

Agenda

Cascade Charter Township

Village Design Review Committee

Tuesday, December 19

10:00 am

Cascade Charter Township offices - 5920 Tahoe Drive

Conference Room

ARTICLE 1. Call the meeting to order

ARTICLE 2. Approve the Agenda

ARTICLE 3. Approve minutes from the August 31, 2023 meeting

ARTICLE 4. Acknowledge visitors and those wishing to speak

ARTICLE 5. Review Application-- 6660 Old 28th Street

- Requesting exceptions to the design standards for the B1 Zoning District.

ARTICLE 8. Any other business

ARTICLE 9. Adjournment

Meeting Notes

Cascade Charter Township

Village Design Review Committee

Thursday, August 31, 2023

1:00 pm

ARTICLE 1: Call the meeting to order

Planning Director Brian Hilbrands called the meeting to order at 1:01 pm.

ARTICLE 2: Approve the agenda

Motion to approve the agenda was made by Scott Rissi. Seconded by Ralph Moxley. Motion approved.

ARTICLE 3: Welcome and introductions

Scott Rissi is the Planning Commission representative. **Ralph Moxley** is the Zoning Board of Appeals representative. **Grace Lesperance** is the Supervisor and Board of Trustees representative. **Scott Preston** is the DDA representative (not in attendance). **Windy Korstange** is the Township Treasurer and 5th committee member. Also in attendance were Planning Director Hilbrands and Danielle Bouchard from McKenna.

ARTICLE 4: Acknowledge visitors and those wishing to speak

No visitors were in attendance.

ARTICLE 5: Discuss goals of the Committee

The **Village Design Review Committee** is a standing Committee of Cascade Charter Township that has been in existence since its creation in 2001. It was created to review site plan designs that do not meet all the requirements of the B-1 Village Business District in Section 8.08 (Building Design requirements).

Generally, the Committee met on an as-needed basis. The **Village Design Review Committee** is now being tasked with reviewing the existing Building Design requirements and the Strategic Plan to make recommendations to the Board for changes or modifications, as needed.

ARTICLE 6: Introduction to B-1 Zoning District and Building Design Requirements

Danielle (McKenna Associates) reviewed the work the DDA has been doing that relates to Building Design requirements. She gave the Planning Commission an update at their last meeting on goals of the Strategic Plan. Part of the presentation was defining the area being studied as “The Village”.

One goal is to define the overall look for buildings in this area. Consensus is that they should be lower scale (two story maximum) with a “cottage” feel, and not a retail brick facade look, or boxy look. Avoid mid-rise buildings. Create a walkable/bikeable feeling for streets and landscapes. Create a more organic or traditional look for a downtown area.

There is a development in Cape Cod called “Mashed Pea Commons” they have been evaluating for its creative cottage look. This project in Cascade Village is much smaller than “Mashed Pea Commons”. We would need to scale down the concept to fit our very limited downtown village area. Create a traditional, walkable area that avoids “crazy architecture” that is totally out of character for the Cascade area.

Now starting to have conversations with property owners at Thornapple Center (PUD-19) (Note: This development is not called “Thornapple Plaza”). What is their shared vision? Keep it two story or less, high quality, with sidewalk activity.

Windy asked if we should look at rezoning some limited areas so there is more continuity throughout this area.

PUD-19 is “Thornapple Center”, which is in a B-1 Zoning District. This has a residential component on the northeast side. Road access is off of Orange Ave.

The Pet Cemetery off of Orange Ave. is about 7 acres. This would be a good area for higher density residential development that would be very “walkable” into the business district along Cascade Road.

Windy asked that the curb cuts off of Cascade Road near the bank and the gas station be removed and closed off. The businesses in this area should open to the NE side and be accessible from the existing service drive next to the parking lot.

Old 28th Street needs careful study to define how to make it look more appealing and create a “Village” look rather than just a small strip mall look.

The Township had a requirement for sloped roofs and a “colonial” look for a long time. Thornapple Center roof lines are a result. Many developers were reluctant to come here because of that requirement for any new architecture. Walgreens building started a trend away from that look. That change started about the mid- 1990s. We just need the right developers that are willing to work with us to create the “cottage” look in the Village.

Ada defined a timeline for the look they wanted in the new buildings in their new downtown commercial buildings.

Danielle proposed that we have six different architectural styles that would be acceptable and the developers could choose from when they build. Many architects will push back because “they will design what they want to design.” Other developers will say “great” and will select one of the six parameters to work with. That way you will know it will be a look that you will accept and not have to fight with them to change it. Many chains will fight this approach because they have certain design looks that are used at all of their new stores. Due to this concern, we may want to avoid national chains, and focus more on boutique shops for Cascade.

Ice cream shops on Cascade Road are very good examples of the traditional colonial “cottage” look that we desire for the Village. The Gathering Place has a great look for the Village.

Thornapple Center has large parking lots that are underused. They should be redesigned to create more landscaped/park areas and less asphalt.

Owners of the gas station at the entrance to Thornapple Center are willing to redesign the site and building to make it more inviting to the public that is entering the development. The car wash portion on the backside is seldom used. The peaked roof is massive and can be seen from a long distance on Cascade Road. It would be good to turn the station 180 degrees so that the pumps are on the NE side instead of the SW side.

The United Bank branch at Thornapple Center is used by very few people in the area. It would be good to redesign the site to eliminate the parking lot on the west side of the site.

Removal of the two curb cuts along Cascade Road at gas station (south edge) and United Bank (south edge), and putting in new landscaping where those drives and parking were removed would do much to improve the Village look along the roadway. This will make Cascade Road more of a green boulevard.

ARTICLE 7: Goals of next meeting and requests for information

Danielle suggested different standards for various areas that are in the Village area. We should be very specific about what will be required in Old 28th Street area vs. Thornapple Center area vs. 28th Street area. We need to look at set-backs, signage, lighting, parking and landscaping carefully for each of those zones.

ARTICLE 8: Any other business

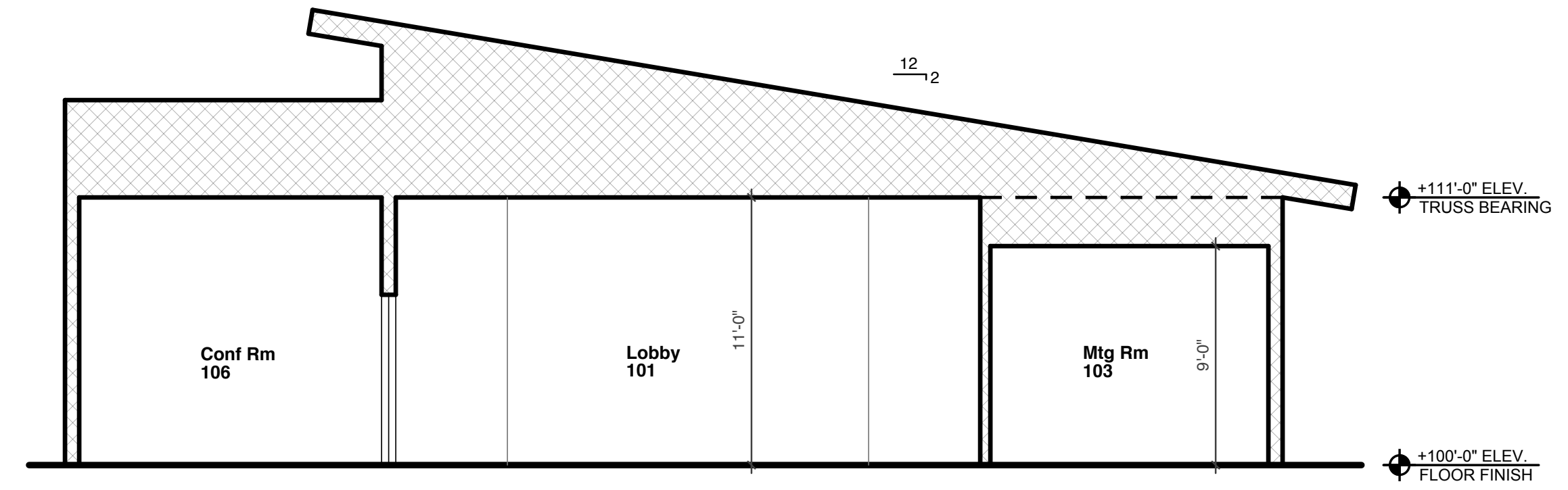
All members dislike roundabouts. Do not propose any for Cascade Township.

ARTICLE 9: Adjournment

Member Rissi made a motion to adjourn the meeting. Treasurer Korstange seconded the motion. Motion approved by all members. Meeting adjourns at 2:23 pm.

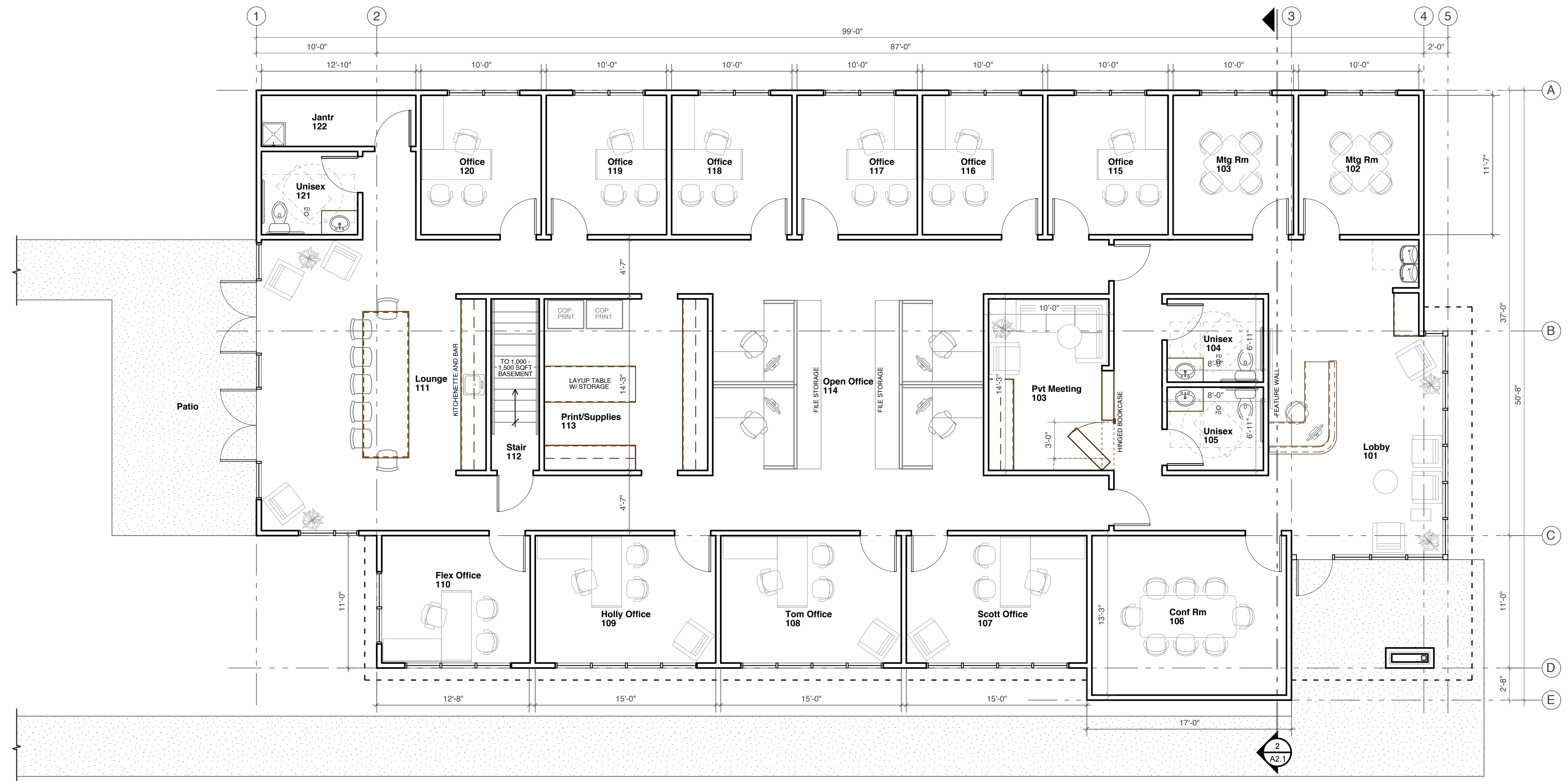
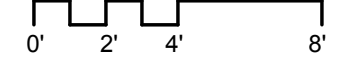
Revisions:

Project No: 222024
Issue Date: 9/1/23
Reviewer: KCD
Drawn By: LPW



2. Building Section

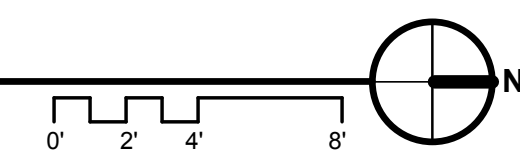
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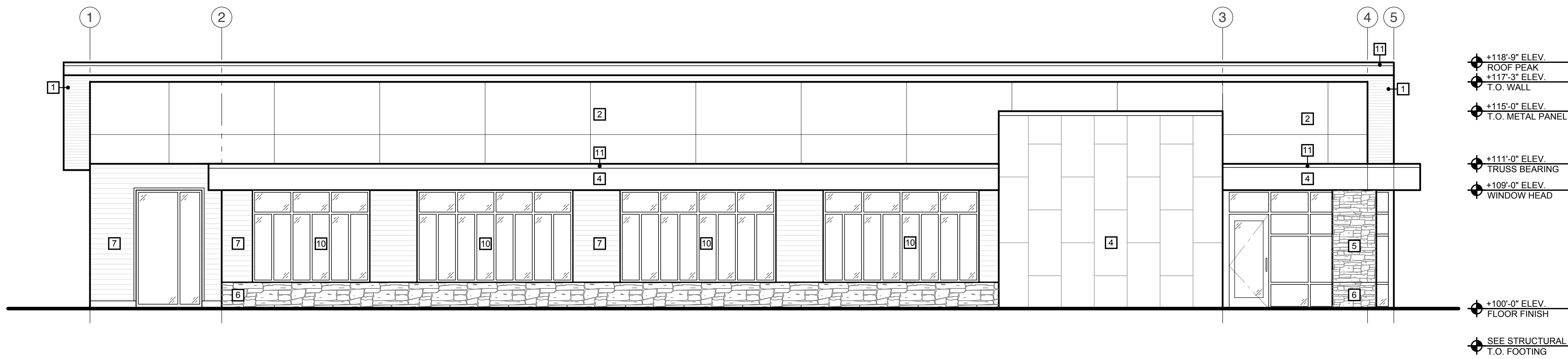


1. First Floor Plan

FLOOR PLAN FOR SCHEMATIC AND INITIAL PRICING ONLY; FLOOR PLAN DOES NOT REPRESENT ENTIRE BUILDING INTENT OR GLAZING LOCATIONS.

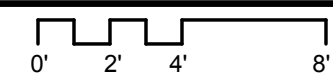
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GROSS FLR AREA: 4,530 SQ FT



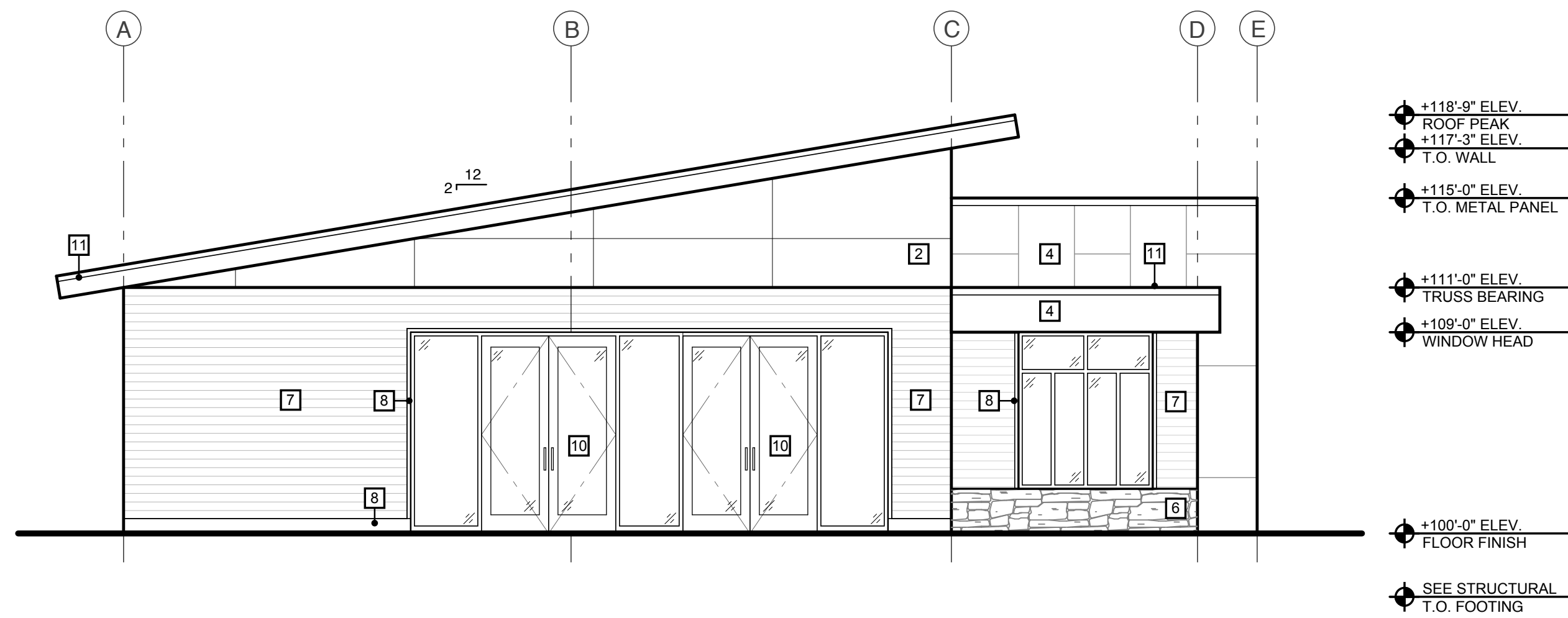


1. East Elevation

SCALE: 3/16" = 1'-0"

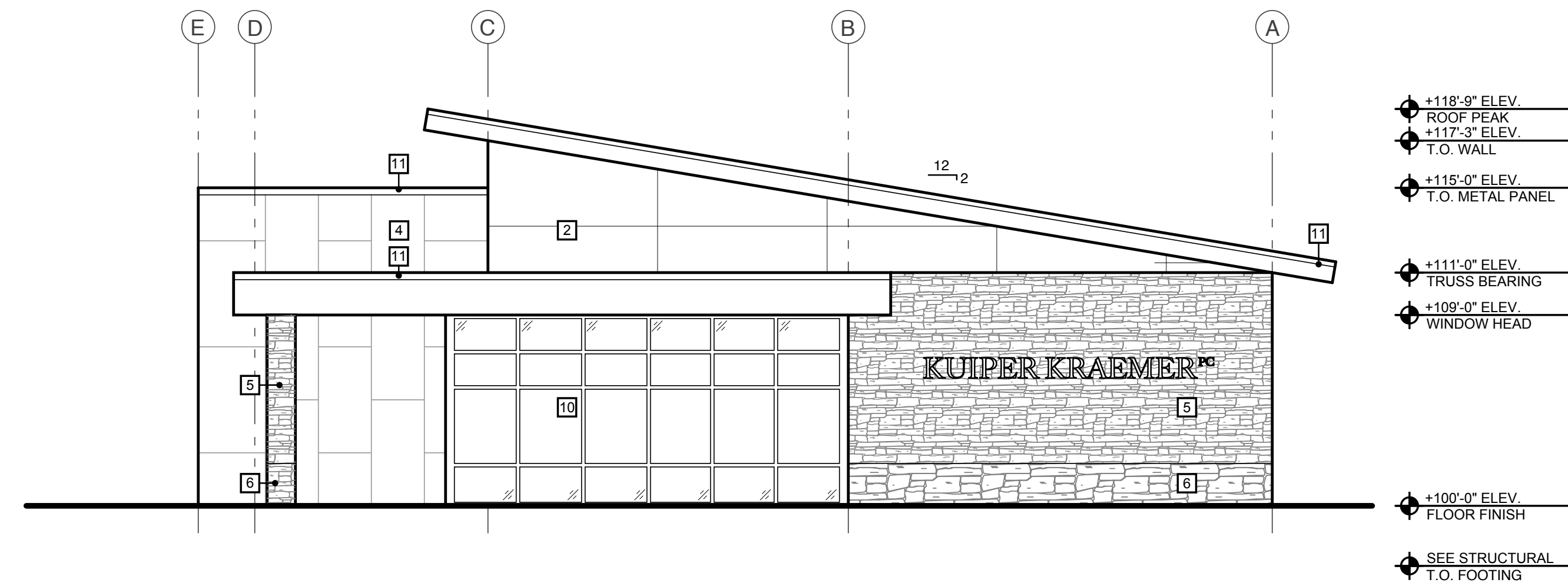
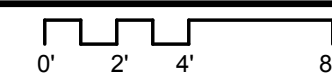


Project Rendering



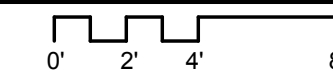
3. South Elevation

SCALE: 3/16" = 1'-0"



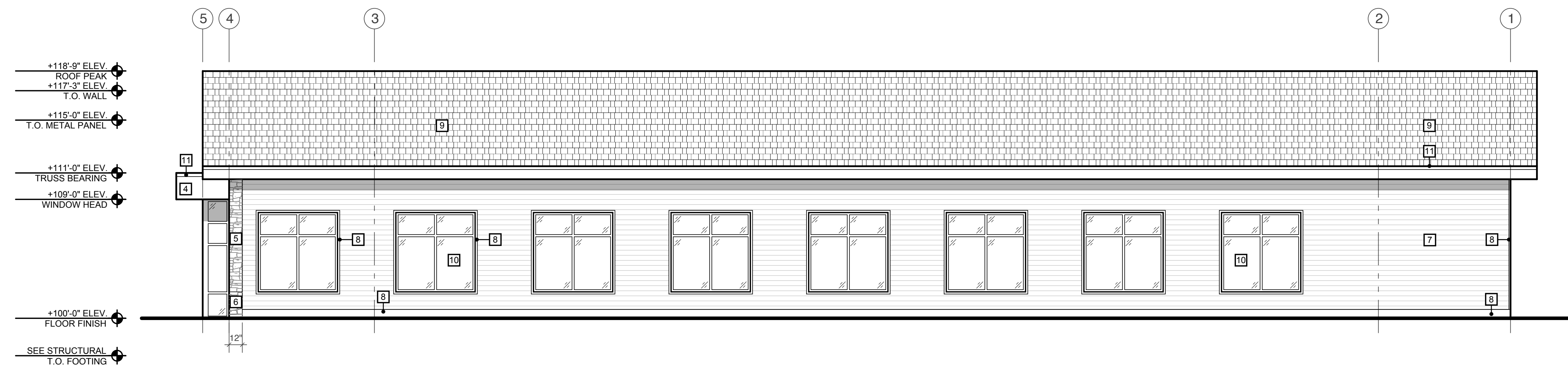
2. North Elevation

SCALE: 3/16" = 1'-0"



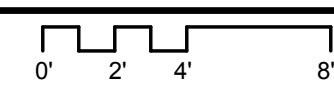
Exterior Materials Legend (ALL SELECTIONS TO BE CONSIDERED "BASIS OF DESIGN")

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	STEEL SOFFIT WITH WOOD TEXTURE	TBD	T&G	TBD
2	FIBER CEMENT BOARD	HARDIE OR EQ.	SMOOTH	TBD - PAINTED
3	VERTICAL STEEL SIDING	TBD	T&G	TBD
4	ARCHITECTURAL METAL PANEL	TBD	SEE ELEV.	TBD
5	RUBBLE STONE VENEER #1	TBD	SEE ELEV.	TBD
6	RUBBLE STONE VENEER #2	TBD	SEE ELEV.	TBD
7	FIBER CEMENT LAP SIDING	HARDIE OR EQ.	4" EXPOSURE	TBD - PAINTED
8	FIBER CEMENT TRIM (2" AND 6")	HARDIE OR EQ.	TBD	TBD - PAINTED
9	ASPHALT SHINGLE ROOF	TBD	TBD	TBD
10	ALUMINUM STOREFRONT SYSTEM	TUBELITE OR EQ.	TBD	DARK BRONZE (FP)
11	PREFINISHED METAL COPING	TBD	TBD	CHARCOAL (FP)
12	STRUCTURAL STEEL COLUMN	TBD	TBD	CHARCOAL (FP)
13	LIGHT FIXTURE	TBD	TBD	TBD



4. West Elevation

SCALE: 3/16" = 1'-0"



dixon
ARCHITECTURE
523 Ads Drive SE, Suite 200
PO Box 404
Ada, MI 49301
p. (616) 682-4570
www.dixonarch.com

KUIPER KRAEMER
ATTORNEYS AT LAW
Kuiper Kraemer PC
180 Monroe Avenue NW, Suite 400
Grand Rapids, MI 49303
p. (616) 537-1016
www.k2legal.com

Kuiper Kraemer Building
6660 Old 28th Street SE
Grand Rapids, Michigan
Exterior Elevations

Made in Michigan

Revisions:

Project No.: 222024
Issue Date: 9/25/23
Reviewer: KCD
Drawn By: LPW

A4.1

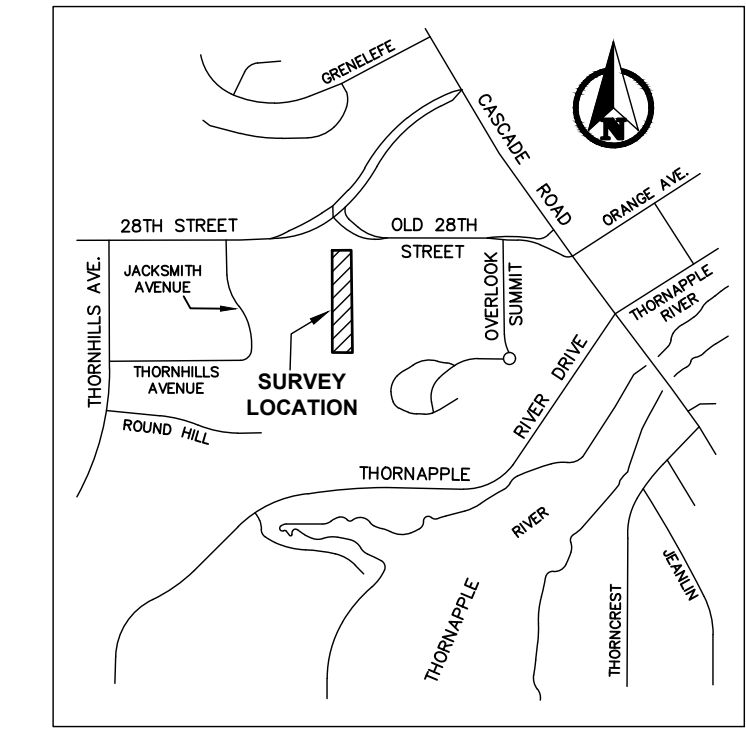
©2023 Dixon Environmental Architecture, Inc.

PROPERTY DESCRIPTION

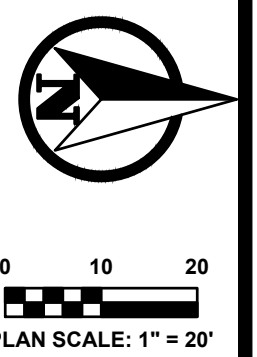
Land in the Township of Cascade, Kent County, MI, described as follows:

All of Lot(s) 4 and part of Lot 3 of Arden Hills Plat according to the plat thereof recorded in Liber 47 of Plats, Page 3 of Kent County Records, AND ALSO part of the Northwest one-quarter of Section 16, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: COMMENCING at the Northwest corner of said Section 16; thence East 2019.75 feet along the North line of said section to a point of intersection with the East line of said plat extended Northerly; thence South 0°45' East 61.5 feet along said extended line to the South right-of-way line of 28th Street and the Northeast corner of Lot 1 of said plat, thence South 89°55' West 200.0 feet along said right-of-way line to a point which is 100.00 feet North 89°55' East from the Northwest corner of Lot 4 of said plat for the PLACE OF BEGINNING of this description; thence South 89°55' West 100.00 feet to the Northwest corner of said Lot 4; thence South 0°24'05" West 548.48 feet along the West line of said Lot 4 and its Southerly extension thereof to a point which is 400.00 feet South 0°24'05" West from the Southwest corner of said Lot 4; thence South 89°48'25" East 111.04 feet, more or less, along a line which if extended Easterly would intersect a point which is 400.00 feet South 0°45' East from the Southeast corner of Lot 1 of said plat (said point being on the Southerly extension of the East line of said Lot 1); thence North 0°45' West 549.05 feet parallel with the East line of said Lot 1 and its Southerly extension, to the place of beginning.

1.327 Acres

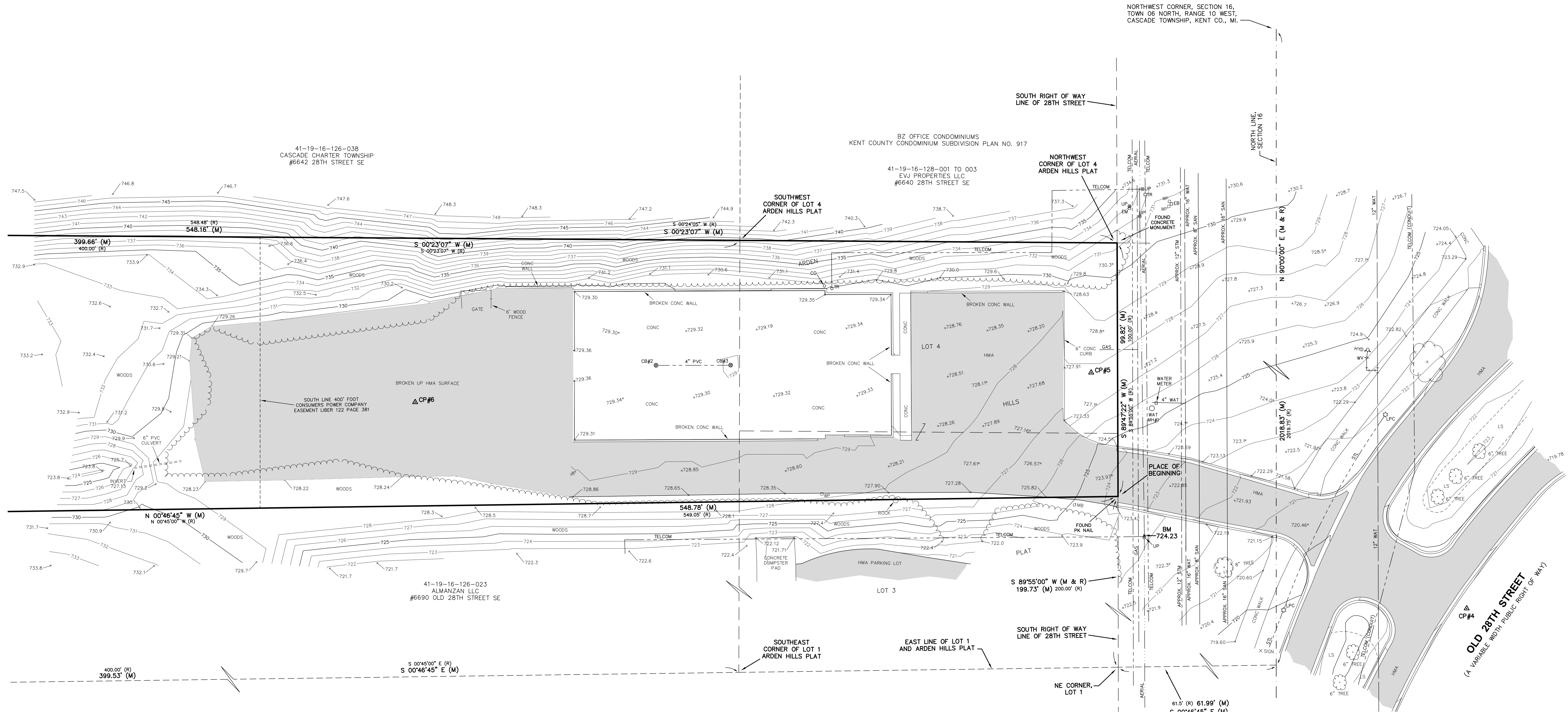


LOCATION MAP
NO SCALE



811
Know what's below.
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PLAN REVISIONS
REVISED PER TOWNSHIP COMMENTS - 8/9/2022
REVISED BUILDING & PARKING LOT SIZE 10-10-23
REVISED WALKY GRADE TO STREET, DSW, STORM WATER MGT
BASIN 11-06-23



EXISTING ZONING: "B1-VILLAGE BUSINESS"

- MIN FRONT SETBACK: 10'
- MAX FRONT SETBACK: 20'
- MIN SIDE SETBACK: 7'/16' TOTAL
- MIN REAR SETBACK: 30', 60' ABUTTING RES USE
- MIN LOT AREA: N/A
- MIN LOT WIDTH: N/A
- MAX BUILDING HEIGHT: 2 STORIES (NON RESIDENTIAL USE)
- MAX FLOOR AREA RATIO: 0.60 (57804 SFT LOT AREA X 0.60 = **34,682.5** MAX FLOOR AREA FOR MULTY STORY)

PARKING REQUIREMENTS:

- GENERAL OFFICE USE: 3/1000 SFT
- 20' LANDSCAPE BUFFER REQUIRED IN SIDE AND REAR YARDS
- PARKING REQUIRED: 4,530/1000=4.5 X 3 = 14 SPACES
- PARKING PROVIDED: 14 SPACES

- SHEET SCHEDULE**
- 1 BOUNDARY & TOPOGRAPHIC SURVEY
 - 2 REMOVAL PLAN
 - 3 SITEPLAN
 - 4 GRADING & SOIL EROSION CONTROL
 - 5 UTILITIES
 - 6 LANDSCAPE PLAN
 - 7 CONSTRUCTION DETAILS

PREPARED FOR:
KUIPER KRAEMER PC
180 MONROE AVE NW
SUITE 400
GRAND RAPIDS, MICHIGAN 49503

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
6660 OLD 28TH STREET
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

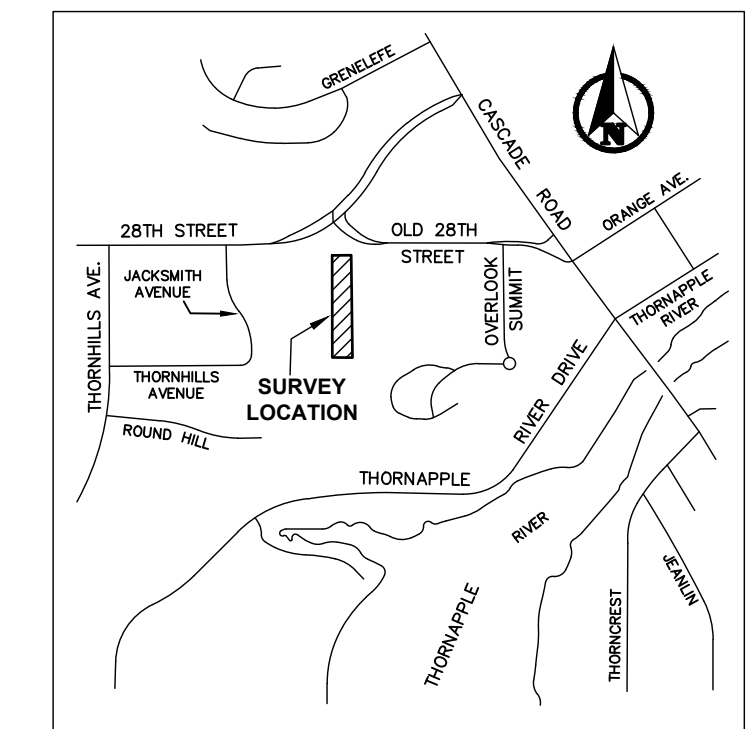
FIELD SURVEY / DATE
M&B 08-16-22
PROJECT NO.:
220187.02
DESIGN DRAWN BY:
JFL
DESIGNED BY:
JFL
CHECKED BY:
JFL
PLAN DATE:
10/5/23

SHEET NUMBER
1 OF 7

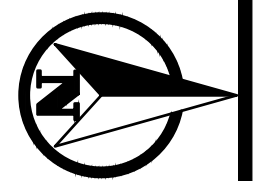
Moore + Bruggink
Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 383-9801 mail@mbce.com

UTILITY PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
6. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
7. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY FAX USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.



LOCATION MAP
NO SCALE



0 10 20
PLAN SCALE: 1" = 20'



Know what's below.
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PLAN REVISIONS
REVISED PER TOWNSHIP COMMENTS - 8/9/2022
REVISED BUILDING & PARKING LOT SIZE 10-10-23
REVISED WALK GRADE TO STREET, DSW/1, STORM WATER MGT
BASIN 11-06-23

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UTILITY PLAN
FOR
6660 OLD 28TH STREET
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE
M&B 08-16-22

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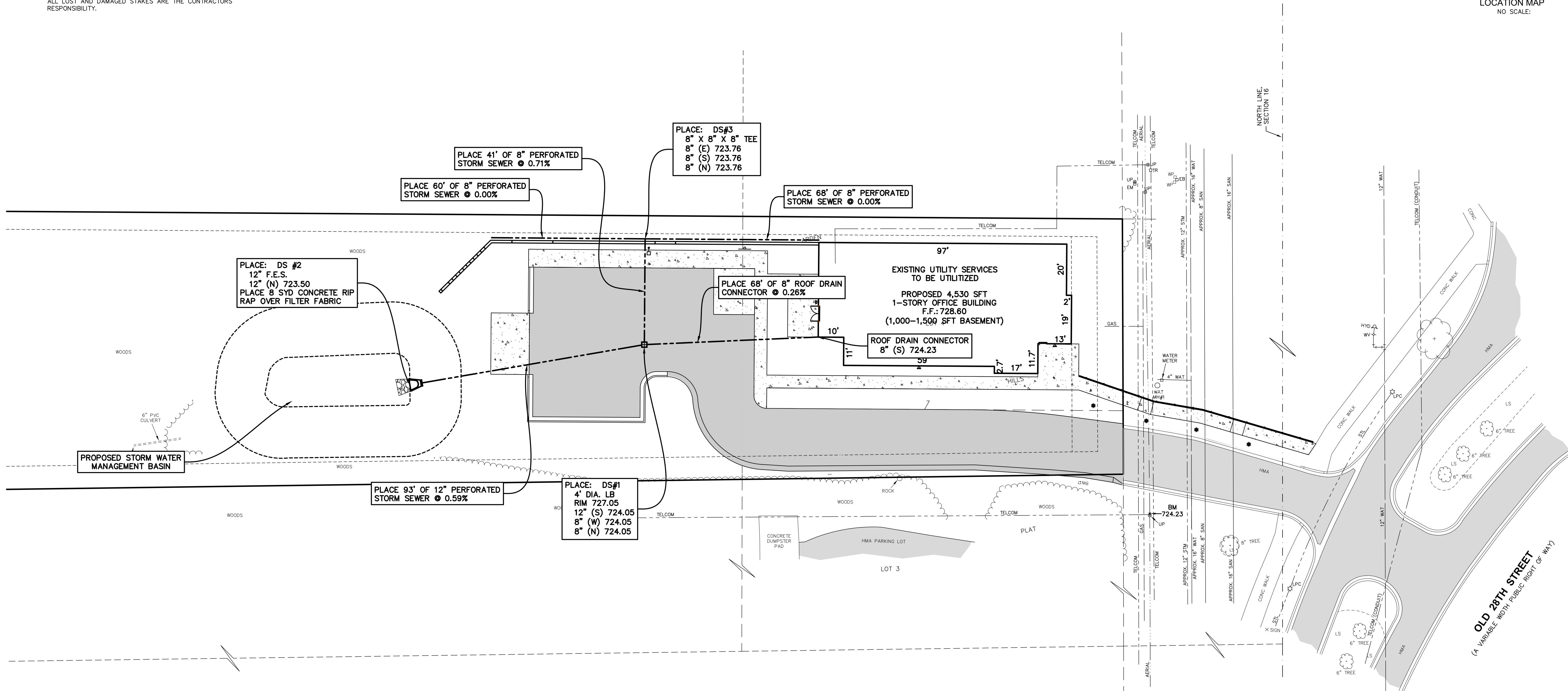
DESIGN DRAWN BY:
JFL

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CHECKED BY:
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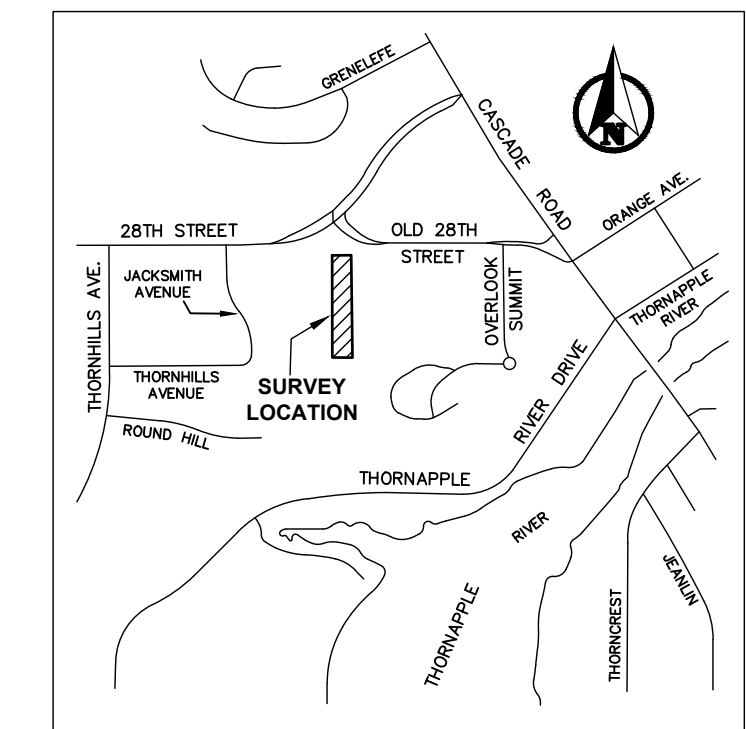
SHEET NUMBER
5 OF 7



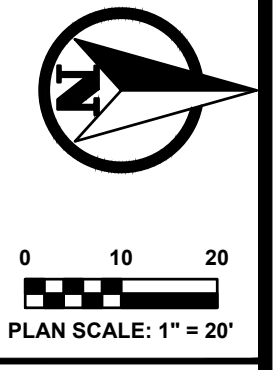
SHEET SCHEDULE

1	BOUNDARY & TOPOGRAPHIC SURVEY
2	REMOVAL PLAN
3	SITEPLAN
4	GRADING & SOIL EROSION CONTROL
5	UTILITIES
6	LANDSCAPE PLAN
7	CONSTRUCTION DETAILS

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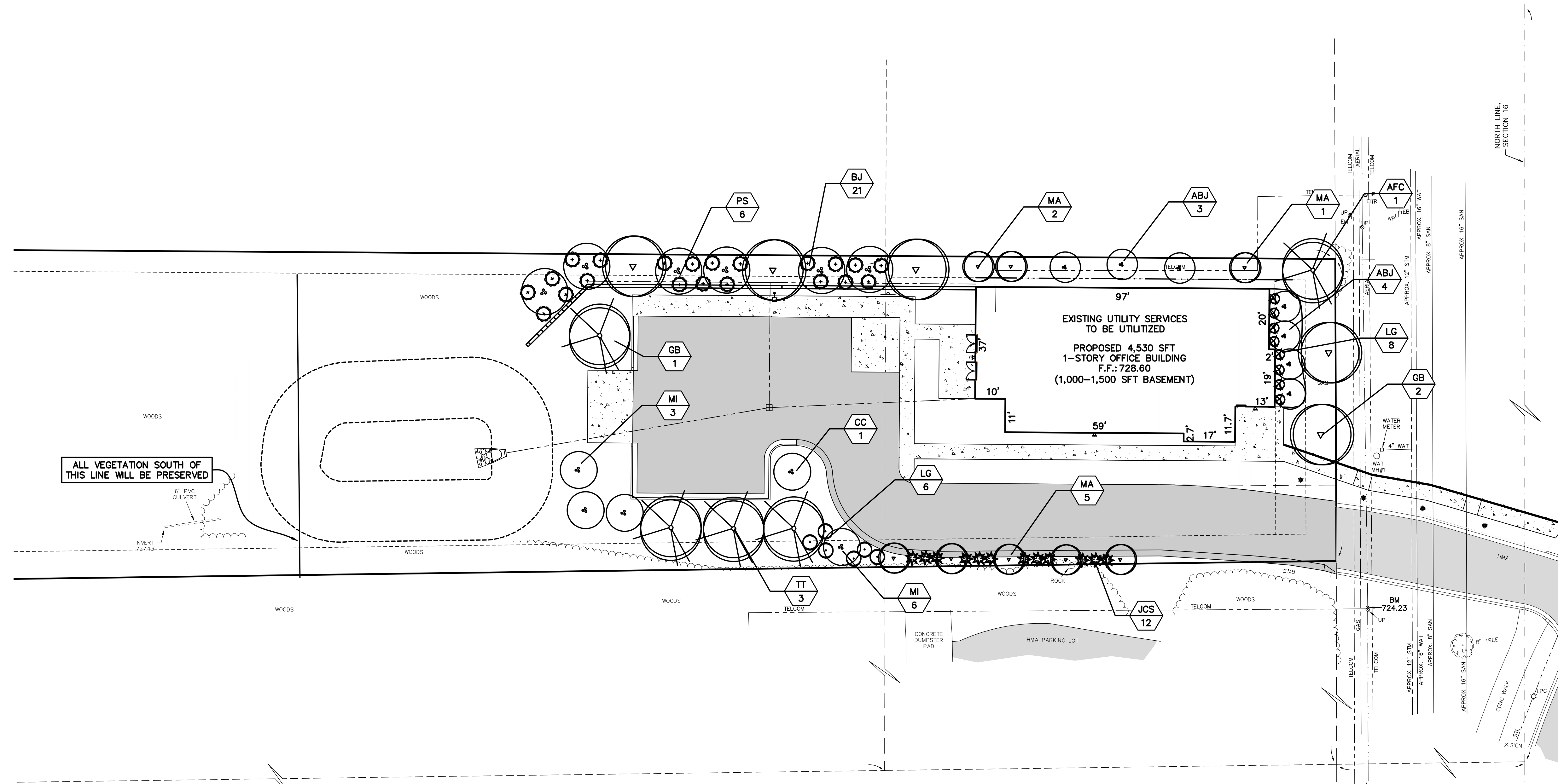


LOCATION MAP
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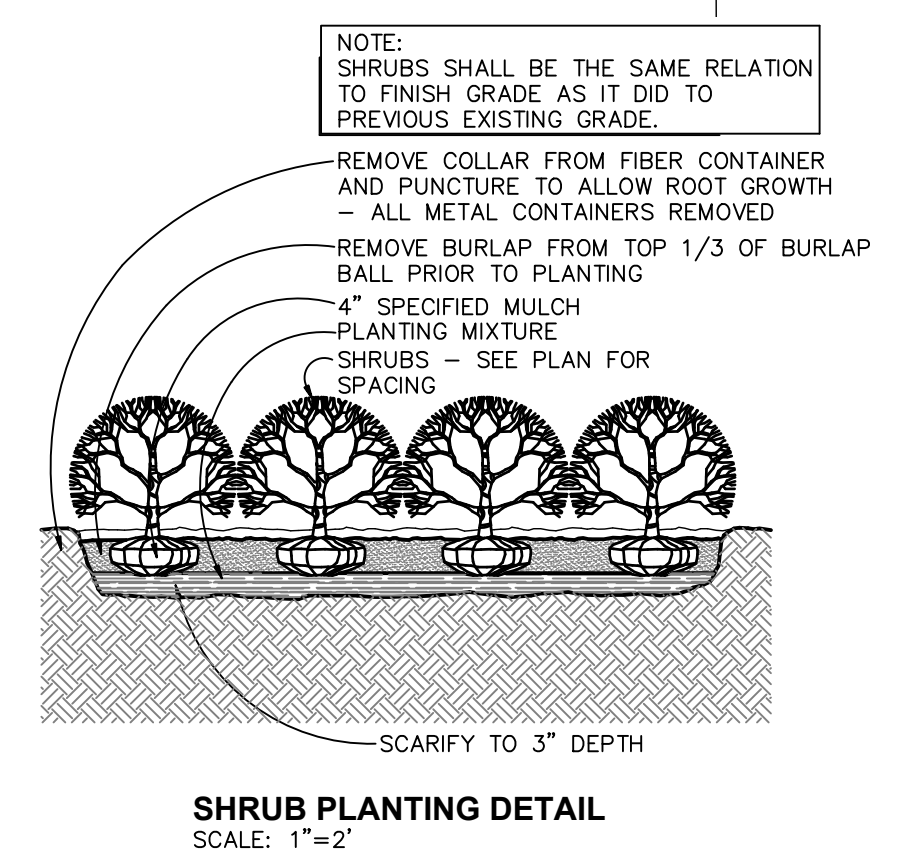
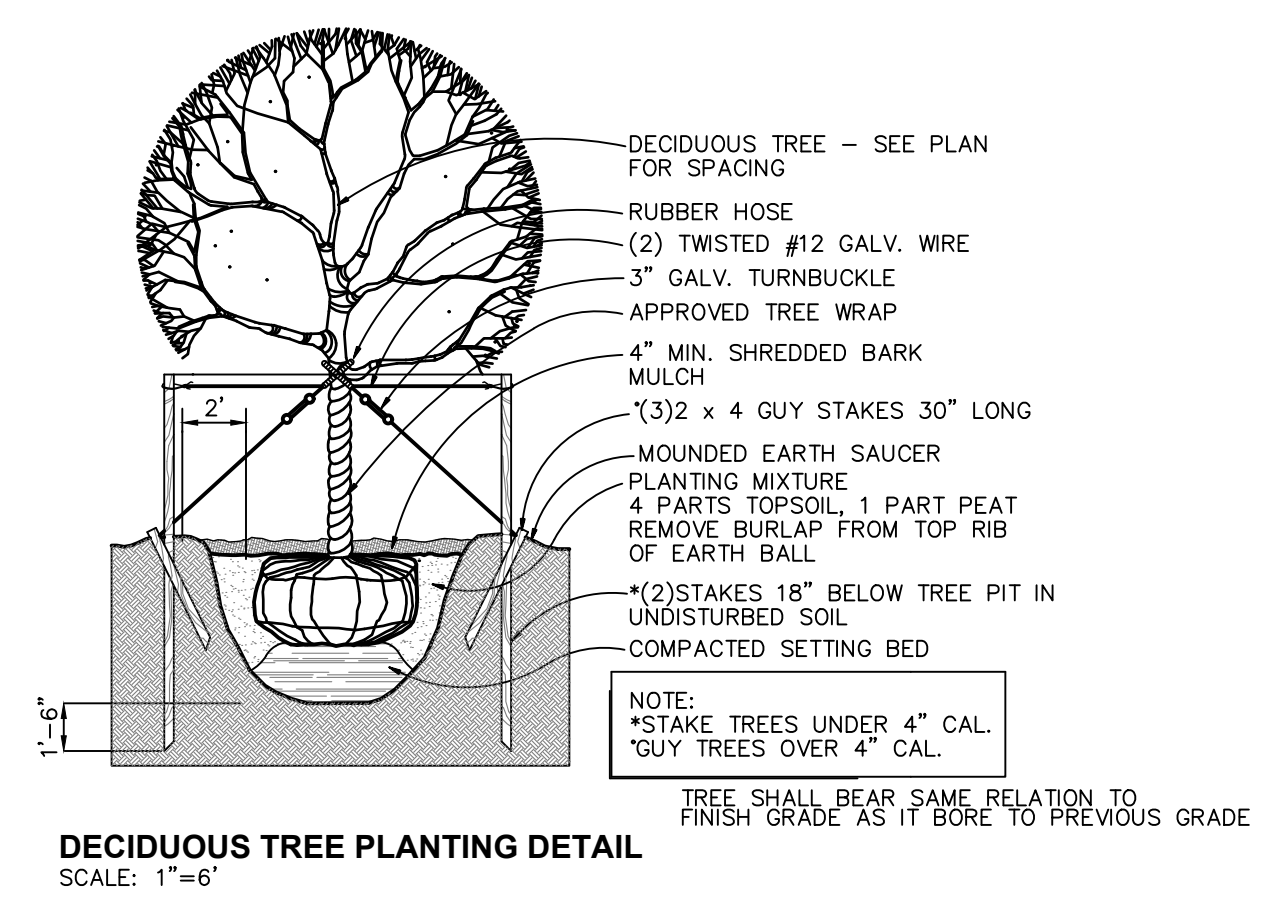
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REVISED BUILDING & PARKING LOT SIZE 10-10-23
REVISED WALKWAY GRADE TO 5 STREET, DSW/1, STORM WATER MGT
BASIN 11-06-23



- LANDSCAPING GENERAL NOTES:**
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
 - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
 - ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS; ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
 - ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 - SHRUBS AND PERENNIALS SHALL BE FULL AND WELL ROOTED. INSTALLATION SHALL BE MARCH 1 - NOVEMBER 30, ANNUALLY.
 - ALL PLANT MATERIALS SHALL BE NORTHERN NURSERY GROWN, NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
 - ALL PROPOSED MULCH TO BE NATURAL COLOR, DOUBLE PROCESSED, SHREDED HARDWOOD BARK, 4" THICK BARK MULCH FOR TREES IN A 4-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM THE TRUCK, 3" THICK BARK FOR SHRUBS AND 2" THICK BARK FOR PERENNIALS, TYP.
 - THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR A TIME PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF ALL WORK ITEMS. DURING THIS GUARANTEE PERIOD, THE CONTRACTOR SHALL IMMEDIATELY REPLACE ALL PLANT MATERIALS THAT DIE OR ARE DISEASED.
 - YARD AREAS ARE TO BE RESTORED WITH 4" OF TOPSOIL, CLASS A SEED AT 200#/ACRE, FERTILIZER & MULCH (MULCH BLANKET ON SLOPES 1:3 OR STEEPER).

ALL VEGETATION SOUTH OF THIS LINE WILL BE PRESERVED

CODE	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE	DESCR.
DECIDUOUS CANOPY TREES					
AFC	1	Acer freemannii 'Celzam'	Celebration Freeman Maple	2.5"	B&B
GB	1	Ginkgo Bilboa 'Autumn Gold'	Autumn Gold Ginkgo (male)	2-2 1/2"	B&B
TT	3	Tilia tomentosem 'Sterling'	Sterling Silver Linden	3"	B&B
ORNAMENTAL TREES					
ABJ	7	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Juneberry	7"-8" Clump	B&B
CC	1	Cercis canadensis	Redbud	6' Clump	B&B
MA	8	Malus 'Adirondack'	Adirondack Crabapple	1.5"	B&B
MI	9	Malus 'Indian Magic'	Indian Magic Crabapple	1.5"	B&B
PS	6	Prunus sargentii	Sargent Cherry	1.5"	B&B
DECIDUOUS SHRUBS					
LG	14	Spiraea 'Gold Flame'	Gold Flame Spiraea	24"	B&B
EVERGREEN SHRUBS					
BJ	21	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	24"	B&B
JCS	12	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"	B&B



SHEET SCHEDULE

1	BOUNDARY & TOPOGRAPHIC SURVEY
2	REMOVAL PLAN
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LANDSCAPE PLAN
FOR
6660 OLD 28TH STREET
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE
M&B 08-16-22

PROJECT NO.:
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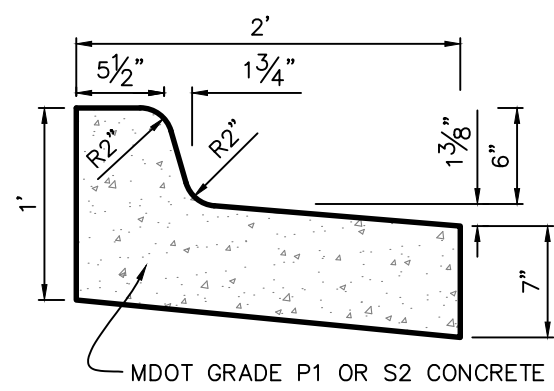
DESIGN DRAWN BY:
JFL

DESIGNED BY:
JFL

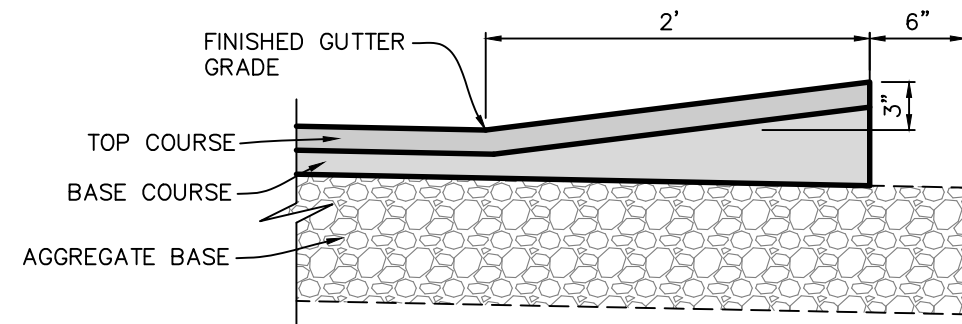
CHECKED BY:
JFL

PLAN DATE:
10/5/23

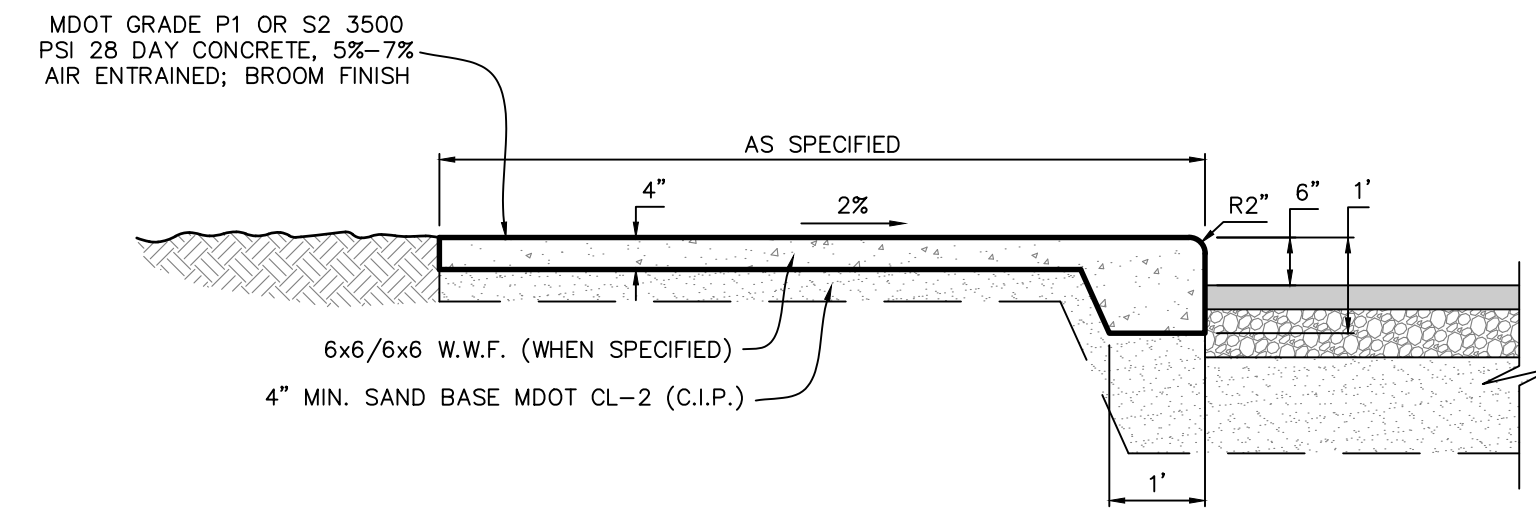
SHEET NUMBER
6 OF 7



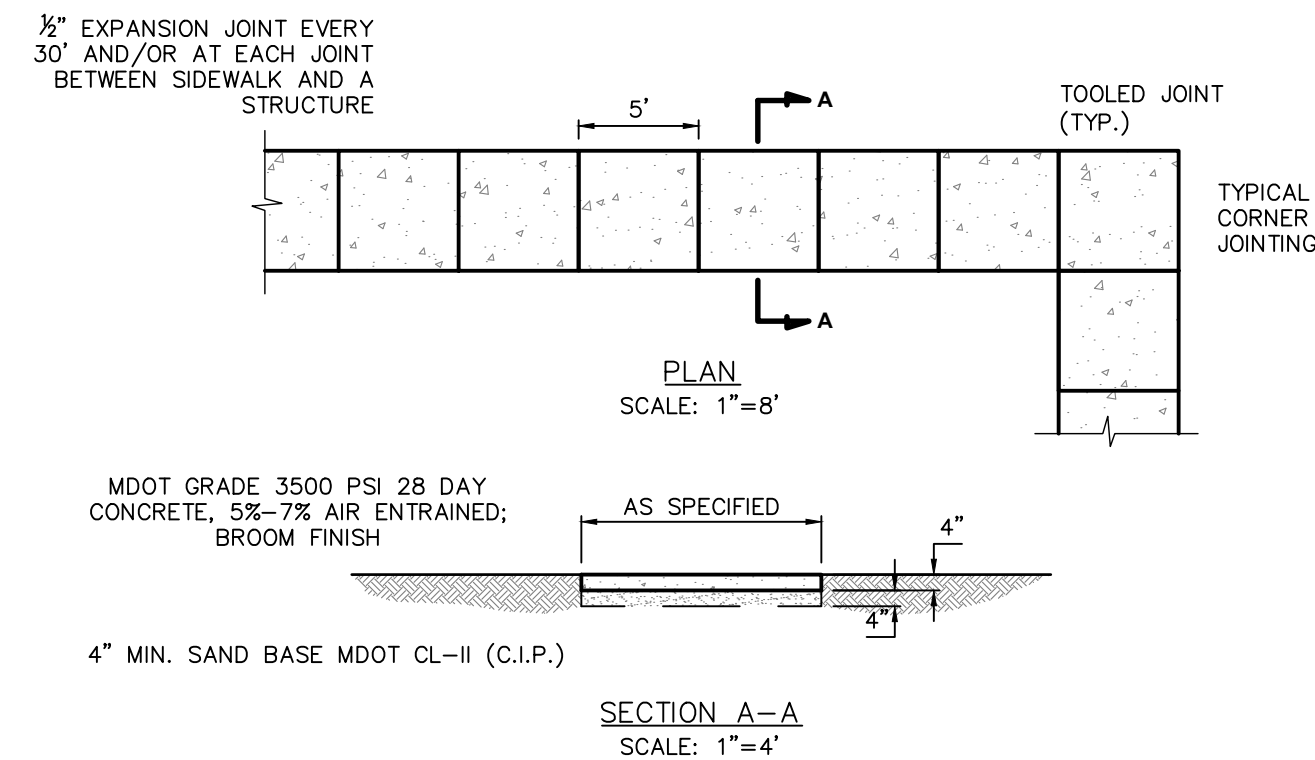
**24" CURB & GUTTER DETAIL
(INVERTED RESIDENTIAL/COMMERCIAL)**
SCALE: 1"=1'



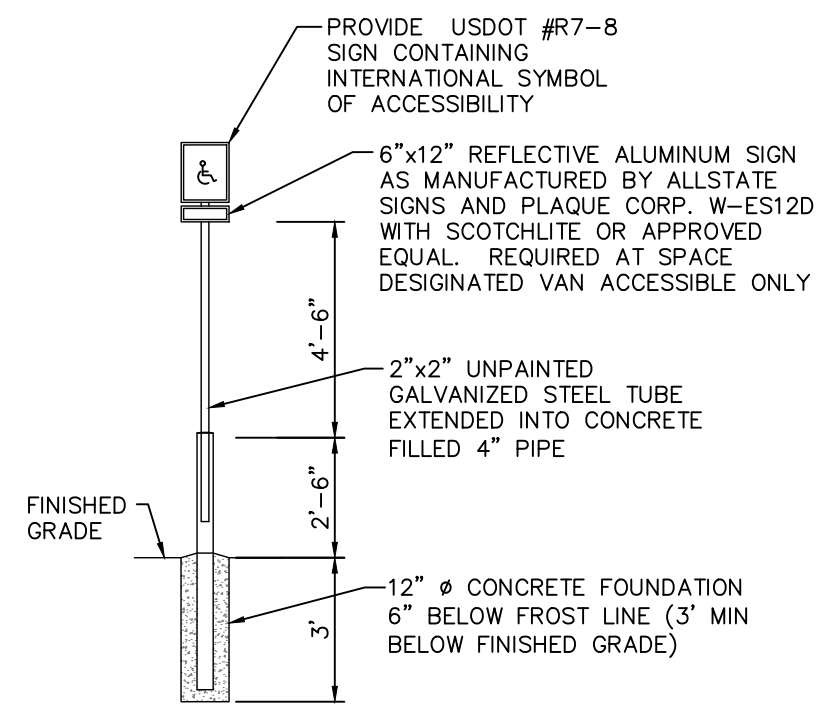
24" BITUMINOUS VALLEY GUTTER DETAIL
SCALE: 1"=1'



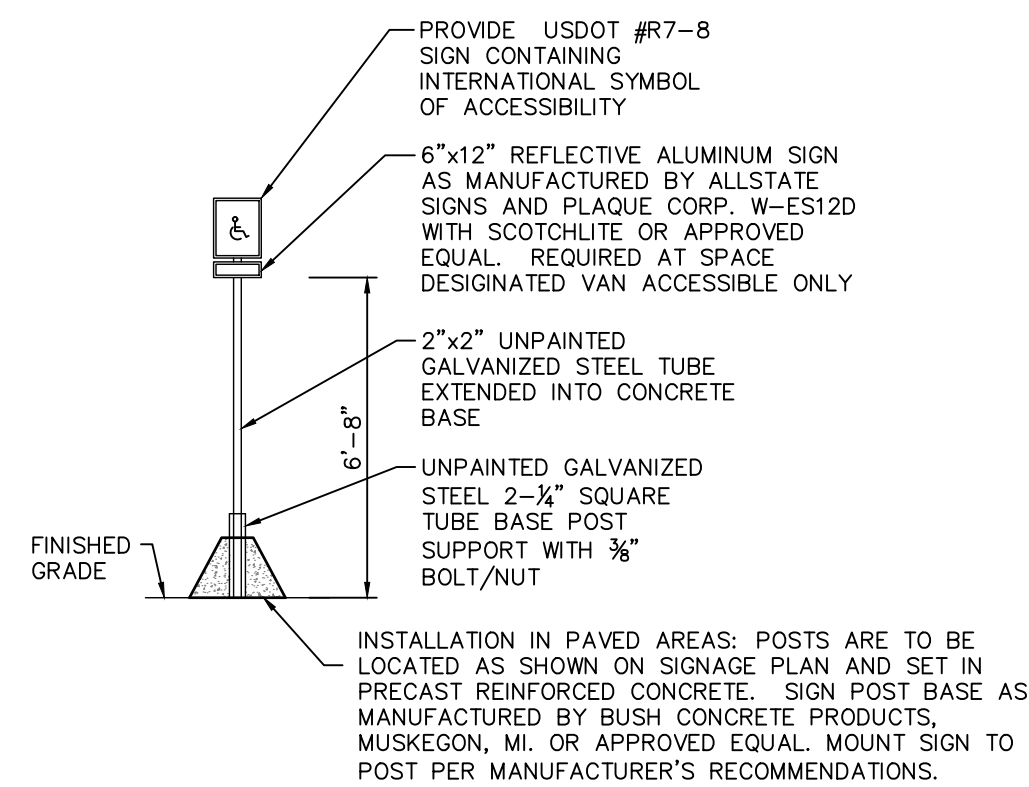
COMPOSITE CONCRETE WALK & CURB DETAIL
SCALE: 1"=2'



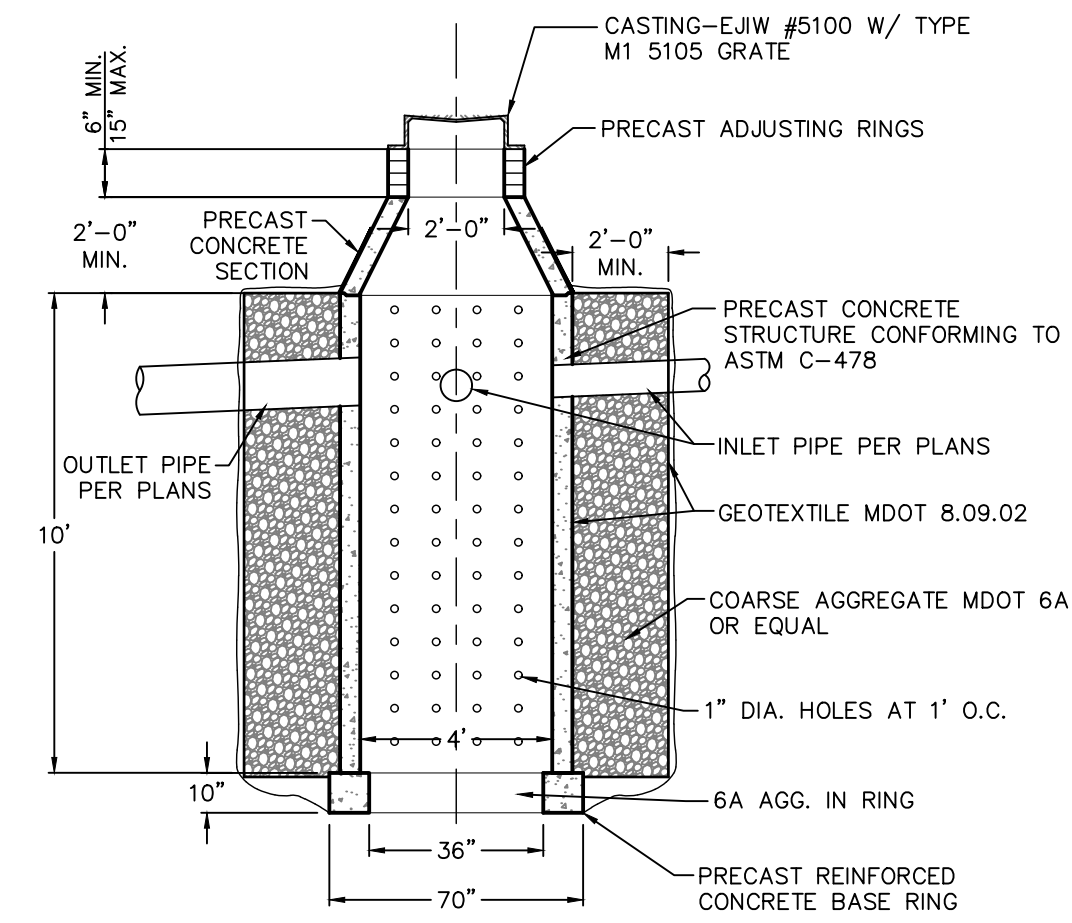
4" CONCRETE SIDEWALK DETAIL
SCALE: 1"=4'



**BARRIER FREE PARKING SIGN DETAIL
(IN LAWN AREAS)**
SCALE: 1"=4'



**BARRIER FREE PARKING SIGN DETAIL
(IN PAVED AREAS)**
SCALE: 1"=4'



LEACHING BASIN DETAIL
SCALE: 1"=4'

SHEET SCHEDULE

1	BOUNDARY & TOPOGRAPHIC SURVEY
2	REMOVAL PLAN
3	SITEPLAN
4	GRADING & SOIL EROSION CONTROL
5	UTILITIES
6	LANDSCAPE PLAN
7	CONSTRUCTION DETAILS

PREPARED FOR:
KUIPER KRAEMER PC
180 MONROE AVE NW
SUITE 400
GRAND RAPIDS, MICHIGAN 49503



PLAN REVISIONS

REVISED PER TOWNSHIP COMMENTS - 8/9/2022
REVISED BUILDING & PARKING LOT SIZE 10-10-23
REVISED WALK GRADE TO STREET, DSW, STORM WATER MGT
BASIN 11-06-23

Moore + Bruggink
Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 383-9801 mailbo@mbce.com

CONSTRUCTION DETAILS
FOR
6660 OLD 28TH STREET
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE
M&B 08-16-22

PROJECT NO.:
220187.02

DESIGN DRAWN BY:
JFL

DESIGNED BY:
JFL

CHECKED BY:
JFL

PLAN DATE:
10/5/23

CHAPTER 8

B-1 Village Business District

Section 8.01 Title:

Use Regulations Relating to the “B-1” Village Business District (Chapter amended by Ord. No. 8 of 2011; 6/23/11)

Section 8.02 Intent:

This district is intended to promote a village atmosphere, which is built to human scale to encourage attractive street fronts and connecting pedestrian walkways as a first priority while still accommodating vehicular movement. This district is intended to satisfy the land needs for convenience, specialty and personal service type shops and establishments primarily serving those person residing in the surrounding residential areas of the Township. The district is also intended to provide mixed uses with residential above retail or office uses, live/work, and stand-alone attached residential uses. The district is not intended for the location of multi-tenant strict commercial structures which when judged independently would be classified as community wide or regional in scale.

Section 8.03 Uses Permitted By Right:

In the “B-1” Village Business District, no building, structure or premises, shall be erected, altered or used except for one or more of the following uses unless otherwise provided in this Ordinance:

1. Generally recognized retail businesses, which supply commodities on the premises, such as, but not limited to, groceries, meats, dairy products, bake goods or other foods, drugs, dry goods, clothing and notions of hardware.
2. Personal service establishments which perform services on the premises, such as, but not limited to, repair shops (watches, radios, television, shoes, etc.), tailor shops, beauty parlors or barber shops, photographic studios, flower shops and print shops.
3. Business establishments which perform services on the premises, such as, but not limited to, banks, loan companies, insurance offices and real estate offices.
4. Professional services, including offices of medical doctors, dentists, osteopaths and similar or allied professionals.
5. Post offices and similar governmental office buildings, serving persons living in the adjacent residential area.
6. Restaurants, excluding drive-in or drive-through service.

7. Publicly and privately-owned parks, parkway and recreation facilities
8. Residential up to 3 dwelling units/acre, which may include:
 - a. Residential above retail or other permitted business establishments
 - b. Live/work
 - c. Single family dwelling
9. Farmer’s Market
10. Churches
11. Bed and Breakfast establishments
12. Art gallery and studio
13. Banquet and meeting halls
14. Music and Dance Academy
15. Accessory structures and uses customarily incidental to the uses permitted in this Section subject to the provisions of Section 4.08
16. Signs as regulated by the Cascade Charter Township Sign Ordinance and consistent with the design guidelines set forth in the Cascade Village Design Plan. (This subsection amended by Ordinance #4 of 1993)
17. Temporary buildings, structures and uses and essential public services as provided in Section 4.25.
18. Brew Pub
19. Restaurant with brew pub as accessory use
20. Tavern

Section 8.04 Uses Permitted By Special Use Permit:

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

1. Any permitted use listed in Section 8.03 if all business, service or processing is not conducted wholly within a completely enclosed building, except for automobile parking for customers or employees, off-street loading spaces, outdoor “café” eating areas and signs.
2. Dry cleaning establishments or pick-up stations, dealing directly with the consumer. Central dry cleaning plants serving more than one retail outlet are prohibited.
3. Self-service laundries
4. Pet shops
5. Child or Adult Day Care Centers



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6. Drive-in service window or drive-through services for businesses, not to include restaurants, as regulated in Section 17.07. (This subsection added by Ordinance #8 of 1993)
7. Other uses determined by the Planning Commission to be similar to the uses permitted in Section 8.03 hereof and for which a special use permit is issued by the Township. (This subsection added by Ordinance #8 of 1993)
8. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 8.03 and 8.04 hereof. (Section added by Ordinance #3 of 2006; 5/10/06)
9. Residential over 3 dwelling units/acre but less than 9 dwelling units/acre, which may include:
 - a. Residential above retail other permitted, business establishments
 - b. Live/work
 - c. Multi-family dwelling
 - d. Two family dwelling
 - e. Single family dwelling
10. Microbrew
11. Micro distillery

Section 8.05 Additional Conditions:

1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced, with the exception that food produced as part of a catering operation may be delivered off premises.
2. The Township shall have the ability to require sidewalks in the B-1 district to be constructed at a width determined by their intended function.
3. Sidewalks shall be allowed to wander around trees and other fixed objects, without being overly rigid in placement.
4. Any lighting proposed along the street as part of the development shall be consistent with the existing streetlights already in the village.
5. The Township may require that important landmark places and areas that preserve important views and vegetation remain. As shown in the Village Design Plan Exhibit 2.

Section 8.06. Site Development Standards: (This section added by Ordinance #4 of 1993)

1. Minimum Lot Area – No minimum required with an approved site plan. Otherwise, minimum lot area shall be 20,000 square feet.
2. Minimum Lot Width - 100 feet. The Planning Commission may reduce the lot width requirement with an approved site plan and upon a finding that shared drives, shared access, cross access or other access management techniques are provided to ensure adequate spacing between driveways.
3. Maximum Height – Non-residential uses: 25 feet; Residential uses (see permitted uses item 9): 30 feet
4. Maximum net floor area:

	One-story	Multiple-story
Single Building	.25 F.A.R	.50 F.A.R
Multiple Building	.30 F.A.R	.60 F.A.R.

5. The maximum floor area for a single building shall not exceed 30,000 square feet. (This subsection was amended by Ordinance #2 of 1994)
6. Setback Requirements: These building setbacks have been established for all new development projects as well as additions or modifications to existing buildings in order to create a sense of enclosure. This leads to a more pedestrian oriented street front. Awnings, bays windows and eaves may encroach into the setback areas by no more than three (3) feet.

Table 8-A sets forth the minimum and maximum building setback lines for the B-1 Zoning District:

	Minimum	Maximum
Front Yard		
Arterial*	20	30
Collector*	15	25
Local*	10	20
Side Yard	7, but the total of the two yards shall not be less than 16 feet	--
Rear Yard	30 [see also Section 18.13(4)]	

*See Appendix A (major street plan) in Zoning Ordinance.



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Section 8.07 Parking Area Location and Screening:

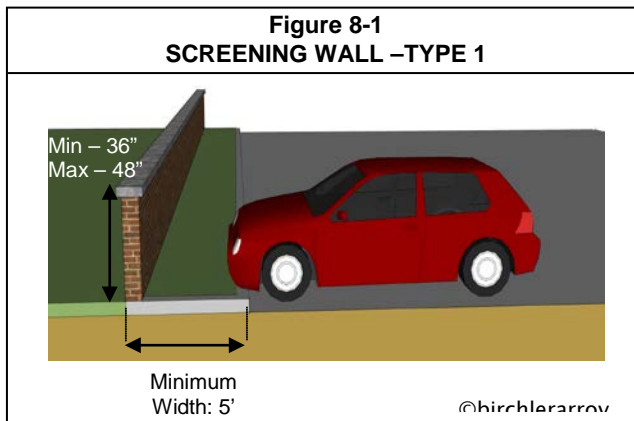
All new, or expansion of existing, parking areas in the B-1 district constructed after the effective date of this ordinance shall not be located within the front yard area. Any business or property owner who has parking in the front yard area as of the effective date of this ordinance shall be considered lawful non-conforming.

In the event that the site requires Township approval under the conditions of this Ordinance, the following screening shall apply:

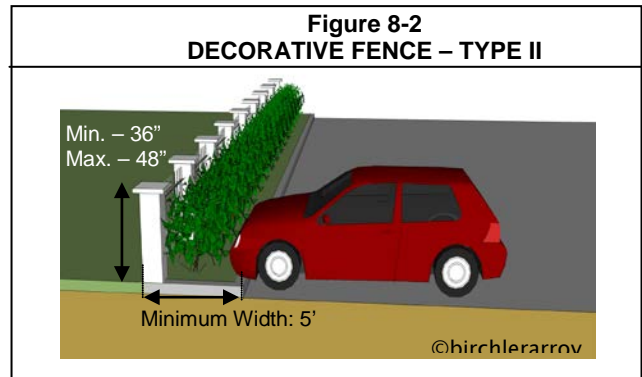
Existing parking lots located in the front yard shall be required to be screened from view, in addition to the requirements of the landscaping section of the zoning ordinance, by one of the architectural/ landscape designs described in this section. The Planning Commission may waive the screening requirement when in its opinion the intent of this section has already been met. The reasons for the waiver would include but need not be limited to, existing landscaping/screening, the topography of the site, not adjacent to, or in the view of any sidewalk or pedestrian path, type of business, etc.

1. Architectural/ landscape designs

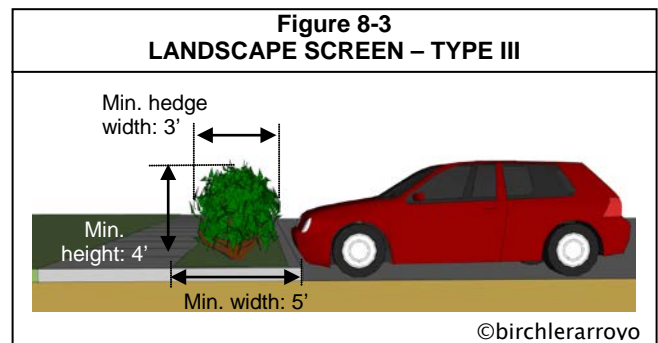
- a. Type I – Walls and similar structures used as a screening element shall be constructed of permanent, low maintenance materials such as brick or concrete. These walls shall not be less than 36 inches nor greater than 48 inches in height and shall be at least five (5) feet from the back of curb. (See Figure 8-1)



- b. Type II – A decorative fence may be installed at the property line if used in conjunction with a landscape screen. The fencing shall be constructed of painted decorative elements between 36 and 48 inches in height and shall be at least five (5) feet from the back of curb. Wrought iron or similar fencing is preferred. Chain link fencing shall be prohibited. (See Figure 8-2)



- c. Type III – A minimum of a 5 foot wide landscape screen, consisting of hedges, shrubbery, or other planted materials having a minimum of 3 feet when planted and maintained to form a visual screen of 4 feet minimum height with 80 percent summer opacity within 2 years after time of planting. (See Figure 8-3)



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B-1 Village Business District

Section 8.08 Building Design:

All new buildings and structures shall be so designed to incorporate the following architectural design features:

1. The principal façade and front entry of the building shall face the street and when present, the non-motorized pathway network.
2. Pedestrian connection to front and rear entrances shall be provided via sidewalks, striping, textured pavement or other mechanism.
3. Storefronts shall be directly accessible from the sidewalks, walkways or non-motorized pathways.
4. At least 90% of the exterior finish material on all facades shall be limited to the following: glass; brick; stone; stucco; or wood.
5. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty 30 feet without including at least 2 of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.
6. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.
7. Each storefront must have transparent, non reflective display windows on the street side, between one and eight feet from the ground.
8. For residential uses or residential above retail or office uses, 15% to 30% of surface area shall be vertically oriented transparent windows at upper floors measured from the line of the second (or third) floor to the cornice or fascia.
9. The primary colors of the building's exterior shall be compatible with the colors of the adjacent buildings and in character with those in the surrounding area.
10. Facades that face the street or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, etc. along no less than 50 percent of the façade.
11. Roofs shall be so designed to include a pitched roof or a stepped parapet façade if a flat roof is proposed. Roof shapes such as: gable, hip or gambrel are considered appropriate. The use of a metal is

appropriate provided it has a dull finish. Roof styles normally considered inappropriate include shed, or mansard style roofs.

12. Exterior materials must project a traditional building appearance. The exterior shall be constructed using horizontal wood siding, wood, stone, brick, brick veneer or masonry. The use of vinyl or aluminum siding is acceptable provided it simulates the appearance of horizontal wood siding.
13. Outside dining tables and "café" style eating areas are permitted.
14. Porches that are constructed should be large enough to be used as a gathering place.
15. Chain link fence shall be prohibited.
16. Dumpsters shall be located in the rear yard or side yard and must be screened. These facilities shall be enclosed with a solid fence or wall six (6) feet high with solid doors having sufficient truck access for dumpster service.
17. Rooftop mechanicals shall be screened from view using parapet wall or other suitable screening materials.

The requirements contained in Section 8.08 above, shall apply to the entire building, including any addition, when any of the following conditions are met.

1. A proposed exterior addition or expansion has a project construction valuation* of \$60,000 or more.
2. The project involves a change in the use of the building or property which results in the remodeling or reconstruction of the existing building and has a project valuation¹ of \$60,000 or more.
3. A proposed exterior addition or expansion increases the size of the building or structure by at least 25 percent of the existing size of the building or structure at the effective date of this amendment.

*Project construction valuation shall be based upon the Square Foot Construction Cost Table, as administered by The Cascade Charter Township Building and Inspections Department and adopted by the Cascade Charter Township Board. The amount of the project valuation shall be increased each year by the same percent as set by the Consumer Price Index (CPI) from 2001. (Phased construction can not be used to avoid compliance with this standard or break up



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construction such that the \$60,000 threshold is avoided).

Section 8.09 The Village Design Review Committee:

The Village Design Review Committee (VDRC) is a Township Board appointed committee made up of 5 Cascade Township citizens. The VDRC shall be made up of at least one member of the Township Board, Planning Commission, DDA and Zoning Board of Appeals.

The purpose of the VDRC is to foster a working partnership between property owners, developer and the Township in achieving the objectives/intent of the B-1 zoning district. This committee may recommend to the Planning Commission departures from section 8.08 of this chapter of the Zoning Ordinance, which may, on occasion, work against the overall objectives of this chapter. When considering a variation which has been recommended by the VDRC, the Planning Commission shall consider the following: the impact the modification has on future and existing development; the benefit to the community the modification will have; and the public purpose to be served by permitting the modification.

Section 8.10 Village Design Review Committee Procedure:

The applicant shall submit at least 6 copies of the site plan together with all other related detail showing what items he/she would like to be considered for a modification from Section 8.08 of this chapter. Scaled building elevations shall be provided depicting all sides of the building. At the request of the VDRC, or when the building height is in excess of twenty five (25) feet, the applicant shall provide a 3D photo simulation or similar graphic representation in AutoCAD, or similar software, and of accurate scale and dimension, using the most recent topographic survey establishing base elevations, that depicts building height and the relationship of proposed structures to existing or proposed structures on site and those within three hundred (300) feet of the planned unit development.

Once an applicant has submitted a complete application for review The Township Planner shall call a meeting of the VDRC within 10 days. The VDRC shall consider the application and give its recommendation to the Planning Commission or Township Board at this meeting.

Although project review by the VDRC is mandatory for all projects that are requesting modifications from Section 8.08 of this chapter, compliance with the recommendations is voluntary.

A quorum shall consist of three members of the VDRC and is required to render a recommendation. A concurring vote of three members of the VDRC is required to render any recommendation to the Planning Commission or Township Board. The Township Planner shall communicate to the Planning Commission or Township Board and applicant the recommendations of the VDRC.

Section 8.11 Site Plan Review:

A site plan shall be required for all uses permitted in this zoning district according to the requirements of Chapter 21 of this Ordinance.



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SUBJECT PROPERTY: _____

Section 8.08 Design Standards	Comments
1. The principal façade and front entry of the building shall face the street and when present, the non-motorized pathway network.	
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5. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty 30 feet without including at least 2 of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.	
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8. For residential uses or residential above retail or office uses, 15% to 30% of surface area shall be vertically oriented transparent windows at upper floors measured from the line of the second (or third) floor to the cornice or fascia.	
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11. Roofs shall be so designed to include a pitched roof. Roof shapes such as: gable, hip or gambrel are considered appropriate. The use of a metal is appropriate provided it has a dull finish. Roof styles normally considered inappropriate include shed, flat and mansard style roofs.	
12. Exterior materials must project a traditional building appearance. The exterior shall be constructed using horizontal wood siding, wood, stone, brick, brick veneer or masonry. The use of vinyl or aluminum siding is acceptable provided it simulates the appearance of horizontal wood siding.	
13. Outside dining tables and “café” style eating areas are permitted.	
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15. Chain link fence shall be prohibited.	
16. Dumpsters shall be located in the rear yard or side yard and must be screened. These facilities shall be enclosed with a solid fence or wall six (6) feet high with solid doors having sufficient truck access for dumpster service.	
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- 1. A proposed exterior addition or expansion has a project valuation* of \$60,000 or more.*
- 2. The project involves a change in the use of the building or property which results in the remodeling or reconstruction of the existing building has a project valuation (1) of \$60,000 or more.*

A proposed exterior addition or expansion increases the size of the building or structure by at least 25 percent of the existing size of the building or structure at the effective date of this amendment.