00"E 333.00 feet, thence S30°28'00"E 173.15 feet, thence Southeasterly 489.014 feet along a 467.00 foot radius curve to the left, the chord of which bears S60°28'00"E 467.00 feet, thence N89°32'00"E 610.00 feet, thence Northeasterly 192.61 feet along a 267.00 foot radius curve to the left, the chord of which bears N68°52'00"E 188.46 feet, thence Northeasterly 244.10 feet along a 333.00 foot radius curve to the right, the chord of which bears N69°12'00"E 238.67 feet, thence S00°12'00"West 66 feet along the Westerly R.O.W. line of Buttrick Avenue to the place of beginning, Cascade Township, Kent County, Michigan.

ALSO TOGETHER WITH a non-exclusive easement for grading, ingress, egress and utilities: A 56 foot wide easement for grading, ingress, egress and utilities within the Southeast 1/4, Section 10, T6N, R10W, Cascade Township, Kent County, Michigan, the West line of which is described as, commencing at the Southeast corner of Section 10, thence N00°12'00"E 163.20 feet along the East line of Section 10, thence S89°32'00"W 1247.19 feet parallel with the South line of said Southeast 1/4, thence N25°51'00"E 71.95 feet, thence Northwesterly 345.18 feet along a 500.00 foot radius curve to the right, the chord of which bears N50°14'40"W 338.37 feet, thence N11°00'00"E 49.95 feet to the beginning of said West line of easement, thence continuing N11°00'00"East 282.39 feet, thence N53°32'03"E 233.97 feet to the point of ending of said West line.

PROPERTY ADDRESS: 7779 Silverthorn Dr SE

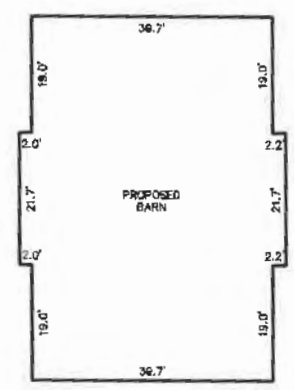


Scale 1" = 150'

LEGEND

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- ⊙ Utility Pole
- x-x- Fence Line
- D = Deeded
- P = Platted
- M = Measured
- Building
- Deck
- Concrete
- Asphalt
- Gravel

BARN DETAIL
SCALE 1" = 20'



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

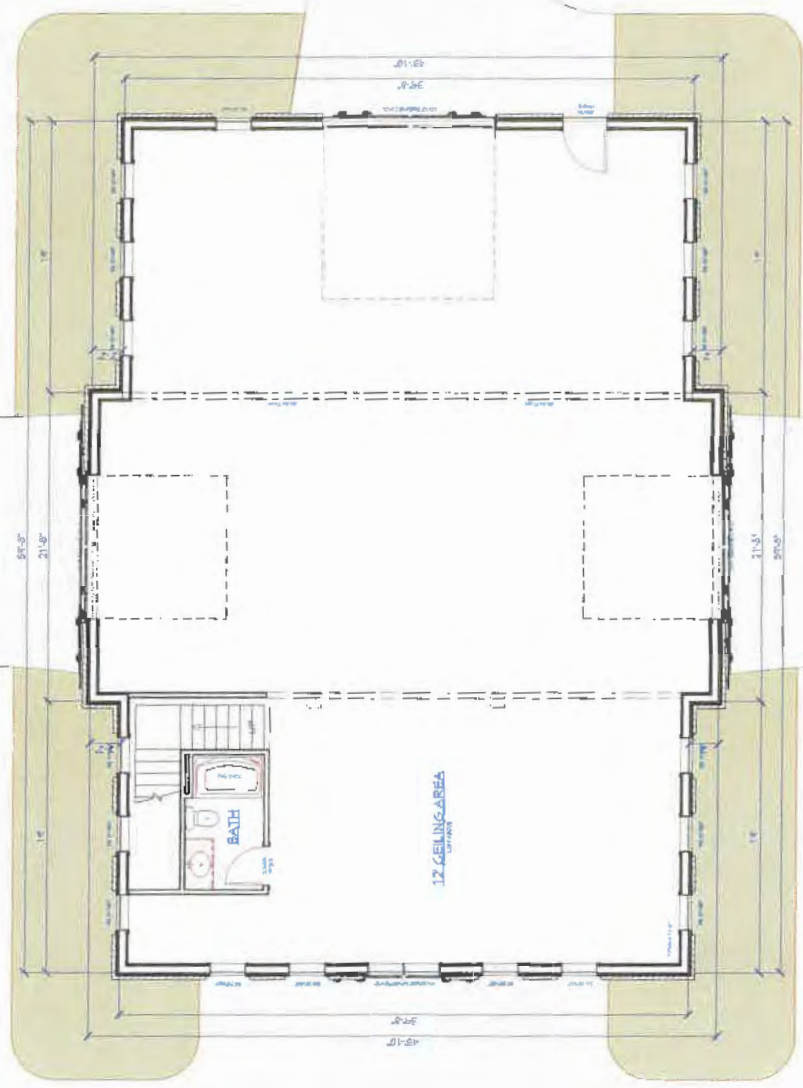


JIPPING BARN
779 Silverthorne Dr SE
Ada, MI 49301

REVISION TABLE	
NUMBER	DATE
PRELIM X	
REVISED BY T. EKHA	

PRINT DATE: 3/27/2025

Note: Although I have no reason to doubt the accuracy of the information furnished to me, I am not responsible for errors or omissions in the drawings, specifications, or any other documents prepared by others, or for any consequences arising from the use of the drawings, specifications, or any other documents prepared by others, or for any consequences arising from the use of the drawings, specifications, or any other documents prepared by others.



○ Main Floor Plan
1/4" = 1' | 1/2" Side Walls Typ.

WEST MICHIGAN HOME INSPECTORS LLC
1803 Spring Meadow Ct.
Caledonia MI 49316

Printed Wednesday, March 29, 2023

Inspected By:
Stephen Brink

Referral Information
Antonini

Client Information: Record Number 8434

Elgelsma Homes, -
2637 Buttrick Ave
Ada, MI 49301

Inspected 3/29/23 8:30 AM

FRONT VIEW

PHOTO



Inspection Summary

WEST MICHIGAN HOME INSPECTORS LLC
1803 Spring Meadow Ct.
Caledonia MI 49316

Record 8434 - Elgelsma Homes - 2637 Bultrick Ave, Ada, MI 49301

Major Defect

BASEMENT

Basement Foundation Walls

The wall support beams and sill plates near the foundation are rotted out. The pictures show the my screw driver pushed though the beam. These main beams would need to be replaced if the barn is to stand.



Major Defect

Basement Structural Columns

Most of the support posts have evidence of Powder Post Beetle damage. A few areas I can push my screw driver through the beams. All damaged beams would need to be replaced if this barn is to be saved.

The east wall of the barn is leaning. This wall is being supported with a log mounted at a 45 degree angle on this wall to hold the wall in place. This is not safe.



Basement Ceiling Joist

The wood beams from the floor to ceiling are not square. The beams are leaning. If this barn is to be saved major replacement of beams and foundation would be needed. It may be wiser to build a new barn.



Safety Concern

None noted

Service/Repair

EXTERIOR

Type of Home

The sides of the barn show some leaning. This is evidence of possible foundation deterioration.



Exposed Foundation

The foundation on most of the barn is made of stone. Loose stones noted in several areas around the barn.



Service/Repair

Siding

The wood siding shows deterioration. Because of the movement of the barn walls the siding has moved on the north side of the barn.



BASEMENT

Basement Floor

Most of the barn floor is dirt. Some cement is noted. The cement is in poor condition. Cracking and settlement noted.



Monitor/Maintain

None noted

Improvement or Information

EXTERIOR

EXTERIOR

We were inspection this barn for structural integrity and durability.

Inspection Report Details

Record 8434 - Elgelsma Homes, - 2637 Buttrick Ave, Ada, MI 49301

EXTERIOR

Improvement or Information

EXTERIOR - General Comment

We were inspection this barn for structural integrity and durability.

Service/Repair

Type of Home - Frame

The sides of the barn show some leaning. This is evidence of possible foundation deterioration.

Service/Repair

Exposed Foundation - Cement Block, Stone

The foundation on most of the barn is made of stone. Loose stones noted in several areas around the barn.

Service/Repair

Siding - Wood, Aluminum

The wood siding shows deterioration. Because of the movement of the barn walls the siding has moved on the north side of the barn.

BASEMENT

Functional and or Information

BASEMENT - General Comment

I will use this basement section to describe the interior structure of the barn.

Major Defect

Basement Foundation Walls - Other

The well support beams and sill plates near the foundation are rotted out. The pictures show the my screw driver pushed though the beam. These main beams would need to be replaced if the barn is to stand.

Service/Repair

Basement Floor - Cement

Most of the barn floor is dirt. Some cement is noted. The cement is in poor condition. Cracking and settlement noted.

Major Defect

Basement Structural Columns - Wood

Most of the support posts have evidence of Powder Post Beetle damage. A few area I can push my screw drive though the beams. All damaged beams would need to be replaced if this barn is to be saved.
The east wall of the barn is leaning. This wall is being supported with a log mounted at a 45 degree angle on this wall to hold the wall in place. This is not safe.

Major Defect

Basement Ceiling Joist - Other

The wood beams from the floor to ceiling are not square. The beams are leaning. If this barn is to be saved major replacement of beams and foundation would be needed. It may be wiser to build a new barn.



CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr SE Grand Rapids, Michigan 49546

June 15, 2022

Jon and Lisa Jipping
7779 Silverthorn Dr SE
Ada, MI 49301

RE: Case 22-3709

Dear Jon and Lisa,

This is your notice of the Cascade Township Zoning Board of Appeals decision at their June 14, 2022 meeting to Approve your request for a variance to allow for the home located on the property to be removed while an accessory building remains, resulting in the building being located in the front yard at 2637 Buttrick Avenue. This variance was approved with the following condition:

1. That if the barn is to remain, the properties at 2637 Buttrick Avenue and 7779 Silverthorn Drive be combined.

This approval is good for one year from the date of the meeting. You will now need to apply for a demolition permit to remove all of the existing structures at 2637 Buttrick Ave besides the barn, as well as a lot combination to combine 2637 Buttrick and 7779 Silverthorn.

If you have any questions or would like to discuss this matter, please do not hesitate to call me at 616-949-0224 or email at bhilbrands@cascadetwp.com.

Sincerely,
CASCADE CHARTER TOWNSHIP

Brian Hilbrands,
Planning Director

Cc: Stephen R. Estey
Samuel R. Kilberg

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

STAFF REPORT

STAFF REPORT: Case # 22-3761
REPORT DATE: April 24, 2023
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: May 9, 2023
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Spencer Goorley

STATUS OF APPLICANT: Builder

REQUESTED ACTION: Seeking a variance to build an accessory building prior to the principal residence.

EXISTING ZONING OF SUBJECT PARCEL: ARC

GENERAL LOCATION: Southwest of the Grand River Drive and Snow Avenue intersection.

PARCEL SIZE: 6.10 acres

PROPERTY LOCATION: 2495 Sugar Creek Lane SE

EXISTING LAND USE ON THE PARCEL: Vacant

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

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

STAFF COMMENTS:

- A. The applicant is requesting a variance to build an accessory building on a vacant parcel, prior to the construction of the new home.
- B. The accessory building is a shed measuring 12' x 32' for 384 sqft.
- C. The shed will be placed 45' and 219' from side property lines, 222' from the rear property line, and 330' from the front.
- D. The height is 8 feet and so placement must be 10 feet from side property lines and the principal residence once built.
- E. The applicant needs the storage for equipment and tools to prepare the land for building. Please refer to the applicant's narrative for details.
- F. The applicant's father-in-law owns this property right now. The applicant will be purchasing and building his home on the property.
- G. The shed will adhere to setback and yard standards once the primary residence is built. It will not be located in the front yard.
- H. Review of past approvals by the ZBA, for an accessory building on a vacant parcel prior to home construction, shows approval with a bond and conditions to build the home to 50% completion within a year.

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.	The vacant parcel causes the need for storage of tools & equipment for the new home being built.
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)	Staff has not observed any exceptional or extraordinary conditions. The request to build the accessory building first is by action of the applicant.

That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.	If the home's construction begins soon, that will "minimize" the time frame that the variance is in place for.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	There are currently no neighbors as the parcels are vacant. The neighbors are family members. This variance would not be detrimental.
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 <u>Zoning Ordinance</u> .	There have only been a few requests like this for a vacant parcel. They have been approved with assurances that the home will be built within a year.
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.	The request is for a place to store tools and other equipment used to build the home and prepare the land for building. Refer to applicant for further details.

RECOMMENDATION

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

1. The home is at least 50% complete (rough-in) within 1 year. (May, 2024)
2. Provide a performance bond for the removal of the accessory building if the home is not at least 50% complete within one year. The amount of the bond will be at a minimum \$10,000.
3. Bond will be released when the property is in compliance.

Attachments:

Application Packet



23-3761

CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: SPENCER GOORLEY
 Address: 6716 CASCADE RD SE # D7
 City & Zip Code: GRAND RAPIDS 49546
 Telephone: 630.484.3930
 Email Address: SGOORLEY@GMAIL.COM

OWNER: * (If different from Applicant)
 Name: THOMAS. DEMEESTER
 Address: 9478 GRAND RIVER DR SE
 City & Zip Code: ADA 49301
 Telephone: 616.706.6968
 Email Address: TDEMEESTER@GREENLEAFTRUST.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 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:**

REQUEST TO PLACE A PORTABLE ACCESSORY BUILDING ON OUR LOT BEFORE PRIMARY RESIDENCE CONSTRUCTION BEGINS.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

5.2 ACRE UNDEVELOPED LOT SPLIT FROM A
LARGER 23 ACRE LOT. FATHER IN LAW OWNS FULL
PROPERTY. SPLIT INTO 3 LOTS. FATHER & MOTHER IL
LIVE PERMANENTLY ON LOT 3. MY WIFE AND I WILL
BUILD OUR PRIMARY RESIDENCE ON LOT 2. SEE SITE MAP

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 _____

ADDRESS OF PROPERTY: 9478 GRAND RIVER DRIVE SE

PRESENT USE OF THE PROPERTY: UNDEVELOPED ~~_____~~

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

Name(s)

Address(es)

TOM DEMEESTER

9478 GRAND RIVER DR SE

ROBBIN DEMEESTER

"

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.)

THOMAS A DEMEESTER

ROBBIN D DEMEESTER

Owner - Print or Type Name

(*If different from Applicant)

* *Robbin D Demester*

Owner's Signature & Date

(*If different from Applicant)

4-12-2023

SPENCER GOODLEY

Applicant - Print or Type Name

Spencer Goodley

Applicant's Signature & Date

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

Request:

To place a shed on our property prior to beginning construction on our primary residence.

Reason:

I (Spencer Goorley) plan to do much of the site development on our lot myself. This will take place over the next year as we lead up to beginning construction on our primary residence. I need this building to store and protect tools and implements that will be used during site development. This includes chain saws, log splitters, Kawasaki Mule work vehicle, Excavator buckets, grapples, etc.

Planning:

The placement of this building has been carefully thought out. This will be behind the primary residence and not visible from any roads. This will be its permanent location. See sit map for details of planned home location and this accessory building. Once primary residence is complete, this will become storage, art space, woodworking space. The shed was custom designed to be congruent with the style of home that will be built as the primary residence. We plan to pull permits and begin building our permanent residence next spring, 2024.

Details of shed:

Built by Yoders Portable Buildings LLC.

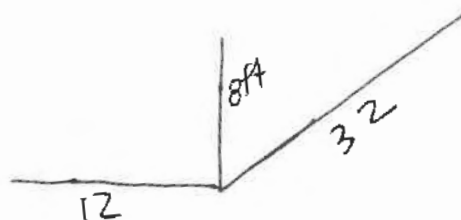
32'Wx 12'Dx 8'H.

2x4 walls set 16" OC

2x12 floor construction "on skids" to be portable

Dark gray metal roof, Dark grey exterior finish with color-matched trim

To be set on crushed stone pad, anchored using earth screws.



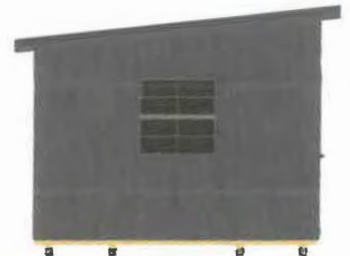
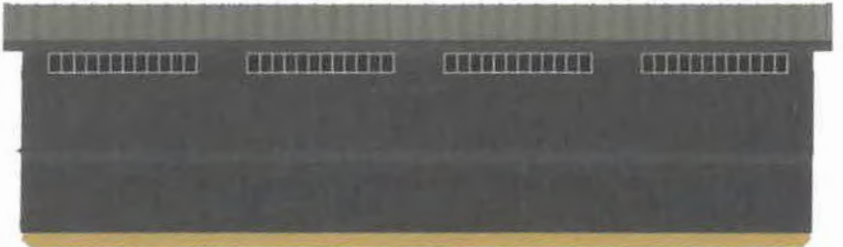
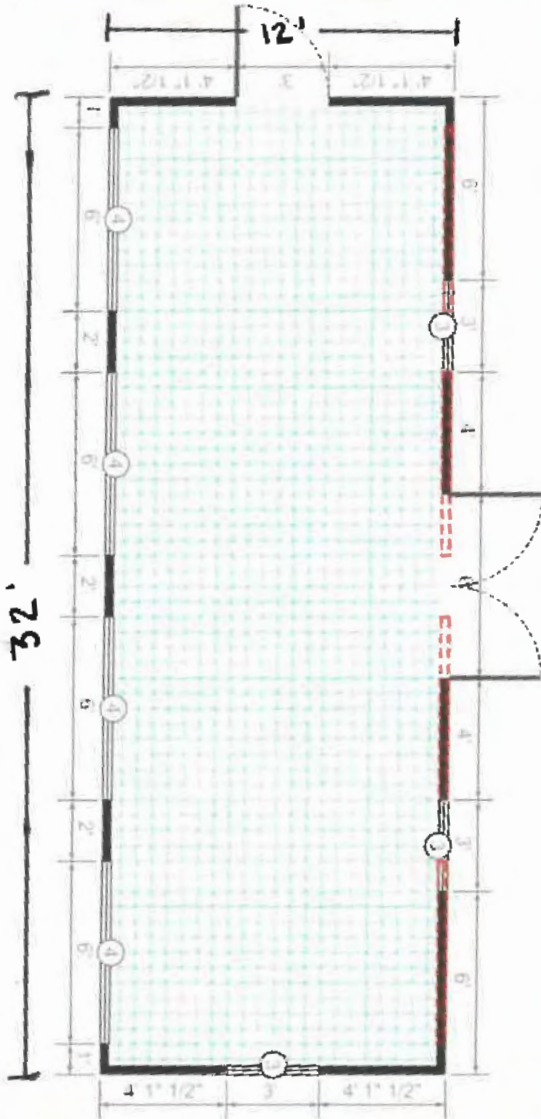
PORTABLE ACC BUILDING

Sales Order - 228900



Yoders Portable Buildings LLC
(618) 936-2419
info@yoderbuildings.net

Building Configuration



Terms and Conditions

The 3D rendering is only a representation of the product and may vary from the actual product. Payment is due in full upon delivery, and there will be a \$50 charge for NSF checks. Cancellations are subject to a 10% cancellation fee. If changes are made to the order after the order is signed, a change order fee will apply. Customer is responsible for all building permits and compliance with local regulations. Customer is responsible for ensuring adequate access and a compacted level pad. Deliveries over 30 miles from a dealer are charged a rate of \$5/mile. Setup includes 2 hours of setup time, additional time is billed at \$85/hour. There will be one original free setup of the building, additional trips to re-block or adjust the building will be charged. Yoder's Portable Buildings LLC is not responsible for yard or property damage due to lack of access or unfavorable conditions. In the event of an incomplete or default payment, Yoder's Portable Buildings LLC has the right to enter the property without prior notice and repossess the building; additional charges may apply as well.

Contact
Signature

[Handwritten Signature]

Date 04 / 03 / 2023

PRIMA, RESIDENCE
PREFAB HOME PKG



QUICK SHIP
SARGASSO

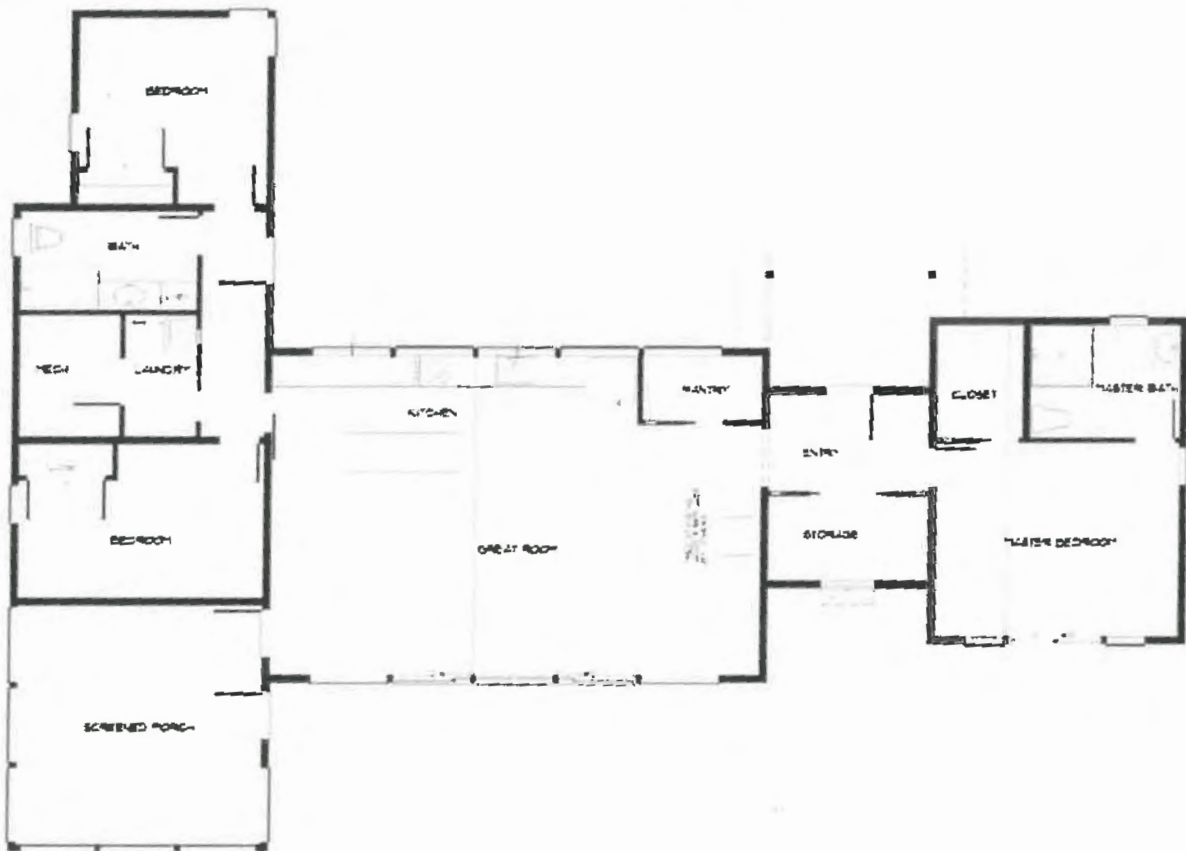
Bedrooms: 3

Bathrooms: 2

Master Bedroom: Main Level

Total Area: 1775

First Floor: 1775



9478 Grand River Drive SE

Cascade Township, Kent County, Michigan

