

AGENDA
Cascade Charter Township Planning Commission
Monday, February 6, 2023
7:00 pm
2870 Jacksmith Ave

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

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

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Disclose any Conflict of Interest**
- ARTICLE 5. Approve the Minutes of the January 9, 2023 Meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 7. Presentation by the AC Airport Commerce District Zoning Review
Subcommittee**
- ARTICLE 8. Old Business**
- ARTICLE 9. Any Other Business**
 - Educational/Training Opportunities
- ARTICLE 10. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 11. Adjournment**

Meeting format

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

Minutes

Cascade Charter Township
Planning Commission
Monday, January 9, 2022
7:00 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Noordyke called the meeting to order at 7:12 P.M.
Members Present: Noordhoek, Rissi, Moxley, Noordyke, Richardson, Korstange, Engel, Bruneau, Rowland
Members Absent: None
Others Present: Planning Director Brian Hilbrands and those listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Chair Noordyke explained that the Capital Improvement Plan, Article 8 of the agenda, was not yet complete and Manager Swayze will present it at a future meeting.

Motion was made by Member Rissi to approve the current agenda with the removal of Article 8. Supported by Member Moxley. Motion carried 9 to 0.

Chair Noordyke introduced the two new members of the Planning Commission, Ryan Bruneau and Rob Richardson. He thanked previous members Diedre Deering and Ben Rapin for their service to the Township.

ARTICLE 4. Disclose any conflict of interest

There were no conflicts of interest disclosed.

ARTICLE 5. Approve the Minutes from the December 5, 2022 Meeting

Member Engel requested the removal of “after Patterson” in the motion at the end of Article 7 as it was redundant. He also suggested changing “Supported to” to “Supported by” in the sentence after that and pointed out that his name was incorrectly spelled as ‘Engle’ rather than ‘Engel’ in the motion at the end of Article 8.

Motion was made by Member Korstange to approve the December 5, 2022, Meeting Minutes with the three aforementioned changes. Supported by Member Moxley. Motion carried 9 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak

There were no visitors that wished to speak.

ARTICLE 7. Case #22-2748/Cascade Charter Township

Planning Director Hilbrands presented the amendments to the Major Street Plan as drafted at previous Planning Commission meetings. This included changing the classification of 10 streets.

There was discussion, prompted by Member Bruneau, as to if Eagle Dr should be changed to a collector road since Tim Dougherty Dr is a similar street and it its zoning is being changed to a collector road. Various members explained that Tim Dougherty Dr is being changed to a collector road because it is the road that the Kent County Road Commission is on and that causes large vehicles and machinery to frequently utilize that street. Planning Director Hilbrands stated that they generally try to minimize how many dead end and cul-de-sac roads are zoned as collector roads. They decided to make a note that Eagle Dr may be a road to rezone as a collector road in the future, if heavy vehicle traffic increases on it.

Motion was made by Member Rissi to open public hearing. Supported by Member Engel. Motion carried 9 to 0.

Planning Director Hilbrands shared that some of the property owners on Kraft came into the office for more information on how the change in road classification would affect their property. He explained to them that it increases the setback requirements on their property and likely results in their homes becoming legal-nonconforming. None of them provided a statement to submit for the record.

Motion was made by Member Moxley to close public hearing. Supported by Member Rissi. Motion carried 9 to 0.

Member Rowland suggested the Planning Commission come up with a more streamlined process to make these kinds of changes in the future. Planning Director Hilbrands said that he doesn't know if there's a way to do this, but he will look into it.

Motion was made by Member Rissi to recommend the amendments to the Major Street Plan, as presented, to the Township Board. Supported by Member Noordhoek. Motion carried 9 to 0.

~~ARTICLE 8. Cascade Charter Township Capital Improvements Plan Presentation 2023-2028~~

ARTICLE 9. Review of Master Plan

Chair Noordyke explained that, for the Planning Commission to start the process of changing the master planned zoning for any of the land in Cascade, they would need to make a formal amendment to the master plan. In order to begin the process of amending the master plan, notices stating the intent to amend the plan must be sent out to a number of jurisdictions and agencies.

This process will include the currently formed A.C. Zoning subcommittee bringing three potential paths that could be taken to the Planning Commission, and then the Planning Commission will recommend an option/s to the Township Board. The Board will choose which option they want the Township to pursue, and they will then ask the Planning Commission to create a draft of the zoning changes to submit back to the board.

Member Rissi asked if it would be appropriate for the Planning Commission to express their intention to amend the master plan that evening since the subcommittee has

nearly completed their research and believe a change to the master plan will be recommended. It was agreed that this would be appropriate timing.

Member Korstange asked if it would be a better idea to update the whole Master Plan now, rather than changing a small portion. Member Rissi asked if they should only change the one specific area that the A.C. Zoning subcommittee is actively looking into now or if they could suggest another area that they were also considering addressing. Chair Noordyke shared that Supervisor Lesperance requested the Planning Commission complete the narrow portion of the plan the subcommittee is currently working on now and determine if there are other areas that need updating later in the year.

Motion was made by Member Rissi to send out the required notices stating the intent to amend the master plan. Supported by Member Korstange. Motion carried 9 to 0.

ARTICLE 10. Election of Officers

Motion was made by Member Korstange to nominate Member Engel as Secretary, Member Moxley as Vice Chair, and Member Noordyke as Chair. Supported by Member Rissi. Motion carried 9 to 0.

Motion was made by Member Rissi to appoint Member Moxley as the Planning Commission's delegate to the Zoning Board of Appeals (ZBA) and recommend Member Rissi be appointed to the Village Design Review Committee. Supported by Member Korstange. Motion carried 9 to 0.

ARTICLE 11. 2022 Planning Department Annual Report

Planning Director Hilbrands presented the Planning Department Annual Report to the Planning Commission. Members suggested a few minor edits and requested the meetings of subcommittees be added to the report.

Member Korstange asked why the report didn't include the second site plan review for Chick-fil-et or the PUD ordinance amendment for Patterson Ice Arena and Planning Director Hilbrands explained that it was because the case was started in 2021 and recorded with the 2021 cases. Member Korstange believed that all cases should be considered in whichever year/s the Planning Commission works on them.

Member Rowland asked if there had been any complaints about Patterson Ice Arena since their case was approved; Planning Director Hilbrands said that he was not aware of any.

Member Engel requested the attendance be fixed as it showed him missing the first few meetings of the year when he wasn't appointed to the Planning Commission until April 2022.

ARTICLE 12. Planning Commission Bylaws

The Planning Commission Bylaws are included in the packet annually so that the members can review them. Members asked why the Code of Conduct they spent a large amount of time constructing in the previous year was not included. Planning

Director Hilbrands said that he would look into if the Code of Conduct was ever approved.

Member Moxley asked about section 2.2C that says members of the ZBA cannot vote on cases at the ZBA level that they have already voted on at the Planning Commission level. Member Rissi explained that was because the ZBA is the last stop for a case in the township before it precedes to legal; that is why there is an alternate appointed, to step in for these cases.

Chair Noordyke pointed out that the Planning Commission needed to make sure that they are setting a term for sub-committees when they are created as that is required in the bylaws.

ARTICLE 13. Planning Principles

The Planning Commission Principals are included in the packet annually so that members can review them. Member Bruneau asked if it would be best to add the Planning Principals to the Bylaws in future years. There was continued conversation as to if the Code of Conduct and new bylaws were ever approved and what it would take to get the Planning Principles added to them.

Member Bruneau suggested including a change memo or log in the future to denote portions of documents that are changed, added, and removed. This would make it easier to see what changes were made when a new document is released. Chair Noordyke agreed that this would be a good change in the future.

ARTICLE 14. 2023 Calendar

The full 2023 meeting calendar was included in the packet for member reference. The only change was the meeting date members requested be changed due to MLK Day.

ARTICLE 15. Old Business

There wasn't any old business to discuss.

ARTICLE 16. Any Other Business

Member Rissi shared that the AC District Zoning Committee started looking into stormwater and realized that would expand the scope of the subcommittee beyond their capacity. He believed that the committee would be able to present their findings and options at the first meeting in February.

Since Member Rapin is no longer on the Planning Commission and the AC Zoning Subcommittee has spent an extensive amount of time in deep research, the members didn't believe it made sense to replace him on the subcommittee. Member Moxley will take on the note taking for the remainder of the committee's meetings. It was determined that it would be prudent to reestablish the subcommittee, including the term that wasn't previously established. Members Rissi, Noordyke, and Korstange explained the purpose and history of the AC Zoning Subcommittee, with additional comments from other members, to the new members.

Motion was made by Member Engel to set the term of the AC Zoning Committee to one year with Members Korstange, Rissi, and Moxley as it's members. Supported by Member Noordhoek. Motion carried 9 to 0.

Chair Noordyke said that a farmland preservation Planning Commission subcommittee may be starting in the coming months and members should consider if that is something they would like to be part of.

Member Moxley asked if any progress had been made on 4680 Cascade Rd as the property was unkempt. Planning Director Hilbrands said that Zoning Administrator Smith-Jacoby has been in contact with the property owner and they are in the process of evicting the current tenant. Chair Noordyke requested the Township consider citing the property owner for not following the zoning ordinance. Planning Director Hilbrands will have a conversation about additional measures that can be taken to bring the property into compliance if there is not a resolution by March 1st, 2023.

ARTICLE 17. Adjournment

Motion was made by Member Rissi to adjourn the meeting. Supported by Member Moxley. Motion carried 9 to 0. The meeting was adjourned at 8:32 P.M.

Respectfully submitted,

Joe Engel, Secretary

**AC AIRPORT COMMERCE DISTRICT ZONING
REVIEW SUB-COMMITTEE**

To: AC Airport Commerce District Zoning Review Sub-Committee
From: Sandra Korhorn, DDA/Economic Development Director *SKK*
Subject: ARC/Industrial Properties
Meeting Date: February 6, 2023

The AC Airport Commerce sub-committee, at their November meeting, requested the below information regarding industrial properties within Kent County. Staff presented this information to the sub-committee at their December meeting.

1. Number of Industrial properties in the greater Grand Rapids area currently available or sold within the last 12 months. This information will be presented at the meeting.
2. What positive or negative economic impact (tax base, employment) would changing the future zoning of this area have on the township?

This memo will serve as a guide for the attached information:

1. **Industrial Buildings Available for Lease** – Lists the Industrial properties that are available for lease in Kent County. 2 of the 66 properties listed are in Cascade Township.
2. **Industrial Buildings Available for Sale** – Lists the Industrial properties that are For Sale in Kent County. (It picked up a few outside of Kent County and/or Michigan).
 - a. 1 of the 39 properties is located in Cascade Township. Of the 39 properties:
 - 26 are less than 25,000 sq. ft
 - 30 are less than 50,000 sq. ft.
 - 9 are greater than 50,000 sq. ft.
 - 6 of the 9 are greater than 100,000 sq. ft.

For sq. ft. comparison purposes:

- a. Kingsland True Value - 26,000 sq. ft
- b. Dick's Sporting Goods - 50,000 sq. ft.
- c. Walmart - 160,000 sq. ft.
- d. Meijer - 250,000 sq. ft.

- 3. **Industrial Land for Sale** – Lists Industrial Land (vacant) for Sale in Kent County.
 - a. 5400 International Parkway is not listed on this report. It is a vacant piece of property, but they are marketing it as showing a 120,000 sq. ft. potential new build.
- 4. **Building Sales** – Kent County 2022
- 5. **Building Sales** – SE Grand Rapids 2022, 7 of the 32 listed are located in Cascade Township
- 6. **Property address map** – can be used to cross reference the Property Information. These properties are currently master planned as Industrial on the Future Land Use map.
- 7. **Property map indicating Current Exempt Parcels** – The exempt parcels are highlighted green. No taxes are collected on these properties. If these properties were leased, they would become taxable.
- 8. **Property Information** – Industrial property vs. Agricultural property.
This chart shows the following:
 - a. Parcel Numbers, Property Owners, Parcel address
 - b. Property Acres
 - c. Current Class – Exempt, 402 is vacant property, 401 has homes/buildings
 - d. Current Assessed Value (determined by market value) and Taxable Value (determines property taxes).
 - e. Land Values – If the property were rezoned to Industrial, these columns indicate the True Cash Value (fair market value/selling price of property) with and without utilities.
 - f. Estimated ARC True Cash Value – Demonstrates the TCV of the land as it is currently zoned.

Projected tax captures can not be determined on these parcels (if re-zoned Industrial) without knowing the use of the property, size of building, etc. However, the chart

below is a snapshot to demonstrate the taxes collected on current Industrial properties vs. a few of the existing residential parcels.

| Company | Address | Industry | Sq. Ft. | Employees | Own/Lease | Taxes |
|---------------------|--------------------|---------------------------|---------|-----------|-----------|-------------|
| Sparks Belting | 5005 Kraft Ave. | Manufacturing/Warehousing | 105,000 | 85-95 | Lease | 40,000.00* |
| Beverlin | Raleigh | Manufacturing | 47,000 | 57-60 | Own | 25,000.00 |
| Lacks | 5675/5801 Kraft | Manufacturing | 157,000 | 105/1100 | Own | 170,000.00* |
| Pepsi | 3730 Kraft Ave. | Warehouse | 82,000 | | Own | 82,000.00 |
| GE Aviation | 3290 Patterson | Engineering/Warehouse/ | 300,000 | | | 435,000.00 |
| ADAC Plastics - R&D | 5716 Eagle Dr. | Addition to R&D Bldg. | | 23 | Own | 91,000.00* |
| ADAC Plastics | 5670 Eagle Dr. | headquarters | 56,000 | 150 | Own | 240,000.00* |
| Paragon Die & Eng. | 5225 33rd St. | Manufacturing | 200,000 | 220 | Own | 195,000.00* |
| | | | | | | |
| | | | | | | |
| CURRENT | RESIDENTIAL | | | | | |
| Hilbrands | 6482 52nd St. | Residential | | | | 6,000.00 |
| Smith | 6740 52nd St. | Residential | | | | 5,000.00 |
| DEC Development | 5111 TRD | Residential | | | | 15,000.00 |
| | | | | | | |

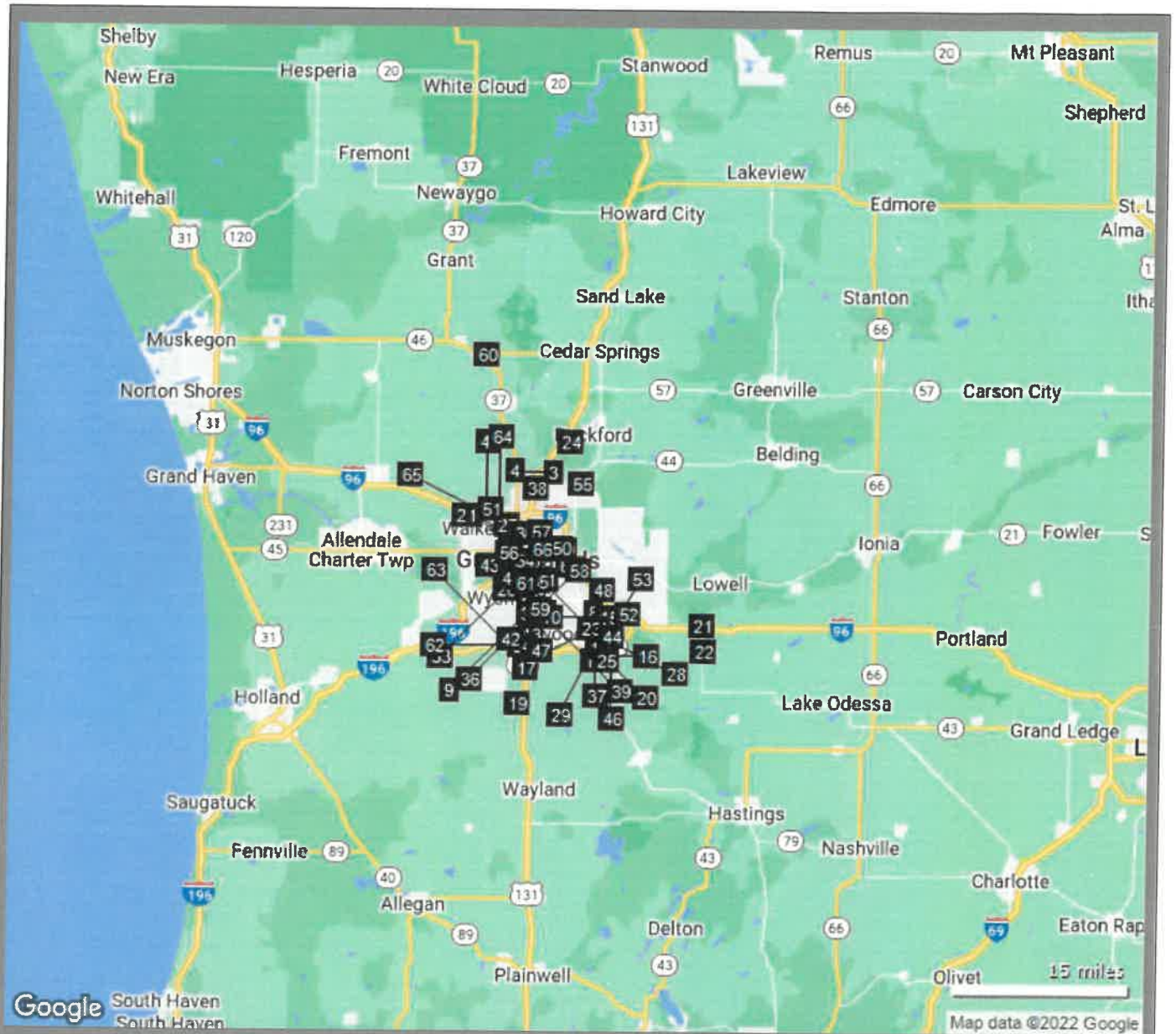
*These Companies have an Industrial Facilities Tax Abatement

In response to Question 2 above: Due to the potential tax capture and employment numbers, rezoning the properties would have a positive impact on the township.

Industrial real estate professionals have indicated there is a shortage of Industrial properties and companies are looking south and north to find anything of size. Land is at a premium with few buildings available. The current challenges are lack of vacant land near highways, lack of utilities and high construction costs. These challenges make it difficult to attract new businesses. Existing space is expensive due to the low inventory. A couple of Cascade companies who are unable to expand at their current sites, have expansion needs but cannot find land or buildings in the area.

Companies are interested in the Cascade area due to the proximity to the airport, highways and amenities.

Industrial Buildings Available for Lease - Kent County



| | Address | City | Property Type | Property Size | Space Avail | Rent/SF/Yr |
|---|-------------------|---------------|---|---------------|--------------|---------------|
| 1 | 3921 3 Mile Rd NW | Grand Rapids | Class B Industrial/Warehouse | 12,000 SF | 3,000 SF | \$9.50 |
| 2 | 4751 3 Mile Rd NW | Grand Rapids | Class C Industrial/Warehouse | 6,000 SF | 4,800 SF | Withheld |
| 3 | 1020 7 Mile Rd NW | Comstock Park | Class B Industrial/Manufacturing | 126,000 SF | 126,000 SF | \$5.50 |
| 4 | 1055 7 Mile Rd NW | Comstock Park | Class A Industrial/Refrigeration/Cold Storage | 179,525 SF | 179,525 SF | Withheld |
| 5 | 317 32nd St SW | Grand Rapids | Class C Industrial/Warehouse | 20,762 SF | 20,762 SF | \$4.50 |
| 6 | 345 32nd St SW | Wyoming | Class C Industrial/Warehouse | 103,000 SF | 41,850 SF | \$7.50-\$8.95 |
| 7 | 1120 36th St SE | Grand Rapids | Class C Industrial/Distribution | 1,425,595 SF | 464,400 SF | \$1.80-\$3.50 |
| 8 | 4300 36th St SE | Grand Rapids | Class B Industrial/Manufacturing | 618,805 SF | 116,747 SF | \$5.50-\$6.00 |
| 9 | 300 36th St SW | Wyoming | Class A Industrial/Warehouse | 2,000,000 SF | 2,000,000 SF | \$6.25-\$6.70 |

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Only properties with valid lat/lon display on map

11/29/2022

| | Address | City | Property Type | Property Size | Space Avail | Rent/SF/Yr |
|----|--------------------------|---------------|-----------------------------------|---------------|-------------|------------|
| 10 | 4052 40th | Kentwood | Class B Industrial | 23,130 SF | 23,130 SF | \$7.95 |
| 11 | 1040 40th St SE | Grand Rapids | Class B Industrial/Truck Terminal | 949,684 SF | 949,684 SF | \$4.95 |
| 12 | 4345 44th St SE | Grand Rapids | Class C Industrial/Warehouse | 13,838 SF | 6,198 SF | Withheld |
| 13 | 83-87 54th St SW | Grand Rapids | Class C Industrial/Warehouse | 27,684 SF | 2,000 SF | \$7.95 |
| 14 | 4675 60th St | Kentwood | Class B Industrial/Distribution | 195,000 SF | 195,000 SF | Withheld |
| 15 | 5199 68th St SE | Caledonia | Class B Industrial/Distribution | 81,000 SF | 55,339 SF | Withheld |
| 16 | 5275 68th St SE | Caledonia | Class A Industrial/Manufacturing | 40,500 SF | 40,500 SF | \$6.75 |
| 17 | 400 76th St SW | Byron Center | Class C Industrial/Manufacturing | 65,239 SF | 6,000 SF | Withheld |
| 18 | 889 76th St SW | Byron Center | Class C Industrial/Warehouse | 30,200 SF | 4,000 SF | \$13.80 |
| 19 | 1000 100th St SW | Byron Center | Class A Industrial/Warehouse | 40,764 SF | 7,600 SF | \$5.90 |
| 20 | 6980 Southbelt Dr SE | Caledonia | Industrial | 41,600 SF | 41,600 SF | \$7.95 |
| 21 | 4687 Alden Nash Ave SE | Lowell | Class C Industrial | 600,000 SF | 600,000 SF | \$6.50 |
| 22 | 6445 Alden Nash Ave SE | Alto | Class C Industrial/Warehouse | 11,633 SF | 10,237 SF | \$4.95 |
| 23 | 4849 Barden Ct SE | Kentwood | Class C Industrial/Manufacturing | 45,000 SF | 39,000 SF | Withheld |
| 24 | 8104 Belmont Ave NE | Belmont | Class A Industrial | 96,849 SF | 32,283 SF | \$5.95 |
| 25 | 5120 Beltway Drive SE | Caledonia | Class B Industrial | 130,000 SF | 130,000 SF | \$7.25 |
| 26 | 2167 Beverly Ave SW | Grand Rapids | Class C Industrial/Manufacturing | 5,600 SF | 2,460 SF | \$13.75 |
| 27 | 2215 Bristol Ave NW | Grand Rapids | Class C Industrial/Warehouse | 4,500 SF | 2,000 SF | Withheld |
| 28 | 5300 Broadmoor Ave SE | Kentwood | Class B Industrial/Manufacturing | 200,000 SF | 92,600 SF | Withheld |
| 29 | 5500 Broadmoor Ave SE | Grand Rapids | Class A Industrial | 37,825 SF | 14,400 SF | \$7.95 |
| 30 | 1650 Broadway NW | Grand Rapids | Class B Industrial/Warehouse | 50,000 SF | 50,000 SF | \$3.95 |
| 31 | 3890 Buchanan Ave SW | Grand Rapids | Class B Industrial/Manufacturing | 11,522 SF | 11,522 SF | \$3.95 |
| 32 | 41 Buckley St SW | Grand Rapids | Class C Industrial/Warehouse | 17,610 SF | 17,610 SF | \$5.99 |
| 33 | 903 Chicago Dr SW | Grand Rapids | Class C Industrial/Distribution | 40,000 SF | 40,000 SF | Withheld |
| 34 | 6030 Clyde Park Ave | Wyoming | Class B Industrial/Manufacturing | 113,068 SF | 66,040 SF | Withheld |
| 35 | 517 Crofton St SE | Grand Rapids | Class B Industrial | 146,019 SF | 146,019 SF | \$4.25 |
| 36 | 5780 Crossroads Commerce | Grand Rapids | Class C Industrial/Manufacturing | 32,480 SF | 32,480 SF | \$5.95 |
| 37 | 4155 Danvers Ct SE | Grand Rapids | Class C Industrial | 19,040 SF | 19,040 SF | \$5.45 |
| 38 | 284 Dodge Ct | Comstock Park | Class B Industrial/Manufacturing | 37,410 SF | 4,336 SF | Withheld |
| 39 | 3800 Eastern Ave SE | Wyoming | Class C Industrial/Manufacturing | 857,250 SF | 60,700 SF | Withheld |
| 40 | 2676-2690 Elmridge Dr NW | Grand Rapids | Class C Industrial/Manufacturing | 34,467 SF | 34,467 SF | Withheld |
| 41 | 3101 Fruit Ridge | Grand Rapids | Class B Industrial | 202,500 SF | 202,500 SF | \$6.50 |
| 42 | 1575 Gezon Pky SW | Wyoming | Class B Industrial/Manufacturing | 54,150 SF | 19,200 SF | \$7.95 |
| 43 | 446 Grandville Ave SW | Grand Rapids | Class C Industrial/Warehouse | 634,000 SF | 4,000 SF | \$5.50 |
| 44 | 5400 International Pkwy | Grand Rapids | Class B Industrial | 120,000 SF | 120,000 SF | Withheld |

| | Address | City | Property Type | Property Size | Space Avail | Rent/SF/Yr |
|----|----------------------------|--------------|-----------------------------------|---------------|-------------|---------------|
| 45 | 1337 Judd Ave SW | Grand Rapids | Class C Industrial/Manufacturing | 44,609 SF | 44,609 SF | \$3.50 |
| 46 | 5784 SE Kraft Ave | Grand Rapids | Class A Industrial/Warehouse | 150,000 SF | 100,000 SF | \$5.95-\$6.25 |
| 47 | 3727-3729 Linden Ave SE | Grand Rapids | Class C Industrial/Warehouse | 8,550 SF | 8,550 SF | \$8.50 |
| 48 | 600 Maryland Ave NE | Grand Rapids | Class C Industrial/Showroom | 19,000 SF | 8,000 SF | Withheld |
| 49 | 601 Maryland Ave NE | Grand Rapids | Class B Industrial/Manufacturing | 70,583 SF | 12,689 SF | \$9.00 |
| 50 | 3220 Northridge Dr NW | Grand Rapids | Class B Industrial/Manufacturing | 150,000 SF | 75,000 SF | \$5.75 |
| 51 | 2685 NW Northridge Dr | Grand Rapids | Class B Industrial/Distribution | 280,000 SF | 70,000 SF | \$4.95 |
| 52 | 3876 E Paris Ave SE | Kentwood | Class B Industrial/Manufacturing | 30,543 SF | 1,368 SF | \$11.00 |
| 53 | 6748 Patterson Ave | Caledonia | Class B Industrial/Distribution | 250,000 SF | 120,750 SF | \$5.95 |
| 54 | 5505 Patterson Ave SE | Grand Rapids | Class A Industrial/Warehouse | 54,000 SF | 22,500 SF | \$7.50 |
| 55 | 5311 Plainfield Ave NE | Grand Rapids | Class C Industrial/Manufacturing | 20,048 SF | 10,024 SF | \$5.50 |
| 56 | 1701 Porter St SW | Wyoming | Class A Industrial/Manufacturing | 600,000 SF | 250,000 SF | \$4.50 |
| 57 | 3530-3554 Roger B Chaffee | Grand Rapids | Class C Industrial/Warehouse | 42,000 SF | 15,000 SF | \$6.25-\$8.75 |
| 58 | 3560-3584 Roger B Chaffee | Grand Rapids | Class C Industrial/Warehouse | 42,000 SF | 2,000 SF | \$9.00 |
| 59 | 3504-3528 Roger B. Chaffee | Grand Rapids | Class C Industrial/Warehouse | 33,600 SF | 14,000 SF | \$6.50-\$9.00 |
| 60 | 90 Spring St | Kent City | Class C Industrial/Warehouse | 160,000 SF | 20,000 SF | Withheld |
| 61 | 1701 Steele Ave SW | Grand Rapids | Class B Industrial/Truck Terminal | 34,654 SF | 34,654 SF | \$9.95 |
| 62 | 6192 Valduga Dr | Byron Center | Class B Industrial/Distribution | 171,000 SF | 171,000 SF | \$6.25 |
| 63 | 6192 Valduga Dr SW | Byron Center | Class B Industrial/Distribution | 63,000 SF | 18,000 SF | Withheld |
| 64 | 2925 Walkent Ct | Grand Rapids | Class B Industrial/Manufacturing | 201,622 SF | 63,250 SF | \$4.95 |
| 65 | 3056 Walker Ridge Dr NW | Grand Rapids | Class A Industrial/Manufacturing | 335,125 SF | 46,375 SF | \$4.75 |
| 66 | 3111-3195 N Wilson Ct NW | Grand Rapids | Class C Industrial/Manufacturing | 106,388 SF | 50,750 SF | \$4.75 |

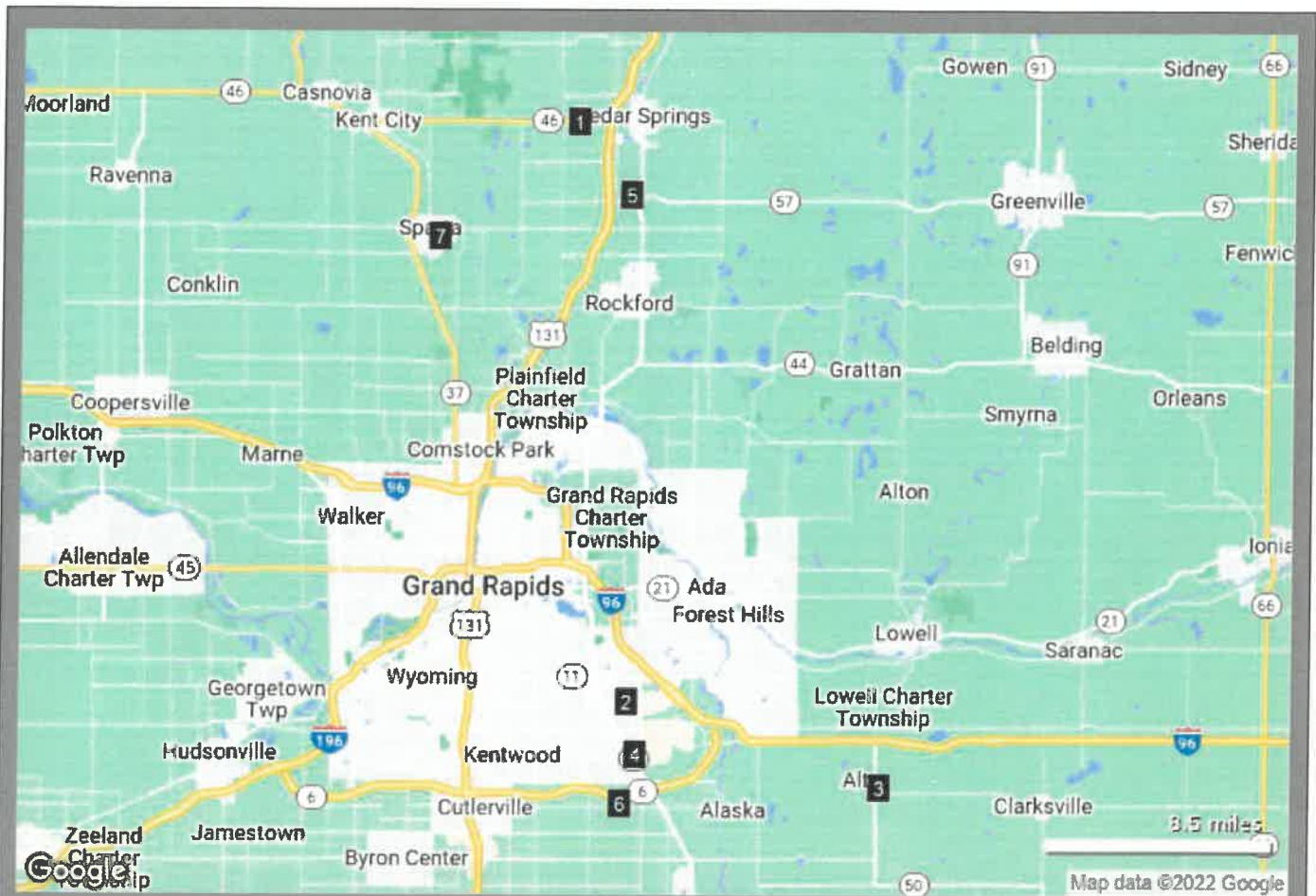
Industrial Buildings for Sale - Kent County



| | Address | City | Property Info | Sale Info |
|------|---------------------------|---------------------|--------------------------------|--|
| 1 | 900 NW 6 Mile Rd | Comstock Park | 15,200 SF Industrial Building | Sale Price: \$427,500 |
| 2 | 1020 7 Mile Rd NW | Comstock Park | 126,000 SF Industrial Building | Sale Price: \$7,000,000 |
| 3 | 1055 7 Mile Rd NW | Comstock Park | 179,525 SF Industrial Building | Sale Price: an undisclosed price |
| 4 | 14000 14 Mile Rd | Greenville | 10,381 SF Industrial Building | Sale Price: \$595,000 |
| 5 | 4675 60th St | Kentwood | 195,000 SF Industrial Building | Sale Price: an undisclosed price |
| 6 | 1661 Blaine Ave SE | Grand Rapids | 6,000 SF Industrial Building | Sale Price: \$330,000 |
| 7 | 507 Bridge St NW | Grand Rapids | 1,140 SF Industrial Building | Sale Price: an undisclosed price |
| 8 | 1615 Broadway Ave NW | Grand Rapids | 68,407 SF Industrial Building | Sale Price: \$3,350,000 |
| 9 | 41 Buckley St SW | Grand Rapids | 17,610 SF Industrial Building | Sale Price: \$2,100,000 |
| 10 | 2640 Burlingame Ave SW | Grand Rapids | 18,245 SF Industrial Building | Sale Price: \$1,650,000 |
| 11-1 | 6265 Carmen Ave | Inver Grove Heights | 12,600 SF Industrial Building | Sale Price: \$20,878,607; portfolio only |
| 12 | 9818 Cherry Valley Ave SE | Caledonia | 23,955 SF Industrial Building | Sale Price: \$1,800,000 |
| 13 | 1740 Chicago Dr SW | Grand Rapids | 15,202 SF Industrial Building | Sale Price: \$1,075,000 |
| 11-2 | 5985 Clay Ave SW | Grand Rapids | 35,300 SF Industrial Building | Sale Price: \$20,878,607; portfolio only |
| 14-1 | 1515 College Ave SE | Grand Rapids | 1,900 SF Industrial Building | Sale Price: \$1,400,000; portfolio only |

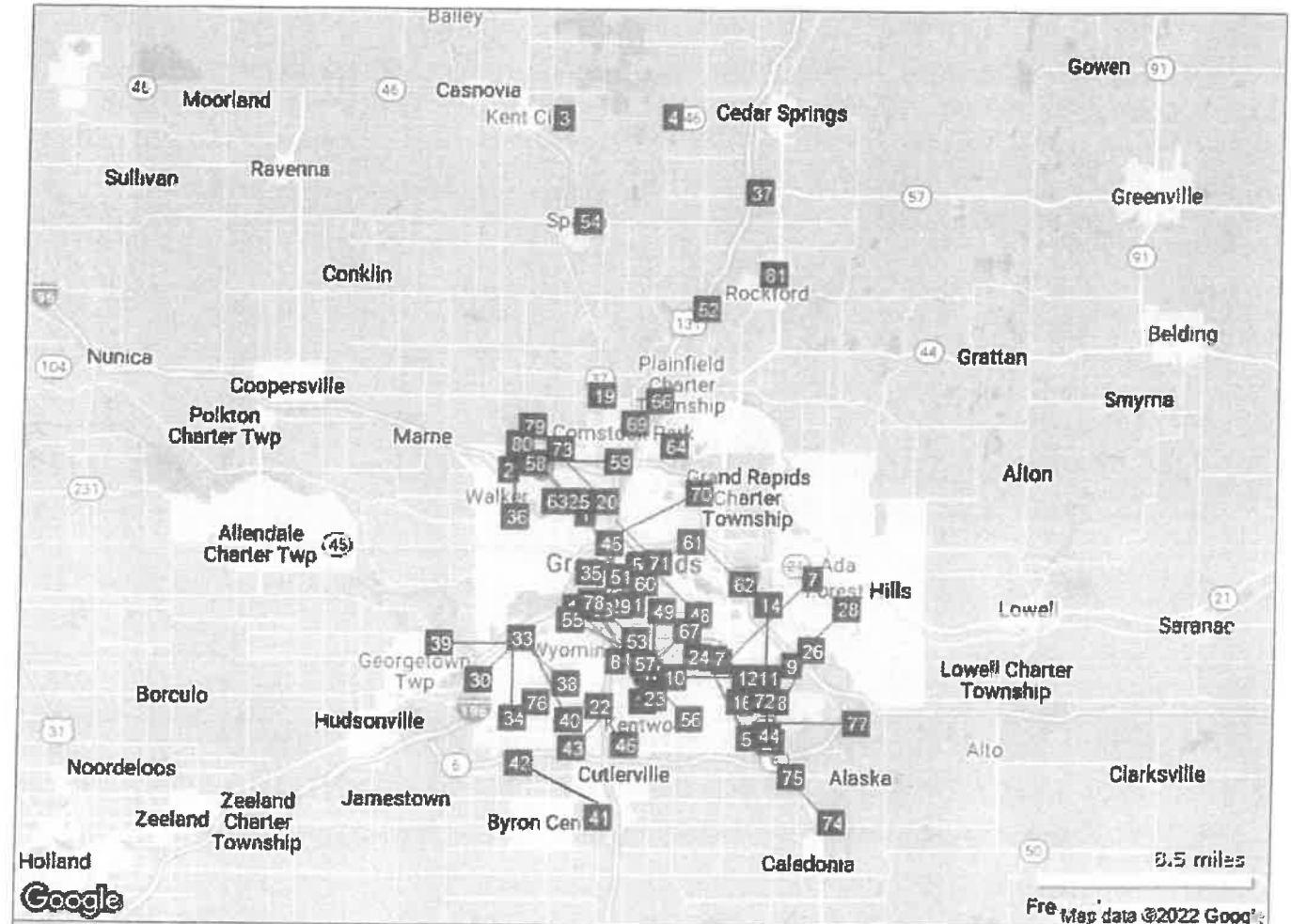
| | Address | City | Property Info | Sale Info |
|------|-------------------------|----------------|----------------------------------|--|
| 14-2 | 1525 College Ave SE | Grand Rapids | 7,600 SF Industrial Building | Sale Price: \$1,400,000; portfolio only |
| 15 | 125 Cottage Grove St SE | Grand Rapids | 13,420 SF Industrial Building | Sale Price: \$1,550,000 |
| 16 | 1750 Elizabeth Ave NW | Grand Rapids | 22,987 SF Industrial Building | Sale Price: \$615,000 |
| 11-3 | 624 N Front St | Whiteland | 8,043 SF Class C Office Building | Sale Price: \$20,878,607; portfolio only |
| 17 | 3147 Fruit Ridge Ave NW | Grand Rapids | 54,285 SF Industrial Building | Sale Price: \$2,910,000 |
| 11-4 | 1401 E Highway 24 | Moberly | 9,100 SF Retail Building | Sale Price: \$20,878,607; portfolio only |
| 11-5 | 2575 Highway 6 and 50 | Grand Junction | 7,590 SF Retail Building | Sale Price: \$20,878,607; portfolio only |
| 18 | 3011 Hillcroft Ave SW | Grand Rapids | 32,144 SF Industrial Building | Sale Price: \$1,150,000 |
| 19 | 5400 International Pkwy | Grand Rapids | 120,000 SF Industrial Building | Sale Price: an undisclosed price |
| 20 | 3520 Jefferson Ave SE | Grand Rapids | 17,550 SF Industrial Building | Sale Price: \$1,000,000 |
| 21 | 1337 Judd Ave SW | Grand Rapids | 44,609 SF Industrial Building | Sale Price: \$1,750,000 |
| 22-1 | 752 Lafayette Ave NE | Grand Rapids | 10,769 SF Industrial Building | Sale Price: \$795,000; portfolio only |
| 22-2 | 770 Lafayette Ave NE | Grand Rapids | 1,000 SF Retail Building | Sale Price: \$795,000; portfolio only |
| 23 | 200 Maple St | Sparta | 114,493 SF Industrial Building | Sale Price: \$2,995,000 |
| 24 | 1445 NE Michigan St | Grand Rapids | 8,252 SF Industrial Building | Sale Price: \$1,500,000 |
| 25 | 3620 Mill Creek Dr NE | Comstock Park | 8,578 SF Industrial Building | Sale Price: \$799,000 |
| 26 | 1661 Monroe Ave NW | Grand Rapids | 375,000 SF Industrial Building | Sale Price: \$10,900,000 |
| 27-1 | 609 Ottawa St | Lowell | 1,536 SF Industrial Building | Sale Price: \$344,000; portfolio only |
| 27-2 | 721 Ottawa St | Lowell | 2,400 SF Industrial Building | Sale Price: \$344,000; portfolio only |
| 28 | 850 Pannell Ave | Grand Rapids | 96,266 SF Industrial Building | Sale Price: \$1,350,000 |
| 29 | 3669 Plainfield Ave NE | Grand Rapids | 39,600 SF Industrial Building | Sale Price: \$1,250,000 |
| 30 | 5271 Plainfield Ave NE | Grand Rapids | 20,773 SF Industrial Building | Sale Price: \$1,525,000 |
| 31 | 931 W River Center Dr | Comstock Park | 8,100 SF Industrial Building | Sale Price: \$1,100,000 |
| 11-6 | 2410 Southland Dr | Chester | 12,000 SF Industrial Building | Sale Price: \$20,878,607; portfolio only |
| 11-7 | 211 SE State Route 150 | Lees Summit | 20,640 SF Industrial Building | Sale Price: \$20,878,607; portfolio only |
| 32 | 1935 Sterling Ave NW | Grand Rapids | 3,240 SF Industrial Building | Sale Price: \$245,000 |
| 33 | 351 Summer Ave NW | Grand Rapids | 7,600 SF Industrial Building | Sale Price: an undisclosed price |
| 34 | 4675 Talon Ct SE | Grand Rapids | 14,263 SF Industrial Building | Sale Price: \$3,250,000 |
| 35 | 5040 E Ave | Grand Rapids | 16,456 SF Industrial Building | Sale Price: \$4,800,000 |

Industrial Land for Sale - Kent County



| | Address | City | Property Info | Sale Info |
|---|------------------------|---------------|----------------------|------------------------|
| 1 | 2842 17 Mile Rd | Cedar Springs | 5.35 AC Land Parcel | Price/AC: \$84,112.15 |
| 2 | 4251 36th St SE | Kentwood | 16 AC Land Parcel | Price/AC: \$125,000.00 |
| 3 | 6230 Alden Nash Ave SE | Alto | 22.24 AC Land Parcel | Price/AC: \$24,685.25 |
| 4 | 5080 Broadmoor Ave SE | Grand Rapids | 7.01 AC Land Parcel | Price/AC: \$125,000.00 |
| 5 | 11795 Cedar Rock Dr | Rockford | 1.03 AC Land Parcel | Price/AC: \$121,359.22 |
| 6 | 6658 SE East Paris Ave | Caledonia | 9.49 AC Land Parcel | Price/AC: \$59,495.05 |
| 7 | 252 E Gardner St | Sparta | 5.68 AC Land Parcel | Price/AC: \$35,035.21 |

Sales - K.C. YTD

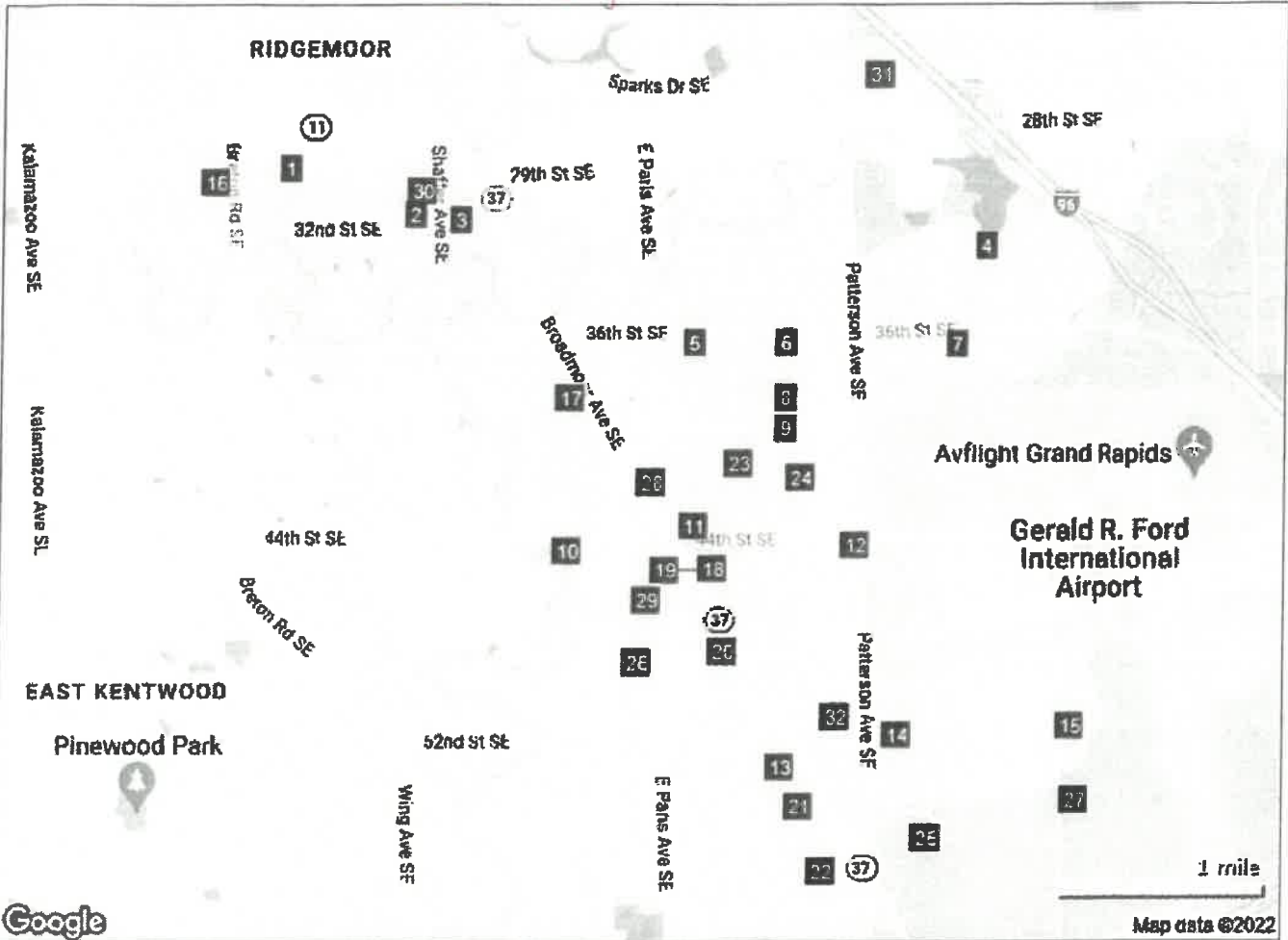


| | Address | City | Property Info | Sale Info |
|----|-------------------------------------|---------------|--------------------------------------|----------------------------------|
| 1 | 2563 3 Mile Rd | Grand Rapids | 8,842 SF Industrial/Manufacturing | Sold: \$425,000 (\$48.07/SF) |
| 2 | 3677 3 Mile Rd | Grand Rapids | 4,400 SF Industrial/Warehouse | Sold: - |
| 3 | 2100 17 Mile Rd | Kent City | 24,400 SF Industrial/Warehouse | Sold: \$2,000,000 (\$81.97/SF) |
| 4 | 1321 17 Mile Rd NE | Cedar Springs | 9,750 SF Industrial | Sold: - |
| 5 | 2600 29th St SE (Part of Portfolio) | Grand Rapids | 115,457 SF Industrial/Distribution | Sold: \$14,031,295 (\$121.53/SF) |
| 6 | 3035 32nd St SE (Part of Portfolio) | Grand Rapids | 335,788 SF Industrial/Distribution | Sold: \$28,296,232 (\$84.27/SF) |
| 7 | 3225 32nd St SE | Grand Rapids | 196,237 SF Industrial/Manufacturing | Sold: - |
| 8 | 317 32nd St SW | Grand Rapids | 20,762 SF Industrial/Warehouse | Sold: - |
| 9 | 5333 33rd St SE | Grand Rapids | 101,250 SF Industrial/Manufacturing | Sold: \$5,400,000 (\$53.33/SF) |
| 10 | 4170 36th St SE | Grand Rapids | 13,719 SF Industrial/Warehouse | Sold: - |
| 11 | 4530 36th St SE (Part of Portfolio) | Grand Rapids | 7,074 SF Industrial/Truck Terminal | Sold: \$1,392,851 (\$196.90/SF) |
| 12 | 5200 36th St SE | Grand Rapids | 48,612 SF Industrial/Distribution | Sold: \$2,500,000 (\$51.43/SF) |
| 13 | 1040 40th St SE | Grand Rapids | 949,684 SF Industrial/Truck Terminal | Sold: \$48,750,000 (\$51.33/SF) |

| | | | | |
|----|--|---------------|-------------------------------------|-----------------------------------|
| 14 | 4490-4520 40th St SE | Grand Rapids | 14,400 SF Industrial/Truck Terminal | Sold: \$775,000 (\$53.82/SF) |
| 15 | 504 44th St SE | Grand Rapids | 25,050 SF Industrial/Warehouse | Sold: - |
| 16 | 3650 44th St SE | Grand Rapids | 22,728 SF Industrial/Warehouse | Sold: - |
| 17 | 4185 44th St SE | Grand Rapids | 68,078 SF Industrial/Manufacturing | Sold: - |
| 18 | 4782 44th St SE | Grand Rapids | 20,130 SF Industrial/Distribution | Sold: - |
| 19 | 5304 Alpine Ave NW | Comstock Park | 45,000 SF Industrial/Manufacturing | Sold: \$750,000 (\$16.67/SF) |
| 20 | 701 Ann St NW | Grand Rapids | 256,090 SF Industrial/Manufacturing | Sold: \$3,200,000 (\$12.50/SF) |
| 21 | 1130 Arianna St NW | Grand Rapids | 4,386 SF Industrial/Service | Sold: - |
| 22 | 868 Barnum St SW | Grand Rapids | 7,828 SF Industrial/Manufacturing | Sold: - |
| 23 | 1633 Blaine Ave SE | Grand Rapids | 1,200 SF Industrial/Warehouse | Sold: - |
| 24 | 3063 Breton Rd SE | Grand Rapids | 130,000 SF Industrial/Warehouse | Sold: - |
| 25 | 1890 Bristol Ave | Grand Rapids | 6,405 SF Industrial/Warehouse | Sold: \$725,000 (\$113.19/SF) |
| 26 | 5353 Broadmoor Ave SE (Part of Portfolio) | Kentwood | 665,890 SF Industrial/Manufacturing | Sold: \$71,675,154 (\$107.64/SF) |
| 27 | 5565 Broadmoor Ave SE (Part of Portfolio) | Kentwood | 847,605 SF Industrial/Manufacturing | Sold: \$102,994,684 (\$121.51/SF) |
| 28 | 4120 Brockton Dr SE (Part of Portfolio) | Grand Rapids | 191,145 SF Industrial/Distribution | Sold: - |
| 29 | 1405-1409 Buchanan Ave SW | Grand Rapids | 44,195 SF Industrial/Manufacturing | Sold: - |
| 30 | 3404 Busch Dr SW | Grandville | 31,610 SF Industrial/Manufacturing | Sold: - |
| 31 | 3418 Busch Dr SW | Grandville | 4,750 SF Industrial | Sold: \$225,000 (\$47.37/SF) |
| 32 | 3418 Busch Dr SW | Grandville | 4,750 SF Industrial | Sold: \$228,000 (\$48/SF) |
| 33 | 3418 Busch Dr SW | Grandville | 4,750 SF Industrial | Sold: \$285,000 (\$60/SF) |
| 34 | 3531 Busch Dr SW | Grandville | 10,960 SF Industrial/Manufacturing | Sold: - |
| 35 | 1140 Butterworth St SW (Part of Portfolio) | Grand Rapids | 46,300 SF Industrial/Manufacturing | Sold: \$5,692,626 (\$122.95/SF) |
| 36 | 2893 Calann Ave NW | Grand Rapids | 5,000 SF Industrial/Manufacturing | Sold: - |
| 37 | 4099 Cedar Commercial Dr NE | Cedar Springs | 8,040 SF Industrial/Manufacturing | Sold: \$865,000 (\$107.59/SF) |
| 38 | 3270 Chicago Dr SW | Grandville | 2,808 SF Industrial/Service | Sold: - |
| 39 | 3308 Chicago Dr SW | Grandville | 10,000 SF Industrial/Manufacturing | Sold: - |
| 40 | 3121 SW Chicago Dr | Grandville | 29,000 SF Industrial/Warehouse | Sold: - |
| 41 | 8167-8197 Clyde Park Ave | Byron Center | 26,000 SF Industrial/Warehouse | Sold: \$3,800,000 (\$146.15/SF) |
| 42 | 7800 Clyde Park Ave SW | Byron Center | 7,826 SF Industrial/Manufacturing | Sold: - |
| 43 | 356 Crown St SW | Grand Rapids | 26,120 SF Industrial/Manufacturing | Sold: \$1,550,000 (\$59.34/SF) |
| 44 | 4155 Danvers Ct SE | Grand Rapids | 19,040 SF Industrial | Sold: - |
| 45 | 612 Dewey Ave NW (Part of Multi-Property Sale) | Grand Rapids | 950 SF Industrial/Warehouse | Sold: \$62,012 (\$65.28/SF) |
| 46 | 5811 S Division Ave | Grand Rapids | 12,032 SF Industrial/Warehouse | Sold: - |
| 47 | 3437 Eastern Ave SE | Grand Rapids | 8,550 SF Industrial/Warehouse | Sold: - |
| 48 | 974 Front Ave NW | Grand Rapids | 49,103 SF Industrial/Manufacturing | Sold: \$2,725,000 (\$55.50/SF) |

| | | | | |
|----|---|---------------|-------------------------------------|---|
| 49 | 1536 Fuller Ave SE | Grand Rapids | 8,174 SF Industrial/Warehouse | Sold: \$189,000 (\$23.12/SF) |
| 50 | 1430 Godfrey Ave SW | Grand Rapids | 7,125 SF Industrial/Warehouse | Sold: \$272,000 (\$38.18/SF) |
| 51 | 446 Grandville Ave SW | Grand Rapids | 634,000 SF Industrial/Warehouse | Sold: - |
| 52 | 8093 Graphic Industrial Dr NE | Belmont | 28,297 SF Industrial/Warehouse | Sold: \$1,830,000 (\$64.67/SF) |
| 53 | 1045 Hall St SW | Grand Rapids | 17,217 SF Industrial/Warehouse | Sold: \$551,000 (\$32/SF) |
| 54 | 275 Hickory St | Sparta | 27,552 SF Industrial/Warehouse | Sold: \$850,000 (\$30.85/SF) |
| 55 | 3117-3121 Ken O Sha Industrial Park Dr SE | Grand Rapids | 20,000 SF Industrial/Warehouse | Sold: - |
| 56 | 3680 Linden Ave SE | Grand Rapids | 2,925 SF Industrial/Distribution | Sold: - |
| 57 | 728 McKendrick | Grand Rapids | 18,400 SF Industrial/Manufacturing | Sold: \$625,000 (\$33.97/SF) |
| 58 | 2882 Northridge Dr NW | Grand Rapids | 19,972 SF Industrial/Manufacturing | Sold: \$1,675,000 (\$83.87/SF) |
| 59 | 2889 Northridge Dr NW | Grand Rapids | 20,431 SF Industrial/Manufacturing | Sold: - |
| 60 | 1995 Oak Industrial Dr NE (Part of Multi-Property Sale) | Grand Rapids | 151,306 SF Industrial/Warehouse | Sold: \$8,702,008 (\$57.51/SF) |
| 61 | 2033 Oak Industrial Dr NE | Grand Rapids | 47,000 SF Industrial/Warehouse | Sold: - |
| 62 | 2455 Oak Industrial Dr NE | Grand Rapids | 159,948 SF Industrial/Manufacturing | Sold: - |
| 63 | 850 Pannell Ave | Grand Rapids | 96,266 SF Industrial/Manufacturing | Under Contract: w/Asking Price of \$1,350,000 (\$14.02/SF) |
| 64 | 3669 Plainfield Ave NE | Grand Rapids | 39,600 SF Industrial/Warehouse | Under Contract: w/Asking Price of \$1,250,000 (\$31.57/SF) |
| 65 | 5180 W River Dr | Comstock Park | 10,412 SF Industrial/Manufacturing | Sold: - |
| 66 | 5180 W River Dr | Comstock Park | 10,412 SF Industrial/Manufacturing | Sold: - |
| 67 | 3560-3584 Roger B Chaffee Memorial Dr | Grand Rapids | 42,000 SF Industrial/Warehouse | Sold: - |
| 68 | 4181 Roger B Chaffee Memorial Dr SE | Grand Rapids | 19,670 SF Industrial/Warehouse | Sold: - |
| 69 | 5800 Safety Dr | Belmont | 15,265 SF Industrial/Warehouse | Sold: \$950,000 (\$62.23/SF) |
| 70 | 902 Scribner Ave NW | Grand Rapids | 32,480 SF Industrial/Warehouse | Sold: \$200,000 (\$6.16/SF) |
| 71 | 1310 Scribner Ave NW | Grand Rapids | 25,214 SF Industrial/Manufacturing | Sold: \$2,475,000 (\$98.16/SF) |
| 72 | 3061 Shaffer Ave SE (Part of Portfolio) | Grand Rapids | 161,500 SF Industrial/Manufacturing | Sold: - |
| 73 | 3466 Shippers Dr NW (Part of Portfolio) | Walker | 343,483 SF Industrial/Distribution | Sold: - |
| 74 | 7000 Southbelt | Caledonia | 502,331 SF Industrial | Sold: - |
| 75 | 6850 Southbelt Dr SE | Caledonia | 100,000 SF Industrial/Warehouse | Sold: - |
| 76 | 4520 Spartan Industrial Dr SW | Grandville | 36,801 SF Industrial/Warehouse | Sold: \$971,300 (\$26.39/SF) |
| 77 | 4675 Talon Ct SE | Grand Rapids | 14,263 SF Industrial/Warehouse | Under Contract: w/Asking Price of \$3,250,000 (\$227.86/SF) |
| 78 | 1245 Terminal Cres SW | Grand Rapids | 24,477 SF Industrial/Manufacturing | Sold: \$900,000 (\$36.77/SF) |
| 79 | 1700 Turner Ave NW | Grand Rapids | 6,508 SF Industrial/Warehouse | Sold: - |
| 80 | 2070 NW Waldorf St | Grand Rapids | 33,000 SF Industrial/Distribution | Sold: - |
| 81 | 485 Wolverine St | Rockford | 48,911 SF Industrial/Manufacturing | Sold: \$900,000 (\$18.40/SF) |

Sales - SE G.R.
In the Last Year

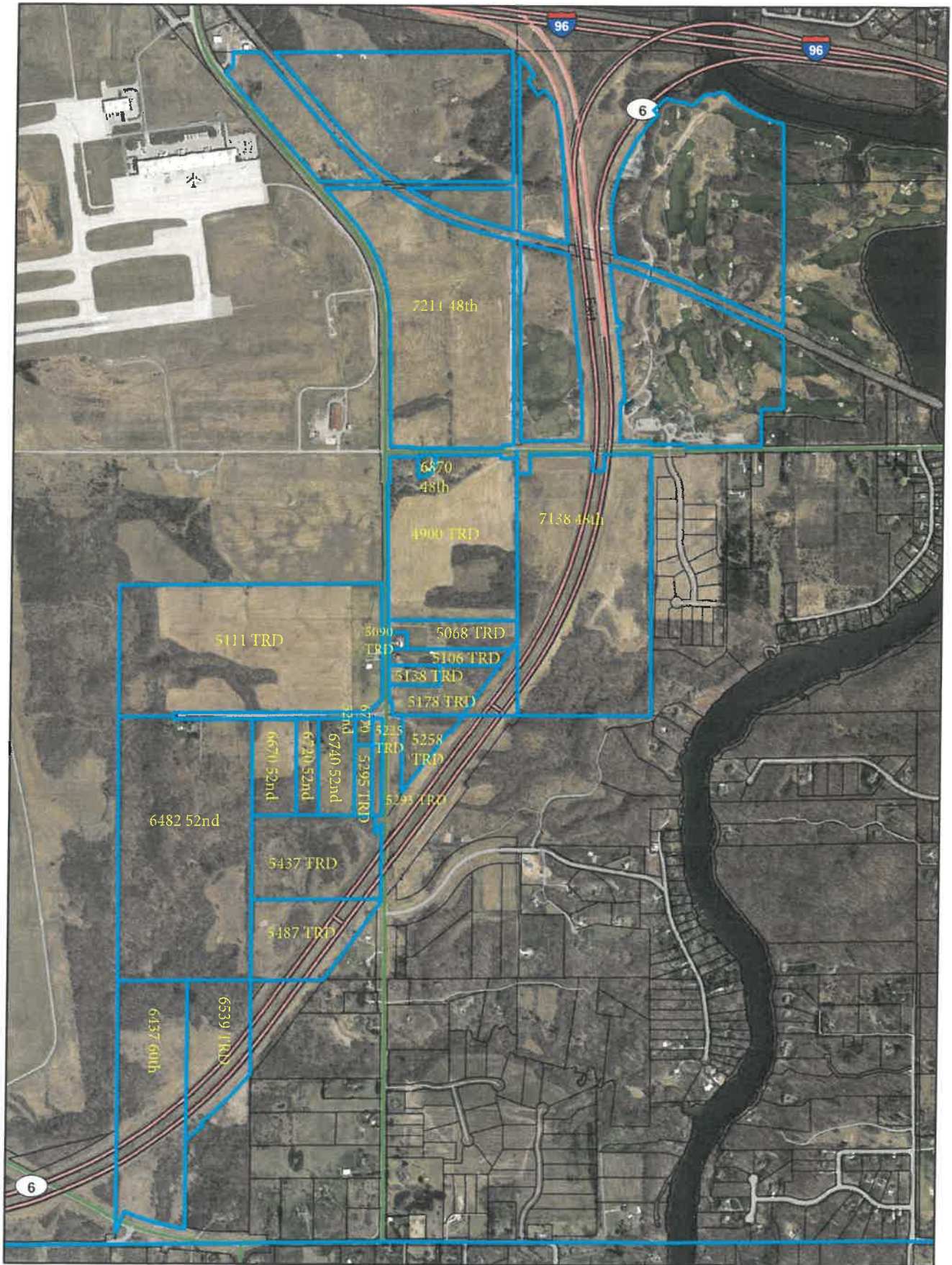


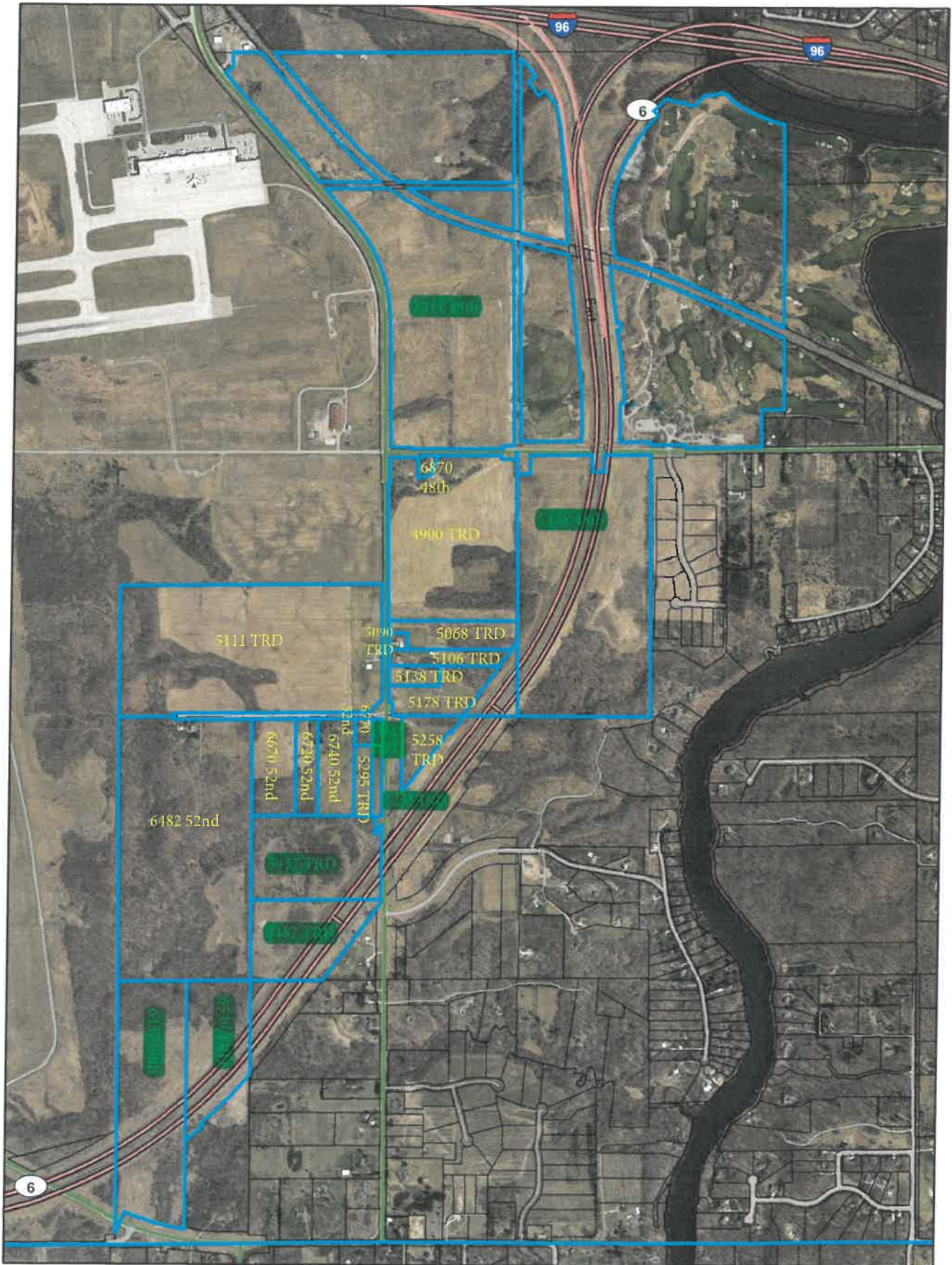
Google

Map data ©2022

| | Address | City | Property Info | Sale Info |
|----|-------------------------------------|--------------|-------------------------------------|----------------------------------|
| 1 | 2600 29th St SE (Part of Portfolio) | Grand Rapids | 115,457 SF Industrial/Distribution | Sold: \$14,031,295 (\$121.53/SF) |
| 2 | 3035 32nd St SE (Part of Portfolio) | Grand Rapids | 335,788 SF Industrial/Distribution | Sold: \$28,296,232 (\$84.27/SF) |
| 3 | 3225 32nd St SE | Grand Rapids | 196,237 SF Industrial/Manufacturing | Sold: - |
| 4 | 5333 33rd St SE | Grand Rapids | 101,250 SF Industrial/Manufacturing | Sold: \$5,400,000 (\$53.33/SF) |
| 5 | 4170 36th St SE | Grand Rapids | 13,719 SF Industrial/Warehouse | Sold: - |
| 6 | 4530 36th St SE (Part of Portfolio) | Grand Rapids | 7,074 SF Industrial/Truck Terminal | Sold: \$1,392,851 (\$196.90/SF) |
| 7 | 5200 36th St SE | Grand Rapids | 48,612 SF Industrial/Distribution | Sold: \$2,500,000 (\$51.43/SF) |
| 8 | 4459 40th St | Grand Rapids | 463,696 SF Industrial/Manufacturing | Sold: - |
| 9 | 4490-4520 40th St SE | Grand Rapids | 14,400 SF Industrial/Truck Terminal | Sold: \$775,000 (\$53.82/SF) |
| 10 | 3650 44th St SE | Grand Rapids | 22,728 SF Industrial/Warehouse | Sold: - |
| 11 | 4185 44th St SE | Grand Rapids | 68,078 SF Industrial/Manufacturing | Sold: - |
| 12 | 4782 44th St SE | Grand Rapids | 20,130 SF Industrial/Distribution | Sold: - |
| 13 | 4444 52nd St SE | Grand Rapids | 122,605 SF Industrial/Manufacturing | Sold: \$5,250,000 (\$42.82/SF) |

| | | | | |
|----|---|--------------|-------------------------------------|---|
| 14 | 4985 62nd St SE | Grand Rapids | 9,025 SF Industrial/Warehouse | Sold: - |
| 15 | 5633 52nd St SE | Grand Rapids | 56,990 SF Industrial/Warehouse | Sold: - |
| 16 | 3063 Breton Rd SE | Grand Rapids | 130,000 SF Industrial/Warehouse | Sold: - |
| 17 | 3757 Broadmoor Ave SE | Grand Rapids | 14,990 SF Industrial/Warehouse | Sold: - |
| 18 | 4242 Broadmoor Ave SE | Grand Rapids | 5,529 SF Industrial/Warehouse | Sold: \$4,272,977 (\$772.83/SF) |
| 19 | 4544 Broadmoor Ave SE | Grand Rapids | 28,272 SF Industrial/Showroom | Sold: \$1,780,000 (\$62.96/SF) |
| 20 | 4855 Broadmoor Ave SE | Kentwood | 151,994 SF Industrial/Warehouse | Sold: \$7,520,000 (\$49.48/SF) |
| 21 | 5353 Broadmoor Ave SE (Part of Portfolio) | Kentwood | 665,890 SF Industrial/Manufacturing | Sold: \$71,675,154 (\$107.64/SF) |
| 22 | 5565 Broadmoor Ave SE (Part of Portfolio) | Kentwood | 847,605 SF Industrial/Manufacturing | Sold: \$102,994,684 (\$121.51/SF) |
| 23 | 4120 Brockton Dr SE (Part of Portfolio) | Grand Rapids | 191,145 SF Industrial/Distribution | Sold: - |
| 24 | 4155 Danvers Ct SE | Grand Rapids | 19,040 SF Industrial | Sold: - |
| 25 | 5575 Executive Pky SE | Grand Rapids | 28,800 SF Industrial/Distribution | Sold: - |
| 26 | 4928 W Greenbrooke Dr SE | Grand Rapids | 11,171 SF Industrial/Warehouse | Sold: \$1,300,000 (\$116.37/SF) |
| 27 | 5450 Kraft Ave SE | Grand Rapids | 31,854 SF Industrial/Truck Terminal | Sold: - |
| 28 | 4195 E Paris Ave SE | Grand Rapids | 10,080 SF Industrial/Warehouse | Sold: - |
| 29 | 4617 E Paris Ave SE | Grand Rapids | 50,600 SF Industrial/Manufacturing | Sold: \$2,560,000 (\$50.59/SF) |
| 30 | 3061 Shaffer Ave SE (Part of Portfolio) | Grand Rapids | 161,500 SF Industrial/Manufacturing | Sold: - |
| 31 | 4935 Starr St SE | Grand Rapids | 37,536 SF Industrial/Distribution | Sold: - |
| 32 | 4675 Talon Ct SE | Grand Rapids | 14,263 SF Industrial/Warehouse | Under Contract: w/Asking Price of \$3,250,000 (\$227.86/SF) |





Exempt Parcels

| PPN | Address | Owner | Acres | 50% of TCV | | Land Values ONLY | | Land Values ONLY | | Land Values ONLY | | Notes |
|------------------|---------------------------|--|-------|----------------|------------|------------------|-----------------------------------|---|-------------------------------------|--|--------------|--|
| | | | | Current Class | Current AV | Current TV | Est Industrial TCV - No Utilities | Notes | Est Industrial TCV - with Utilities | Notes | Est Agri TCV | |
| 41-19-28-200-024 | 7211 48th Street SE | Kent County Aeronautics | 79 | Exempt | \$ - | \$ - | \$ 5,530,000 | 70,000 per acre unimproved-No Utilities | \$ 10,270,000 | \$130,000 per acre with utilities existing | \$ 520,000 | |
| 41-19-28-400-019 | 4900 Thornapple River Dr. | HF Five, LLC (Scottsdale, AZ) | 47.77 | 402 - Vacant | \$ 154,100 | \$ 65,980 | \$ 3,343,900 | 70,000 per acre unimproved-No Utilities | \$ 6,210,100 | \$130,000 per acre with utilities existing | \$ 310,500 | |
| 41-19-28-400-010 | 6870 48th Street SE | Jeff Elliott | 0.89 | 401 - Improved | \$ 71,000 | \$ 59,818 | \$ 62,300 | 70,000 per acre unimproved-No Utilities | \$ 115,700 | \$130,000 per acre with utilities existing | \$ 35,600 | |
| 41-19-28-400-014 | 7138 48th Street SE | MDOT | 78.79 | Exempt | \$ - | \$ - | \$ 5,515,300 | 70,000 per acre unimproved-No Utilities | \$ 10,242,700 | \$130,000 per acre with utilities existing | \$ 165,500 | |
| 41-19-28-400-021 | 5068 Thornapple River Dr. | Rogue LLC (Tom Natale - Forest Shores Dr.) | 7.93 | 402 - Vacant | \$ 44,200 | \$ 40,982 | \$ 555,100 | 70,000 per acre unimproved-No Utilities | \$ 1,030,900 | \$130,000 per acre with utilities existing | \$ 89,000 | |
| 41-19-28-400-003 | 5090 Thornapple River Dr. | Christopher & Amie Riebel | 0.75 | 401 - Improved | \$ 82,200 | \$ 68,679 | \$ 52,500 | 70,000 per acre unimproved-No Utilities | \$ 97,500 | \$130,000 per acre with utilities existing | \$ 30,000 | |
| 41-19-28-400-023 | 5106 Thornapple River Dr. | Rogue LLC | 4.38 | 401 - Improved | \$ 106,500 | \$ 101,882 | \$ 306,600 | 70,000 per acre unimproved-No Utilities | \$ 569,400 | \$130,000 per acre with utilities existing | \$ 61,900 | |
| 41-19-28-400-028 | 5138 Thornapple River Dr. | Joseph Peterson | 2.44 | 401 - Improved | \$ 130,000 | \$ 105,758 | \$ 170,800 | 70,000 per acre unimproved-No Utilities | \$ 317,200 | \$130,000 per acre with utilities existing | \$ 50,800 | |
| 41-19-28-400-029 | 5178 Thornapple River Dr. | Rogue LLC | 8.16 | 401 - Improved | \$ 35,300 | \$ 32,803 | \$ 571,200 | 70,000 per acre unimproved-No Utilities | \$ 1,060,800 | \$130,000 per acre with utilities existing | \$ 89,500 | |
| 41-19-28-300-020 | 5111 Thornapple River Dr. | DEG Development Co. LLC (Turner Ave. NW) | 80 | 401 - Improved | \$ 308,000 | \$ 308,000 | \$ 5,600,000 | 70,000 per acre unimproved-No Utilities | \$ 10,400,000 | \$130,000 per acre with utilities existing | \$ 517,100 | Purchased undisclosed amount 6/14/2021 |
| 41-19-33-200-044 | 5258 Thornapple River Dr. | Rogue LLC | 5.28 | 401 - Improved | \$ 18,700 | \$ 18,700 | \$ 369,600 | 70,000 per acre unimproved-No Utilities | \$ 686,400 | \$130,000 per acre with utilities existing | \$ 33,800 | |
| 41-19-33-100-017 | 5225 Thornapple River Dr. | MDOT | 0.99 | Exempt | \$ - | \$ - | \$ 69,300 | 70,000 per acre unimproved-No Utilities | \$ 128,700 | \$130,000 per acre with utilities existing | \$ 39,600 | |
| 41-19-33-100-021 | 5293 Thornapple River Dr. | MDOT | 2.02 | Exempt | \$ - | \$ - | \$ 141,400 | 70,000 per acre unimproved-No Utilities | \$ 262,600 | \$130,000 per acre with utilities existing | \$ 50,080 | |
| 41-19-33-100-016 | 6770 52nd Street SE | Max & Elaine Smith | 1.32 | 402 - Vacant | \$ 11,700 | \$ 9,117 | \$ 92,400 | 70,000 per acre unimproved-No Utilities | \$ 171,600 | \$130,000 per acre with utilities existing | \$ 38,945 | |
| 41-19-33-100-020 | 5295 Thornapple River Dr. | Max Smith | 2.67 | 402 - Vacant | \$ 19,300 | \$ 12,322 | \$ 186,900 | 70,000 per acre unimproved-No Utilities | \$ 347,100 | \$130,000 per acre with utilities existing | \$ 52,680 | |
| 41-19-33-100-003 | 6740 52nd Street SE | Max Smith | 8.29 | 401 - Improved | \$ 191,800 | \$ 159,627 | \$ 580,300 | 70,000 per acre unimproved-No Utilities | \$ 1,077,700 | \$130,000 per acre with utilities existing | \$ 88,030 | |
| 41-19-33-100-009 | 6720 52nd Street SE | Max Smith | 5 | 402 - Vacant | \$ 33,300 | \$ 28,537 | \$ 350,000 | 70,000 per acre unimproved-No Utilities | \$ 650,000 | \$130,000 per acre with utilities existing | \$ 62,920 | |
| 41-19-33-100-014 | 6670 52nd Street SE | Jada Ventures LLC (Greenbrooke Dr. SE) | 10.01 | 402 - Vacant | \$ 48,400 | \$ 19,186 | \$ 700,700 | 70,000 per acre unimproved-No Utilities | \$ 1,301,300 | \$130,000 per acre with utilities existing | \$ 96,800 | purchased \$325,000 1/4/2022 |
| 41-19-33-100-028 | 6482 52nd Street SE | Daniel & Rebecca Hilbrands | 80 | 401 - Improved | \$ 278,400 | \$ 193,347 | \$ 5,600,000 | 70,000 per acre unimproved-No Utilities | \$ 10,400,000 | \$130,000 per acre with utilities existing | \$ 517,300 | |
| 41-19-33-100-026 | 5437 Thornapple River Dr. | MDOT | 25.15 | Exempt | \$ - | \$ - | \$ 1,760,500 | 70,000 per acre unimproved-No Utilities | \$ 3,269,500 | \$130,000 per acre with utilities existing | \$ 188,200 | |
| 41-19-33-100-024 | 5487 Thornapple River Dr. | MDOT | 18.71 | Exempt | \$ - | \$ - | \$ 1,309,700 | 70,000 per acre unimproved-No Utilities | \$ 2,432,300 | \$130,000 per acre with utilities existing | \$ 153,600 | |
| 41-19-33-300-035 | 6539 Thornapple River Dr. | MDOT | 11.5 | Exempt | \$ - | \$ - | \$ 805,000 | 70,000 per acre unimproved-No Utilities | \$ 1,495,000 | \$130,000 per acre with utilities existing | \$ 160,300 | |
| 41-19-33-300-038 | 6437 60th Street SE | MDOT | 22 | Exempt | \$ - | \$ - | \$ 1,540,000 | 70,000 per acre unimproved-No Utilities | \$ 2,860,000 | \$130,000 per acre with utilities existing | \$ 242,900 | |

AV = Assessed Value (50% of TCV)

TV = Taxable Value

TCV = True Cash Value

Future Zoning Options - Airport Commerce District

Background:

Our Subcommittee sifted through a variety of concerns, uses, and various zoning types. We took into consideration the perspective of citizens and property owner's concerns, in and around this area. The area in discussion was predominantly the Gerald R. Ford International Airport (GRFIA), including vacant county owned land surrounding the airport, as well as private land. This area of discussion is described as south of 36th street, to 60th street, and Patterson Ave. east to M-6 or I-96 (see map in proposed zoning ordinance, **Option 3**).

Below is a brief summary of three options discussed and the Pros and Cons for each. For the discussion of the options, we will focus mainly on the east side of the airport. This is the area along Thornapple River Drive, between the airport, and east to M-6, south of 36th and north of 60th (the Township's south border line.)

The area around the east side of the airport has been master-planned for **Industrial** use for over 20 years. While our future land use map does not specify it, we found our zoning ordinance specifically mentions this zone (land south of the airport) is designated for **Transitional Industrial**. The setbacks of the **TI** zone are not as generous as the **Industrial** zoning setbacks. Developers have already purchased land in this area and have, in the past several years, been working to find ways to extend utilities to this area to be able to develop sites. The Planning Commission held a public meeting and sent invitations to all property owners in the area. None expressed any need for us to alter the plans for this area. All property owners seemed content with the status quo. The other areas mentioned at large are the **AC** zoned areas which are the airport as a whole, and the area west of the north-south runway, herein identified as the southwest corner. This is the area more commonly known as Kraft and 52nd, south to 60th.

Option 1

Maintain the current Master Plan and future land use. Take no action on the non-AC zoned land. The east side of the airport will likely be developed over time as utilities and market allows. We propose some actions to be taken to limit uses in the **AC** zoned areas. See draft Ordinance presented with **Option 3** for the **AC** zoning changes.

Pros:

- This area has been rural for a long time, due to a lack of utilities. Allows time to pass so our current zoning can dictate what happens.
- Developers in the area that have already purchased land prefer this option.

- There are only seven homes in this area. When the Planning Commission hosted a public meeting, not a single homeowner was opposed to the current land use planned for this area. No more than three residents even attended the meeting, indicating a lack of desire for change here.
- More jobs
- Increased tax base

Cons:

- We have not directly asked the Cascade residents, thus far. However, based on informal comments, we think they would say they do not want hotels, gas stations, or restaurants here. The current **AC** zoning would allow these types of uses in this area, and with limited Township oversight.
- **Industrial** zoning, whether **Transitional Industrial** or normal **Industrial**, allows for a wide variety of uses in this area. See attachments.
- The current zoning allows a denser development of the area than those involved in this process see as appropriate for the area.
- Area loses character
- Increased traffic

If we did not change the Master Plan for this area in **Option 1**, we still may need to make changes to the **AC** zoning structure as mentioned above because many of the current permitted uses are closer to **Commercial** zoning than **Industrial** or **Agricultural**.

Option 2

Restrict this area to remain **ARC** zoning, as it is currently used. Again, need to address airport **AC** zoning as well.

Pros:

- No increase in traffic
- Maintain some rural feel
- Likely preserves open space

Cons:

- Certainly will upset a few of the land owners who have already purchased land with the goal of developing.

- It is appropriate for some **Industrial** as a buffer between the M-6 highway and the 2nd largest airport in the state. This is an area appropriate for some light industrial uses.
- Some of the homeowners in the area may become upset by this because they could be planning on selling their land for development in the future.
- Again, this area has been planned for development as **Industrial** for over 20 years. This could be considered a large step backwards.
- Currently, there is not much farming going on in this region, aside from the Buffalo farm.
- There has not been a desire to build homes, as none have been built in several decades in this area. In fact, several homes have been torn down, indicating it is not an area in which people wish to live.
- This option is likely to have the most negative feedback from all parties and citizens.
- Least jobs and tax base of the three options presented.

This option does not specifically address the **AC** zone, so it would still need some consideration to be integrated in the final plan as it currently allows uses that don't mix well with the **ARC** zoning.

Option 3: A Hybrid Plan

The Hybrid Plan is designed to accomplish the following goals:

- Preserve some of the prior land use plans for the area, while limiting growth and uses.
- Allow the GRFIA room for growth, particularly to the south and west.
- Allow some additional **Industrial** growth in our area while preserving a rural feel.
- Limit **AC** zone uses so we don't have a hotel, gas station or restaurant at the corner of 48th and Thornapple River Drive.
- Allow current property owners in the area the ability to take advantage of the value their land has, and to develop it in a manner fit for an area between an interstate highway and Michigan's second largest airport.

Pros:

- Allow this area to maintain some open character.
- Prevent it from becoming a commercial corridor, full of fast-food restaurants, gas stations, and hotels.

- This approach would allow less than a quarter of the uses that we currently allow in the **Industrial** zone and **AC** zones.
- It allows all of the **ARC** uses, and also allows for parks, schools and churches.
- This hybrid approach limits curb cuts, and has large setbacks off Thornapple River Drive. It also gives the Township flexibility on what uses are acceptable in the area.
- Utilities would still be needed for any development to occur, so development would likely be in the future.
- This method would likely receive the most support from the current property owners in the area: farmers, homeowners, and developers.
- It creates a transitional area between the GR Ford Airport and the M-6 highway. This transition is particularly good for this area because the area has a mix of residential in it currently, and has proven to not be an area of interest for residential growth since no new homes have been built here in decades.
- This proposal also may guide airport expansion to the southwest corner, an area more predominantly **Industrial**.
- Limited negative impacts, and includes positives for all stakeholders.
- This is the best long-term solution. It is most likely to prevail and endure the test of time. The other options would most likely be changed at a future date.
- Increased tax base
- Adds more jobs
- Research has shown, and proven, there is a need for more **Industrial** zoned areas in the Grand Rapids region.

Cons:

- More traffic than today
- Less rural
- No heavy **Industrial**

See draft of **Chapter 14 Amendments** for specific changes related to **Option 3**.

If any other option than **Option 3** is chosen, we need to have further discussions about changes to the **AC Zoning** District.

**Proposed Amendments –
Redlined Copy**

**CASCADE CHARTER TOWNSHIP
ORDINANCE NO. _____
ORDINANCE TO AMEND ZONING ORDINANCE REGARDING AIRPORT ZONING**

Section 1. Amendment to Chapter 14

Chapter 14 of the Township's Zoning Ordinance is hereby amended to read, in its entirety, as follows:

CHAPTER 14
AC Airport – Commerce District & Overlays A and B

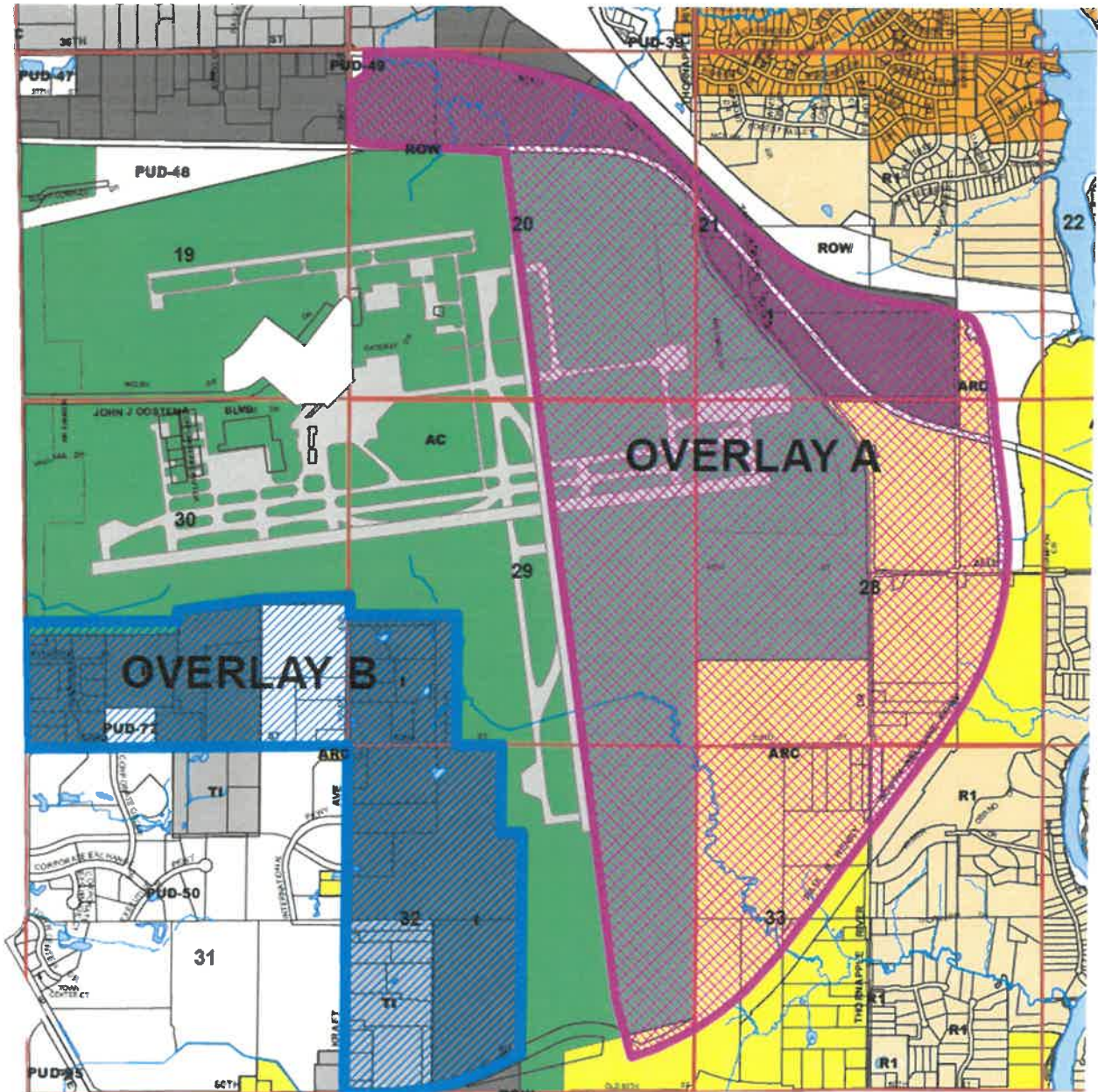
Section 14.01 Title:

Use Regulations Relating to the "AC" Airport-Commerce District

Section 14.02 Intent:

This district is intended to accommodate and promote aeronautical progress for the public good, while protecting the public health and welfare of the citizens in the Cascade Charter Township. All uses should be in compliance with the regulations of the Michigan Aeronautics Code (MAC), the Federal Aviation Administrations (FAA), the Michigan Zoning Enabling Act (MZEA), airport zoning ordinances, relevant case law and Cascade Township. The regulations of the Airport-Commerce District are not intended to conflict with existing or future approach protection regulations promulgated by the United States (Federal Aviation Regulation Part 77), the State of Michigan (P.A. 23 of 1950 as amended by P.A. 158 of 1976), or any agencies thereof. Because of the intensity of existing aeronautical uses and uses located directly adjacent to aeronautical facilities, this district permits non-aeronautical facilities within the district both to compliment airport operations, and in recognition that aeronautical activities already taking place in the district tend to be more consistent with commercial than with non-commercial uses. This district shall be divided into three zones. The AC District shall be described as, the area generally surrounding the runways, hangars and control tower and shall be considered a separate zoning district. Overlays A and B shall be described as the area further removed from the airport than the AC District. Overlays A and B are overlay districts that implement additional regulations layered on top of the regulations in the properties' underlying zoning district(s) as necessary and reasonable for their vicinity to the airport. This district recognizes that certain aeronautical facilities are exempt from Township zoning under current state law, and also that a portion of the airport property is under the jurisdiction of the City of Grand Rapids. This district is intended to accommodate and promote aeronautical progress for the public good, while protecting the public health and welfare of the citizens in the Cascade Charter Township. Because of the intensity of existing aeronautical uses and uses located directly adjacent to aeronautical facilities, this district permits non aeronautical facilities within the district both to compliment airport operations, and in recognition that aeronautical activities already taking place in the district

tend to be more consistent with commercial than with non-commercial uses. This district shall be divided into two subzones with each subzone being considered a separate zoning district, Subzone 1 shall be described as, the area generally surrounding the runways, hangars and control tower. Subzone 2 shall be described as, the remaining portions of the Airport Commerce Zoning District. The following figure (Figure 14-1) further depicts each overlay:



AC District

Section 14.03 Uses Permitted by Right in Subzone 1 AC District:

In the "Airport Commerce Subzone 1" District no building, structure or premises shall be erected altered or used except as one or more of the following specified uses unless otherwise provided by this ordinance:

1. Airport Operations Facilities:

a. Any Aeronautical Facility as defined in Section 3 of the Michigan Aeronautics Code (MCL 259.3).

b. Aircraft cleaning and janitorial services

c. Aircraft flight training and flying clubs

d. Aircraft landing facilities

e. Aircraft refueling and fuel storage facilities

f. Aircraft/aviation related servicing, repair, painting and restoration facilities

g. Aircraft sales

h. Air freight handling facilities

i. Airline reservation centers

j. Airport terminal, and all uses within the terminal building, including but not limited to restaurants, cocktail lounges, etc.

k. Airport parking facilities

l. U.S. Customs clearance offices

m. Flying charter services

n. Hangar operations and aircraft storage

o. Sightseeing airplane service

p. Aeronautical and other administrative offices

q. Airport maintenance facilities

r. Any facility required by Federal, State, or Local permits.

2. Airport museum

3. Airport viewing areas

4. Hotels/Motels

5. Rental Establishments - primarily engaged in renting, leasing, or servicing automobiles, small vans, trucks or other similar vehicles

6. Restaurants

7. Banks, credit unions, savings and loans, and similar financial institutions (including drive-through and outdoor automatic teller facilities)

8. Used car sales engaged only in the sale of car rental fleet on the premises. Said activity shall also have the approval of the property owner.

9. Business service centers providing services such as telecommunications services, computer services, copying and fax services, temporary office space, or similar business - related services.

10. Automobile Service Stations
11. Personal service establishments that perform service on the premises including, but not limited to, beauty parlor, barbershop, photographic studio, dry cleaning establishments, flower shops, print shops, and repair shops (watches, radio/TV, shoes, etc).
12. Specialty retail shops
13. Freight terminals
14. Parking Structures
15. Warehousing and general storage.
16. Intermodal transportation facilities.
17. Any governmental buildings, offices, or other facilities including, but not limited to, law enforcement facilities and County Road Commission facilities.
18. Any public utility buildings, structures or facilities.
19. Any building, structure or facility used in the abatement/mitigation of environmental issues including the capture, storage and treatment of de-icing/anti-icing or other agents used for aviation purposes, including facilities/structures required for environmental compliance.
20. Any use or activity incidental to or related to "Aeronautics" as defined in Section 2 of the Michigan Aeronautics Code (MCL 259.2)

[21. Recreational uses.](#)

[22. Schools.](#)

Section 14.04 Uses Permitted by Special Use Approval in [Subzone 1-AC District](#).

The following uses may be permitted as a special use in the [Subzone 1-AC District](#):

1. Notwithstanding any other provision of this Ordinance, Minor Mineral Resource Extraction and Major Mineral Resource Extraction in accordance with the requirements of only subsections 3 through 10 of Section 4.28 of this Ordinance. Major Mineral Resource Extraction in this zone will not require Planned Unit Development rezoning pursuant to Chapter 16.

[Section 14.05 AC District Regulations](#)

[Except as otherwise provided for non-aeronautical facilities within this Zoning Ordinance, all uses shall meet the requirements of the MAC and the regulations of the FAA.](#)

[Any parcels within the AC District adjacent to Thornapple River Drive shall be subject to the following requirements:](#)

1. [100' setback from Thornapple River Drive and landscape buffer to preserve open space along the roadside, except as otherwise approved by the Planning Commission.](#)
2. [No more than 1 curb cut off of Thornapple River Drive, except as otherwise approved by the Planning Commission.](#)

[Overlay A District](#)

[Section 14.06 Intent](#)

[The "Overlay A" District is established in addition to the AC District and applies to the area shown on the map in Figure 14-1. The intent of Overlay A is to:](#)

1. Promote the public health, safety, and general welfare of the residents and businesses surrounding the Gerald R Ford International Airport.
2. Protect the approaches to the airport and surrounding airspace from encroachment and limit the exposure of impacts to persons, property, or facilities in proximity to the airport.
3. Protect vulnerable land uses from negative impacts caused by the airport.
4. Protect state, federal, and local investments in aviation infrastructure.
5. Regulate and restrict building sites, placement of structures, and land uses by separating conflicting land uses and prohibiting certain land uses that would be detrimental to airport operations and navigable airspace.
6. Providing a transitional are between the Gerald R Ford International Airport and neighboring agricultural and residential uses.

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance, and any other regulations applicable to the same area, whether the conflict is with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or regulation shall govern.

Overlay A District

Section 14.06 Intent

The "Overlay A" District is established in addition to the AC District and applies to the area shown on the map in Figure 14-1. The intent of Overlay A is to:

1. Promote the public health, safety, and general welfare of the residents and businesses surrounding the Gerald R Ford International Airport.
2. Protect the approaches to the airport and surrounding airspace from encroachment and limit the exposure of impacts to persons, property, or facilities in proximity to the airport.
3. Protect vulnerable land uses from negative impacts caused by the airport.
4. Protect state, federal, and local investments in aviation infrastructure.
5. Regulate and restrict building sites, placement of structures, and land uses by separating conflicting land uses and prohibiting certain land uses that would be detrimental to airport operations and navigable airspace.
6. Providing a transitional are between the Gerald R Ford International Airport and neighboring agricultural and residential uses.

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance, and any other regulations applicable to the same area, whether the conflict is with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or regulation shall govern.

Section 14.08 Uses permitted by Special Use Approval in Overlay A

The following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17.

1.Trucking and Freight Terminals

2. Manufacturing

3. Contractor Yards

4. Any other uses permitted in the ARC or AC-1 zoning districts except, if the underlying zoning district is AC-1, no non-aeronautical uses are permitted.

5. Any governmental buildings, offices, or other facilities including, but not limited to, law enforcement facilities and County Road Commission facilities.

Section 14.09 Overlay A Standards (only applicable to non-aeronautical facilities):

Any property that an Overlay A District Area boundary includes or intersects shall conform to the overlay standards when site plan review is requested in addition to any requirements in the underlying zoning district. The regulations of this District are in addition to any regulations in the underlying land use district; however, these regulations supersede all conflicting regulations of the underlying land use district to the extent of such conflict, but no further.

Any parcels within the Overlay A adjacent to Thornapple River Drive that do not have a use permitted in the ARC zoning district shall be subject to the following requirements:

1. 100' setback from Thornapple River Drive and landscape buffer to preserve open space along the roadside, except as otherwise approved by the Planning Commission.
2. No more than 1 curb cut off of Thornapple River Drive, except as otherwise approved by the Planning Commission.

Minimum Lot Size: 3 acres

Any parcels that are not used for a use permitted by right or a special land use in the ARC district shall be subject to the I, Industrial standards as required by this Ordinance regardless of underlying zoning district.

Overlay B District

Section 14.10 Intent

The "Overlay B" District is established in addition to the AC District and Overlay A and applies to the area shown on the map in Figure 14-1. The intent of Overlay B is to:

1. Promote the public health, safety, and general welfare of the residents and businesses surrounding the Gerald R Ford International Airport.
2. Protect the approaches to the airport and surrounding airspace from encroachment and limit the exposure of impacts to persons, property, or facilities in proximity to the airport.
3. Protect vulnerable land uses from negative impacts caused by the airport.
4. Protect state, federal, and local investments in aviation infrastructure.

5. Regulate and restrict building sites, placement of structures, and land uses by separating conflicting land uses and prohibiting certain land uses that would be detrimental to airport operations and navigable airspace.

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance, and any other regulations applicable to the same area, whether the conflict is with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or regulation shall govern.

Section 14.0511 Uses Permitted by Right in Overlay B Subzone-2:

In the "~~Airport Commerce-subzone-2~~Overlay B" District no building, structure or premises shall be erected altered or used except as one or more of the following specified uses unless otherwise provided by this ordinance:

1. Airport Operations Facilities:
 - a. Any Aeronautical Facility as defined in Section 3 of the Michigan Aeronautics Code (MCL 259.3).
 - b. Aircraft cleaning and janitorial services
 - c. Aircraft flight training and flying club
 - d. Aircraft landing facilities
 - e. Aircraft refueling and fuel storage facilities
 - f. Aircraft/aviation related servicing, repair, painting and restoration facilities
 - g. Aircraft sales
 - h. Air freight handling facilities
 - i. Airline reservation centers
 - j. Airport terminal, and all uses within the terminal building, including but not limited to restaurants, cocktail lounges, etc.
 - k. Airport parking facilities
 - l. U.S. Customs clearance offices
 - m. Flying charter services
 - n. Hangar operations and aircraft storage
 - o. Sightseeing airplane service
 - p. Aeronautical and other administrative offices
 - q. Airport maintenance facilities
 - r. Any facility required by Federal, State, or Local permits.
2. Airport viewing areas
3. Airport museum
4. Business service centers providing services such as telecommunications services, computer services, copying and fax services, temporary office space, or similar business - related services.
5. Freight terminals
6. Parking Structures
7. Warehousing and general storage
8. Any governmental buildings, offices, or other facilities including, but not limited to, law enforcement facilities and County Road Commission facilities.

9. Within a foreign trade zone as established pursuant to the Foreign Trade Zone Act (19 USCA §81a et seq.), any use permitted in a foreign trade zone by Federal law including, without limitation, the storage, sale, exhibition, repacking, assembly, distribution, or manufacture of goods or merchandise.

[10. Any other uses permitted in the underlying zoning district.](#)

Section 14.0612 Uses permitted by Special Use Approval in [Subzone 2 Overlay B](#)

The following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17.

1. Hotels/Motels
2. Rental Establishments - primarily engaged in renting, leasing, or servicing automobiles, small vans, trucks or other similar vehicles.
3. Automobile Service Stations.
4. Intermodal transportation facilities
5. Restaurants
6. Banks, credit unions, savings and loans, and similar financial institutions (including drive-through and outdoor automatic teller facilities).
7. Specialty retail shops
8. Notwithstanding any other provision of this Zoning Ordinance, Minor Mineral Resource Extraction and Major Mineral Resource Extraction in accordance with the requirements of only subsections 3 through 10 of Section 4.28 (Mineral Resource Extraction of this Ordinance. Mineral Resource Extraction in this zone will not require Planned Unit Development rezoning as regulated in Chapter 16 of this Ordinance).
9. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03(h).
10. Personal service establishments that perform service on the premises including, but not limited to, beauty parlor, barbershop, photographic studio, dry cleaning establishments, flower shops, print shops, and repair shops (watches, radio/TV, shoes, etc).
- [11. Any other uses permitted in the underlying zoning district.](#)

[Section 14.13 Overlay B Standards \(only applicable to non-aeronautical facilities\):](#)

[Any property that an Overlay B District Area boundary includes or intersects shall conform to the overlay standards when site plan review is requested in addition to any requirements in the underlying zoning district. The regulations of this District are in addition to any regulations in the underlying land use district; however, these regulations supersede all conflicting regulations of the underlying land use district to the extent of such conflict, but no further.](#)

Section 14. [14 07](#)-Site Plan Review:

Due to the unique nature of the airport, the level of review by the Township within [the Airport Commerce Zoning District shall be limited to non-aeronautical facilities.](#)~~both subzones of the Airport~~

~~Commerce Zoning District shall be limited to certain uses in Subzone 2. Furthermore these subzones shall also be used for determining the level of review needed by the Township.~~

All the uses in section 14.03 that fall within ~~Subzone 1AC, whether non-aeronautical or not shall be permitted as of right and~~ that are aeronautical facilities shall be permitted as of right and shall not require Township Site Plan review approvals. However, the applicant shall be responsible to submit a site plan indicating the location of any new curb-cut to a public street in order to ensure that it meets the minimum Township standards as regulated in this Ordinance.

For those areas in Overlays A and B Subzone 2, ~~the uses in aeronautical facilities in~~ Sections ~~14.05-107 and 14.11~~ are not subject to site plan review but are required to submit a site plan indicating the location of any new curb-cut to a public street in order to ensure that it meets the minimum Township standards in this ordinance.

All other uses listed in AC and Overlays A and B Subzone 2 (Section 14.05-2 thru 9) shall require site plan review per Chapter 21 of this Ordinance. All uses permitted by Special Use Permit in Section 14.06 shall require site plan review per chapters 4, 17 and 21 as applicable.

If at any time any use is proposed and the location of which crosses from one sub-zone to another, the more stringent regulations shall apply.

Section 2. Amendment to Chapter 3

Chapter 3 of the Township's Zoning Ordinance is hereby amended to amend the definitions for "Aeronautical Facility" and "Aeronautics" as follows:

Aeronautical Facility: Any device, physical or otherwise, that is an object of nature or that is human-made, that aids and is used in aeronautics.

Aeronautics: Any act or matter that treats or deals with flight in the airspace.

Section 3. Amendment to Chapter 18

Section 18.13(5) is hereby amended to read, in its entirety, as follows:

5. The following apply to the AC zone and Overlays A and B in Chapter 14:

a. Maximum Stories/Height: The maximum height in the Subzone 1-AC District shall be limited to the maximum height permitted by the FAA. The maximum height in Overlay A and B Subzone 2 shall be 45 feet.

b. Minimum Lot Width: There shall be no minimum lot width in the AC District Subzone 1. The Overlay A and B Subzone 2 area shall have a minimum lot width of 200 feet.

c. Setbacks: There shall be no minimum setback requirement in [the AC DistrictSubzone-1](#). The table on the following page setbacks shall apply to [Overlays A and B \(in addition to any other setbacks required in Chapter 14\)Subzone-2](#).

| Setback Requirements for Overlay Zones A & B | |
|---|----------------------|
| Front Road Oostema Blvd or any other public or private street | 35' |
| 60th | 43' |
| Patterson | 50' |
| Thornapple River Dr | 100' |
| Side Yard | 25' |
| Rear Yard | 50' |

Section 4. VALIDITY.

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 5. REPEALER.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed but only to the extent necessary to give this Ordinance full force and effect.

Section 6. EFFECTIVE DATE.

This Ordinance shall take effect seven (7) days after publication of a notice of adoption as provided by law

**Proposed Amendments –
Clean Copy**

**CASCADE CHARTER TOWNSHIP
ORDINANCE NO. _____
ORDINANCE TO AMEND ZONING ORDINANCE REGARDING AIRPORT ZONING**

Section 1. Amendment to Chapter 14

Chapter 14 of the Township's Zoning Ordinance is hereby amended to read, in its entirety, as follows:

**CHAPTER 14
AC Airport – Commerce District & Overlays A and B**

Section 14.01 Title:

Use Regulations Relating to the "AC" Airport-Commerce District

Section 14.02 Intent:

This district recognizes that certain aeronautical facilities are exempt from Township zoning under current state law, and also that a portion of the airport property is under the jurisdiction of the City of Grand Rapids. This district is intended to accommodate and promote aeronautical progress for the public good, while protecting the public health and welfare of the citizens in the Cascade Charter Township. All uses should be in compliance with the regulations of the Michigan Aeronautics Code (MAC), the Federal Aviation Administrations (FAA), the Michigan Zoning Enabling Act (MZEA), airport zoning ordinances, relevant case law and Cascade Township. The regulations of the Airport-Commerce District are not intended to conflict with existing or future approach protection regulations promulgated by the United States (Federal Aviation Regulation Part 77), the State of Michigan (P.A. 23 of 1950 as amended by P.A. 158 of 1976), or any agencies thereof. Because of the intensity of existing aeronautical uses and uses located directly adjacent to aeronautical facilities, this district permits non-aeronautical facilities within the district both to compliment airport operations, and in recognition that aeronautical activities already taking place in the district tend to be more consistent with commercial than with non-commercial uses. This district shall be divided into three zones. The AC District shall be described as, the area generally surrounding the runways, hangars and control tower and shall be considered a separate zoning district. Overlays A and B shall be described as the area further removed from the airport than the AC District. Overlays A and B are overlay districts that implement additional regulations layered on top of the regulations in the properties' underlying zoning district(s) as necessary and reasonable for their vicinity to the airport. The following figure (Figure 14-1) further depicts each overlay:

AC District

Section 14.03 Uses Permitted by Right in AC District:

In the "Airport Commerce" District no building, structure or premises shall be erected altered or used except as one or more of the following specified uses unless otherwise provided by this ordinance:

1. Airport Operations Facilities:
 - a. Any Aeronautical Facility as defined in Section 3 of the Michigan Aeronautics Code (MCL 259.3).
 - b. Aircraft cleaning and janitorial services
 - c. Aircraft flight training and flying clubs
 - d. Aircraft landing facilities
 - e. Aircraft refueling and fuel storage facilities
 - f. Aircraft/aviation related servicing, repair, painting and restoration facilities
 - g. Aircraft sales
 - h. Air freight handling facilities
 - i. Airline reservation centers
 - j. Airport terminal, and all uses within the terminal building, including but not limited to restaurants, cocktail lounges, etc.
 - k. Airport parking facilities
 - l. U.S. Customs clearance offices
 - m. Flying charter services
 - n. Hangar operations and aircraft storage
 - o. Sightseeing airplane service
 - p. Aeronautical and other administrative offices
 - q. Airport maintenance facilities
 - r. Any facility required by Federal, State, or Local permits.
2. Airport museum
3. Airport viewing areas
4. Hotels/Motels
5. Rental Establishments - primarily engaged in renting, leasing, or servicing automobiles, small vans, trucks or other similar vehicles
6. Restaurants
7. Banks, credit unions, savings and loans, and similar financial institutions (including drive-through and outdoor automatic teller facilities)
8. Used car sales engaged only in the sale of car rental fleet on the premises. Said activity shall also have the approval of the property owner.
9. Business service centers providing services such as telecommunications services, computer services, copying and fax services, temporary office space, or similar business - related services.

- 10. Automobile Service Stations
- 11. Personal service establishments that perform service on the premises including, but not limited to, beauty parlor, barbershop, photographic studio, dry cleaning establishments, flower shops, print shops, and repair shops (watches, radio/TV, shoes, etc).
- 12. Specialty retail shops
- 13. Freight terminals
- 14. Parking Structures
- 15. Warehousing and general storage.
- 16. Intermodal transportation facilities.
- 17. Any governmental buildings, offices, or other facilities including, but not limited to, law enforcement facilities and County Road Commission facilities.
- 18. Any public utility buildings, structures or facilities.
- 19. Any building, structure or facility used in the abatement/mitigation of environmental issues including the capture, storage and treatment of de- icing/anti-icing or other agents used for aviation purposes, including facilities/structures required for environmental compliance.
- 20. Any use or activity incidental to or related to "Aeronautics" as defined in Section 2 of the Michigan Aeronautics Code (MCL 259.2)
- 21. Recreational uses.
- 22. Schools.

Section 14.04 Uses Permitted by Special Use Approval in AC District.

The following uses may be permitted as a special use in the AC District:

- 1. Notwithstanding any other provision of this Ordinance, Minor Mineral Resource Extraction and Major Mineral Resource Extraction in accordance with the requirements of only subsections 3 through 10 of Section 4.28 of this Ordinance. Major Mineral Resource Extraction in this zone will not require Planned Unit Development rezoning pursuant to Chapter 16.

Section 14.05 AC District Regulations

Except as otherwise provided for non-aeronautical facilities within this Zoning Ordinance, all uses shall meet the requirements of the MAC and the regulations of the FAA.

Any parcels within the AC District adjacent to Thornapple River Drive shall be subject to the following requirements:

- 1. 100' setback from Thornapple River Drive and landscape buffer to preserve open space along the roadside, except as otherwise approved by the Planning Commission.
- 2. No more than 1 curb cut off of Thornapple River Drive, except as otherwise approved by the Planning Commission.

Overlay A District

Section 14.06 Intent

The "Overlay A" District is established in addition to the AC District and applies to the area shown on the map in Figure 14-1. The intent of Overlay A is to:

1. Promote the public health, safety, and general welfare of the residents and businesses surrounding the Gerald R Ford International Airport.
2. Protect the approaches to the airport and surrounding airspace from encroachment and limit the exposure of impacts to persons, property, or facilities in proximity to the airport.
3. Protect vulnerable land uses from negative impacts caused by the airport.
4. Protect state, federal, and local investments in aviation infrastructure.
5. Regulate and restrict building sites, placement of structures, and land uses by separating conflicting land uses and prohibiting certain land uses that would be detrimental to airport operations and navigable airspace.
6. Providing a transitional are between the Gerald R Ford International Airport and neighboring agricultural and residential uses.

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance, and any other regulations applicable to the same area, whether the conflict is with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or regulation shall govern.

Section 14.07 Uses Permitted by Right in Overlay A:

In the "Overlay A" District no building, structure or premises shall be erected altered or used except as one or more of the following specified uses unless otherwise provided by this ordinance:

1. Business service centers providing services such as telecommunications services, computer services, copying and fax services, temporary office space, or similar business - related services.
2. Recreation
3. Schools
4. Churches
5. Light Assembly
6. Research and Development
7. Laboratories
8. Warehousing and general storage
11. Any other uses permitted in the ARC or AC-1 zoning districts except, if the underlying zoning district is AC-1, no non-aeronautical uses are permitted.

Section 14.08 Uses permitted by Special Use Approval in Overlay A

The following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17.

1. Trucking and Freight Terminals
2. Manufacturing
3. Contractor Yards

4. Any other uses permitted in the ARC or AC-1 zoning districts except, if the underlying zoning district is AC-1, no non-aeronautical uses are permitted.
5. Any governmental buildings, offices, or other facilities including, but not limited to, law enforcement facilities and County Road Commission facilities.

Section 14.09 Overlay A Standards (only applicable to non-aeronautical facilities):

Any property that an Overlay A District Area boundary includes or intersects shall conform to the overlay standards when site plan review is requested in addition to any requirements in the underlying zoning district. The regulations of this District are in addition to any regulations in the underlying land use district; however, these regulations supersede all conflicting regulations of the underlying land use district to the extent of such conflict, but no further.

Any parcels within the Overlay A adjacent to Thornapple River Drive that do not have a use permitted in the ARC zoning district shall be subject to the following requirements:

1. 100' setback from Thornapple River Drive and landscape buffer to preserve open space along the roadside, except as otherwise approved by the Planning Commission.
2. No more than 1 curb cut off of Thornapple River Drive, except as otherwise approved by the Planning Commission.

Minimum Lot Size: 3 acres

Any parcels that are not used for a use permitted by right or a special land use in the ARC district shall be subject to the I, Industrial standards as required by this Ordinance regardless of underlying zoning district.

Overlay B District

Section 14.10 Intent

The "Overlay B" District is established in addition to the AC District and Overlay A and applies to the area shown on the map in Figure 14-1. The intent of Overlay B is to:

1. Promote the public health, safety, and general welfare of the residents and businesses surrounding the Gerald R Ford International Airport.
2. Protect the approaches to the airport and surrounding airspace from encroachment and limit the exposure of impacts to persons, property, or facilities in proximity to the airport.
3. Protect vulnerable land uses from negative impacts caused by the airport.
4. Protect state, federal, and local investments in aviation infrastructure.
5. Regulate and restrict building sites, placement of structures, and land uses by separating conflicting land uses and prohibiting certain land uses that would be detrimental to airport operations and navigable airspace.

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance, and any other regulations applicable to the same area, whether the conflict is with

respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or regulation shall govern.

Section 14.11 Uses Permitted by Right in Overlay B:

In the "Overlay B" District no building, structure or premises shall be erected altered or used except as one or more of the following specified uses unless otherwise provided by this ordinance:

1. Airport Operations Facilities:
 - a. Any Aeronautical Facility as defined in Section 3 of the Michigan Aeronautics Code (MCL 259.3).
 - b. Aircraft cleaning and janitorial services
 - c. Aircraft flight training and flying club
 - d. Aircraft landing facilities
 - e. Aircraft refueling and fuel storage facilities
 - f. Aircraft/aviation related servicing, repair, painting and restoration facilities
 - g. Aircraft sales
 - h. Air freight handling facilities
 - i. Airline reservation centers
 - j. Airport terminal, and all uses within the terminal building, including but not limited to restaurants, cocktail lounges, etc.
 - k. Airport parking facilities
 - l. U.S. Customs clearance offices
 - m. Flying charter services
 - n. Hangar operations and aircraft storage
 - o. Sightseeing airplane service
 - p. Aeronautical and other administrative offices
 - q. Airport maintenance facilities
 - r. Any facility required by Federal, State, or Local permits.
2. Airport viewing areas
3. Airport museum
4. Business service centers providing services such as telecommunications services, computer services, copying and fax services, temporary office space, or similar business - related services.
5. Freight terminals
6. Parking Structures
7. Warehousing and general storage
8. Any governmental buildings, offices, or other facilities including, but not limited to, law enforcement facilities and County Road Commission facilities.
9. Within a foreign trade zone as established pursuant to the Foreign Trade Zone Act (19 USCA §81a et seq.), any use permitted in a foreign trade zone by Federal law including, without limitation, the storage, sale, exhibition, repacking, assembly, distribution, or manufacture of goods or merchandise.
10. Any other uses permitted in the underlying zoning district.

Section 14.12 Uses permitted by Special Use Approval in Overlay B

The following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17.

1. Hotels/Motels
2. Rental Establishments - primarily engaged in renting, leasing, or servicing automobiles, small vans, trucks or other similar vehicles.
3. Automobile Service Stations.
4. Intermodal transportation facilities
5. Restaurants
6. Banks, credit unions, savings and loans, and similar financial institutions (including drive-through and outdoor automatic teller facilities).
7. Specialty retail shops
8. Notwithstanding any other provision of this Zoning Ordinance, Minor Mineral Resource Extraction and Major Mineral Resource Extraction in accordance with the requirements of only subsections 3 through 10 of Section 4.28 (Mineral Resource Extraction of this Ordinance. Mineral Resource Extraction in this zone will not require Planned Unit Development rezoning as regulated in Chapter 16 of this Ordinance).
9. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03(h).
10. Personal service establishments that perform service on the premises including, but not limited to, beauty parlor, barbershop, photographic studio, dry cleaning establishments, flower shops, print shops, and repair shops (watches, radio/TV, shoes, etc).
11. Any other uses permitted in the underlying zoning district.

Section 14.13 Overlay B Standards (only applicable to non-aeronautical facilities):

Any property that an Overlay B District Area boundary includes or intersects shall conform to the overlay standards when site plan review is requested in addition to any requirements in the underlying zoning district. The regulations of this District are in addition to any regulations in the underlying land use district; however, these regulations supersede all conflicting regulations of the underlying land use district to the extent of such conflict, but no further.

Section 14.14 Site Plan Review:

Due to the unique nature of the airport, the level of review by the Township within the Airport Commerce Zoning District shall be limited to non-aeronautical facilities.

All the uses in section 14.03 that fall within AC that are aeronautical facilities shall be permitted as of right and shall not require Township Site Plan review approvals. However, the applicant shall be responsible to submit a site plan indicating the location of any new curb-cut to a public street in order to ensure that it meets the minimum Township standards as regulated in this Ordinance.

For those areas in Overlays A and B, aeronautical facilities in Sections 14.07 and 14.11 are not subject to site plan review but are required to submit a site plan indicating the location of any new curb-cut to a public street in order to ensure that it meets the minimum Township standards in this ordinance.

All other uses listed in AC and Overlays A and B shall require site plan review per Chapter 21 of this Ordinance. All uses permitted by Special Use Permit shall require site plan review per chapters 4, 17 and 21 as applicable.

If at any time any use is proposed and the location of which crosses from one sub-zone to another, the more stringent regulations shall apply.

Section 2. Amendment to Chapter 3

Chapter 3 of the Township's Zoning Ordinance is hereby amended to amend the definitions for "Aeronautical Facility" and "Aeronautics" as follows:

Aeronautical Facility: Any device, physical or otherwise, that is an object of nature or that is human-made, that aids and is used in aeronautics.

Aeronautics: Any act or matter that treats or deals with flight in the airspace.

Section 3. Amendment to Chapter 18

Section 18.13(5) is hereby amended to read, in its entirety, as follows:

5. The following apply to the AC zone and Overlays A and B in Chapter 14

a. **Maximum Stories/Height:** The maximum height in the AC District shall be limited to the maximum height permitted by the FAA. The maximum height in Overlay A and B shall be 45 feet.

b. **Minimum Lot Width:** There shall be no minimum lot width in the AC District. The Overlay A and B area shall have a minimum lot width of 200 feet.

c. **Setbacks:** There shall be no minimum setback requirement in the AC District. The table on the following page setbacks shall apply to Overlays A and B (in addition to any other setbacks required in Chapter 14.

| Setback Requirements for Overlay Zones A & B | |
|---|------|
| Front Road Oostema Blvd or any other public or private street | 35' |
| 60th | 43' |
| Patterson | 50' |
| Thornapple River Dr | 100' |
| Side Yard | 25' |
| Rear Yard | 50' |

Section 4. VALIDITY.

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 5. REPEALER.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed but only to the extent necessary to give this Ordinance full force and effect.

Section 6. EFFECTIVE DATE.

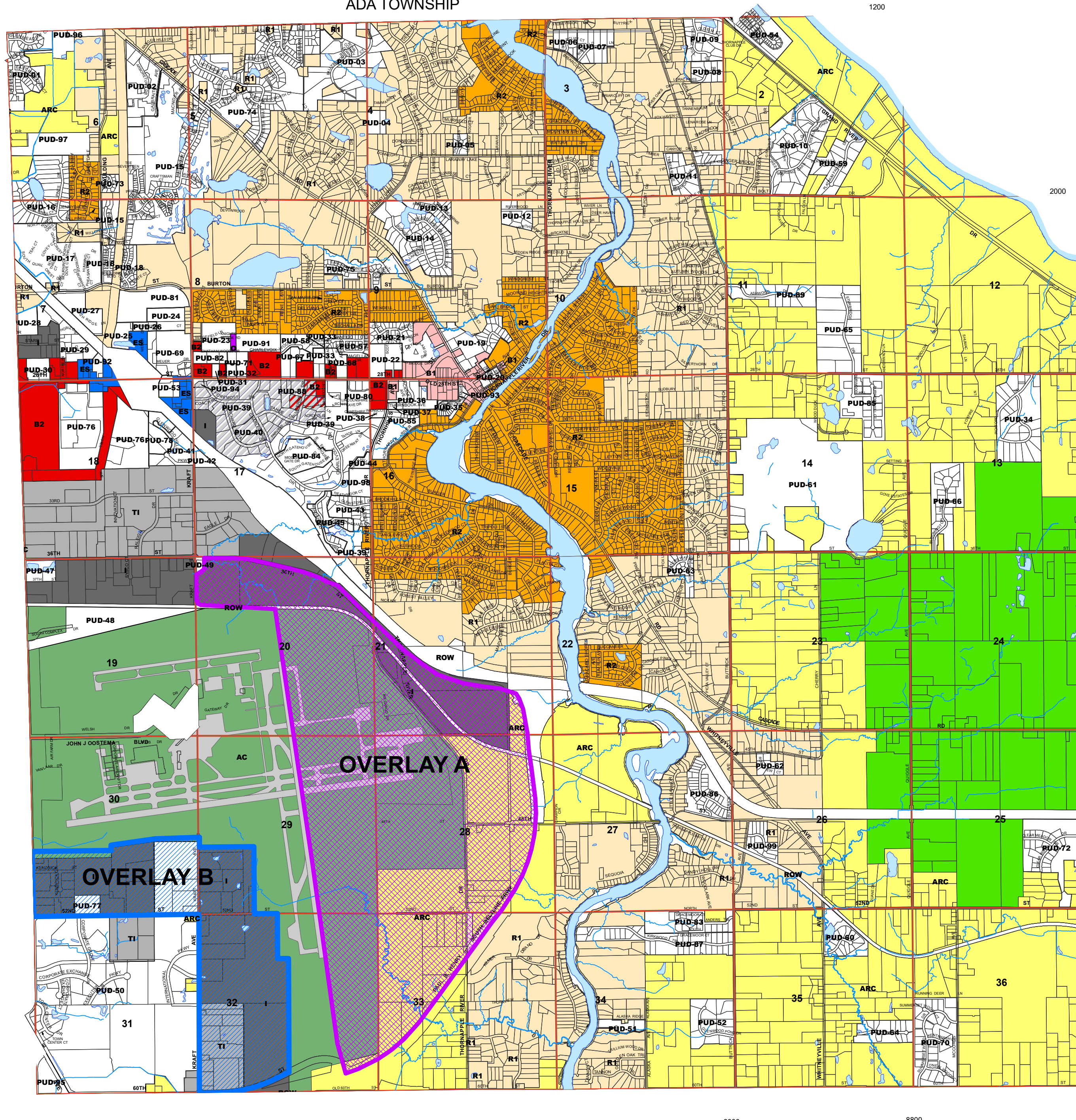
This Ordinance shall take effect seven (7) days after publication of a notice of adoption as provided by law

Cascade Charter Township

Kent County, Michigan June 2021 Proposed Zoning Ordinance Map with Overlay Areas

ADA TOWNSHIP

1200



Legend

- FP, Farmland Preservation
- ARC, Agriculture Rural Conservation
- TI, Transitional Industrial
- I, Industrial
- R1
- R2
- B2, General Business
- B1, Village Business
- ES, Expressway Service
- O, Office
- Airport Commerce
- Centennial Park Overlay Zoning District*

conditional rezone 2768 Orange Ave; 3/14/18

Planned Unit Development List

- | | |
|--|---|
| 1-Eastmont Meadows - #2 of 1992, #6 of 1999 | 50-Meadowbrooke Business Park - #2 of 1988, #10 of 2003 |
| 2-Golfview Office Park - #9 of 1999 | 51-Ridgewood Creek - #2 of 1995 |
| 3-Tammarron North - #10 of 1989, #9 of 1994 | 52-Buttrick Country Estates - #18 of 1990, #9 of 2001 |
| 4-Fountain Estates - #4 of 1991 | 53-Signature Inns - #15 of 1987 |
| 5-Timbers - #2 of 1991 | 54-Ada Moorings - #13 of 2003 |
| 6-Briarcliff Acres - #13 of 1993, #6 of 1998 | 55-Sentinel Pointe - #6 of 1984, #1 of 2016 |
| 7-Winsfield - #15 of 1992 | 56- Open |
| 8-Loral Pines - #9 of 1991 | 57-Caravelle Village #7 - #17 of 1995 |
| 9-Old Elm - #24 of 1994 | 58-Thornapple Manor - #2 of 1998, #2 of 2004 |
| 10-Highgrove - #23 of 1994 | 59-Platinum Falls - #11 of 1998 |
| 11-Timber Canyon Estates - #7 of 1991 | 60-Whitneyville Station - #1 of 1999 |
| 12-Riverwood #10 of 1988 | 61-Quail Ridge - #7 of 1999 |
| 13-Cascade Lakes Plat #2 of 1996, #1 of 1997 | 62-Thornapple Meadows - #8 of 1999 |
| 14-Cascade Lakes - #10 of 1995, #10 of 1999 | 63-Hunter's Way - #10 of 2000, #1 of 2001 |
| 15-Watermark - #10 of 1997, #8 of 2003 | 64-Laural Ridge - #14 of 2000 |
| 16-Tall Pines - #16 of 1994 | 65-Sturbridge Estates - #6 of 2001 |
| 17-Quail Crest - #2 of 1983, #12 of 1995 | 66-Bloomington Hills - #7 of 2001 |
| 18-Burton Pointe - #14 of 1990, #9 of 1996 | 67-East Imports - #1 of 2004, #6 of 2004, #9 of 2017 |
| 19-Thornapple Centre - #3 of 1992, #1 of 2001 | 68-Caravelle Mixed Use - #2 of 2002, #16 of 2003 |
| 20-Cascade Christian Church - #15 of 1994 | 69-Meijer/Romano - #11 Of 2002 |
| 21-Grenelefe - #9 of 1985, #9 of 2000 | 70-Summerset - #12 of 2002 |
| 22-Cascade East - 1978 | 71-Betten Automotive - #16 of 2002 |
| 23-Chatam Woods - 1972 | 72-Clear Meadow - #3 of 2003 |
| 24-MVP - #10 of 2006 | 73-Park Place Condominium - #11 of 2003 |
| 25-Home Design Center - #6 of 1988, #3 of 1993 | 74-Manchester Woods/ Stoneshire - #3 of 2004 |
| 26-Spruce Meadows - #4 of 1994, #1 of 2007 | 75-Cascade Pointe - #4 of 2004 |
| 27-Highridge - #4 of 1989, #16 of 2000 | 76-Waterfall Shoppes - #8 of 2004 |
| 28-Patterson Ice Center - #10 of 1994 | 77-Spees Realty - #10 of 2004 |
| 29-I-96 Office Park - #11 of 1984, #12 of 1987 | 78-Glenwood Hills Office Park #3 - #9 of 2004 |
| 30-Sports and Recreation - #4 of 1995 | 79-Cascade Engineering Corp Office - #14 of 2004 |
| 31-Burger King - 1981 | 80-Riebel Development - #2 of 2005, #7 of 2017 |
| 32-Esplanade - #6 of 1986, #20 Of 2000 | 81-YMCA - #7 of 2014 |
| 33-Thornapple Land Company - 1979 | 82-Kraft St Partners - #8 of 2005 |
| 34-Crestwood Hills - #4 of 1997 | 83-Anderson Woods - #9 of 2005 |
| 35-Summit - #11 of 1990, #5 of 1999 | 84-Gatehouse |
| 36-Noto - #13 of 1995 | 85-Burwood - #2 of 2006 |
| 37-Kitchens By Stephanie - #13 of 1989 | 86-Oak Harbor Preserve - #8 of 2017 |
| 38-Northern Benefits - #15 of 1995 | 87-Anderson Woods Phase II and III - #11 of 2006 |
| 39-Centennial Park - 1973, #3 of 2013 | 88- Spees #3 of 2007 |
| 40-Sunrise Senior Living - #12 of 2005 | 89-Sturbridge Valley - #4 of 2007 |
| 41-Glenwood Hills - #5 of 1986 | 90-Sable Valley - #2 of 2013 |
| 42-Joseph Pacitti - #5 of 1987 | 91-Redwood - #6 of 2013 |
| 43-Thornapple Estates - #9 of 1989, #7 of 1998 | 92-Drury Hotel - #12 of 2014 |
| 44-Heathmoor - #8 of 1991 | 93-Thornapple Hilltop - #1 of 2015 |
| 45-Meadowood Trails - #5 of 1989, #9 of 1998 | 94-Panera Bread - #2 of 2015 |
| 46-Groeters 36th St - #14 of 1992 | 95-5905 Broadmoor - #3 of 2015 |
| 47-Patterson 36th St - #8 of 1982 | 96-Leisure Living - #4 of 2017 |
| 48-KCRC Facility - #7 of 1988 | 97-Cascade One - #10 of 2017 |
| 49-LeTourneau - #6 of 1989 | 98-Cascade One - #10 of 2017 |
| | 99-Honeysuckle #4 of 2020 |

CITY OF KENTWOOD

LOWELL TOWNSHIP

OVERLAY A

OVERLAY B

CALEDONIA TOWNSHIP

Sue Slater, Clerk

Date

Proposed Stormwater Ordinance Amendments

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Sec. 1.04 Applicability, Exemptions and General Provisions

- (1) This ordinance shall apply to all new Development and all redevelopment projects, including private, commercial and public projects that disturb one (1) acre or more, and projects less than one (1) acre that are part of a larger common Plan of Development or sale that would disturb one (1) acre or more.
- (2) This ordinance shall apply to sites less than one (1) acre as set forth in Chapter 21 of the Township Zoning Ordinance.
- (3) This ordinance shall not apply to the following:
 - (a) The installation or removal of individual mobile homes within a mobile home park. This exemption shall not be construed to apply to the construction, expansion, or modification of a mobile home park.
 - (b) Construction of, or an addition, extension or modification to, an individual single-family or a two-family detached dwelling
 - (c) Farm operations and buildings, except dwellings, directly related to-farm operations. This exemption shall not apply to greenhouses and other similar structures.
 - (d) Plats with preliminary plat approval and other Developments with final land use approval prior to the effective date of this ordinance, where such approvals remain in effect.
 - ~~(e) Construction, development or redevelopment associated with aeronautical facilities at the Gerald R. Ford International Airport.~~

Article II – Stormwater Permits

Sec. 2.01 Permit Required.

- (1) No Person shall engage in any Development activity without first receiving a Stormwater Permit from the Cascade Charter Township pursuant to Section 2.02 except as otherwise expressly authorized by an approved NPDES permit.
- (2) The granting of a Stormwater Permit only authorizes the discharge of stormwater from the Development for which the Permit is required, subject to the terms of the Permit. It shall not be deemed to approve other Development, other land use activities, or replace other required Permits.
- (3) Any person subject to an NPDES stormwater discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the Township prior to allowing of discharges under this Ordinance.

Sec. 4.01 Prohibited Discharges

- (1) No Person shall discharge to a Water Body, directly or indirectly, any substance other than stormwater or an exempted discharge. Any Person discharging stormwater shall effectively prevent Pollutants from being discharged with the stormwater, except in accordance with BMPs.
- (2) Cascade Charter Township is authorized to require Dischargers to implement pollution prevention measures, utilizing BMPs as necessary and any other requirements set forth in this Ordinance, to prevent or reduce the discharge of Pollutants into Cascade Charter Township's stormwater drainage system, even if the discharger is subject to an NPDES permit.
- (3) No Person shall discharge or cause to be discharged into Cascade Township Storm drain system or watercourses any materials, including, but not limited to, pollutants, or water containing any Pollutants that cause or contribute to a violation of applicable water quality standards other than stormwater. The commencement, conduct, or continuance of any Illicit Discharge to the Storm Drain system is prohibited except for discharges authorized by the Cascade Charter Township as being necessary to protect public health and safety.

ON-SITE WORKSHOPS

**Can't make the scheduled workshops?
Interested in another topic?**

MAP's on-site workshops are a flexible and affordable way to bring training to your community. You pick the topic, date, location, and attendees - MAP finds an AICP-certified instructor and provides the materials. Collaborating with neighboring communities provides added value to the workshop, and also helps cover costs.

MAP's menu of workshops covers everything from broad topics like Planning and Zoning Essentials to niche subjects like accessory dwelling units or capital improvement programming. Check out all of the offerings at www.planningmi.org/on-site-workshops

For more information, or to schedule an on-site workshop, please contact Amy Vansen at (734)913-2000 or avansen@planningmi.org.

ABOUT MAP

The Michigan Association of Planning (MAP) is a 501(c)3 non-profit organization dedicated to promoting quality community planning through statewide education, information and advocacy.

Membership benefits are valuable:

- Subscription to Michigan Planner magazine.
- Discounts on MAP events & publications.
- Part of nation-wide network of planners.
- Access to tools and resources to help you make better decisions.
- And more!

For more information, contact Rachel Goldstein at (734) 913-2000 or rgoldstein@planningmi.org.

COVID-19 Policy: Check MAP's website for the most up-to-date information.
www.planningmi.org

CALENDAR OF EVENTS

February 11, 2023

Student Conference
9:00 AM - 4:30 PM | EMU

February 22, 2023

Transportation Bonanza
9:00 AM - 4:30 PM | Virtual

March 1, 2023

Site Plan Review
11:00 AM - 3:30 PM | Mt. Pleasant

March 1, 2023

Master Planning Process
4:00 PM - 8:30 PM | Mt. Pleasant

March 2, 2023

Planning for Broadband
1:00 PM - 3:00 PM | Virtual

March 14, 2023

Advanced ZBA: Beyond the Fundamentals
6:00 PM - 8:30 PM | Virtual

March 16, 2023

Planning & Zoning Essentials
11:30 AM - 4:30 PM | Frankenmuth

March 16, 2023

Making Good Decisions Together
5:00 PM - 8:00 PM | Frankenmuth

March 21, 2023

Zoning Administration 2.0
1:00 PM - 3:30 PM | Virtual

March 21 and 22, 2023

Planning & Zoning Essentials
6:00 PM - 8 PM | Virtual

May 17, 2023

Spring Institute | East Lansing

October 4-6, 2023

Planning Michigan Annual Conference
Grand Traverse Resort

MAIL OR EMAIL FORMS TO:

1919 West Stadium Blvd., Suite 4, Ann Arbor,
MI 48103 | info@planningmi.org
P: (734) 913-2000 | www.planningmi.org

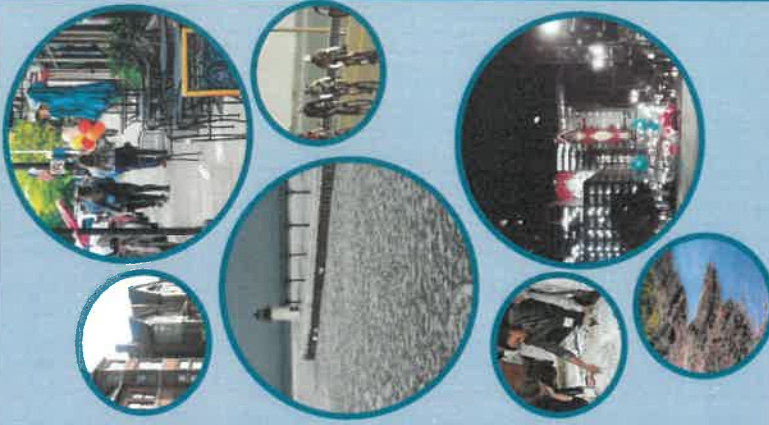
REGISTRATION POLICY

For cancellations received in writing 7 business days prior to the workshop, a refund (minus a \$25 fee) will be given if materials have not been mailed. Cancellations received less than 7 days prior will not be refunded.

Students: This discount is intended to make the workshops affordable for all full-time student members.

PLANNING & ZONING TRAINING WORKSHOPS

For Elected and Appointed Officials



WORKSHOP REGISTRATION & INFORMATION

Michigan Association of Planning
A Chapter of the American Planning Association



Michigan Association of Planning
1919 W. Stadium Blvd.,
Suite 4
Ann Arbor, MI 48103

Non-Profit
U.S. Postage
PAID
Permit # 388
Detroit, MI

OFFICIALS TRAINING

The Michigan Association of Planning's education programs provide participants with the skills and knowledge to make better land use decisions. Our knowledgeable and experienced instructors enable new elected and appointed officials to better understand their roles and responsibilities, and reacquaint experienced ones with innovative planning tools and techniques. We make it easy for you to receive the education and training necessary to keep up with the ever-changing land use landscape. In person workshops include a meal and refreshments. All sessions *except Planning for Broadband* include a *guidebook*.

Planning and Zoning Essentials *The most requested training product we offer.*

In Person March 16, 11:30 AM - 4:30 PM, Frankenmuth, Bavarian Inn Lodge, Instructors: Caitlyn Habben, AICP and Jason Ball, AICP
Virtual March 21 and 22, 6 - 8 PM, Instructor: Jill Bahm, AICP

This course is designed to boost confidence by sharpening skills, identifying conflicts of interest, understanding legal foundations, examining roles and responsibilities, and more!

This program is ideal for introducing new planning commissioners and zoning board of appeals members to their roles and responsibilities, and also for more experienced officials looking to refresh their skills and build upon existing knowledge. Roles and responsibilities, site plan review, comprehensive planning, zoning ordinances, variances, how to determine practical difficulty, and standards for decision-making are covered.

Site Plan Review

3.5 Master Citizen Planner CEUs

March 11 | 11 AM - 3:30 PM
Mt. Pleasant City Hall | Instructor: Andy Moore, AICP

This program will demonstrate the site plan review and approval process and provide practical tools and techniques on how to read a site plan. You'll discuss site design principles, such as pedestrian and traffic considerations, lighting, utilities, ADA compliance, inspections, and landscaping. This hands-on workshop includes an engineering scale, turning template, and a site plan to evaluate.

Planning for Broadband

New Offering!

2 Master Citizen Planner CEUs

March 21 | 1 PM - 3 PM
Virtual | Instructor: Eric Frederick, AICP

A well designed community broadband roadmap documents a community's strategic vision and goals, analyzes existing community resources and needs, and guides the tactical plans to realize this vision. This workshop will take you through the process from start to finish.

Making Good Decisions Together

New Offering!

2 Master Citizen Planner CEUs

March 16 | 5 PM - 8 PM
Frankenmuth, Bavarian Inn Lodge
Instructor: Leah DuMouchel, AICP

This workshop delves into how the various local boards and commissions in understanding their respective roles and intentionally interacting with each other will yield more successful outcomes. Transparency and accountability mandates will be reviewed along with recent court findings.

Master Planning Process

3.5 Master Citizen Planner CEUs

March 11 | 4 PM - 8:30 PM | Mt. Pleasant City Hall
Instructor: John Iacangelo, FAICP

This workshop is designed for those communities updating existing master plans as well as those creating entirely new ones. Roll up your sleeves and learn step-by-step about the requirements, components, and stakeholder involvement you'll need to organize when drafting or amending a master plan.

Advanced ZBA: Beyond The Fundamentals

New Offering!

2.5 Master Citizen Planner CEUs & 2.5 AICP CM
March 14 | 6 PM - 8:30 PM | Virtual
Instructor: Vidya Krishnan

You requested and we listened! A high level, interactive session for ZBA members, where recent court cases and statutes are reviewed and where participants will dig into four different case studies and discuss their findings. Basic ZBA knowledge is necessary to best participate.

Zoning Administration 2.0

New Offering!

2.5 Master Citizen Planner Credits & 2.5 AICP CM
March 21 | 1 PM - 3:30 PM | Virtual
Instructor: Megan Masson-Minock, AICP

In 2018, MAP debuted an intro Zoning Administration course. Our 2.0 workshop is a fast paced, interactive session. The following topics will be reviewed: roles, laws other than zoning that affect land use, enforcement, court cases, and trends in zoning. Participants should be experienced zoning administrators.

REGISTRATION FORM

Complete one form per registrant.

CONTACT INFORMATION:

NAME _____

AFFILIATION _____

EMAIL (confirmations and directions will be sent via email) _____

PHONE (with area code) _____

BILLING ADDRESS (include apt. or suite #) _____

CITY _____ STATE _____ ZIP _____

Please list any special needs (dietary, barrier free access, etc.) _____

REGISTRATION INFORMATION:

- I'm a MAP Member
 Join MAP now for \$65 and receive the member discount. As a bonus, you will receive membership through June 2024.

| MEMBER RATES | NON-MEMBER RATES | *\$25 late fee if you register LESS THAN 5 business days before workshop* |
|--|--------------------------------|---|
| <input type="checkbox"/> \$125 | <input type="checkbox"/> \$155 | Site Plan Review Mar. 1 Mt. Pleasant |
| <input type="checkbox"/> \$120 | <input type="checkbox"/> \$150 | Master Planning Process Mar. 1 Mt. Pleasant |
| <input type="checkbox"/> \$75 | <input type="checkbox"/> \$105 | Planning for Broadband Mar. 2 Virtual |
| <input type="checkbox"/> \$85 | <input type="checkbox"/> \$115 | Advanced ZBA Mar. 14 Virtual |
| <input type="checkbox"/> \$125 | <input type="checkbox"/> \$155 | Planning & Zoning Essentials Mar. 16 Frankenmuth |
| <input type="checkbox"/> \$85 | <input type="checkbox"/> \$115 | Advanced ZBA Mar. 14 Virtual |
| <input type="checkbox"/> \$120 | <input type="checkbox"/> \$150 | Making Good Decisions Together Mar. 16 Frankenmuth |
| <input type="checkbox"/> \$85 | <input type="checkbox"/> \$115 | Zoning Administration 2.0 Mar. 21 Virtual |
| <input type="checkbox"/> \$25 in person <input type="checkbox"/> \$10 virtual | | Student (full time) Member Rate Workshop & Date: |

PAYMENT INFORMATION: TOTAL:

- Check enclosed Invoice Me Visa Master Card
(Make checks payable to: Michigan Association of Planning)

CARD # _____

EXPIRATION DATE _____ SECURITY CODE _____

CARD HOLDER'S NAME _____ BILLING ZIP CODE _____