

AGENDA
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, November 18, 2024
7:00 PM
2870 JACKSMITH AVE SE

Public may access the meeting via video conference software Zoom

Webinar ID: 841 0379 0598

<https://us02web.zoom.us/j/84103790598>

- 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 October 21, 2024 Meeting.**
- ARTICLE 6. **Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 7. **Case #24-3869 - Public Hearing**
Applicant: Jacob Boles
Property Address: 4325 Cherry Lane
Parcel Number: 41-19-23-300-052
Requested Action: Request for a Type I Special Use Permit to build an accessory building over 832 sf.
- ARTICLE 8. **Case #24-3873**
Applicant: Adam Nelson (MSI Renovations)
Property Address: 5085 Kraft Ave
Parcel Number: 41-19-30-400-017
Requested Action: Request for a new truck well, loading dock and storage area for display of tiles.
- ARTICLE 9. **Case #24-3868 – Public Hearing**
Applicant: Joel Bodbyl (Lakeland Pallets Inc)
Property Address: 3700 Kraft Ave
Parcel Number: 41-19-20-100-015
Requested Action: Request for a Type II Special Use Permit for outdoor storage of materials.
- ARTICLE 10. **Case #24-3866 - Public Hearing**
Applicant: Bruce Wright (Shaggy Pines Dog Park)
Property Address: 3895 Cherry Lane
Parcel Number: 41-19-23-100-008
Requested Action: Request for Type II Special Use Permit for a "private outdoor recreational use" (Section 7.04.1) to operate a private outdoor recreation dog park. The applicant is also requesting a Type I Special Use Permit for an accessory building over 832 sf.
- ARTICLE 11. **Case #24-3862 – Public Hearing**
Applicant: Howie Hehrer (JTB Homes)
Property Address: 1701 Spaulding Ave SE
Parcel Number: 41-19-06-327-016

Requested Action: Request for a major revision to the development plan for The Meadows at Abbeydale, PUD-97.

ARTICLE 12. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)

ARTICLE 13. Other Business

ARTICLE 14. Adjourn

Meeting format

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

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, November 18, 2024
7:00 PM**

ARTICLE 5.

Approve the Minutes of the October 21, 2024 Meeting.

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, October 21, 2024
7:00 pm
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Moxley called the meeting to order at 7:00 pm.
- Members Present: Moxley, Noordhoek, Bruneau, Rissi, Noordyke, Rowland, Richardson
- Members Absent: None
- Others Present: Community Planning and Development Director (CP&D Director) Andrea Hendrick, Planning Consultant Danielle Bouchard of McKenna, Legal Counsel (LC) Laura Genovich of Foster Swift, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- Motion was made by Secretary Noordyke to approve the current agenda. Supported by Vice Chair Rissi. Motion carried 7 to 0.**
- ARTICLE 4. Disclose any Conflict of Interest**
- There were no conflicts of interest.
- ARTICLE 5. Approve the Minutes of the October 7, 2024 Meeting.**
- Member Bruneau provided the following change that needed clarification:
1. Article 9. eighth paragraph. Addition of the sentence at the end of the paragraph “Legal Counsel advised current installations are not necessarily grandfathered in but are to be review on a case-by-case basis.
- Motion was made by Member Bruneau to approve the minutes of the October 7, 2024 meeting with the edits generated in the redlined version at 3:30pm on 10/21/24, with the addition of Member Bruneau’s change. Supported by Vice Chair Rissi. Motion carried 7 to 0.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
- There was no one wishing to speak.
- ARTICLE 7. Case #24-3853 – Public Hearing (CANCELLED)**
- Applicant:** Ben Hemker
Property Address: 2131 Brookhaven Dr.
Parcel Number: 41-19-11-100-047
Requested Action: Request for an exemption from the private street standards for an existing non-conforming private street in accordance with Section 1.3. of the Private Street Ordinance.
- Community Planning and Development Director Andrea Hendrick explained the scheduled public hearing was cancelled after staff review determined the subject road had already been inspected and meets the private streets ordinance requirements. She noted while the applicant still needs to secure a maintenance

agreement with all property owners, the public hearing before the Planning Commission was no longer necessary.

ARTICLE 8. DRAFT - Zoning Ordinance Amendments – No Formal Action

- a. Article 1 - Title and Legal Basis Applicant:**
- b. Article 2 - Administrative Organization**
- c. Article 3 - Administrative Procedures and Related Standards**
- d. Article 4 - General Provisions**

Planning Consultant Bouchard presented the draft of Articles 1-4 of the new zoning ordinance. She emphasized that the reorganization represented a significant departure from the current format.

The Commission engaged in extensive discussion regarding accessory buildings. CP&D Director Hendrick and Planning Consultant Bouchard presented a proposal to eliminate special use permit requirements in favor of administrative approval with predetermined criteria. This sparked debate about appropriate square footage, setbacks, and the number of buildings allowed per lot size.

Trustee Noordhoek expressed concern about the extent of proposed changes, suggesting focus should remain on addressing the primary issue of square footage limitations while maintaining current setback and height requirements. The Commission discussed various scenarios ultimately directing staff to maintain existing setback requirements while revising square footage.

Legal Counsel Laura Genovich provided insight regarding the unusual nature of using special use permits for accessory building sizes, noting that most municipalities handle such matters through the Zoning Board of Appeals variance process. At Secretary Noordyke's request, Legal Counsel agreed to research this matter further and provide additional information at a future meeting.

Regarding lot configurations, the Commission discussed the definition of through lots, corner lots and flag lots. Vice Chair Rissi identified potential issues with the proposed through lot definition, leading to clarification that non-intersecting "street frontages" rather than "streets" would be the determining factor. Planning Consultant Bouchard sought direction from the Commission regarding flag lots, presenting this as one of the approaches to address lot splits and shared access situations. She explained that while flag lots are not currently permitted under township ordinances, historical enforcement had been inconsistent, resulting in numerous such lots throughout the township. Planning Director Hendrick noted that under the current private road ordinance, lot splits requiring shared access must have a private road maintenance agreement.

The Commission expressed concerns about continuing to allow flag lots, with Member Bruneau noting existing problems with shared driveways and emergency access in current flag lot situations. Member Richardson questioned why parcels were historically created without direct road frontage, leading to a broader discussion about minimum frontage requirements versus shared access arrangements. Vice Chair Rissi

suggested focusing on establishing clear minimum frontage requirements rather than specifically addressing flag lots. This approach garnered support as a potential way to prevent future access issues while respecting existing situations.

The fence regulations discussion centered on height restrictions and setback requirements. The Commission reviewed proposed maximum heights of four feet in front yards and six feet in side and rear yards, with special provisions for through lots and corner lots. Considerable discussion focused on fence transitions relative to house facades and proper screening requirements for commercial properties.

The Commission briefly reviewed home occupation regulations but determined existing rules were functioning adequately. When discussion turned to Accessory Dwelling Units (ADUs), the Commission reached immediate consensus against allowing them in the township.

ARTICLE 9. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 10. Other Business

There was no other business.

ARTICLE 11. Adjourn

Motion was made by Trustee Noordhoek to adjourn. Supported by Member Bruneau, Motion carried 7 to 0. The meeting adjourned at 9:15 pm.

Respectfully submitted,
Chris Noordyke, Secretary

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, November 18, 2024
7:00 PM**

ARTICLE 7.

Case #24-3869 – Public Hearing

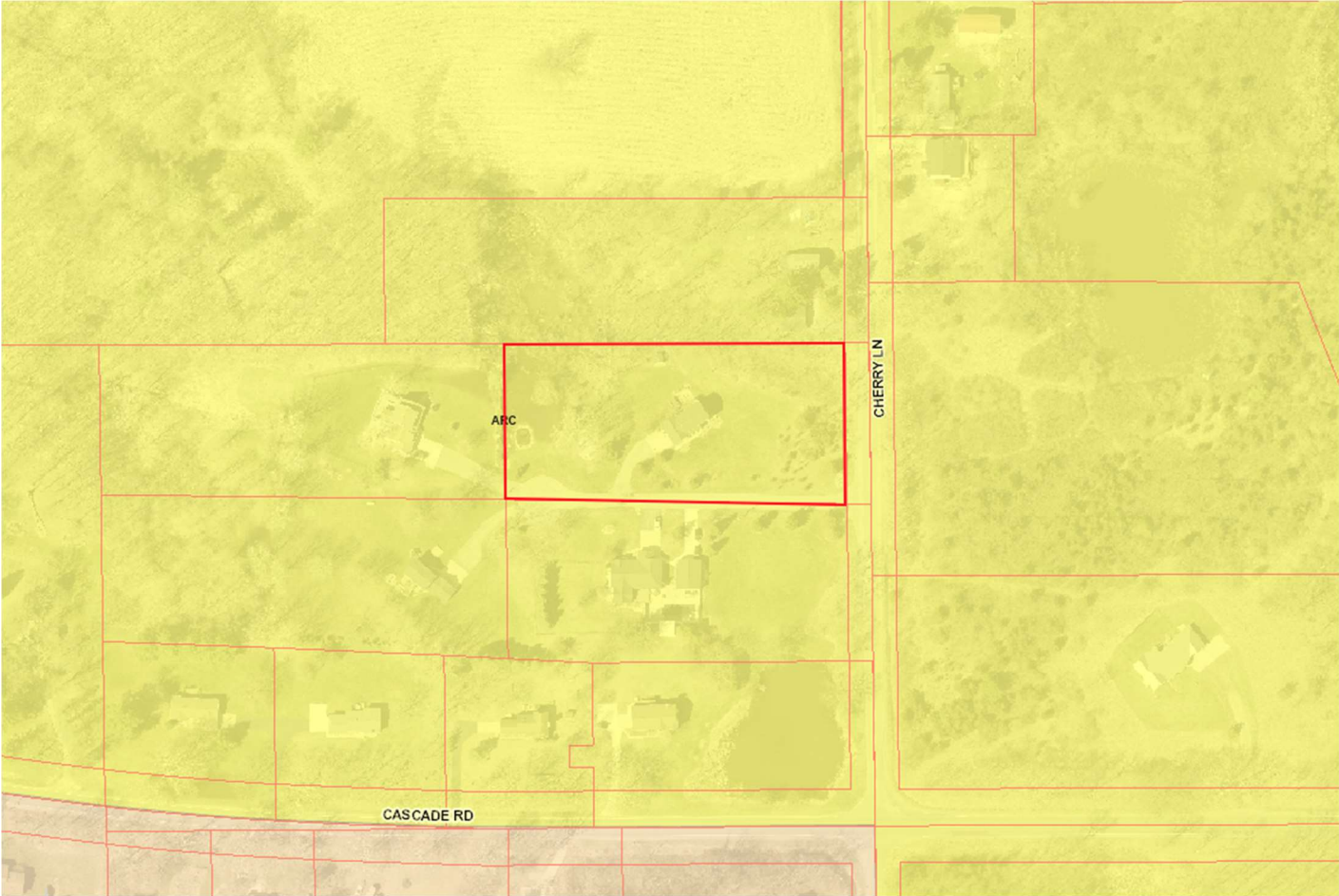
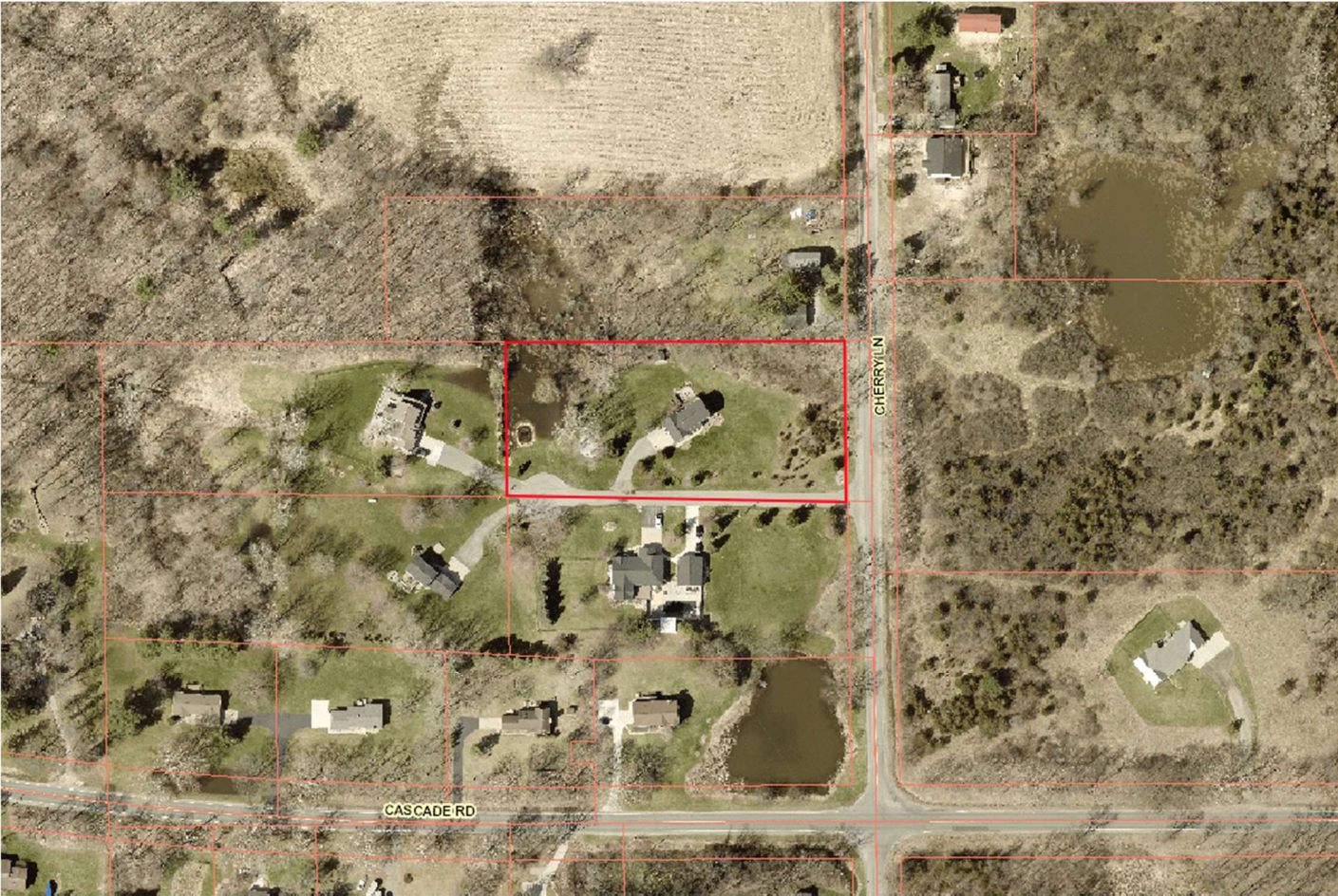
Applicant: Jacob Boles

Property Address: 4325 Cherry Lane

Parcel Number: 41-19-23-300-052

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

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 24-3869
 REPORT DATE: November 4, 2024
 PREPARED FOR: Cascade Charter Township Planning Commission
 MEETING DATE: November 18, 2024
 PREPARED BY: Danielle Bouchard, AICP, Contract Planner

APPLICATION SUMMARY:

APPLICANT: Applicant: Jacob Boles
 Property Owner: Jacob & Elyse Boles

ADDRESS: 4325 Cherry Lane

PARCEL NUMBER: 41-19-23-300-052

REQUESTED ACTION: Seeking a Type I Special Use permit to build an accessory building over 832 sf.

REQUIREMENTS: Section 4.09 Accessory Buildings – Residential
 Section 17.03.1 Type I Special Use Permit

EXISTING ZONING OF SUBJECT PARCEL(S): ARC, Agriculture Rural Conservation District

GENERAL LOCATION: The subject property is a residential lot, approximately 2.3 acres in size, located in the ARC District. The subject site is located just west of Cherry Lane and north of Cascade Road. The subject site is currently improved with a single-family residential home.

PARCEL SIZE: 2.3 acres

EXISTING LAND USE: Residential

ADJACENT PROPERTIES: N, S, E, W: ARC, single-family residential homes

PROPERTY HISTORY

It appears that the subject site currently has a detached accessory building (likely a shed) located on the parcel. This building appears to be less than 200 square feet. Therefore, a building permit

would not have been required at the time of construction. The shed is located in the side yard (north) of the property and appears to be approximately 15 feet from the north property line.

PROPOSED USE

The applicant is requesting Special Land Use approval to construct a 1,600 square foot detached accessory building on the residential lot. The proposed use of the building is for storage, accessory to the principal residential use on site. The 1,600 square foot calculation is inclusive of the covered porch portion of the building, which is considered as part of the building given the impervious roof overhang.

SECTION 4.09

Section 4.09, Table 4-2

Table 4-2: Accessory Buildings-Residential, Number	
Acreage	Number of Buildings Allowed*
Up to three (3) acres	1
3-6 acres	2
6+ acres	3
*The number of buildings allowed is in addition to an attached or detached private garage. (Amended by Ordinance #12 of 2000)	

Table 4-2 of the Zoning Ordinance (above) requires a maximum of 2 accessory buildings for parcels 3 acres and smaller in area. The subject site is 2.3 acres, with an existing shed as described above, in the side yard, near the north property line. As such, the applicant shall be required to remove the existing shed prior to the construction (or at the same time as the construction) of the proposed 1,600 square foot accessory building.

TYPE I SPECIAL USE REVIEW 2022-2023

The following table contains a list of Type I Special Uses approved by the Planning Commission in previous years. The columns represent the square footage of the requested accessory building and the total acres of the property requesting a Special Use. This table does not show additional accessory buildings, their size/s, or the size of the principal building. The “percentage of property” column represents the square footage of approved building from that case as a percentage of the full parcel. **The average percentage of approved buildings is 1.4%.** If the proposed building is approved, it would be about 0.2% larger than the average percentage of approved building from the 2023/2022 case examples.

Keep in mind that this chart does not add in the calculation for additional accessory buildings. It is safe to assume that if it did, the average approved lot coverage would increase.

Case	Location	Zoning	SF Building	Acres	Percent of Property
23-3801	3660 Cherry Ln	FP	2,624	10.2	0.59%
23-3798	6390 Cascade Rd	R-1	1,440	1.9	1.74%


23-3793	5407 Buttrick Ave	R-1	3,600	7.3	1.13%
23-3791	2568 Linda Ave	R-2	1,200	1	2.75%
23-3785	8189 Ashwood Dr SE	PUD-89	1,260	0.5	5.79%
23-3784	3680 Buttrick Ave	ARC	2,800	4.2	1.53%
23-3774	2511 Sugar Creek Ln	ARC	1,014	11.9	0.20%
23-3771	5830 Burton St	R-1	980	3.8	0.59%
23-3770	3671 Cherry Ln	ARC	1,900	3.84	1.14%
23-3767	1400 Buttrick Ave	R-1	1,574	2.48	1.46%
23-3764	7779 Silverthorne	R-1	2,500	13.79	0.42%
23-3753	1550 Thornapple River Dr	R-2	1,495	1.15	2.98%
22-3695	3030 Wood Duck Lane	ARC	3,456	4.6	1.72%
22-3699	2011 Devonwood Lane	R-1	1,320	3.3	0.92%
22-3702	7675 Sudbury Lane	R-1	1,292	2.4	1.24%
22-3703	8320 45th St SE	R-1	1,200	1.3	2.12%
22-3707	8189 Ashwood Dr SE	PUD 89	1,260	1.9	1.52%
22-3722	5479 Ranger Hills Dr	R-1	1,200	1.02	2.70%
22-3725	9070 52nd St	ARC	2,048	1.77	2.66%
22-3732	6927 Oak Brook St	R-2	1,144	0.99	2.65%
24-3869	4325 Cherry Lane	ARC	1,600	2.3	1.6%

SECTION 17.03

Section 17.03(1)(a)

Upon review of a Type 1 Special Use Permit for an accessory building of the Zoning Ordinance requires the Planning Commission to consider several factors.

PLANNING COMMISSION CONSIDERATIONS	FINDINGS
1) The intended use of the building.	The intended use of the accessory building is for personal storage, accessory to the existing residential land use on site. It is not likely that the building, once constructed, would cause adverse effects to any neighboring properties. However, the applicable setback requirements shall be met. The proposed height is 18’ (measured from midpoint to roof). Therefore, the required setbacks are as follows: <ul style="list-style-type: none"> - 40’ from the side yard - 40’ from the rear yard The accompanying site sketch appears to comply with setback requirements.
2) The proposed location, type and kind of construction and general architectural character of the building.	The proposed accessory building is intended to appear similar in architectural character as the residential home. The proposed building is comprised of white vertical metal siding and a black shingle roof. The principal building is a residential home, constructed of horizontal siding of a neutral color with a shingle roof.

<p>3) The size of the building in relation to the house, lot, and zoning district.</p>	<p>Principal Residential: 1,668 square foot footprint (approximately 2,400 with second story), according to assessing records. The proposed accessory building would be approximately 96% of the size of the footprint of the residential home.</p>
<p>4) The type and kind of principal and accessory buildings and buildings located on properties which are adjoining and in the general area.</p>	<p>To the West: No Adjacent buildings.</p> <p>To the North: 960 sf detached garage</p> <p>To the East: No adjacent buildings.</p> <p>To the South: Building #1: 360 sf Building #2: 1,200 sf</p>
<p>5) The topography and vegetation in the area.</p>	<p>The proposed building is fully screened by existing vegetation on the north side of the property, from the residential home to the north. Further, the accessory building is placed in a location that is fully screened from Cherry Lane. It is not likely that the building would be clearly seen from the road.</p>
<p>6) Whether the proposed building will affect the light and air circulation of any adjoining properties.</p>	<p>The scale of the property, in addition to the lake on the west and south boundaries prevent the building from having impacts on light or air impacts on adjacent properties.</p>
<p>7) Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.</p>	<p>The proposed located of the accessory building may be in the view of the property located to the west, 4333 Cherry Lane and the property to the south, 4357 Cherry Lane. However, existing trees and vegetation may appropriately screen the building. It is not likely that the proposed building will adversely affect neighboring properties.</p>  <p>The image is an aerial photograph showing several residential properties. A red circle is drawn around a wooded area located between two properties. The property to the west of the circle has a house with a blue roof and a swimming pool. The property to the south of the circle has a house with a grey roof and a swimming pool. The wooded area is situated between these two properties, and a road or driveway is visible nearby.</p>

8) Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	The proposed building is serviced by the existing residential driveway.
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NEIGHBORS COMMENTS

No comments have been received whether in support or opposition.

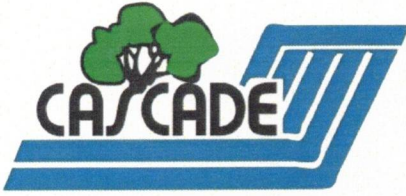
RECOMMENDATION

Staff recommend that the Type I Special Land Use for a residential accessory structure exceeding 832 square feet be APPROVED based on the findings above, with the following conditions:

1. The existing accessory building on the north side of the property is removed, given that a maximum of one (1) accessory building is permitted on a lot of 2.3 acres in area.
2. The accessory building may not be used for a dwelling.

ATTACHMENTS

1. Application
2. Site Plans



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT:

Name: JACOB BOLES

Address: 4325 CHERRY LANE AVE SE

City & Zip Code Ada, MI 49301

Telephone: 616-460-1487

Email Address: jacob.boles427@gmail.com

OWNER: * (If different from Applicant)

Name: _____

Address: _____

City & Zip Code: _____

Telephone: _____

Email Address: _____

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

SEE ATTACHED

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

LEGAL DESCRIPTION OF PROPERTY**:

SEE ATTACHED

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-23-300-052

ADDRESS OF PROPERTY: 4325 CHERRY LANE AVE SE, ADA, MI 49301

PRESENT USE OF THE PROPERTY: Primary Residence

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

Name(s)

Address(es)

ELYSE BOLES

SAME AS ABOVE

SIGNATURES

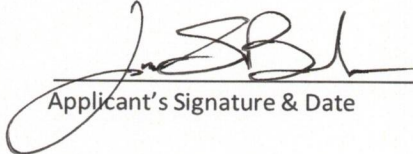
I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

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

JACOB BOLES
Applicant – Print or Type Name

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

 09/20/2024
Applicant’s Signature & Date

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

Request Description

- Requesting a special use permit for an accessory building over 832 sq ft as required by Chapter 17 – Special Uses

Legal Description of Property

- PART OF SW 1/4 COM AT S 1/4 COR OF SEC TH N 0D 19M 20S W ALONG N&S 1/4 LINE 439.0 FT TO BEG OF THIS DESC - TH N 89D 08M 06S W 495.36 FT TH N 00D 59M 33S W 212.53 FT TO N LINE OF S 1/2 SE 1/4 SW 1/4 TH S 89D 57M 15S E ALONG SD N LINE 497.75 FT TO N&S 1/4 LINE TH S 00D 19M 20S E ALONG N&S 1/4 LINE 219.59 FT TO BEG * SEC 23 T6N R10W 2.46 A.

Section 17.03 Applicability – Considerations

1. Intended use of the building is personal. Plan to use for storage of kids toys and equipment to maintain the lot, and general use.
2. Located in the rear yard of my property. Pole barn construction with metal siding and shingle roof. General architecture will match that of the primary structure.
3. Proposed accessory building of ~1200 sq ft of interior use with optional additional outdoor covered use of 400 sq ft. Primary structure is approximately 2400 sq ft, lot is 2.3 acres, zoned agricultural rural conservation.
4. Multiple properties in my area have similar principal buildings that also include pole barn style accessory buildings over 832 sq ft. (See figure 1)
5. The topography and vegetation of the general area is grassy areas with overgrown brush. Woods are located nearby.
6. The proposed building would not affect the light and air circulation of any adjoining buildings or properties. The property is large enough and the accessory building is not near any other structures.
7. The proposed building will not adversely affect the view of any adjoining property owner or occupant. The property is large enough and the accessory building is not near any other structures.
8. Point of access will be on my property only and building will not be seen from adjacent streets.



Figure 1

Property details and proposed location:

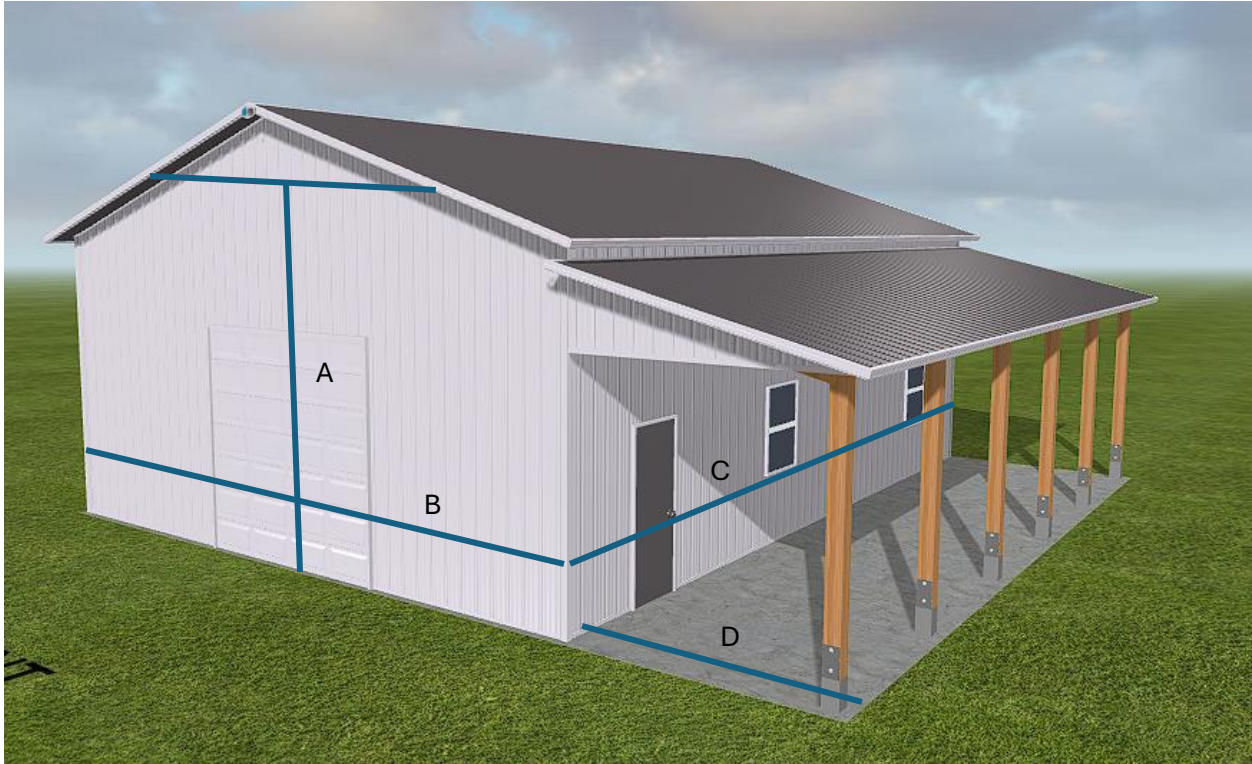
From inquiry last year, an accessory building must be located in blue box.



Proposed location of accessory building. Plans TBD (based on special use permit approval) but in blue box at least 40' off each property line. Size of green box is 30x40 with 10 foot lean to overhang for covered porch.



Approximate plans/dimensions:



Dimensions:

- A. Midpoint of Roof – Max 18` with 4/12 pitch
- B. Width – 30'
- C. Length – 40'
- D. Porch Width – 10'

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, November 18, 2024
7:00 PM**

ARTICLE 8.

Case #24-3873

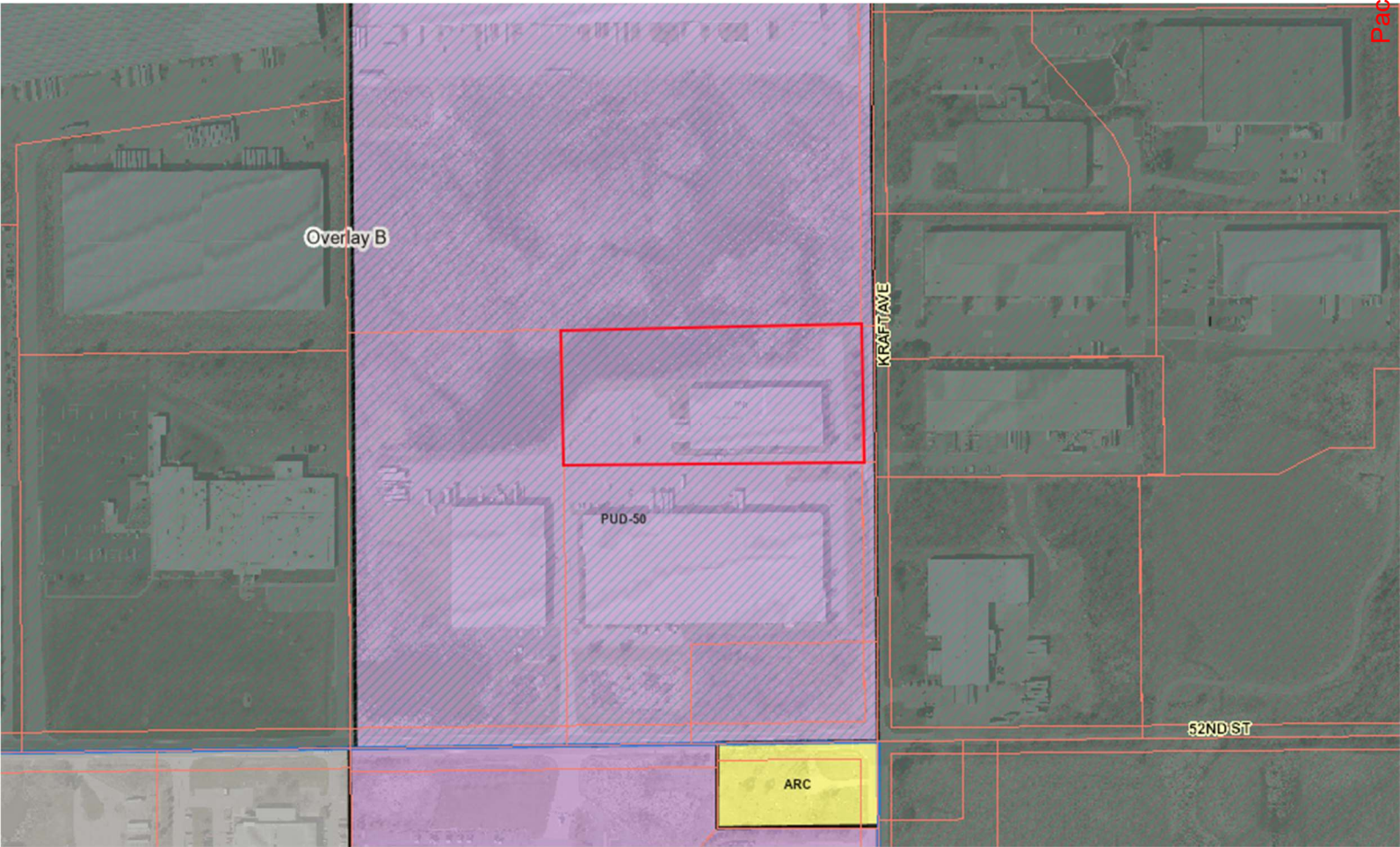
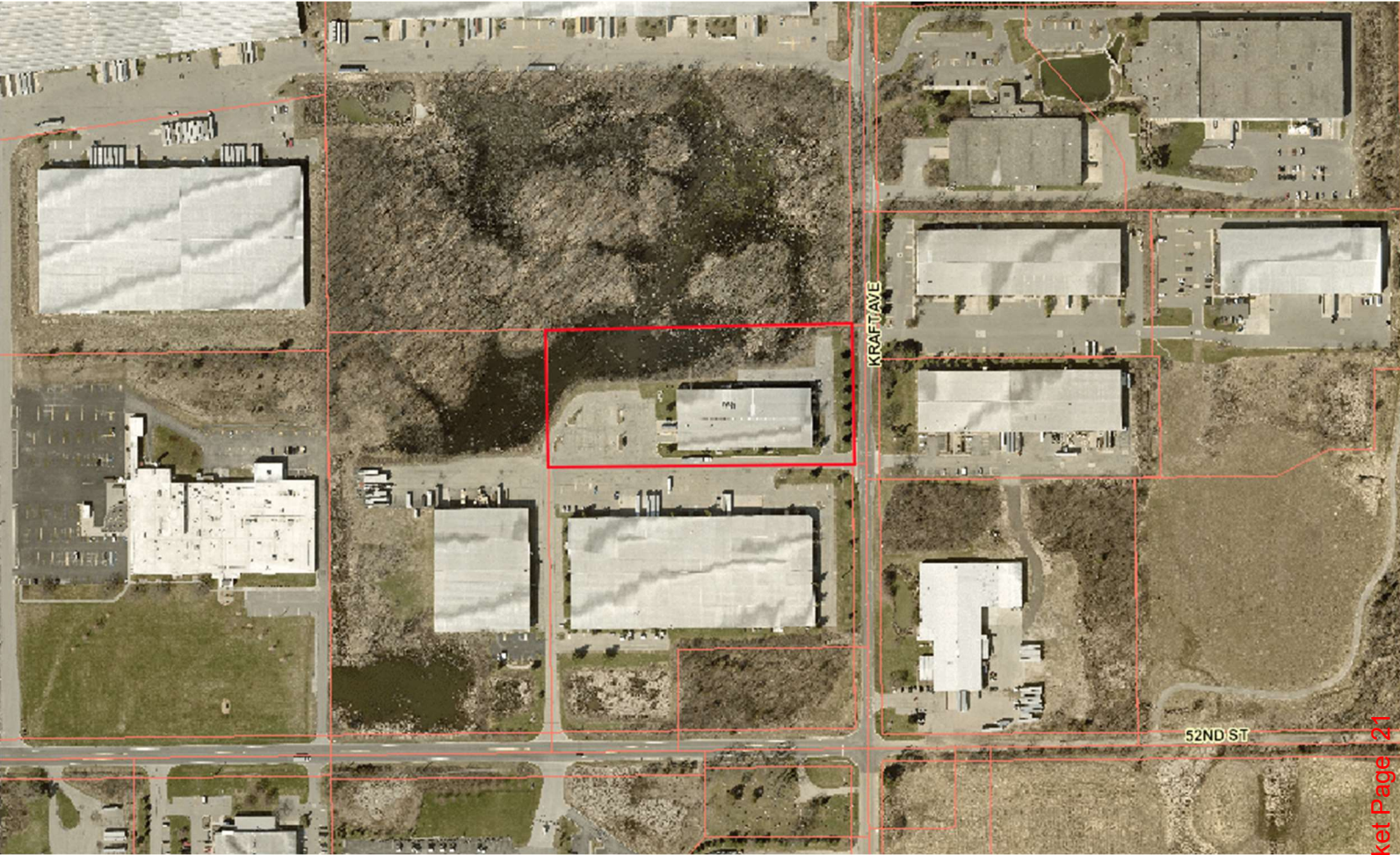
Applicant: Adam Nelson (MSI Renovations)

Property Address: 5085 Kraft Ave

Parcel Number: 41-19-30-400-017

Requested Action: Request for a new truck well, loading dock
and storage area for display of tiles.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

SITE PLAN REVIEW

STAFF REPORT: Case #24-3873
REPORT DATE: November 5, 2024
PREPARED FOR: MSI Renovations
MEETING DATE: November 18, 2024
PREPARED BY: Danielle Bouchard, Contract Planner

APPLICANT:

*Adam Nelson, MSI Renovations
3700 Ottawa Avenue NW Suite 700
Grand Rapids, MI 49503*

STATUS OF APPLICANT: Applicant – Adam Nelson, MSI Renovations, on behalf of 5085 Kraft Ave SE MIGR LLC

REQUESTED ACTION: The applicant is requesting site plan approval for a new truck well and loading dock and outdoor storage area for display of tiles.

REQUIREMENTS: PUD #50 Meadowbrooke PUD, Airport Overlay B Chapter 21 Site Plan Review

EXISTING ZONING OF SUBJECT PARCEL(S): Planned Unit Development (PUD 50)

PROPERTY ADDRESS: 5085 Kraft Avenue, Grand Rapids, MI 49512

PARCEL NUMBER: 41-19-30-400-017

GENERAL LOCATION: The subject site is located in the Meadowbrooke PUD #50 as well as Airport Overlay B.

PARCEL SIZE: Approximately 5.9 acres (total)

EXISTING LAND USE: Light Industrial business

ADJACENT PROPERTIES: N, S, W: PUD 50, Airport Overlay B
E: I, Airport Overlay B

Packet Page 22

PROPERTY HISTORY:

Section 14.11 of the Cascade Charter Township Zoning Ordinance permits general warehousing and storage in the Overlay B District by right. Offices are also a permitted use by right in both PUD #50 and Overlay B.

Section V of PUD #50 (Ordinance No. 3 of 2017) describes the purpose and intent of the Meadowbrooke PUD. Section V states in part, *“It is recognized that the permitted uses in Meadowbrooke Phase I and Meadowbrooke Phase II are or will be adjacent to and/or within the vicinity of permitted uses in Meadowbrooke Phase III including, but not limited to Multifamily units and commercial/retail uses and that such permitted uses in Meadowbrooke Phase I and Meadowbrooke Phase II currently include and will include outdoor storage, truck traffic, loading and unloading of goods including manufactured items, the manufacturing of goods, the warehousing of goods and the parking of trucks on property within Meadowbrooke Phase I and Meadowbrooke Phase II.”*

Neither the PUD #50 nor the Zoning Ordinance include requirements for outdoor display areas. As such, the Planning Department staff have conducted this review pertaining to outdoor storage, the closest condition related to this request. PUD #50 stipulates the Planning Commission shall have the authority to approve outdoor storage.

Given the permitted uses listed in Overlay B, as well as the purpose and intent of PUD #50, Planning staff determine that the proposed interior renovations and associated uses are consistent with the proposal. The proposed interior renovations include new offices, new showroom (no retail), new warehouse, and modifications to the existing HVAC system, interior lighting, and electrical distribution.

CASCADE CHARTER TOWNSHIP ZONING ORDINANCE & PUD #50

SECTION 21.05.1 – BASIC INFORMATION

The proposed site plan includes required basic information such as date, scale, orientation, engineer’s seal, legend, and other applicable basic information. This is compliant with Ordinance requirements. The applicant is not proposing any new buildings as a component of this request. Therefore, all existing setbacks and building height apply.

SECTION 19.D – OFF-STREET PARKING AND LOADING

Proposed site conditions include the following parking spaces:

Minimum Parking Requirement (Table 19-B)	Required Number of Spaces Per Site Conditions	Proposed Site Plan Conditions
Warehousing: 0.67/1,000 sf	Warehouse sf = 47,750 / 1,000 = 47.75 x 0.67 = 40 spaces required	70 parking spaces (west of building) 33 parking spaces (east of building)
General office: 3/1,000 sf	Office sf = 3,250 / 1,000 = 3.25 x 3 = 10 spaces required	
TOTAL	50 parking spaces	103 parking spaces

SECTION 4.34 & 19.19 – LIGHTING

The applicant has stated that no new exterior lighting is proposed. The Township has not received complaints regarding the lighting conditions of the site. As such, the lighting is likely compliant with Ordinance requirements. If complaints are to arise, the property owner shall replace exterior lighting with compliant fixtures. This will be subject to administrative review.

SIGNAGE

A new wall sign on the building's east elevation is proposed. Dimensions have not been provided. The applicant shall obtain a separate permit for the proposed sign from the Township.

CHAPTER 20 (Zoning Ordinance & SECTION X.G.4 & SECTION X.C.3 (PUD Ordinance) – LANDSCAPING

Site plans note a proposed removal of 4 trees. The following landscaping additions are proposed:

- (3) 24" boxwood to screen HVAC equipment (south side of building)
- (1) 6" Norway Spruce (west side of building)
- (4) 24" boxwood (east side of the building, just north of the existing sign)

Given that majority of the site improvements will occur within the existing building, it is not likely that major landscaping improvements would be required or necessary. Existing site conditions include a berm fronting Kraft Avenue with mature growth pine trees screening the building. It is likely that the proposed landscaping conditions meet the intent of the Ordinance, given that major exterior site changes are not proposed to occur. The Planning Commission shall determine adequacy of the proposed site landscaping.

OUTDOOR STORAGE

The outdoor storage of tiles and turf display area is proposed in the front of the building, facing Kraft. The tile area includes 6 pavers, approximately 96 square feet in size (each). This is a total proposed outdoor storage area of 576 square feet (see image bottom right). The outdoor storage area is proposed to be located approximately 71 feet from the front property line, adjacent to the existing building. No on-site retail is proposed to accompany the display. Proposed site plans also note a small area intended for turf display, as demonstrated by the image example to the right (top).

Section H of PUD #50 states that the outdoor storage area shall be approved by the Planning Commission. The Planning Commission shall determine the adequacy of the proposed outdoor storage area.



LOADING AND UNLOADING

Section X.C.3 of PUD #50 requires screening of proposed loading and unloading areas. Improvements to the existing loading dock (expansion) is proposed on the rear side of the building with 2 loading docks. Given the existing natural thick greenbelt of natural vegetation on the north side of the site, as well as the location on the rear side of the building, it is likely that the proposed loading/unloading area is adequately screened from view. Areas that are not screened are facing the industrial building and use located south of the site. In which case, loading/unloading activities will not be seen from Kraft.

The site plans indicate 2 new overhead doors for trucks on the west side of the building. It is not likely that the new overhead doors will cause site circulation issues, given that trucks already access that portion of the site.

ITEMS FOR PLANNING COMMISSION DETERMINATION

The Planning Commission shall discuss and determine:

1. If the proposed outdoor storage area is appropriate, considering all other site conditions.
2. If the proposed landscaping details are appropriate, considering all other site conditions.
3. If the proposed overhead doors (2) are appropriate, considering all other site conditions.

RECOMMENDATION

The Cascade Charter Township Planning Department recommends APPROVAL of the proposed outdoor storage and display area and new truck well as indicated on the site plan dated 11/01/2024 located at 5085 Kraft Avenue with the following conditions:

1. The outdoor storage/display area shall remain consistent with the approved site plan, in terms of material, height, location, and manner of storage.
2. The applicant shall obtain all required reviews and building permits from Cascade Township prior to the construction of the new truck well.
3. The applicant shall obtain the required approval and permit prior to the construction of the new wall sign.

Respectfully submitted,

Danielle Bouchard, AICP
Contract Planner

OCT 25 2021

Cascade Charter Township
Planning Department



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Adam Nelson
 Address: 37 Ottawa Avenue NW Suite 700
 City & Zip Code: Grand Rapids, MI 49503
 Telephone: 616-771-0909
 Email Address: anelson@ghafari.com

OWNER: * (If different from Applicant)
 Name: 5085 KRAFT AVE SE MIGR LLC
 Address: 2095 N. BATAVIA ST
 City & Zip Code: ORANGE, CA 92865
 Telephone: 216-617-2222
 Email Address: Michael.B@msisurfaces.com

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Alterations to an existing building that includes adding 2 interior truck wells and an outdoor tile display area at the exterior of the east side of the building.

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

LEGAL DESCRIPTION OF PROPERTY:**

Part of the Southeast one-quarter of the Southeast one-quarter of Section 30, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: **BEGINNING** on the East section line at a point being North $01^{\circ}17'12''$ West 703.00 feet from the Southeast corner of said Section 30; thence South $88^{\circ}27'24''$ West 784.81 feet along the North line of the South 703.00 feet of the Southeast one-quarter of said section; thence North $01^{\circ}32'36''$ West 342.00 feet; thence North $88^{\circ}27'24''$ East 786.34 feet parallel with the South section line; thence South $01^{\circ}17'12''$ East 342.00 feet along the East section line to the place of beginning.

6.16 acres including Kraft Avenue right of way

5.90 acres excludng Kraft Avenue right of way

<input checked="" type="checkbox"/> Scale not more than (1"=200')	<input checked="" type="checkbox"/> Location of existing wetlands
<input checked="" type="checkbox"/> A vicinity map	<input checked="" type="checkbox"/> Location & type of significant existing county drains and/or manmade surface drainage properties
<input checked="" type="checkbox"/> Date site plan was prepared	<input checked="" type="checkbox"/> Zoning on adjacent properties
<input checked="" type="checkbox"/> Name, address, & professional seal of preparer	<input checked="" type="checkbox"/> Address as assigned by Kent County Road Commission
<input checked="" type="checkbox"/> North Arrow	<input checked="" type="checkbox"/> Location of all storage sheds
<input checked="" type="checkbox"/> Legend	<input checked="" type="checkbox"/> Location of all proposed accessory structures
<input checked="" type="checkbox"/> Legal description based on most current survey	<input checked="" type="checkbox"/> Location of all dumpsters or trash removal areas or devices. Include provisions for screening.
<input checked="" type="checkbox"/> Property lines and dimensions	<input checked="" type="checkbox"/> Locations and type of all exterior lighting
<input checked="" type="checkbox"/> Building setback distances	<input checked="" type="checkbox"/> Location of all signs
<input checked="" type="checkbox"/> All structures and lot lines within 50 feet of site (including fire hydrants)	<input checked="" type="checkbox"/> Location and size of any walls, fences or other screening provision
<input checked="" type="checkbox"/> Existing and proposed topographic elevations at 2 ft. intervals on the site. (All data needs to be shown based on USGS datum).	<input checked="" type="checkbox"/> Fire Lanes
<input checked="" type="checkbox"/> Existing & proposed topographic elevations shown as dotted and solid lines respectively,	<input checked="" type="checkbox"/> Acceleration/Deceleration lanes
<input checked="" type="checkbox"/> Location of existing building	<input checked="" type="checkbox"/> Location of proposed parking areas & access drives
<input checked="" type="checkbox"/> Location of proposed building	<input checked="" type="checkbox"/> Number of parking spaces & aisles
<input checked="" type="checkbox"/> Intended use of proposed building.	<input checked="" type="checkbox"/> Dimensions of spaces & aisles
<input checked="" type="checkbox"/> Length, Width, & Height of proposed building.	<input checked="" type="checkbox"/> Location of parking blocks, landscape timbers, etc
<input checked="" type="checkbox"/> Building facade and elevations. Including window and wall signs.	<input checked="" type="checkbox"/> Location of loading areas
<input checked="" type="checkbox"/> Use group for all building(s)	<input checked="" type="checkbox"/> Location of handicapped spaces and access ramps
<input checked="" type="checkbox"/> Construction type for all building(s)	<input checked="" type="checkbox"/> Type of parking lot surface
<input checked="" type="checkbox"/> Bridges	<input checked="" type="checkbox"/> First floor area of each building
<input checked="" type="checkbox"/> Location of abutting streets. (Label Public or Private)	<input checked="" type="checkbox"/> Square footage of proposed building(s)
<input checked="" type="checkbox"/> Location of curb cuts	<input checked="" type="checkbox"/> Floor plan of proposed building(s)
<input checked="" type="checkbox"/> Location of Rights-of-Way	<input checked="" type="checkbox"/> Location of all sidewalks
<input checked="" type="checkbox"/> Location of service drives	<input checked="" type="checkbox"/> Location of bike paths
<input checked="" type="checkbox"/> Locations of curbs	<input checked="" type="checkbox"/> Location of other walkways
<input type="checkbox"/> Location of access easements serving the site	<input checked="" type="checkbox"/> Location of all existing & proposed utility poles
<input type="checkbox"/> Location of driveways opposite the site 100 feet	<input checked="" type="checkbox"/> Tree line of wooded area
<input type="checkbox"/> Location & size of all water lines*	<input checked="" type="checkbox"/> Individual trees larger than 18 inches in diameter
<input type="checkbox"/> Location & size of sanitary sewer line*	<input checked="" type="checkbox"/> Area left intended to be usable open space. Label Public or private
<input checked="" type="checkbox"/> Location & size of storm drainage lines* Include location of hook up to building if applicable	<input checked="" type="checkbox"/> Designated buffer yard areas
<input checked="" type="checkbox"/> Direction of storm water drainage & how storm water runoff will be handled	<input checked="" type="checkbox"/> Location of all proposed landscape materials, including size and type of planting in accordance with the Cascade Township Zoning Ordinance Chapter XX
<input checked="" type="checkbox"/> Location of catch basins	<input checked="" type="checkbox"/> Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable material or hazardous material

PROJECT NAME AND ADDRESS

MSI RENOVATIONS 5085 KRAFT AVE SE CASCADE TOWNSHIP, MI

PROJECT DESCRIPTION

RENOVATIONS OF AN EXISTING SINGLE-STORY, 50,100-GSF PRE-ENGINEERED METAL BUILDING TO PROVIDE OFFICES, SHOWROOM (NO RETAIL), AND WAREHOUSE WITH RELOCATED TOILET ROOMS. CONSTRUCTION OF A NEW TRUCK WELL, FOUNDATIONS WHERE REQUIRED FOR TWO RAIL CRANES BY OWNER'S VENDOR, AND MODIFICATIONS TO THE EXISTING HVAC SYSTEM AND NEW ELECTRICAL DISTRIBUTION AND LIGHTING.

SITE WORK IS LIMITED TO NEW PAVING AT NEW TRUCK WELLS, ADDED LANDSCAPING, AND OUTDOOR TILE DISPLAY AREA.

BUILDING AREAS INCLUDE:

- BUSINESS = 3,250 SF
- OFFICES, BREAKROOM
- WAREHOUSE (SHOWROOM) = 7,110 SF
- SHOWROOM (NO RETAIL), QUARTZ GALLERY, TOILET ROOMS
- WAREHOUSE (STORAGE) = 40,640 SF
- WAREHOUSE, UTILITY ROOMS, LOADING DOCK, TRUCK WELLS

CONSTRUCTION TYPE: II-B (SPRINKLERED)

CITY SUBMITTALS

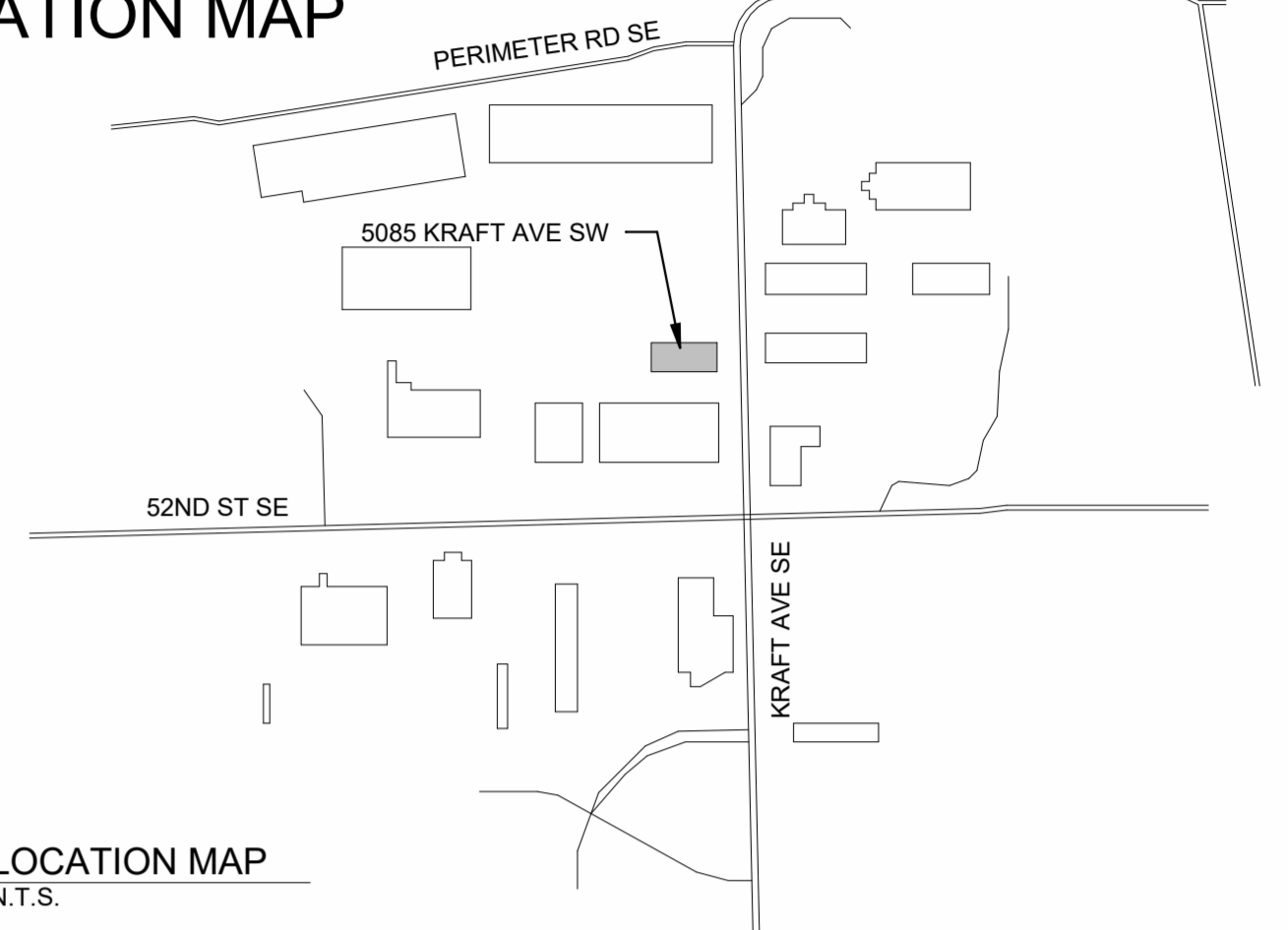
LIST OF CITY SUBMITTALS

1. SITE PLAN APPROVAL
2. PERMIT

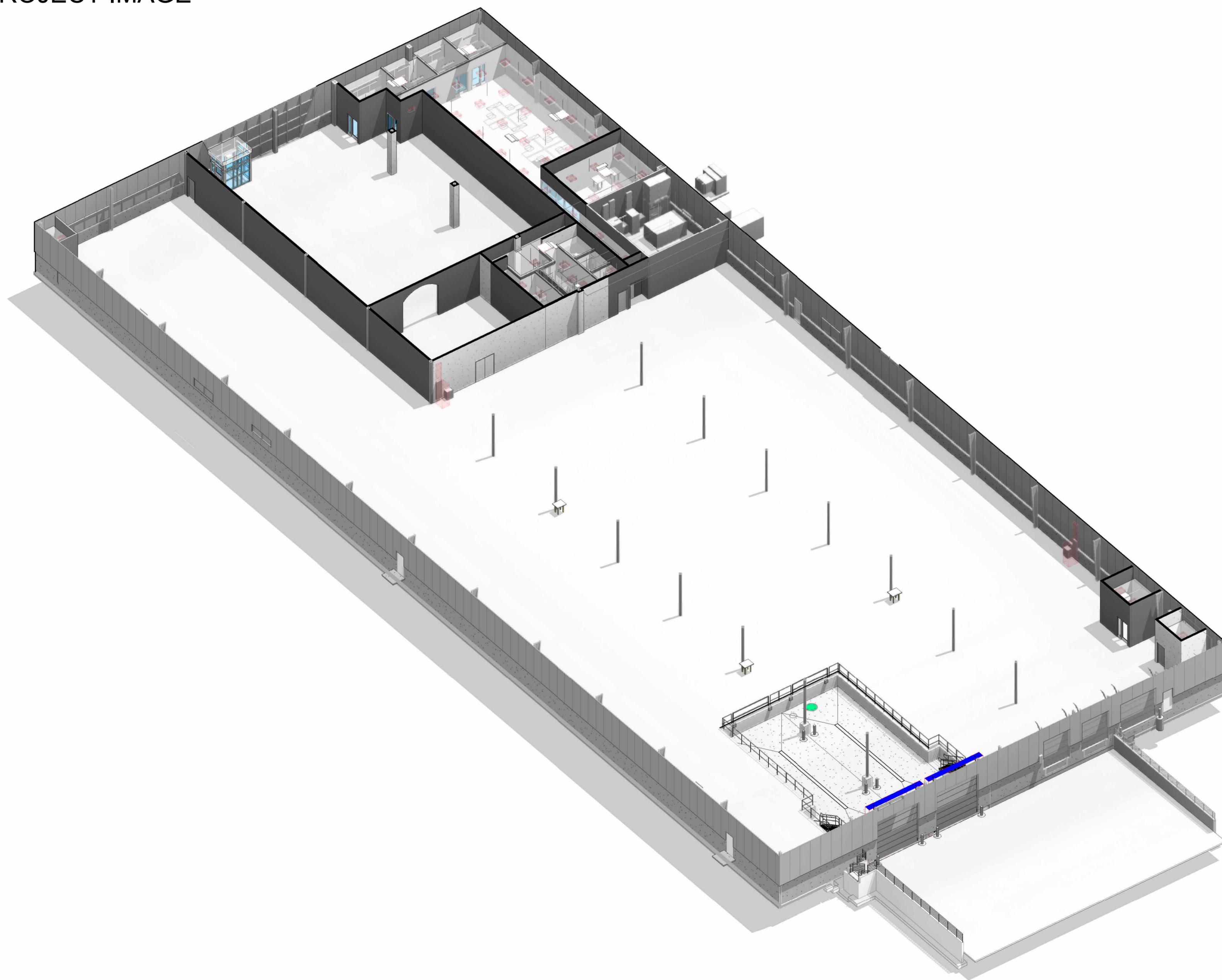
LIST OF DEFERRED CITY SUBMITTALS

1. FIRE PROTECTION SPRINKLER SYSTEM (FPSS) IS DESIGN-BUILD
2. FIRE ALARM IS DESIGN-BUILD
3. MECHANICAL ENGINEERING IS DESIGN-BUILD
4. ELECTRICAL ENGINEERING IS DESIGN-BUILD

LOCATION MAP



PROJECT IMAGE



DRAWING INDEX - PROJECT

SHEET #	SHEET TITLE
00	GENERAL INFORMATION
• 1	• G00-00 COVER SHEET, INDEX
40	CIVIL GENERAL INFORMATION
• 1	• 1 OF 5 EXISTING CONDITIONS
41	CIVIL DEMOLITION
• 2	• 2 OF 5 REMOVAL & S.E.S.C. PLAN
42	CIVIL SITE
• 3	• 3 OF 5 OVERALL SITE & UTILITY PLAN
• 4	• 4 OF 5 DETAILED GRADING-EAST
• 5	• 5 OF 5 DETAILED GRADING-WEST
72	ARCHITECTURAL DEMOLITION
• 1	• AD1-01 ARCHITECTURAL DEMOLITION FLOOR PLAN
73	ARCHITECTURAL ELEMENTS
• 1	• AE1-01 ARCHITECTURAL COMPOSITE FLOOR PLAN
• 2	• AE2-01 ARCHITECTURAL BUILDING ELEVATIONS

PROJECT TEAM

ARCHITECT
INTERIOR DESIGNER
STRUCTURAL ENGINEER

GHAFARI

37 OTTAWA AVENUE NW
SUITE 700
GRAND RAPIDS, MI 49503-2900 USA
TEL +1.616.771.0909
www.ghafari.com

CIVIL ENGINEER



2020 MONROE AVENUE
GRAND RAPIDS, MI 49505 USA
TEL +1.616.363.9801
www.mbce.com

MECHANICAL ENGINEER
ELECTRICAL ENGINEER



2855 44TH ST SW, SUITE 360
GRANDVILLE, MI 49418
TEL +1.616.363.5680
www.e3msolutions.com

PROJECT INFORMATION

PROJECT NUMBER:2400360

ISSUED FOR:DOC REL 02 - SITE PLAN APPROVAL REVISED

ISSUE DATE:11/01/2024



BENCHMARKS - NAVD88

BM#1 ELEVATION: 799.96'
 DESCRIPTION: NORTH BOLT UNDER LETTER "W"
 ON HYDRANT 438' WEST OF SOUTHWEST
 CORNER OF BUILDING #5085.
 BM#2 ELEVATION: 800.72'
 DESCRIPTION: NORTH BOLT UNDER LETTER "J"
 ON HYDRANT IN WESTERLY PARKING LOT,
 SOUTHWEST OF CURB ISLAND.
 BM#3 ELEVATION: 809.57'
 DESCRIPTION: RAILROAD SPIKE IN EAST SIDE
 OF POWER POLE #77025, WEST OF KRAFT
 AVENUE, NORTH OF BITUMINOUS DRIVE.

CONTROL POINTS - MI SOUTH SPCS NAD83

CP#1 CP#2 CP#3 CP#4
 N 501857.4274 N 502117.4066 N 502060.4878 N 501890.3833
 E 1281946.1820 E 12811891.2979 E 12811498.8285 E 1281548.6082
 ELEV 807.32 ELEV 802.43 ELEV 801.35 ELEV 798.64

EXISTING UNDERGROUND UTILITY DATA

STORM SEWER CB#1 RIM = 797.85'
 794.20 12" CPP S15E
 STORM SEWER CB#2 RIM = 796.65'
 792.40 12" CPP N15W
 791.95 18" CPP S20W
 STORM SEWER CB#3 RIM = 796.24'
 792.24 18" CPP N20E
 ELECTRIC MH#4 RIM = 808.32'
 803.77 WIRES RUNNING NORTH
 801.92 BOTTOM OF CHAMBER
 STORM SEWER MH#5 RIM = 805.76'
 796.12 12" CPP SOUTH
 796.18 18" CPP WEST
 795.96 12" CPP N25W
 796.20 12" CPP N10W
 STORM SEWER CB#6 RIM = 802.88'
 801.51 6" CPP NORTH
 799.06 12" CPP S25E
 STORM SEWER CB#7 RIM = 801.16'
 796.78 12" CPP S10E
 796.81 12" CPP N80W
 796.81 12" CPP S75W

PROPERTY DESCRIPTION

Part of the Southeast one-quarter of the Southeast one-quarter of Section 30,
 Town 5 North, Range 10 West, Cascade Township, Kent County, Michigan, described
 as: BEGINNING on the East section line at a point being North 01°17'12" West 703.00
 feet from the Southeast corner of said Section 30; thence South 88°27'24" West
 784.81 feet along the North line of the South 703.00 feet of the Southeast
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6.16 acres including Kraft Avenue right of way
 5.90 acres excluding Kraft Avenue right of way

SURVEYOR'S NOTES

TOPOGRAPHIC MAP AND BOUNDARY LINES WERE TAKEN FROM
 AUTOCAD JOB FROM WILLIAMS AND WORKS AND CONVERTED
 TO MOORE & BRUGGINK AUTOCAD LAYER STANDARDS.

WILLIAMS AND WORKS NOTES: THIS IS A TOPOGRAPHIC MAP.
 THIS IS NOT A BOUNDARY SURVEY AND IS ONLY INTENDED TO
 DEPICT THOSE TOPOGRAPHIC FEATURES OR IMPROVEMENTS
 SHOWN. THE BOUNDARY AS DEPICTED IS SHOWN FROM RECORD
 INFORMATION ONLY.

UNDERGROUND UTILITY PLANS WERE REQUESTED OF THE MISS
 DIG 811 SYSTEM AS TICKET NO. 2024082902161, DATED
 08/29/2024.

COORDINATE SYSTEM (WILLIAMS AND WORKS):

NAD83(NSRS2011) Michigan State Plane, South Zone,
 International Foot (EPSG Code: 6499)

TO GET TRUE GROUND DISTANCE FROM THIS MAP, APPLY
 THIS FACTOR TO MEASUREMENTS:
 1.0001263059511785

GROUND-TO-GRID CSF: 0.99987371

LEGEND	
— SANITARY SEWER (SAN)	△ - HYDRANT (HYD)
— STORM SEWER (STM)	○ - WATER VALVE (WV)
— WATERMAIN (WAT)	○ - SPRINKLER CONTROL BOX (SCB)
— GAS MAIN (GAS)	○ - MANHOLE (MH)
— UG ELECTRIC (PWR)	⊙ - CATCH BASIN (CB)
— UG TELCOM (TELCOM)	⊙ - UTILITY POLE (UP)
— AERIAL UTILITY LINE (AERIAL)	⊙ - GUY ANCHOR (GA)
— HOT MIX ASPHALT SURFACE (HMA)	□ - AIR CONDITIONER (AC)
	⊙ - FLOOD LIGHT (FL)
	R - RECORDED DIMENSION
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	FF - FINISHED FLOOR
	TELCOM - TELECOMMUNICATIONS
	○ - MAILBOX (MB)
	○ - FLAG POLE (FP)
	○ - TELCOM RISER (TR)
	× - FIBER OPTIC MARKER (FOM)

SHEET SCHEDULE

1	EXISTING CONDITIONS PLAN
2	REMOVAL & S.E.S.C. PLAN
3	OVERALL SITE & UTILITY PLAN
4	DETAILED GRADING PLAN (EAST)
5	DETAILED GRADING PLAN (WEST)

PREPARED FOR:
 GHAFARI ASSOCIATES
 37 OTTAWA AVE. NW, STE 700
 GRAND RAPIDS, MI 49503
 ATTN: MR. ADAM NELSON
 (616) 771-9888
 WWW.GHAFARI.COM

MSI
MSI SURFACES
 www.msisurfaces.com
 MSI RENOVATIONS
 5085 KRAFT AVE SE
 CASCADE TOWNSHIP, MI

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CONSULTANT INFORMATION
Moore+Bruggink
 Consulting Engineers
 2020 Monroe Ave.
 Grand Rapids, MI 49505
 (616) 363-9801 mailbox@mbce.com

PLAN SCALE: 1" = 40'
 Know what's below. Call before you dig.

REGISTRATION SEAL
NOT FOR CONSTRUCTION

REV	DATE	DOC REL #	DESCRIPTION
11/01/24		DOC REL 02 - SPA REVISED	
10/22/24		DOC REL 01 SPA	
		DOC REL ## - DESCRIPTION	

PROJECT # 2400360
 PROJECT MANAGER A. NELSON
 DESIGNED BY J. LONGSTRETH
 DRAWN BY F. FRIZZELL
 QUALITY CHECK J. LONGSTRETH
 SHEET TITLE

EXISTING CONDITIONS

1 OF 5
 SHEET NUMBER

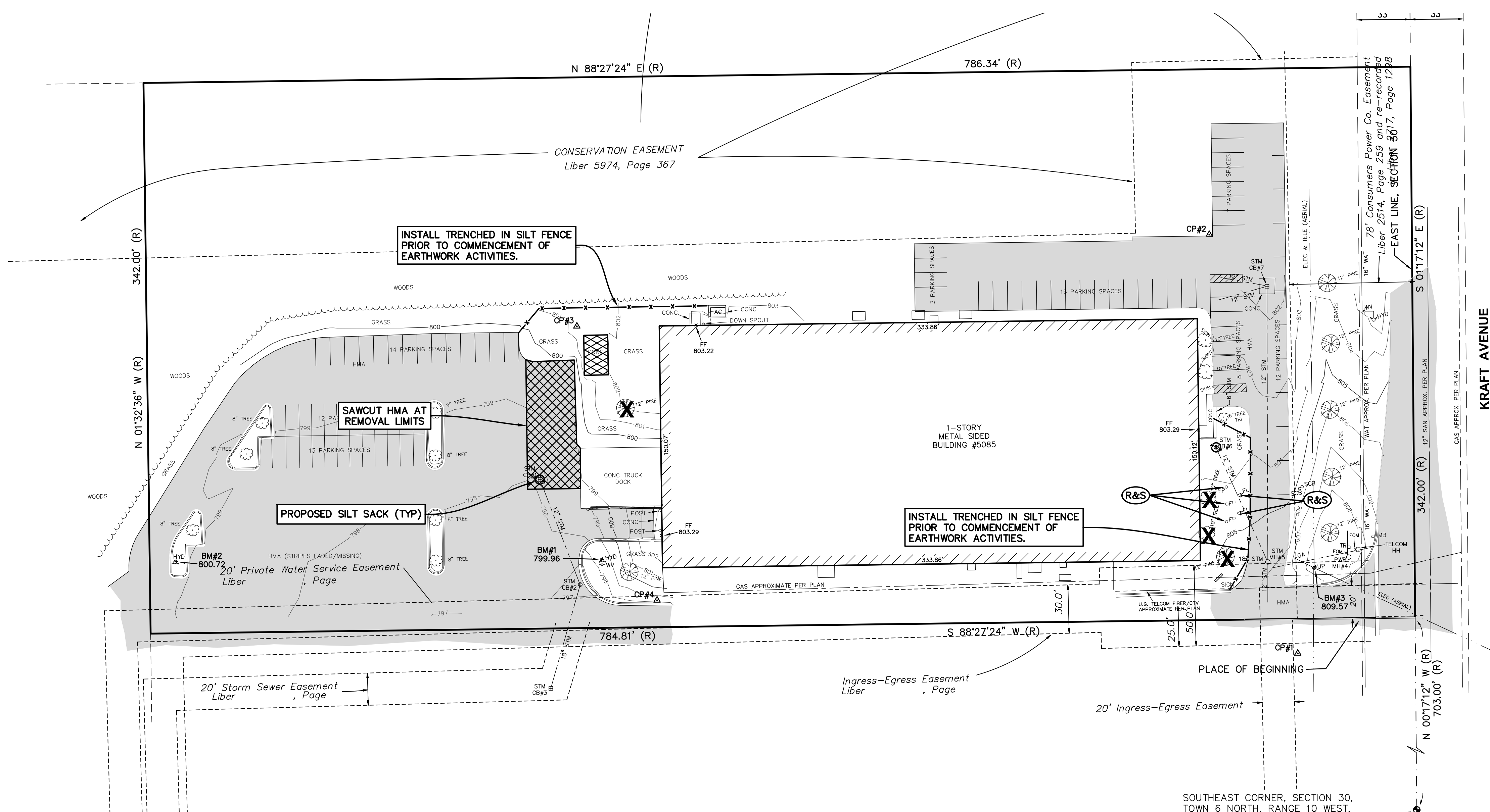
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 GHAFARI ASSOCIATES © 2023 11/11/2024 8:21:11 AM

Packet Page 30

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 796.20 12" CPP N10'W
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 STORM SEWER CB#7 RIM = 801.16'
 796.78 12" CPP S10'E
 796.81 12" CPP N80'W
 796.81 12" CPP S75'W



- GENERAL DEMOLITION 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. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
 4. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
 5. ALL SOIL EROSION CONTROL MEASURE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
 6. THE CONTRACTOR SHALL CLEAN PUBLIC STREETS DAILY OF ANY DIRT AND/OR DEBRIS FROM CONSTRUCTION SITE.

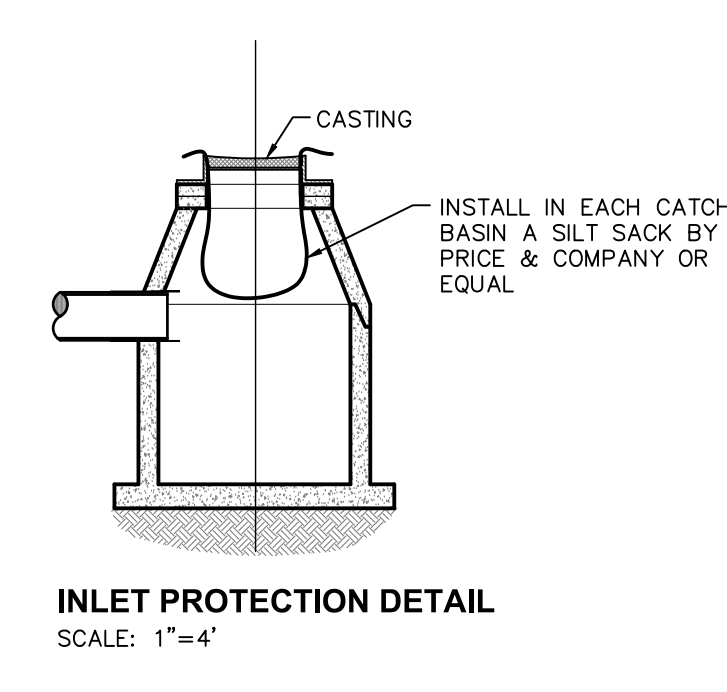
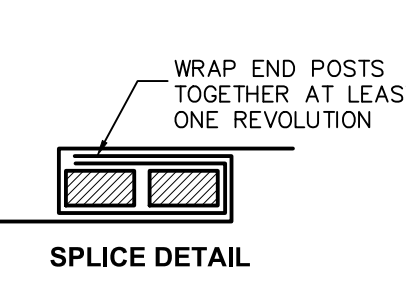
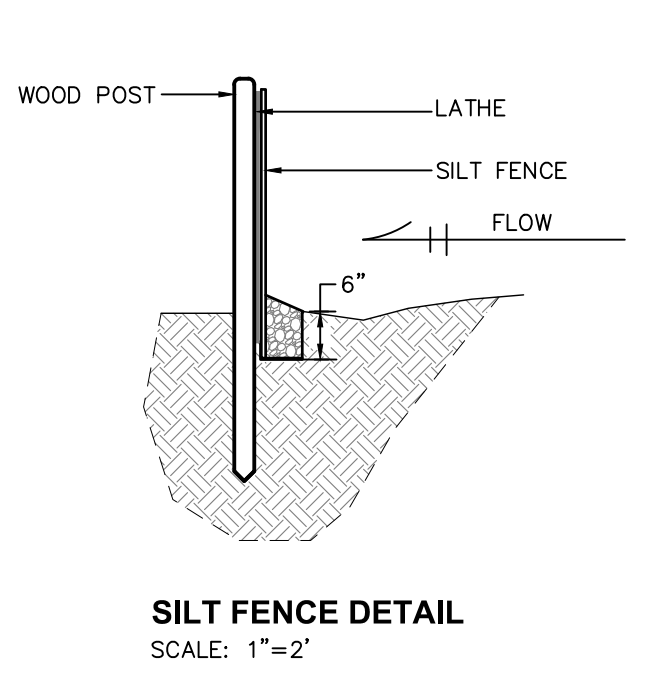
CONSULTANT INFORMATION
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 Grand Rapids, MI 49505
 (616) 363-9801 mailbox@mbce.com

PLAN SCALE: 1" = 40'

Know what's below. Call before you dig.

REGISTRATION SEAL
NOT FOR CONSTRUCTION

- REMOVAL LEGEND**
- REMOVE BITUMINOUS
 - REMOVE CONCRETE
 - REMOVE CURB & GUTTER
 - REMOVE/ABANDON UTILITY
 - TREE REMOVAL
 - RELOCATE BY OTHERS
 - REMOVE & SALVAGE
 - REMOVE ITEM
 - DRAINAGE STRUCTURE ADJUST



- LEGEND**
- SANITARY SEWER (SAN)
 - STORM SEWER (STM)
 - WATER MAIN (WAT)
 - GAS MAIN (GAS)
 - UG ELECTRIC (PWR)
 - UG TELCOM (TELCOM)
 - AERIAL UTILITY LINE (AERIAL)
 - HOT MIX ASPHALT SURFACE (HMA)
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 - x - FIBER OPTIC MARKER (FOM)

SHEET SCHEDULE

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PROJECT #	2400360
PROJECT MANAGER	A. NELSON
DESIGNED BY	J. LONGSTRETH
DRAWN BY	F. FRIZZELL
QUALITY CHECK	J. LONGSTRETH
SHEET TITLE	REMOVAL & S.E.S.C. PLAN

PREPARED FOR:
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 GRAND RAPIDS, MI 49503
 ATTN: MR. ADAM NELSON
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P:\2400360\01_MSI Surfaces - Cascade\ADD\DWG\2400360_1_5085 Kraft Avenue - MSI Surfaces - sheet set.dwg, 1/11/2024, 8:21:13 AM, LISA FRIZZELL
 GHAFARI ASSOCIATES © 2023 1/11/2024 8:21:13 AM

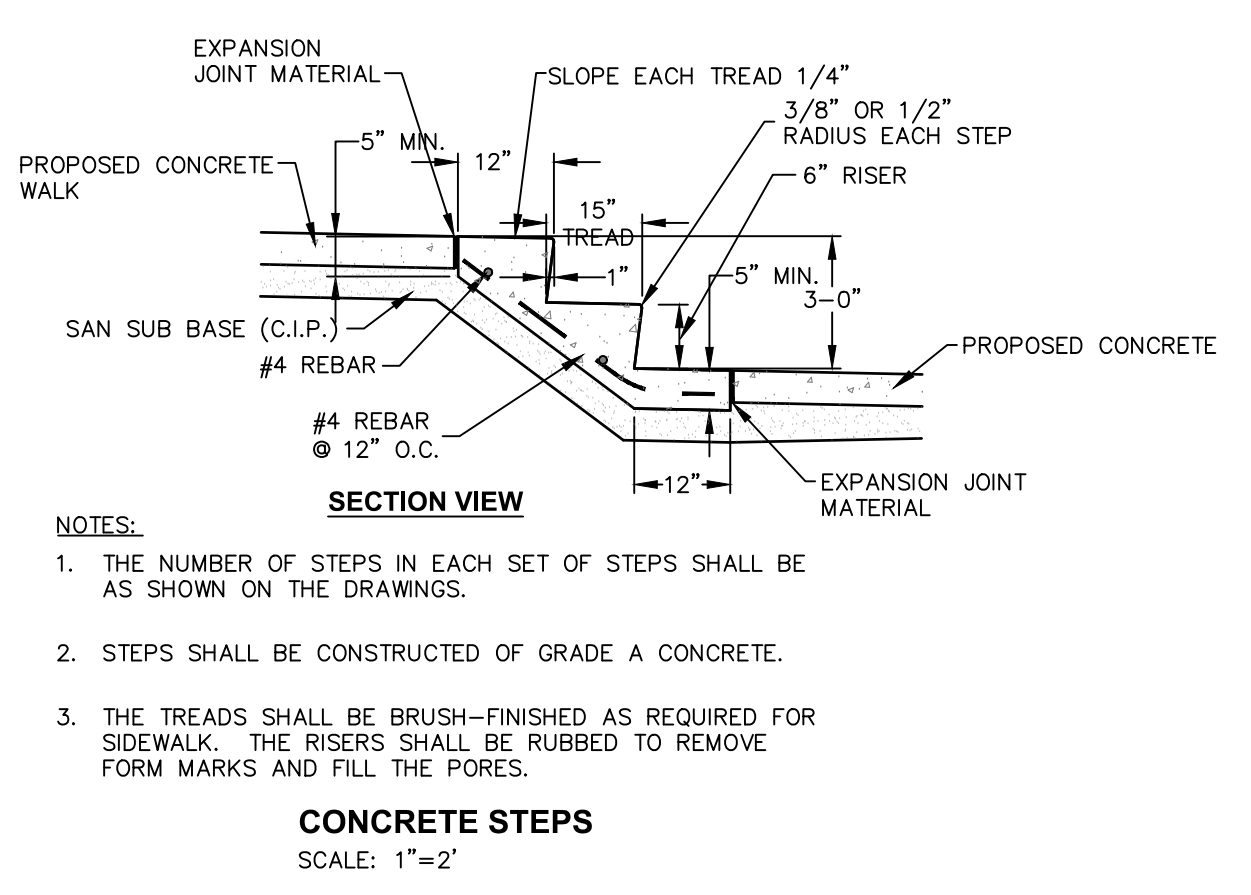
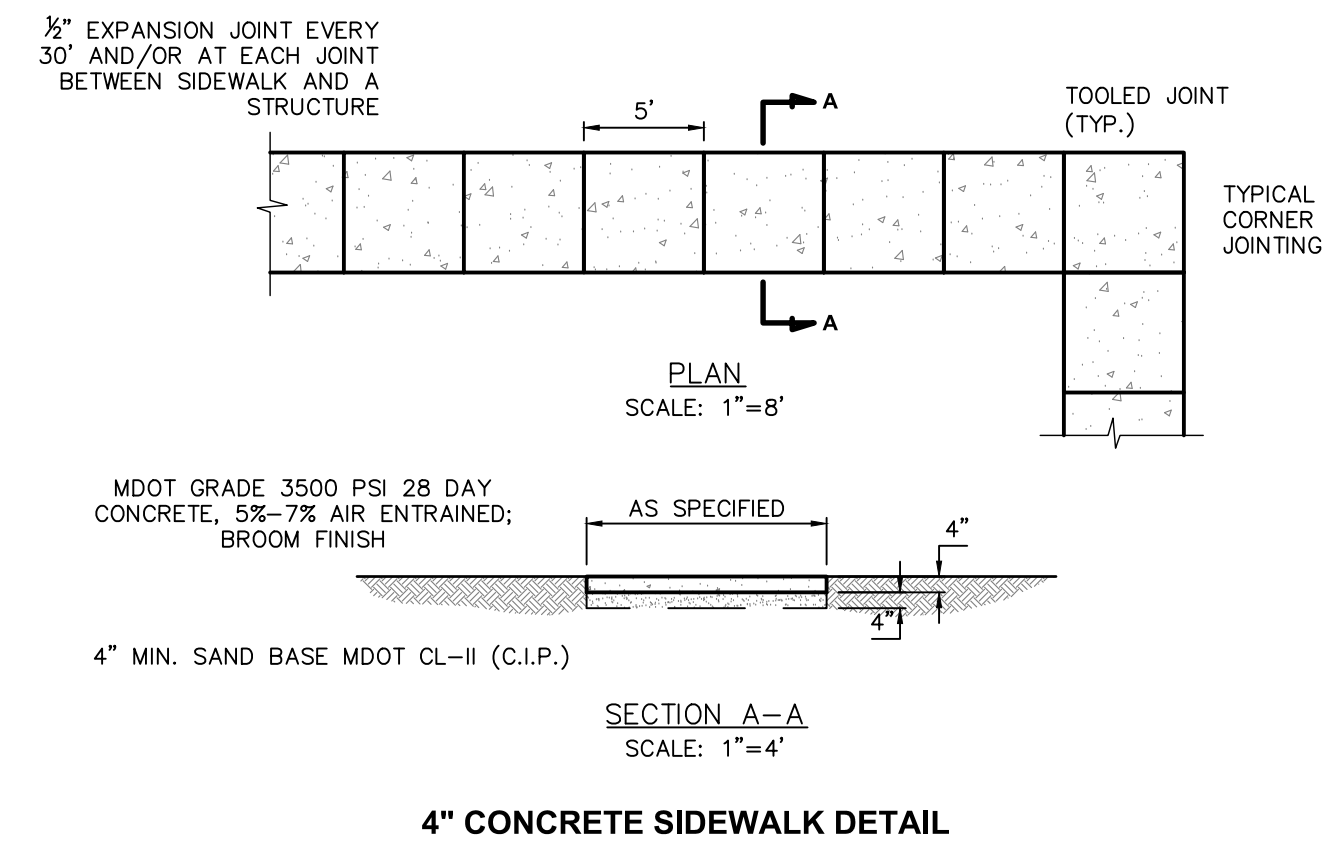
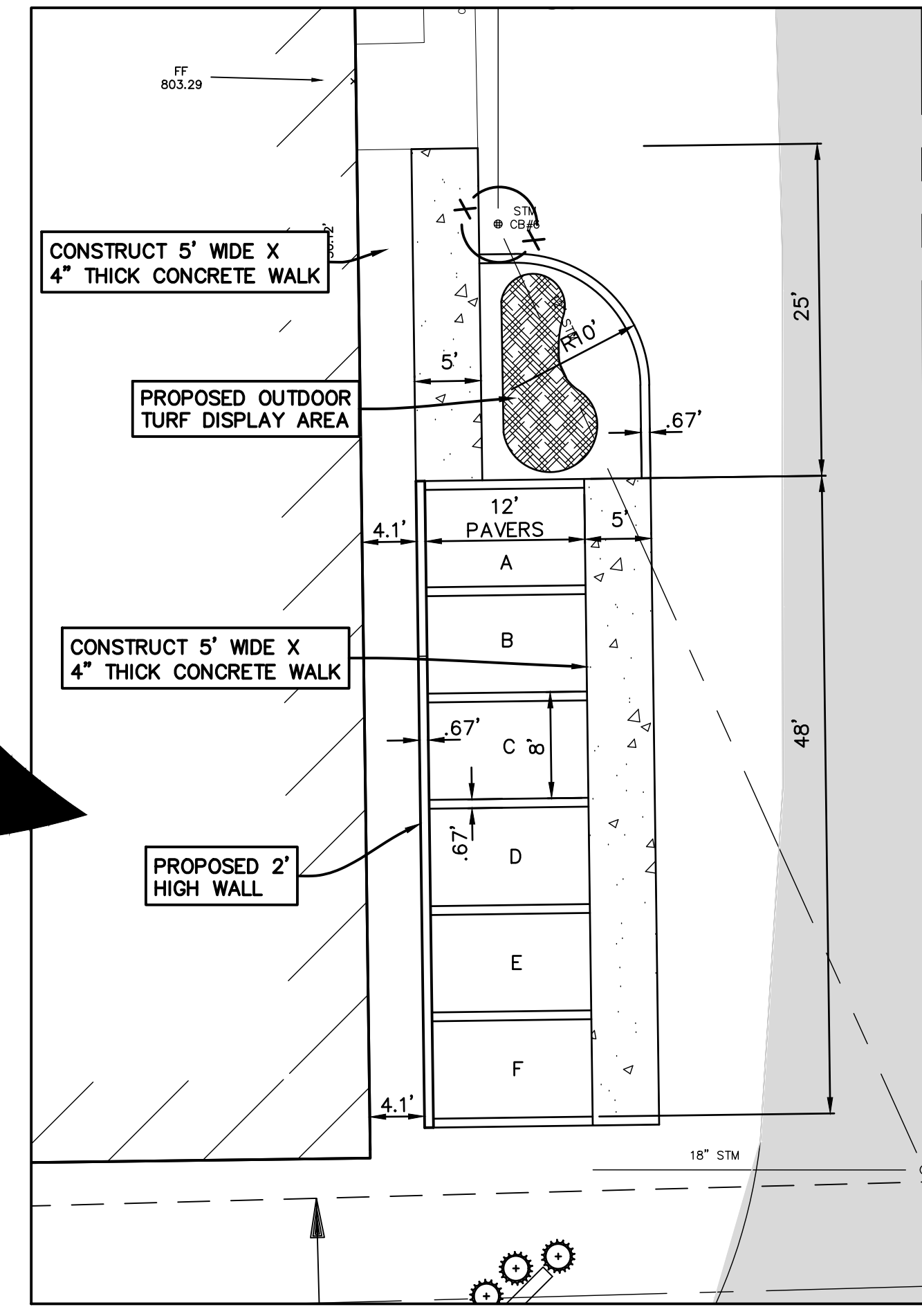
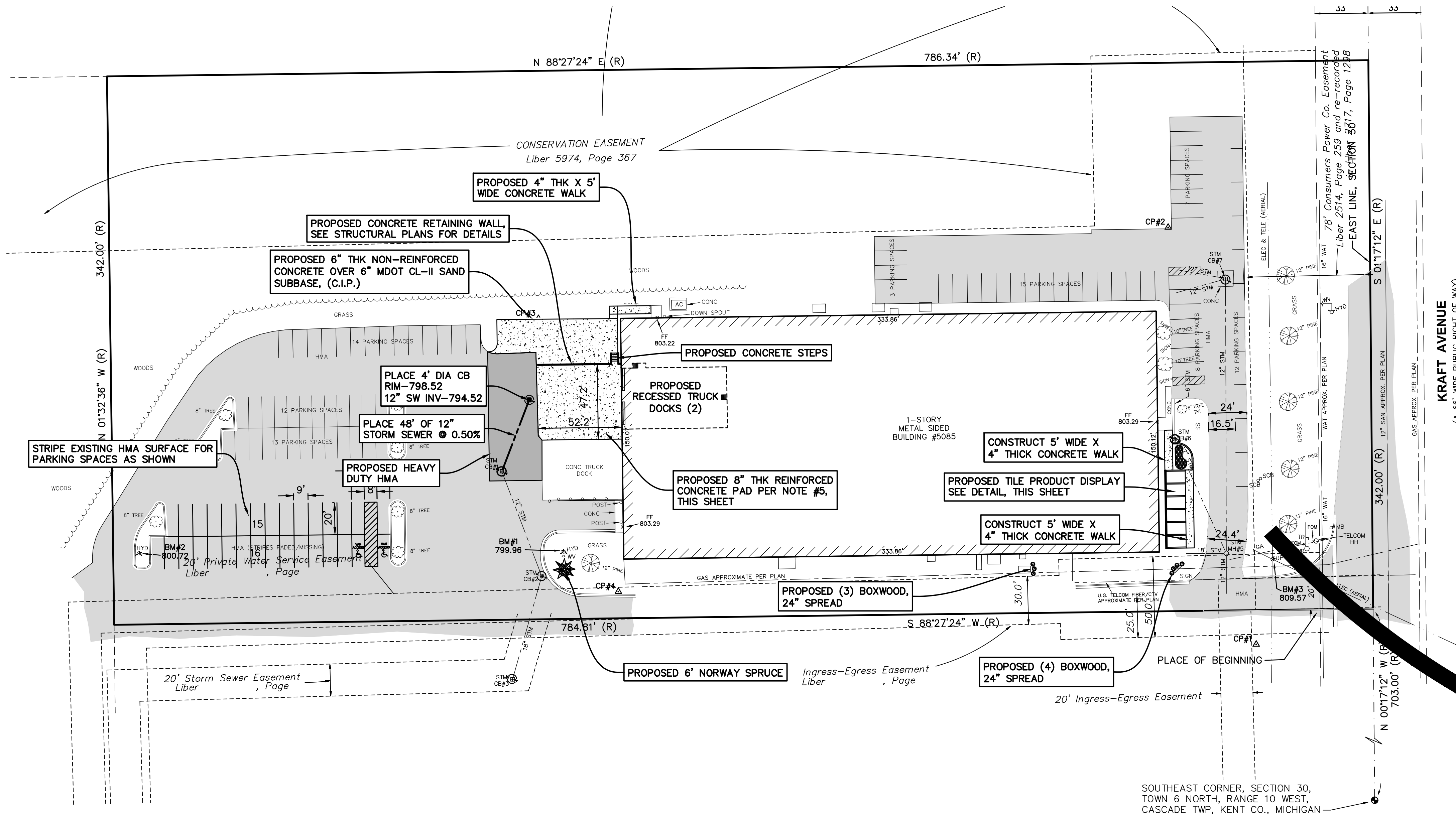
Packet Page 31

BENCHMARKS - NAVD83
 BM#1 ELEVATION: 799.96'
 DESCRIPTION: NORTH BOLT UNDER LETTER "W"
 ON HYDRANT 330' WEST OF SOUTHWEST
 CORNER OF BUILDING #0095.
 BM#2 ELEVATION: 800.72'
 DESCRIPTION: NORTH BOLT UNDER LETTER "J"
 ON HYDRANT IN WESTERLY PARKING LOT,
 SOUTHWEST OF CURB ISLAND.
 BM#3 ELEVATION: 809.57'
 DESCRIPTION: RAILROAD SPIKE IN EAST SIDE
 OF POWER POLE #770125, WEST OF KRAFT
 AVENUE, NORTH OF BITUMINOUS DRIVE.

CONTROL POINTS - MI SOUTH SPCS NAD83
 CP#1 CP#2 CP#3 CP#4
 N 501857.4274 N 502117.4066 N 502080.4878 N 501890.3833
 E 12811946.1820 E 12811891.2679 E 12811496.8285 E 12811548.6082
 ELEV 807.32 ELEV 802.43 ELEV 801.35 ELEV 798.64

EXISTING UNDERGROUND UTILITY DATA

STORM SEWER CB#1 RIM = 797.85' 794.28 12" CPP S15E	STORM SEWER MH#5 RIM = 805.76' 796.12 12" CPP SOUTH 796.18 18" CPP WEST 796.20 12" CPP N25W 796.20 12" CPP N10W
STORM SEWER CB#2 RIM = 796.65' 792.40 12" CPP N15W 791.95 18" CPP S20W	STORM SEWER CB#6 RIM = 802.98' 801.51 6" CPP NORTH 799.06 12" CPP S25E
STORM SEWER CB#3 RIM = 796.26' 792.24 18" CPP N20E	STORM SEWER CB#7 RIM = 801.16' 796.78 12" CPP S10E 796.81 12" CPP N80W 796.81 12" CPP S75W
ELECTRIC MH#4 RIM = 808.32' 803.77 WRES RUNNING NORTH 801.92 BOTTOM OF CHAMBER	



- SITE PLAN GENERAL NOTES:**
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
 - THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 - ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
 - ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
 - UNLESS OTHERWISE SPECIFIED, REINFORCED CONCRETE AREAS SHALL BE CONSTRUCTED WITH:
 8" MDT CL-2 SAND SUBBASE (C.I.P.)
 8" MDT GRADE P1 OR S2, 3,500 PSI, 28-DAY, 5-7% AIR ENTRAINED, BROOM FINISH
 2 LAYERS, 6X6/6X6 WOVEN WIRE FABRIC.
 - ALL OTHER PAVED AREAS SHALL BE CONSTRUCTED WITH:
 12" MDT CL-2 SAND SUBBASE (C.I.P.)
 6" 21AA GRAVEL BASE (C.I.P.)
 1 1/2" 3EL HMA LEVELING COURSE
 1 1/2" 3EL HMA WEARING COURSE
 - THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM - 1557.

MSI
 MSI SURFACES
 www.msisurfaces.com
 MSI RENOVATIONS
 5085 KRAFT AVE SE
 CASCADE TOWNSHIP, MI

GHAFARI
 37 OTTAWA NW
 SUITE 700
 GRAND RAPIDS, MI 49503 USA
 TEL +1.616.771.0909
 www.ghafari.com

CONSULTANT INFORMATION
Moore+Bruggink
 Consulting Engineers
 2020 Monroe Ave.
 Grand Rapids, MI 49505
 (616) 363-9801 mailbox@mbce.com

PLAN SCALE: 1" = 40'

811
 Know what's below.
 Call before you dig.

REGISTRATION SEAL
 NOT FOR CONSTRUCTION

REV	DATE	DOC REL #	DESCRIPTION
11/01/24		DOC REL 02-SPA	REVISED
10/22/24		DOC REL 01 SPA	
		DOC REL #	DESCRIPTION

PROJECT # 2400360
 PROJECT MANAGER A NELSON
 DESIGNED BY J LONGSTRETH
 DRAWN BY F FRIZZELL
 QUALITY CHECK J LONGSTRETH
 SHEET TITLE

OVERALL SITE & UTILITY PLAN

PREPARED FOR:
 GHAFARI ASSOCIATES
 37 OTTAWA AVE. NW, STE 700
 GRAND RAPIDS, MI 49503
 ATTN: MR. ADAM NELSON
 (616) 771-9889
 WWW.GHAFARI.COM

3 OF 5
 SHEET NUMBER

P:\2400360\01_MSI Surfaces - Cascade\ADD\DWG\2400360_1_SMS Kraft Avenue - MSI Surfaces - sheet set.dwg, 11/11/2024 8:21:14 AM, LUSK FRIZZELL
 GHAFARI ASSOCIATES © 2023 11/2024 8:21:14 AM

GENERAL NOTES
 1. REFER TO SHEETS A00-01, A00-02, AND A00-03 - ARCHITECTURAL GENERAL INFORMATION FOR GENERAL NOTES AND ADDITIONAL REQUIREMENTS.
 2. DOOR FRAMES TO BE LOCATED 4" OFF ADJACENT WALL, TYPICAL.
 3. SURFACES AND FURNITURE BY OWNER.

MSI
 MSI SURFACES
 www.msisurfaces.com

MSI RENOVATIONS
 5085 KRAFT AVE SE
 CASCADE TOWNSHIP, MI

GHAFARI
 37 OTTAWA AVENUE NW
 SUITE 700
 GRAND RAPIDS, MI 49503-2900 USA
 TEL +1.616.771.0909
 www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL

NOT FOR CONSTRUCTION

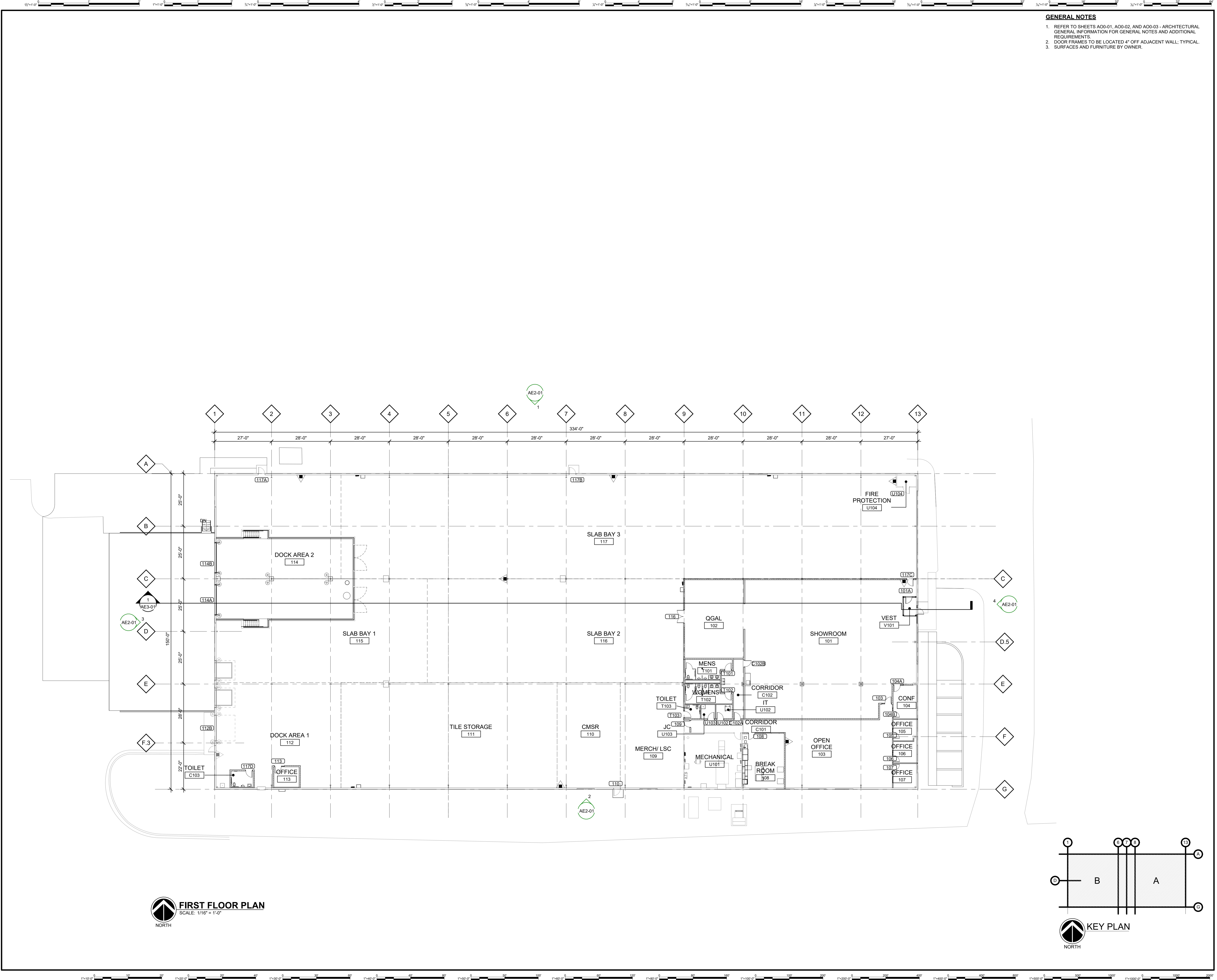
STATE OF MICHIGAN
 ANDREW T. ECKERT
 License No. 132003915
 LICENSED ARCHITECT

REV	DATE	DOC REL ## - DESCRIPTION
11/01/24	DOC REL 02 - SPA REVISED	
10/22/24	DOC REL 01 - SPA	

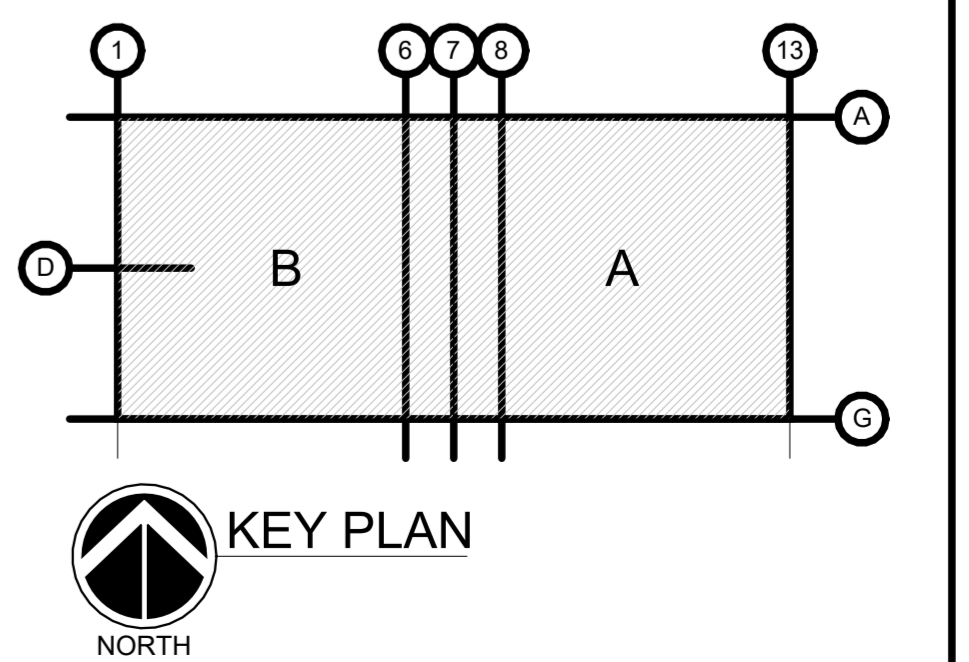
PROJECT # 2400360
 PROJECT MANAGER A. NELSON
 DESIGNED BY A. NELSON
 DRAWN BY E. ANDRADE
 QUALCHECK A. ECKERT
 SHEET TITLE

ARCHITECTURAL COMPOSITE FLOOR PLAN

AE1-01
 SHEET NUMBER

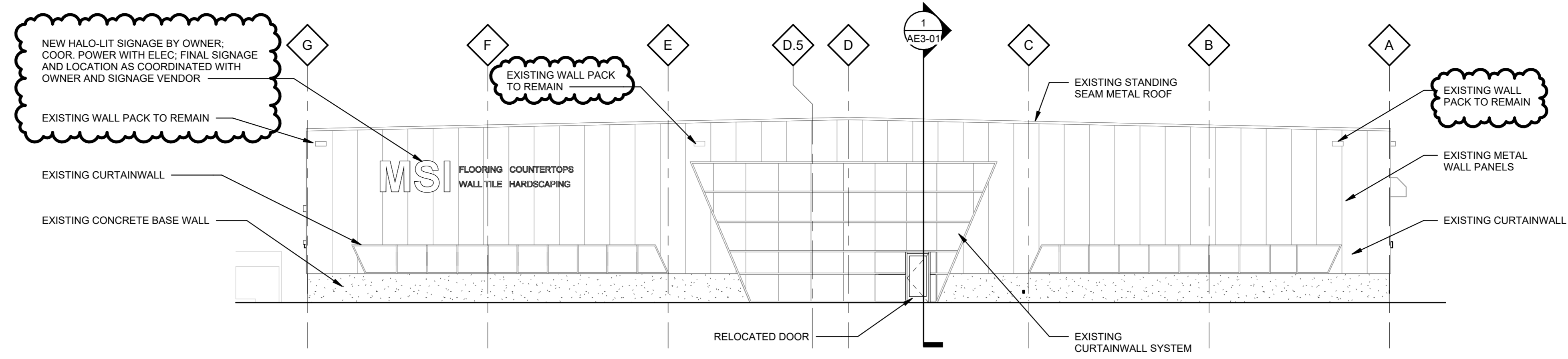


FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 NORTH

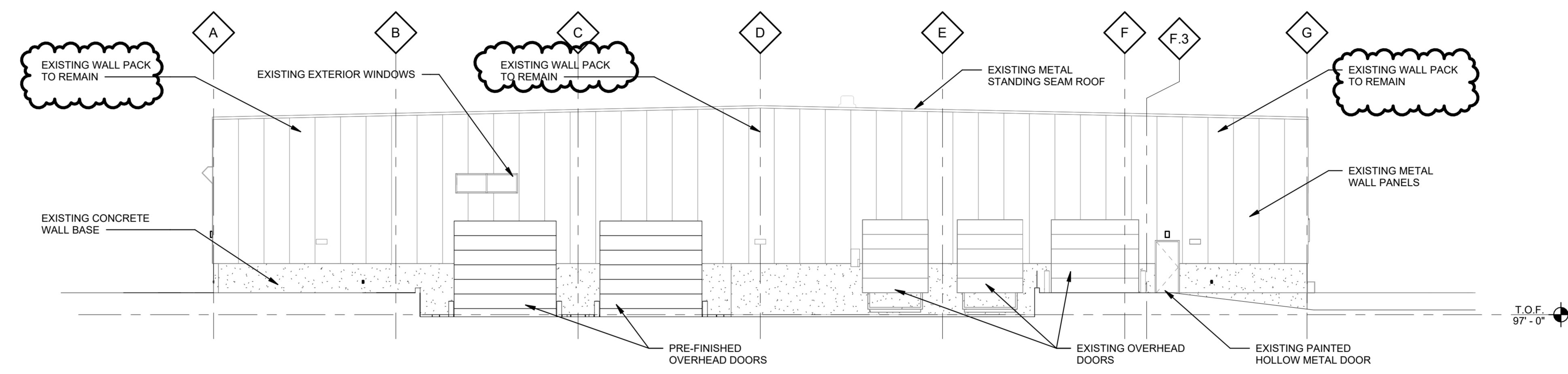


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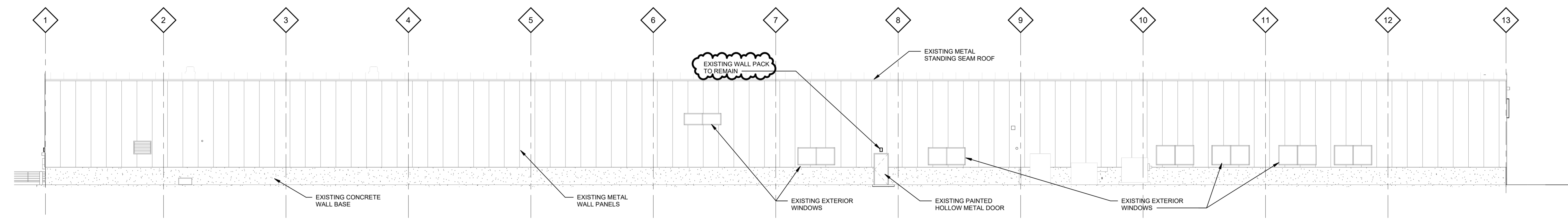
Packet Page 36



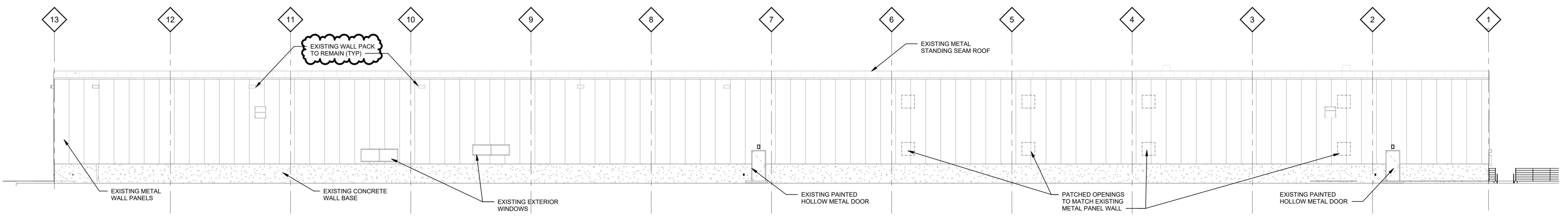
4 EAST BUILDING ELEVATION
AE1-01 SCALE: 3/32" = 1'-0"



3 WEST BUILDING ELEVATION
AE1-01 SCALE: 3/32" = 1'-0"



2 SOUTH BUILDING ELEVATION
AE1-01 SCALE: 3/32" = 1'-0"



1 NORTH BUILDING ELEVATION
AE1-01 SCALE: 3/32" = 1'-0"

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 TEL +1.616.771.0909
 www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL
NOT FOR CONSTRUCTION
 STATE OF MICHIGAN
 ANDREW T. ECKERT
 License No. 1321053915
 LICENSED ARCHITECT

REV	DATE	DOC REL ## - DESCRIPTION
11/01/24	DOC REL 02 - SPA REVISED	
10/22/24	DOC REL 01 - SPA	

PROJECT # 2400360
 PROJECT MANAGER A. NELSON
 DESIGNED BY A. NELSON
 DRAWN BY E. ANDRADE
 QUALCHECK A. ECKERT
 SHEET TITLE
ARCHITECTURAL BUILDING ELEVATIONS
AE2-01
 SHEET NUMBER

GHAFARI ASSOCIATES © 2024 11/14/2024 9:00:17 AM

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GHAFARI

November 4, 2023

Andrea Hendrick
Community Planning and Development Director
Cascade Charter Township
5920 Tahoe Drive SE
Grand Rapids, MI 49546-7140

**RE: Plan Review Response MSI Surfaces Renovation
Case 24-3873 – 5085 Kraft Ave SE
Project Number: 2400360**

Dear Andrea:

Please find our response below to the Site Plan Approval comments dated October 29, 2024 regarding MSI Surfaces Renovations at 5085 Kraft Ave SE, Grand Rapids, MI 49512. Enclosed are the revised drawings Doc Rel 02 – SPA Revised, dated 11/04/24.

Item 1: Parking Analysis

Current site conditions include a shared parking lot with the south adjacent site (5101 Kraft) and the west adjacent site (5505 Kraft). Site plans detail a total of 25 parking spaces on the west side of the building with 4 landscaped parking lot islands. Site plans also note additional spaced on the south side of the parking lot stating, “stripes faded/missing.” The parking lot shall be restriped as to clearly define each parking space in the lot and to ensure compliance with Township parking requirements.

Response: Refer to Civil drawing 3 of 5 – Overall Site & Utility Plan with parking lot stripes indicated to be restriped to comply. In addition, the remaining parking layout is now shown to provide the full parking layout and quantity.

Item 2: Landscaping

Site plans note a proposed removal of 4 trees. A landscaping plan has not been submitted. However, given that majority of the site improvements will occur within the existing building, it is not likely that major landscaping improvements would be required, and the existing conditions may serve for the landscaping plan. Existing site conditions include a berm fronting Kraft Avenue with mature growth pine trees screening the building. We note that it is likely that the proposed landscaping conditions meet the intent of the Ordinance, given that major exterior site changes are not proposed to occur. As such, we recommend some low-profile vegetation (shrubs) to screen the HVAC area on the south side of the building to complete landscape improvements.

Response: Refer to Civil drawing 3 of 5 – Overall Site & Utility Plan with added landscaping of a 6 feet Norway Spruce and (7) Boxwoods shown along the south side of the building to provide screening of the generator and dock areas.

Item 3: Lighting

Site plans note improvements to lighting. A lighting plan and photometric plan shall be required if new lighting is proposed on the exterior of the building.

Response: Refer to revised drawings that removed new exterior lights; existing lighting will remain and are sufficient to meet site lighting requirements as-is. Therefore, no lighting plan or photometric study is needed.

Item 4: Outdoor Storage

The outdoor storage of tiles and turf display area is proposed in the front of the building, facing Kraft. The tile area includes 6 pavers, approximately 96 square feet in size (each). This is a total proposed outdoor storage area of 576 square feet. The height of the outdoor storage area is 2 feet. The outdoor storage area is proposed to be located approximately 71 feet from the front property line. Section H of PUD #50 states that the outdoor storage area shall be approved by the Planning Commission. The Planning Commission shall determine the adequacy of the proposed outdoor storage area.

Response: Refer to revised drawing G00-00 – Cover Sheet clarifying the area is similar to a tiled sidewalk and decorative turf area with NO outdoor material storage.

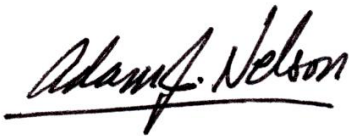
Item 5: Loading/Unloading

Section X.C.3 of PUD #50 requires screening of proposed loading and unloading areas. Improvements to the existing loading dock (expansion) is proposed on the rear side of the building with 2 loading docks. Given the existing natural thick greenbelt of natural vegetation on the north side of the site, as well as the location on the rear side of the building, it is likely that the proposed loading/unloading area is adequately screened from view. Areas that are not screened are facing the industrial building and use located south of the site. In which case, loading/unloading activities will not be seen from Kraft.

Response: Refer to Item 2 – Landscaping above for added dock area screening with a new 6 feet Norway Spruce on the Southwest corner of the building.

Should there be any further questions or comments, please contact us to discuss further. We look forward to the Site Plan Approval.

Sincerely,



Adam J Nelson, CSI-CDT
Ghafari Associates, LLC
E anelson@ghafari.com
T +1.616.771.0909 x7924

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, November 18, 2024
7:00 PM**

ARTICLE 9.

Case #24-3868 – Public Hearing

Applicant: Joel Bodbyl (Lakeland Pallets Inc)

Property Address: 3700 Kraft Ave

Parcel Number: 41-19-20-100-015

Requested Action: Request for a Type II Special Use Permit
for outdoor storage of materials.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 24-3868
 REPORT DATE: November 14, 2024
 PREPARED FOR: Cascade Charter Township Planning Commission
 MEETING DATE: November 18, 2024
 PREPARED BY: Andrea Hendrick, Community Planning & Development Director

APPLICATION SUMMARY:

APPLICANT: Applicant: Joel Bodbyl, Lakeland Pallets
 Property Owner: 3700 Kraft LLC

ADDRESS: 3700 Kraft Ave SE

PARCEL NUMBER: 41-19-20-100-015

REQUESTED ACTION: Special Use Request for Outdoor Storage

REQUIREMENTS: Section 13 – Industrial Zone District
 Section 17(1)i. - Outdoor Storage of Equipment and Material
 Section 21 – Site Plan Review

EXISTING ZONING OF SUBJECT PARCEL(S): I – Industrial District

GENERAL LOCATION: The subject property is located on the east side of Kraft between 36th Street and the CSX Railroad tracks. Kraft dead ends into the railroad tracks. An access drive for the railroad exists along the south side of the property. The Gerald R Ford airport is located on the south side of the tracks.

PARCEL SIZE: 37.4 acres

EXISTING LAND USE: The southwest 7 acres of the site are improved with a 52,500 sf industrial warehouse facility and associated parking and access drives.

ADJACENT PROPERTIES: N: TI – Transitional Industrial– Warehouse/Manufacturing
 W: I – Industrial - Vacant Warehouse/Manufacturing & Mineral Mining Operation
 S: AC - Airport
 E: I – Industrial, Vacant forested land

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PROPERTY HISTORY

1978 – Current Building Constructed

2024 – Building sold to Lakeland Pallets, previously located across the street for relocation of the existing building.

2024-04-26 Zoning Verification determined that operations associated with Lakeland Pallets were an allowed use in the Industrial Zone District

2024-9-24 Lakeland Pallet recognized that an Administrative Site Plan Review was required for change of use. After review Planning Staff recognized that the outdoor storage of materials was occurring on the site. Staff and applicant worked together to create an expeditious compliance plan.

2024-11-12 Variance Granted to allow for outdoor storage in the west (front) and south (side) setback.

PROPOSED USE

The applicant is requesting a Special Use Permit and Site Plan approval from the Planning Commission on November 18th & Township Board on December 11th to request a Type II Special Use permit for outdoor storage. The business constructs pallets and intends to use portions of the paved area on the southwest, south, and southeast sides of the building for storage of constructed pallets and wood material.

The applicant intended to use the existing layout of the site and building to develop a systematic construction process where material for pallet construction would come in on the west side of the building. It would be stored on the west or south side of the building. Materials would be processed or constructed within the building, and finished product would be stored on the east side of the building or stored within the north portion of the building. Finished product would be packed and shipped through the existing loading bays on the north side of the building.

The operations were considered and designed based on the current layout of the building without the knowledge that setbacks for outdoor storage were required. However, given the surrounding land uses, staff does not find that the current requirements for outdoor storage within the setback have a negative impact to the surrounding land uses or compromise the character of the Zone District.

SECTION 17 - OUTDOOR STORAGE OF EQUIPMENT AND MATERIAL

Section 17.06 Special Use Approval Standards – General

Standard	Determination
a. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed.	The locations of the outdoor storage would be placed on existing paved surface in a location that is screened by existing vegetation on the south and west sides.
b. Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.	The site is an industrial site operating a by right use in the Industrial Zone District. All required services are provided.
c. Not create excessive additional requirements at public cost for public facilities and services.	The site is properly serviced by utilities and no additional calls for service are anticipated. The submitted plans appear to meet the requirements of this standard.

d. Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.	The proposed use is designed to accommodate the operational traffic for the site efficiently. The use is a typical industrial use in an industrial zone district. No additional traffic or congestion is anticipated by this use.
e. Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.	The property is located at the end of a dead end, with adequate screening from surrounding properties. Both the Special Use and Variance request have been noticed to surrounding properties and no objections have been received. The surrounding properties are transportation utility uses with no public access and limited access for employees of the businesses. There are no parties to be aggrieved by the out storage of pallets and material for pallet manufacturing.

Section 17(1)i. Outdoor Storage of Equipment and Material

Standard	Determination
1. A minimum lot size of three (3) acres.	The parcel is over 37 acres. The subject property meets this standard.
2. The minimum setback for use and structures other than employee and customer parking shall be 100 feet from the street right-of-way and 50 feet from side or rear property line.	The proposed outdoor storage location is on the southwest, south and southeast portion of the existing developed area on site. While most outdoor storage areas meet the required setbacks in the southwest and south portions have met the standards for a variance and were granted a variance to allow for outdoor storage in the setbacks at the November 12 th ZBA hearing.
3. A buffer strip shall be required along all property lines.	The existing site provides adequate landscaping vegetation along the west and south property line. As a condition of the variance approval, all existing plant material in these areas shall be maintained. The rest of the site is heavily wooded and provides adequate screening.
4. Repair of vehicles shall be done within a totally enclosed building.	The submitted plant layout has an area allocated as a maintenance garage. This standard is met.
5. The storage of vehicle parts or inoperable vehicles shall be done within an enclosed building.	The proposed outdoor storage area is designed for pallets and pallet material. No storage of vehicle parts is proposed, the applicant meets this standard.
6. Except for visitor parking, operable vehicle parking and storage and all material storage shall be within a fenced area.	The current fence is a transparent chain link fence with barbed wire. The Planning Commission could condition approval on replacement of the fence with a higher quality material or require that privacy tape or slates is added to the existing fence.

FIRE DEPARTMENT REVIEW COMMENTS

Updated fire review will be addressed at Planning Commission.

NEIGHBORS COMMENTS

Both the Special Use and the Variance have been noticed to the neighbors. No comments in opposition have been received. However, the neighboring property to the west across Kraft has submitted a letter of support.

CONSIDERATIONS

The request is minimal in nature and since the applicant is reusing an existing industrial building with an allowed industrial use. Planning Staff recommends approval.

RECOMMENDATION

Staff recommends that the Site Plan and Special Use request for outdoor storage at 3700 Kraft Avenue be APPROVED and recommended to the Township Board based on the findings above, with the following conditions:

1. Privacy tape or slats should be added to the existing chain link fence.

ATTACHMENTS

1. Application
2. Site Sketch of outdoor operations
3. Floor plan
4. Zoning Verification – 4-26-2024
5. Letter of Support



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: LAKELAND PALLETS INCORPORATED
 Address: 3700 KRAFT AVE
 City & Zip Code: GRAND RAPIDS, MI 49512
 Telephone: 616-949-9515
 Email Address: joel@lakelandpalletsinc.com

OWNER: * (If different from Applicant)
 Name: JOEL BOBBYL
 Address: _____
 City & Zip Code: _____
 Telephone: 616-366-1706
 Email Address: _____

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

WE MOVED OUR OPERATIONS ACROSS THE STREET.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

SEE ATTACHED.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -20-100-015

ADDRESS OF PROPERTY: 3700 KRAFT AVE GRAND RAPIDS, MI 49512

PRESENT USE OF THE PROPERTY: PALLET WAREHOUSING & MANUFACTURING

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

Name(s)

Address(es)

3700 KRAFT LLC

2888 LEONARD ST MARNE, MI 49738

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

JOEL BOBBYL

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

Applicant – Print or Type Name

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

Applicant's Signature & Date

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

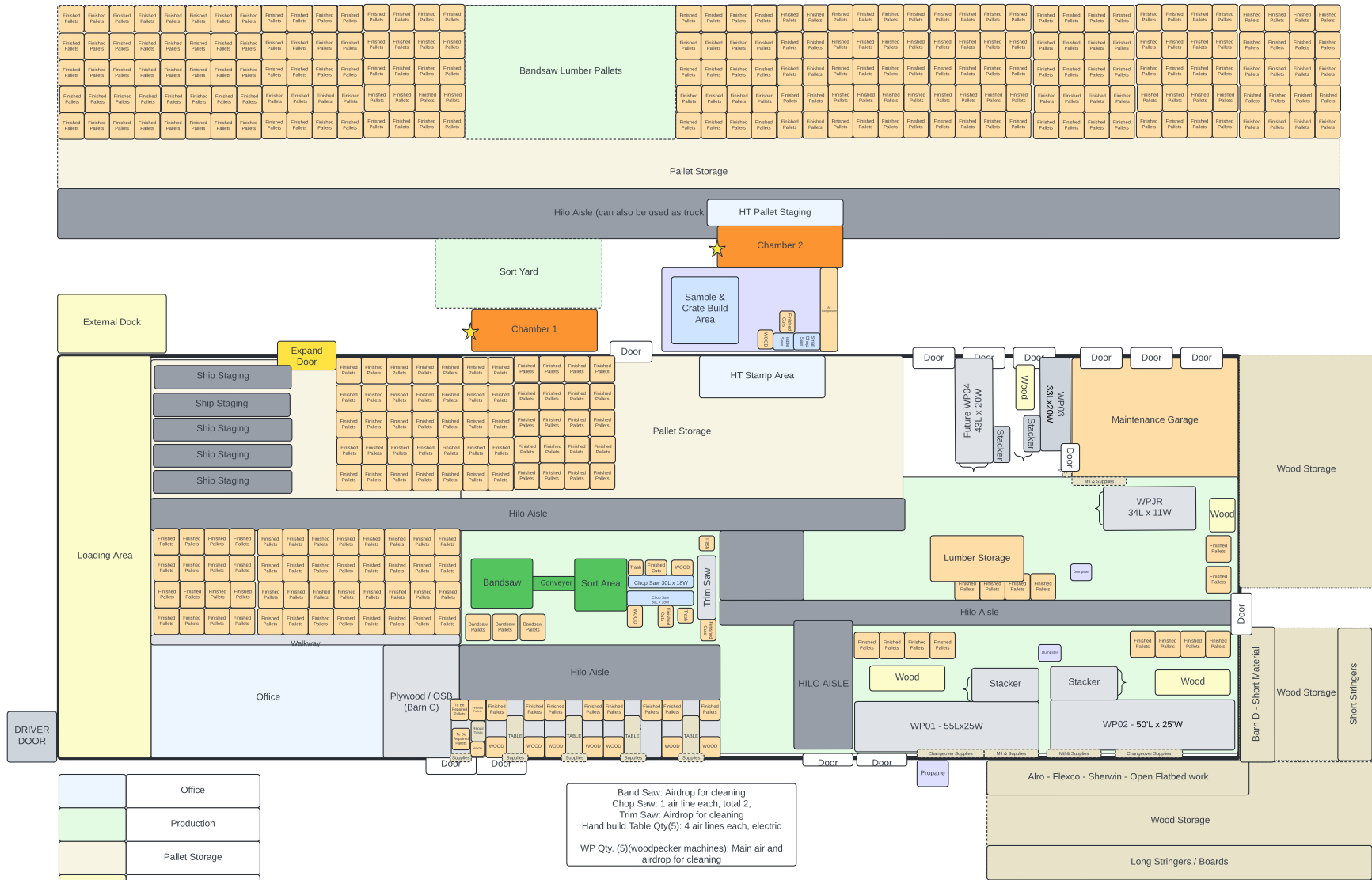
3700 Kraft Site Sketch Plan



Green boxes denote outdoor storage of lumber and pallets.

Red boxes denote parking to be maintained.

Blue box denotes 10 loading spaces.



Band Saw: Airdrop for cleaning
 Chop Saw: 1 air line each, total 2,
 Trim Saw: Airdrop for cleaning
 Hand build Table Qty(5): 4 air lines each, electric
 WP Qty. (5)(woodpecker machines): Main air and airdrop for cleaning

	Office
	Production
	Pallet Storage
	Loading Zone
	Maintenance
	Wood Storage
	MRO Supplies
	Hilo Aisle
	Heat Treat Chamber
	Chamber Electric & Gas





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE
Grand Rapids, Michigan 49546

April 26, 2024

Requested by:
Skye C. Wickland
Varnum LLP
333 Bridge Street NW
Suite 1700
Grand Rapids, Michigan
49504

Re: Parcel No. 41-19-20-100-015

The address of the parcel number stated above is listed as both 3700 and 3730 Kraft Avenue SE, Grand Rapids, Michigan 49512

This Zoning Verification letter is being sent as a request from Skye C. Wickland of Varnum Law. With respect to your request for a zoning letter for the above location, I submit the following:

1. The property is in the I – Industrial Zoning District.
2. The permitted uses for the Industrial Zoning District listed in the Cascade Charter Township Zoning Ordinance are as follows:

Section 13.03 Uses Permitted by Right: Amended by Ord #5 of 2010; 3/10/10 Land and/or buildings in this district may be used for the following purposes:

1. "A" Grouping Basic Manufacturing: Manufacturing, compounding, processing and/or fabrication of the following materials provided that any structure used therefor shall not be located less than four hundred (400) feet from any residential district or use:
 - a. Agricultural products.
 - b. Food and kindred products.
 - c. Chemicals and chemical products such as plastics, synthetic fibers and cosmetics.
 - d. Wood and wood products, including sawmills and planing mills.
 - e. Metals and metal products, including metal plating.
 - f. Glass and glass products.
 - g. Paper and paper products.
 - h. Foundries and forge plants.
 - i. Insulation manufacture.
 - j. Rubber and rubber products

2. "B" Groupings - Non-Basic Manufacturing: Facilities for manufacturing, processing fabrication, packaging treating or assembling from previously prepared materials provided that any structure used therefor shall be located not less than two hundred (200) feet from any residential district or use.
 - a. Automotive and aircraft parts (not including tires) and metal working.
 - b. Automotive assembly, including major repair.
 - c. Textile mill products such as woven fabric, knitted goods, floor coverings, yarn and thread.
 - d. Apparel and similar products made from fabrics, leather, fur, canvas and similar materials.
 - e. Prefabricated structural wood products, containers and lumber yards but excluding sawmills.
 - f. Furniture and fixtures.
 - g. Paper and paperboard containers and products.
 - h. Printing, publishing, and allied industries.
 - i. Chemical products such as plastics, synthetic fibers, and cosmetics.
 - j. Drugs and pharmaceutical products.
 - k. Electrical machinery, equipment, and supplies.
 - l. Fabricated metal products.
 - m. Glass products.
 - n. Tool and die shop and screw machine products.
 - o. Metal bending and welding.
 - p. Central dry cleaning or laundry.*
 - q. Building trades contractors.*
 - r. Research and development, and testing laboratories.*
 - s. Warehousing and general storage.*
 - t. Truck and trailer and heavy equipment sales, leasing and rental.*
 - u. Mini warehouses and self storage.*
 - v. Wholesale establishments.*
 - w. Retail sales where such use is clearly incidental to the primary use and where the area devoted to retail sales does not exceed fifteen (15) percent of the total floor area, and provided that the building used for such purpose is located a minimum of one hundred fifty (150) feet from a residential district or use.*
 - x. Offices, provided they are incidental to an industrial use located on the same site.*
 - y. Churches* (Ord. #10 of 2001)
3. Accessory buildings and uses: As provided in Section 4.08.
4. Signs As provided in the Cascade Charter Township Sign Ordinance.
5. Temporary structures and essential public services: As provided in Section 4.25.

Section 13.04 Uses Permitted by Special Use Permit:

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

1. Auction houses if operation ceases before midnight and is wholly enclosed within a building.
2. Contractor's yards for vehicles, equipment, materials and/or supplies, provided that such yards shall be not less than five hundred (500) feet from any residential district or residential use.
3. Gasoline service stations, provided buildings used for such purposes shall not be nearer than five hundred (500) feet to any residential district or residential use.
4. Kennels not nearer than five hundred (500) feet to any residential district or residential use.
5. Livestock auctions not closer than five hundred (500) feet to any residential district or residential use.
6. Parking and/or storage yards for motor vehicles (excluding junked vehicles) and including transport equipment, provided such yards shall be not less than five hundred (500) feet from any residential district.
7. Trucking freight terminal and yards, provided such yards shall not be less than five hundred (500) feet from any residential district.
8. Veterinary clinic not less than five hundred (500) feet from any residential district.
9. Free standing office buildings located on substandard parcels or lots in existence prior to the effective date of this Ordinance.
10. Temporary cement or asphalt batch plants.
11. Billboard signs as provided in the Cascade Charter Township Sign Ordinance.
12. Minor Mineral Resource Extraction as regulated in Chapter 17 and Section 4.28 of Chapter 4. (New

Section added by Ordinance #19 of 1990).

13. 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). (This subsection added by Ordinance #11 of 1996)

14. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 13.03 and 13.04 hereof. (Section added by Ord #3 of 2006; 5/10/06)

15. Commercial composting operations. Section 17.07.2.t (New subsection added by Ordinance #2 of 2022)

3. There are no violations on record regarding the property.

Sincerely,



Madison Smith-Jacoby

Zoning Administrator

Cascade Charter Township

5920 Tahoe Dr. SE | Grand Rapids, MI 49546

Phone 616.285-2327



3801 Kraft LLC

5345 Naples Cedar Dr
Wyoming, MI 49519

***Cascade Charter Township
Notice of Public Hearing
Case # 24-3871
Variance to Allow Outdoor Storage in the Setback***

November 6, 2024

Greetings Township Officials,

We received in the mail the notification that our neighbor is requesting a variance. We own the property that is located directly across the street and to the west of 3700 Kraft Ave. Grand Rapids, MI 49512. Lakeland Pallets Inc. has asked us if we have any issues with where they desire to store materials in the setback. We have no issue with it at all and in fact, storing the materials where they are proposing will help keep them out of view. We support granting Lakeland Pallets their request for the variance to allow outdoor storage within the front and side setback of their property.

Sincerely,

Its Managing Partner

Its MANAGING PARTNER

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, November 18, 2024
7:00 PM**

ARTICLE 10.

Case #24-3866 – Public Hearing

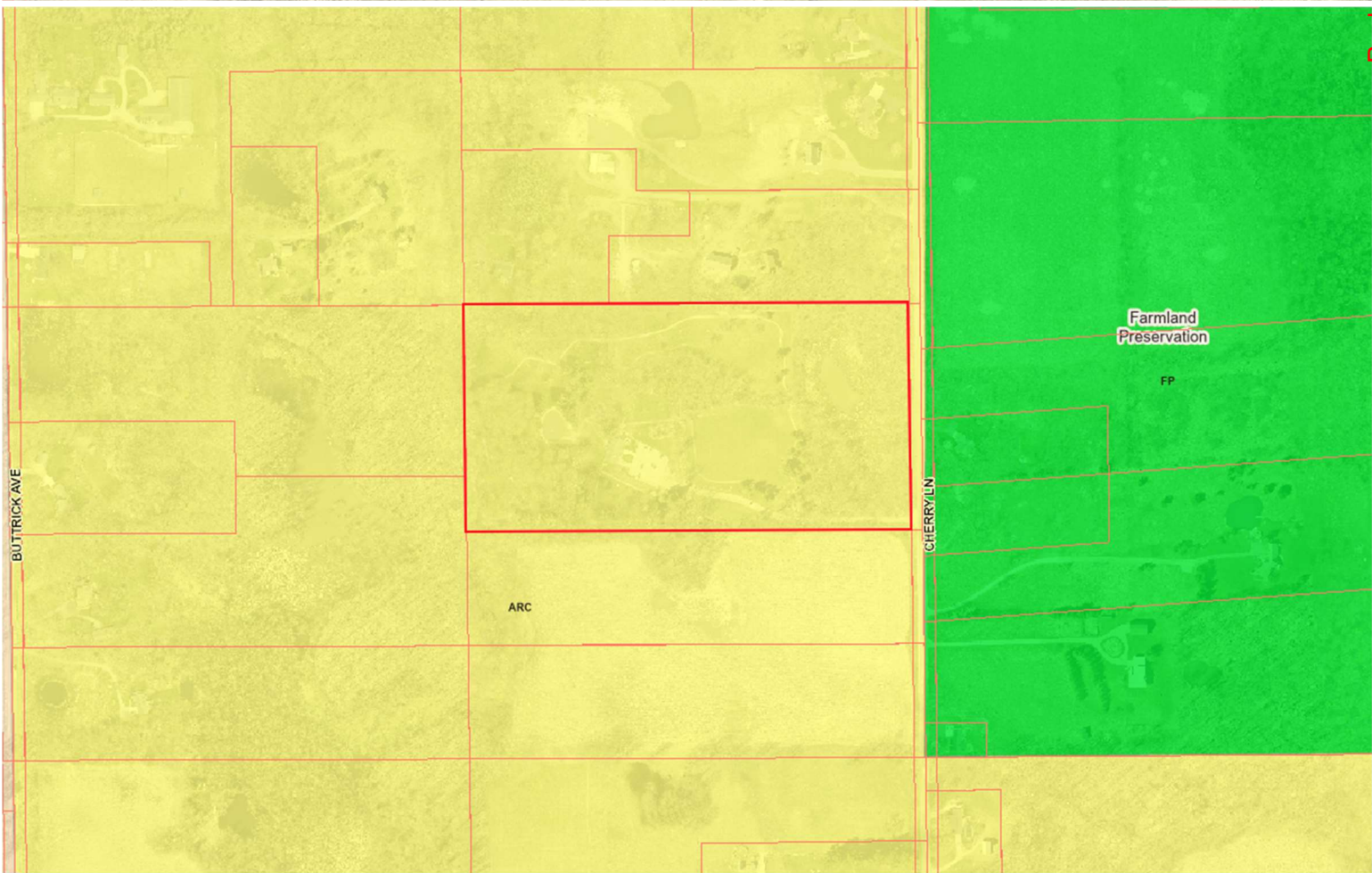
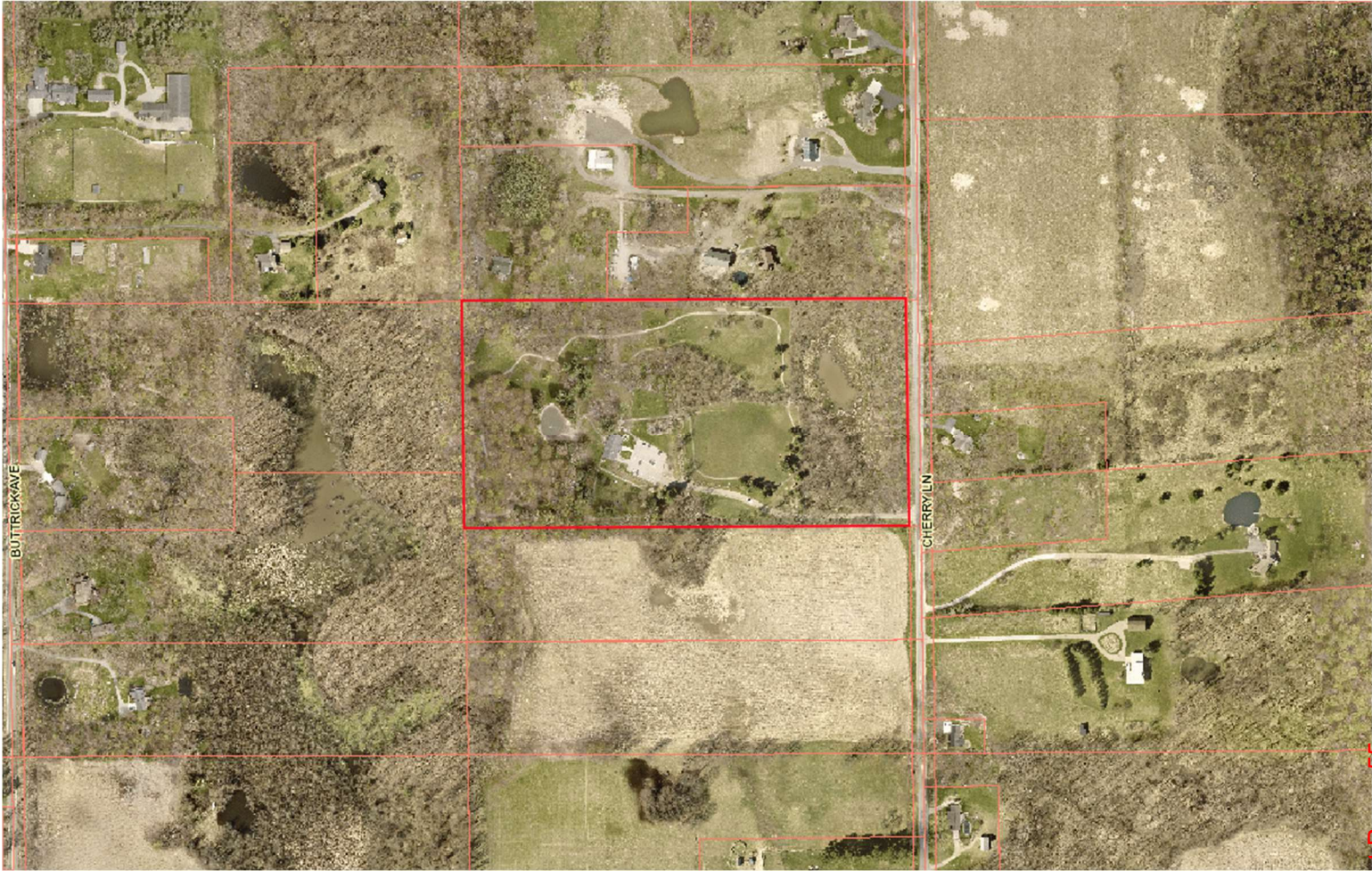
Applicant: Bruce Wright (Shaggy Pines Dog Park)

Property Address: 3895 Cherry Lane

Parcel Number: 41-19-23-100-008

Requested Action: Request for Type II Special Use Permit for a "private outdoor recreational use" (Section 7.04.1) to operate a private outdoor recreation dog park. The applicant is also requesting a Type I Special Use Permit for an accessory building over 832 sf.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 24-3866
REPORT DATE: November 5, 2024
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: November 18, 2024
PREPARED BY: Danielle Bouchard, AICP, Contract Planner

APPLICATION SUMMARY:

APPLICANT: Applicant: Bruce Wright (Shaggy Pines Dog Park)

ADDRESS: 3895 Cherry Lane Avenue

PARCEL NUMBER: 41-19-23-100-008

REQUESTED ACTION: Seeking Type II Special Use Permit approval for “...*private outdoor recreational uses...*” (Section 7.04.1) to operate a private outdoor recreation dog park, located at 3895 Cherry Lane Avenue.

REQUIREMENTS: Section 17.03.1 Type II Special Use Permit

EXISTING ZONING OF SUBJECT PARCEL(S): ARC, Agriculture Rural Conservation District

GENERAL LOCATION: The subject property is a residential lot, approximately 19.8 acres in size. The site is located on the west side of Cherry Lane Avenue, south of 36th Street, south of the Quail Ridge Golf Course, east of Buttrick Avenue.

PARCEL SIZE: 19.8 acres

EXISTING LAND USE: Dog park, private (membership required), with current special use approval. An existing structure on the site (a former residential home) is currently used as a member clubhouse.

ADJACENT PROPERTIES: N: ARC, residential home
S: ARC, vacant/farmland
E: ARC, residential home
W: ARC, vacant

PROPERTY HISTORY

The subject site includes a current operating privately owned dog park. The dog park is accessible by membership only. The business, Shaggy Pines Dog Park, was approved by special use permit on February 12, 2003. The conditions of such approval include:

1. The existing trees on the site remain for screening except as shown on the site plan.
2. The lighting on the site be downcast.

It should be recognized that the Zoning Ordinance does NOT permit dog parks as a special use permit in the ARC District. A staff review letter, dated 01/21/2003 notes that special use permit approval was administered for a dog park, under the site plan requirements for kennels (as kennel was determined to be the most similar use at the time). Further, the existing use on site (dog park with associated activities) is also NOT consistent with the definition of a kennel as described in the Zoning Ordinance.

The site currently is improved with an existing clubhouse (which was a renovated residential home), a swimming pond for dogs, and internal walking trails. According to assessing records, the original home was built in 1978. See the attachment in this packet for existing clubhouse photos.

Township files indicate several complaints regarding barking dogs back in 2003/2004. Since then, it appears those complaints have been resolved and no further complaints have been received as of more recent years. Further, the Township has not received complaints or communications regarding screening or lighting, as conditioned upon the special use approval.

NOTE: the Township Zoning Ordinance does not have requirements or processes for amendments to previously approved special use permits. Given the fact that the existing special use does not align with the definition of a kennel, this review is conducted as a NEW APPLICATION under the permitted special use permit of a “*Golf courses, country clubs and other public or **private outdoor recreational uses, excluding miniature golf and amusement parks***” (Section 7.04.1).

PROPOSED USE

The applicant is requesting Special Use Permit approval for a **private outdoor recreation use** (Section 7.04.1) to include the following on-site improvements:

1. A proposed 6,400 square foot (80x80) accessory building intended for indoor storage of dog park maintenance equipment and associated materials. The proposed building will also include an indoor dog training facility, where training sessions may occur during winter months and days with inclement weather and member clubhouse.

According to the applicant, Shaggy Pines Dog Park is open daily from 7am to 9pm and the indoor training facility is proposed to be open 1-2 days per week from about 4pm to 8pm.

NOTE: The applicant also is requesting approval for the alteration of the existing former residential home (now member clubhouse), to convert a portion of the building into a living space for an on-site maintenance and grounds manager. A single-family residential home is a permitted use in the ARC District. However, the dwelling would function as an accessory use to the principal use, and outdoor recreation facility. The Planning Commission shall determine

whether this can be permitted, given the nature of the request pertaining to an accessory dwelling unit.

SECTION 18.04 BULK AND AREA STANDARDS

Requirements	Proposed Standard	Compliance Status
Front Setback: 35 ft.	~560 ft.	Yes
Side Setback: 10 ft. (one) 25 ft. (total)	132 ft. (south)	Yes
Rear Setback: 25 ft.	~670 ft.	Yes
Minimum Height: 7.5 ft. floor to ceiling	26 feet	Yes

NOTE: The Zoning Ordinance does not have setbacks or maximum height requirements for nonresidential structures in the ARC District. As such, the requirements outlined in Section 18.04 are used to determine compliance with the intent of the Ordinance.

SECTION 17.06 SPECIAL USE PERMIT APPROVAL STANDARDS

Upon review of each application there shall be a determination as to whether each use on the proposed site will:

STANDARD	STAFF RESPONSE
Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed.	The proposed use, an outdoor recreation facility dog park, has previously been approved by the Township and has been operating for 20+ years. As such, the proposed use and associated structures are not likely to cause conditions that would negatively affect character of the surrounding properties or area.
Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.	The proposed use is not anticipated to require additional essential public services. Further, the applicant has indicated that there will be no need for additional staff or hours of operation that would occur as a result of the new building, intended for indoor dog training. According to the business website, training activities currently occur on site. The Township has not received complaints regarding this activity.
Not create excessive additional requirements at public cost for public facilities and services	It is not anticipated that the proposed private outdoor recreation facility and associated activities would create or require additional public services. Given that the character and intensity of the current business operations are not intended to change.

<p>Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.</p>	<p>The site is located on a main road with Kent County jurisdiction. Structures on the site are setback more than 200’ from the road right-of-way. By moving training activities into an indoor facility (also used for storage for daily functions), it is not likely that concerns regarding traffic conflicts or congestion will occur.</p> <p>The area is rural in nature. As such, the proposed use is consistent with the general wooded character of the site and surrounding land uses. A private outdoor recreation use is consistent with the Township’s goal for preservation of rural land uses and open space, as the site, in its largely undeveloped condition, has preserved a large area of undeveloped land and associated lot splits.</p>
<p>Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.</p>	<p>No changes are proposed regarding smoke, fumes, glare, vibration, odor, or traffic as a result of the proposed use. By moving training activities indoors, it can also be considered that the proposed use will actually reduce noise emitting from the site.</p>
<p>All applicable federal, state and local licensing regulations shall be complied with. Initial and annual proof of such compliance shall be a condition of special use approval and the continuance thereof.</p>	<p>It does not appear that a specific license is required for the proposed use. However, should a license be required, proof of such license shall be submitted to the Township for file.</p>
<p>As a minimum or unless specifically modified by the provisions in Section 17.07 the dimensional standards and landscape, buffering and parking regulations otherwise applicable to the use and/or zoning district shall be maintained as outlined within the other various applicable chapters of this Ordinance.</p>	<p>All existing and proposed structures meet the setback requirements for the ARC District. The proposed height of the building is 26’.</p> <p>Table 19-B includes parking requirements for various land uses. For recreational uses, the Ordinance requires “(1) parking space per (4) persons maximum rated capacity.” It appears (through aerial imagery) that the existing parking lot includes around 29 parking spaces. Maximum capacity has not been provided by the applicant. However, the Township has not received complaints or concerns from members or residents. Therefore, it is reasonable to deduce that adequate parking is likely already provided.</p>

	<p>Regarding landscaping, the existing site is heavily wooded and screening from Cherry Lane Avenue. Further, the setbacks of all existing and proposed structures are likely adequately screened from adjacent properties in that the setback is over 100' from all property lines, and existing mature growth trees are present on the south side of the lot and north side of the lot, where there are residential land uses. The proposed new structure will not affect the existing vegetation, nor will the continued use as a private outdoor recreation facility.</p>
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SECTION 17.07.2.D., STANDARDS APPLICABLE TO OUTDOOR RECREATION FACILITIES

1. *A minimum lot area of three (3) acres.* This requirement is met. The subject site is 19.8 acres in area.
2. *Parking areas shall be setback a minimum of thirty (30) feet from all property lines and street right-of-way. A buffer strip shall be required if parking is located less than fifty (50) feet from a property line.* The existing parking area is located approximately 120' from the south (side) property line and approximately 700' from the road right-of-way. This requirement is met.
3. *Front yard building setbacks shall be a minimum of one hundred (100) feet and no building or use other than parking shall be located within fifty (50) feet of any side or rear property line.* All existing structures meet this requirement. The proposed indoor storage and training facility is proposed to be located 132' from the south (side) property line and over 500' from the front (east) property line. These requirements are met.

ITEMS FOR PLANNING COMMISSION DETERMINATION

Per this request, the Planning Commission shall discuss and determine:

1. If the existing former residential structure is permitted to be renovated into a single-family residential unit, as an accessory dwelling to the principal use (private outdoor recreation).
2. If the proposed landscaping conditions are adequate for the proposed use.
3. If the existing parking is adequate for the proposed use.

RECOMMENDATION

Given the analysis above, the Cascade Township Planning Department recommends APPROVAL of the proposed special use permit, for a private outdoor recreation facility located at 3895 Cherry Lane Avenue, with the following conditions:

1. The applicant receives permits and approvals for all required construction activities from the Township Planning Department and Building Department.

Respectfully Submitted,

Danielle Bouchard, AICP
Contract Planner



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT:

Name: BRUCE WRIGHT

Address: 3895 CHERRY LANE

City & Zip Code: ADA, MI 49301

Telephone: 215 431 9620

Email Address: BTWRIGHT24@GMAIL.COM

OWNER: * (If different from Applicant)

Name: _____

Address: _____

City & Zip Code: _____

Telephone: _____

Email Address: _____

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

ATTACHED.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

N 1/2 SE 1/4 NW 1/4 * SEC 23 T6N R10W

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 23-100-008

ADDRESS OF PROPERTY: 3895 CHEERY LANE, ADA, MI 49301

PRESENT USE OF THE PROPERTY: SHAGGY PINES DOG PARK

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

Name(s)	Address(es)
_____	_____
_____	_____

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

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

BRUCE J WRIGHT
Applicant – Print or Type Name

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

[Signature]
Applicant’s Signature & Date

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

Attachment to Planning and Zoning Application

3895 Cherry Lane SE - Ada, MI 49301

Proposed Construction of Storage and Training Building

This proposal is to construct a new building on the property at 3895 Cherry Lane SE in Ada to support the existing Shaggy Pines Dog Park (SPDP) operations. SPDP has operated for over 20 years under a special use permit which was approved in 2003. SPDP is a unique facility in the area that provides over 15 acres of wooded, fenced-in land for members to walk and exercise their dogs. The park is open daily from 7am to 9pm and currently has about 250 active members. Over the past twenty years no significant investment has been made to the physical facilities of the park, which has led to congestion for the members and lack of adequate storage for the equipment required for general maintenance and upkeep (tractor, mowers, golf cart, etc...). Additionally, some of the park activities such as training classes and pet day-care are hindered in inclement weather by the lack of adequate indoor facilities.

The proposed new building would be an 80'x80' barn style construction, with a peak of 26'. It would provide storage for the park's equipment, a maintenance workshop to support repairs and improvements on the property, and an indoor training room to allow for dog training classes year round and in inclement weather. It would also provide an improved space for the park's clubhouse, reception area and office. All of the park's operations would now be run out of this new facility. Training classes would continue to be offered 1 or 2 days per week in the evenings between 4 and 8 pm. Classes normally accommodate 4-8 dogs per session.

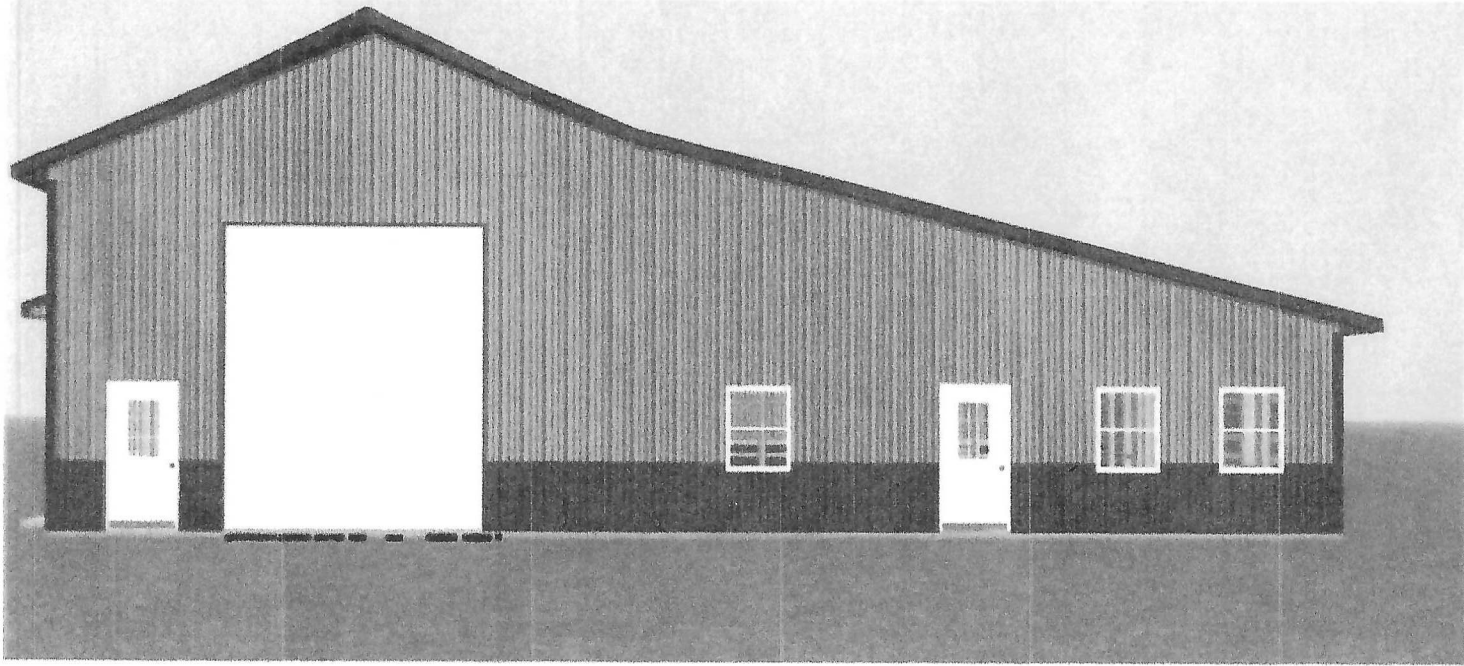
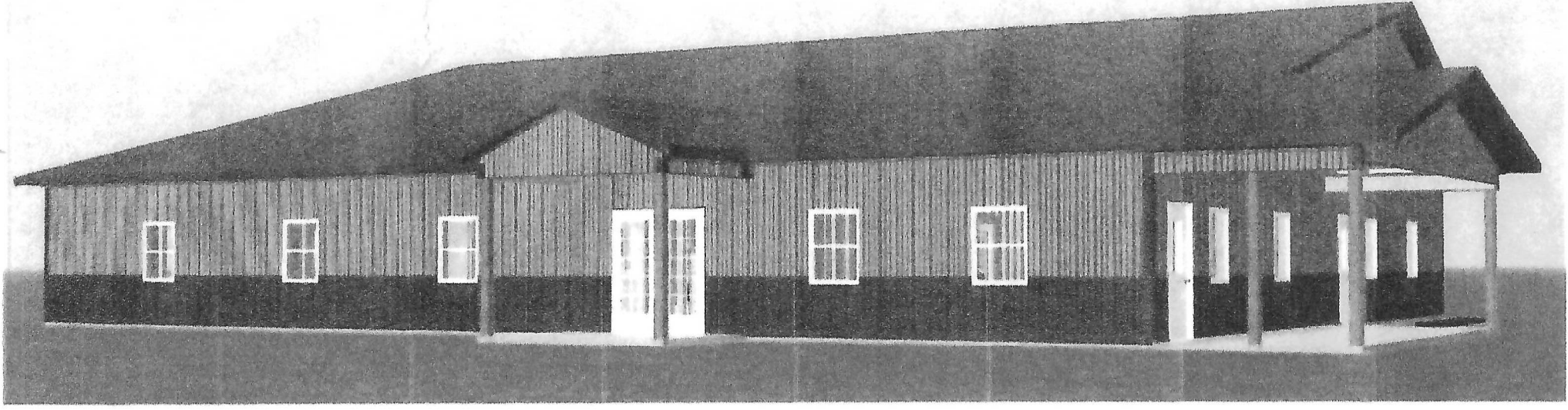
No additional staff are anticipated to support the new facility and no immediate increase in patrons will result from the proposed building, however the new construction will provide an improved experience for existing members and allow for steady growth in the future.

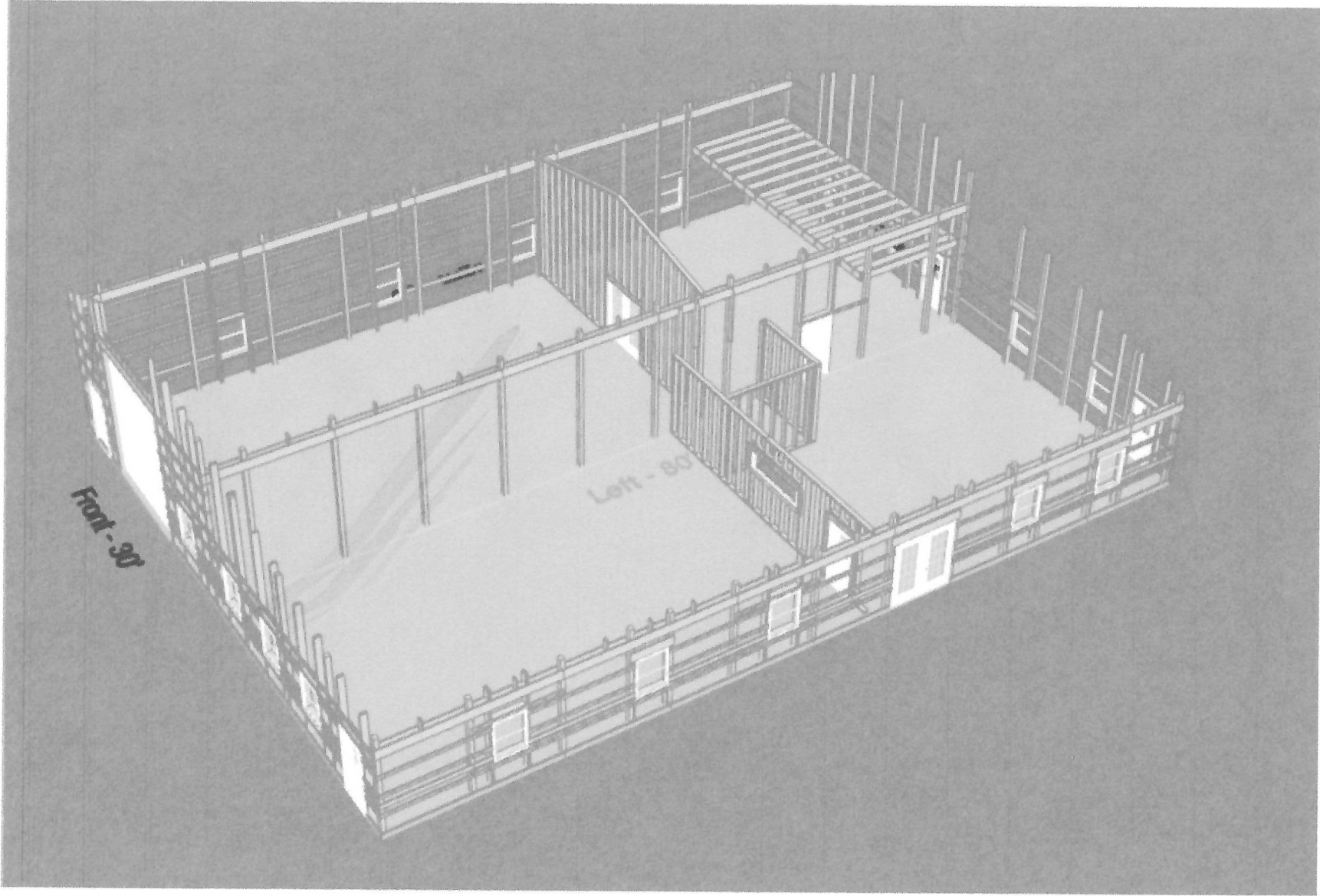
A site plan of the 20 acre lot has been attached which shows the position of the proposed building. It is located approximately 600 feet from Cherry Lane and 130 feet from the nearest neighboring property line.

Alterations to Existing Building

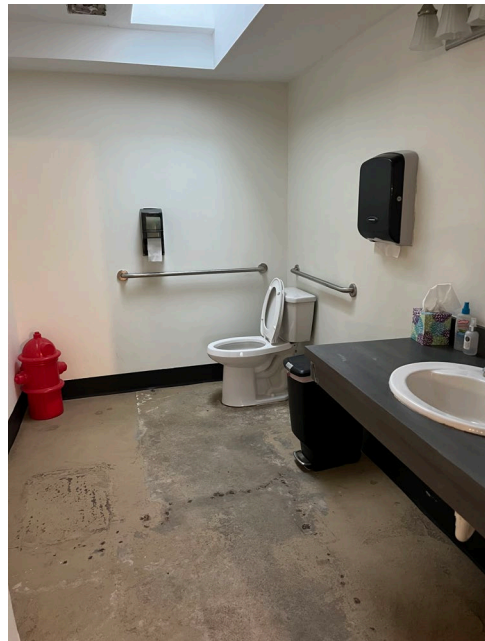
In addition to the proposed new construction described above, approximately 800 square feet of the existing single-story brick and frame house will be renovated which, when added to the existing finished space, will result in an 1,872 square foot single family residence. This will be pursued under a separate permit. The existing utilities (electric, plumbing and HVAC) are already in place for this project from its previous use, and the proposed

modifications are mainly interior framing and finishing.





Finished Interior Space of Existing Building



**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, November 18, 2024
7:00 PM**

ARTICLE 11.

Case #24-3862 – Public Hearing

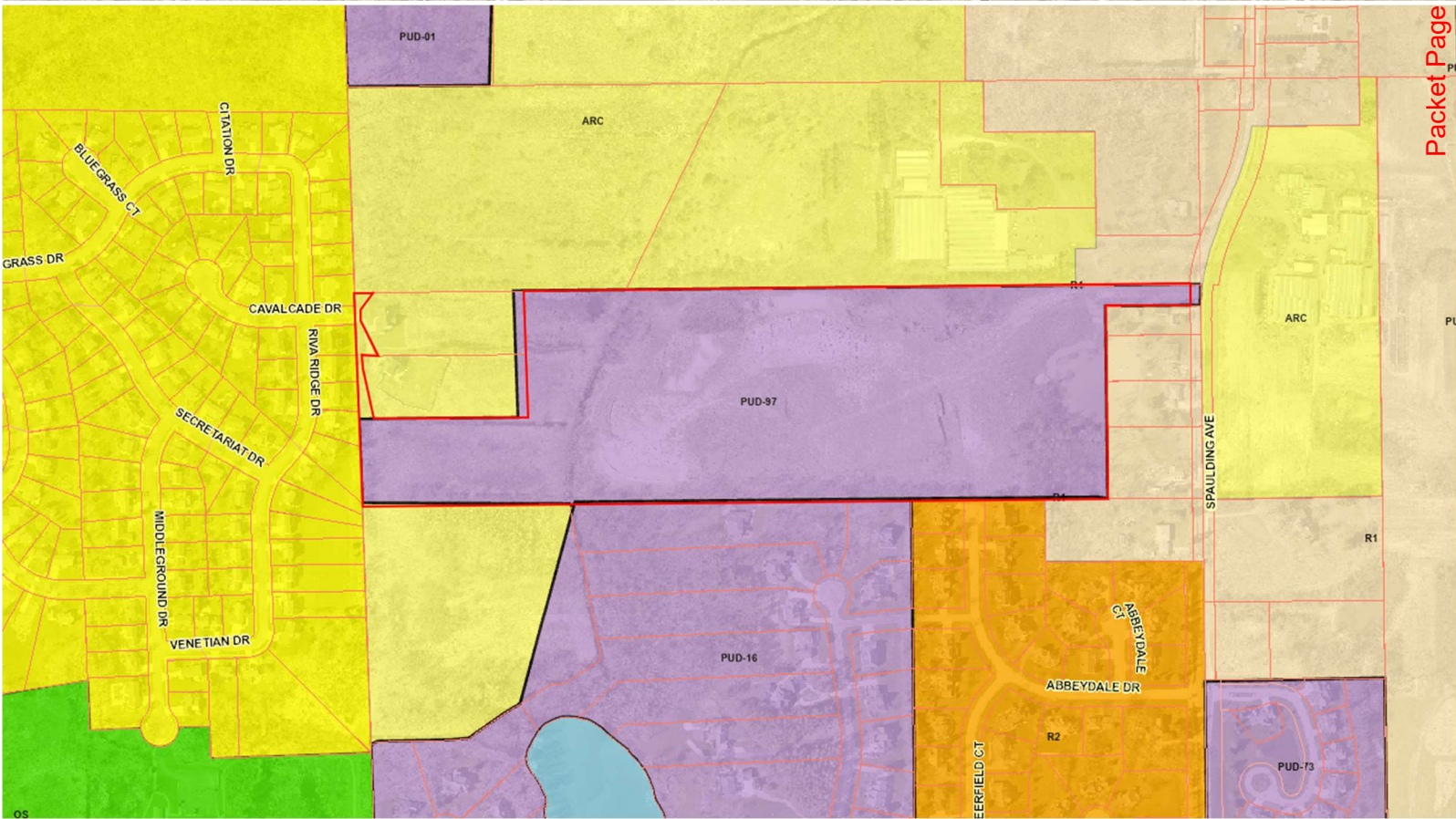
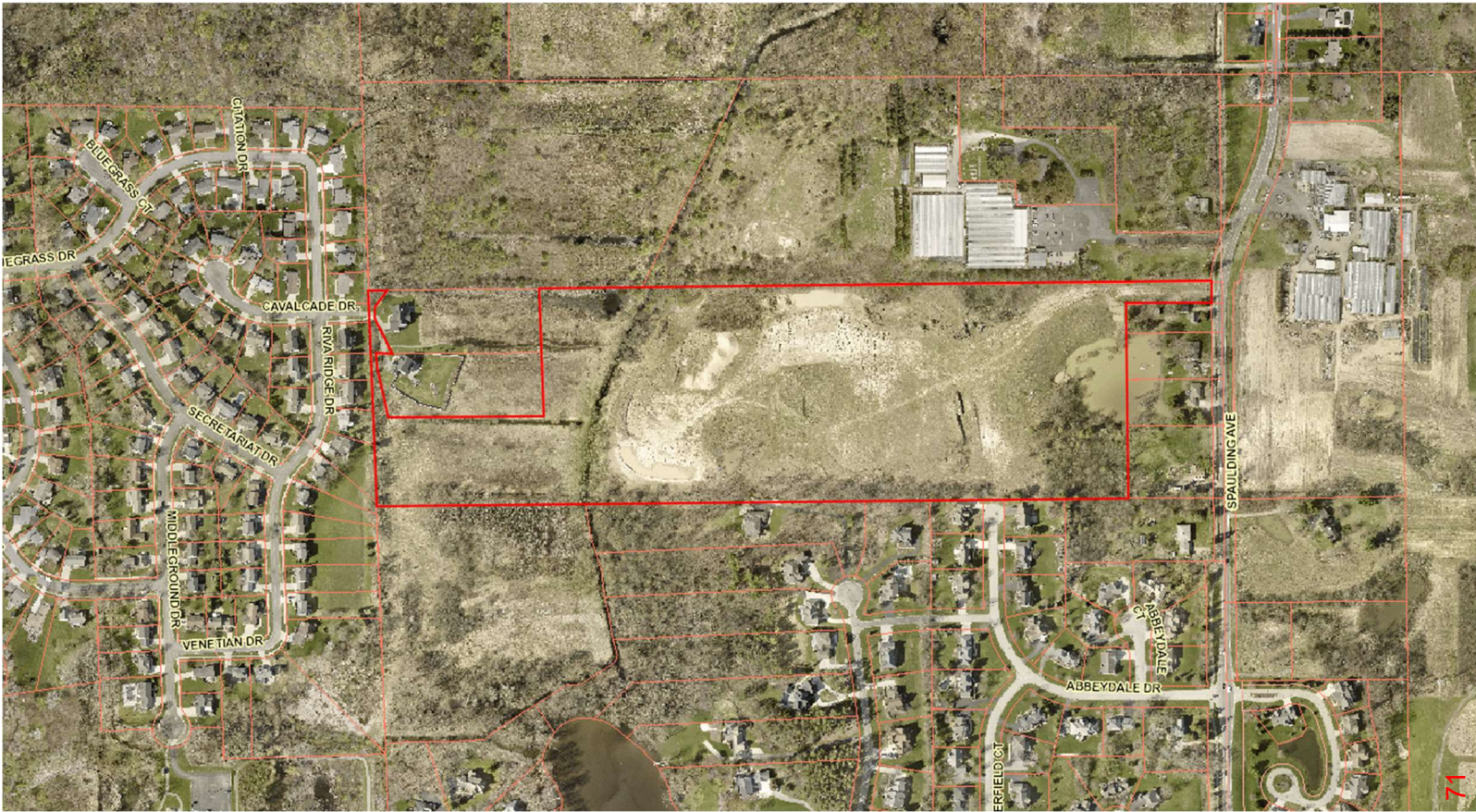
Applicant: Howie Hehrer (JTB Homes)

Property Address: 1701 Spaulding Ave SE

Parcel Number: 41-19-06-327-016

Requested Action: Request for a major revision to the development plan for The Meadows at Abbeydale, PUD-97.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 24-3862
REPORT DATE: November 11, 2024
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: November 18, 2024
PREPARED BY: Andrea Hendrick, Community Planning & Development Director

APPLICATION SUMMARY:

APPLICANT: Howie Hehrer, JTB Homes, KRG Acquisitions
ADDRESS: 1701 Spaulding Ave S.E. Grand Rapids, MI 49546
PARCEL NUMBER: 41-19-06-327-016
REQUESTED ACTION: Public Hearing - An amendment to PUD-97
REQUIREMENTS: Cascade Charter Township Zoning Ordinance
Section 16.05(4) Preliminary Development Plan
EXISTING ZONING OF SUBJECT PARCEL(S): PUD-97
GENERAL LOCATION: The subject property is located on the west side of Spaulding between Cascade Road and Abbeydale Drive.
PARCEL SIZE: Approximately 32.2 acres
EXISTING LAND USE: Vacant
ADJACENT PROPERTIES: N: ARC – Greenhouse & MDOT property
W: ARC - Single Family Residential Development
S: PUD 16/R-2 Single Family Residential Development
E: R-1 – Single Family Residential Development

PROPERTY HISTORY

Case 17-3367 Rezoned to PUD 97

2017-03-06 Planning Commission Basic Site Plan Review

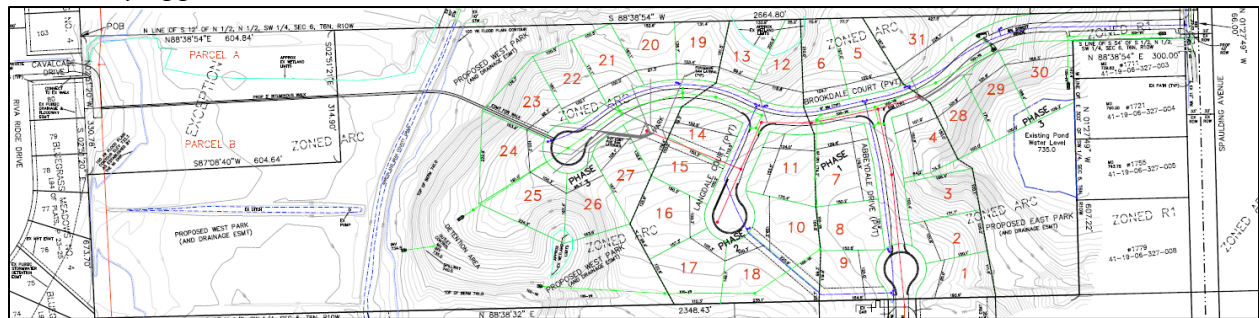
2017-09-11 Planning Commission Public Hearing – Preliminary Review

2017-11-01 Township Board Adoption

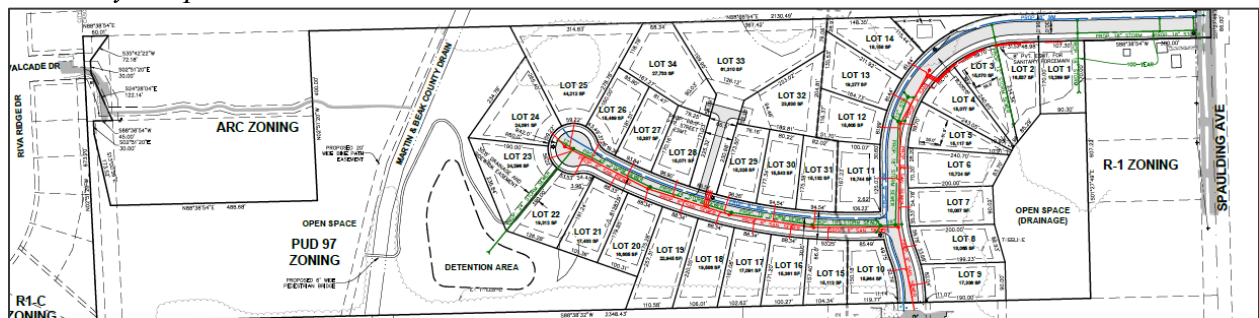
2017-11-02 Adopted Ordinance 10 of 2017

The original applicant sought the PUD method because the desired lot size of the residential development did not meet the lot area and lot width requirements of the CCT Subdivision Ordinance. During the approval process, a test plan was submitted to demonstrate how development on this site could meet the requirements of the subdivision if the property were zoned R-1 and provide 33 lots. However, the applicant opted for the PUD method to provide more flexibility in design. (Subdivision Ordinance - Table 5-2) Overall, the 2017 PUD approval met the design standards and improvement requirements of the Subdivision Ordinance.

Previously approved Site Plan



Currently Proposed Site Plan



Post Board Approval Progress

Parcels excluded from the PUD that remained ARC on the northwest side of the subject property were split. Two single family homes were built. The pathway was constructed on Parcel A (4800 Cavalcade Dr SE – Parcel 41-19-06-327-015) running west to east from Cavalcade Drive up to Martin Beak County Drain. The pathway is currently not maintained and floods often. The previous land was never developed, however, many of the trees were clearcut and the grading was changed. Visible erosion is occurring along with pooling of water throughout the site. The property owner has recently implemented soil erosion measures for the site. The Township has no evidence of SESC being obtained from the County.

2018 Aerial Image of Subject Property



2023 Aerial Image of Subject Property



PROPOSED USE

The applicant is proposing the development of 15.6 acres of a currently vacant 32.2 acre site. This area represents 64.2% of developable land after excluding wetlands, floodplains, water features, and proposed road right of way. The proposal includes 34 single-family residential lots, ranging from 15,070 to 61,310 square feet, with an average lot size of 19,957 square feet.

PUD-97 Cascade One

PUD 97 was adopted by Ordinance 10 of 2017 on November 1, 2017. The developer is proposing to maintain the existing design guidelines. Specific elements for Planning Commission consideration are found in the “Planning Commission Determination” subsection below. The following requirements within the original Ordinance are not documented as complete in the Township records:

- *Section V.E.*
Ordinance 10 of 2017 was supposed to be recorded with the Kent County Register of Deeds by the developer. This was never completed.
- *Section V.G.*
A statement by the developer was supposed to be added to the signed statement to the Ordinance before recording it with the County. This was never completed.
- *Section VI.A*
Site Condominium Rules and Bylaws were supposed to be developed and recorded in the Master Deed. No such documents were submitted or recorded.
- *Section VI.B*
A final site plan indicating where each building envelope will be located, along with a full engineering plan, were to be submitted for approval to the Township Engineer. The

final plans were supposed to be documented as “Approved” by the Township Engineer. This was never completed.

- *Section XII*
A soil erosion control plan. No soil erosion control plans is found on file.
- *Section XIV.A*
This section mentions an improved site plan dated 9/25/17, however, the case file has no plans submitted with this date. They were not included in any of the recorded packets and are not available digitally or physically.

Moving forward, the PUD amendment process will give the Township and Developer the opportunity to rewrite the document in a manner that benefits both parties and clears up any incomplete elements in the previous approval process. This will also allow the separation of the zoning elements of the plan from the legal elements between the Township and the Developer, which is standard best practice for PUD Zoning.

SECTION 16.03

Chapter 16 speaks in detail about the process for creating a Planning Unit Development, however, it does not address the process for PUD amendments. Considering the proposal is similar to the previously approved plan, Staff recommends review the site amendments to determine if the proposed amendments demonstrate compliance with the statements found in Section 16.03. The Planning Commission would then direct Staff to work with Foster Swift to amend the current PUD language to meet the Planning Commission’s recommendations and conditions. The amended ordinance would seek final approval before the Board at a future meeting.

Section 16.03 of the Zoning Ordinance requires that a Planned Unit Development must demonstrate the following:

Standard	Findings
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	The terrain of the site, the presence of the county drain, the previous approvals for the site, the residential development of the surrounding sites, the meandering wetlands located on the west side of the site, and the parcels to the north and south are all strong factors that make a Planned Unit Development on this site appropriate. The developer’s commitment to completing the design and development of the pedestrian bridge over the Martin & Beak Drain will provide a substantial benefit to the future homeowners and residents of the community. Staff finds that this standard is met.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the	The proposed amendments to the Planned Unit Development are minor when compared with the approved plans from 2017. The proposed changes to the road will decrease the surface are of the road

<p>subject or surrounding land or property owners and occupants or the natural environment</p>	<p>and right of way. Also, the new pathway is much more feasible than the previously approved path that did not take the grading into account.</p> <p>Conversely, the new layout has some potentially unwanted consequences for some of the parcels that are a cause of concern for Staff. This includes buildable area on some of the proposed lots. However, suggested conditions of approval have been provided to mitigate potential burdens. Staff finds that this standard can be met with conditions of approval.</p>
<p>The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter</p>	<p>The proposed development is consistent with the Master Plan goals for the Suburban Residential future land use designation for the subject property. Additionally, the proposed development incorporates sidewalks on both sides of the street, incorporates multiple street connections onto major thoroughfares, and provides an access easement for future township owned trails.</p> <p>Furthermore, consistency with the preservation of woodlands and existing natural features can be further fulfilled by modifying lots 18 & 19 as illustrated in the “Engineering Comments” section below. Staff finds that this standard is met.</p>
<p>In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties</p>	<p>The amendment is similar in nature to the previously approved design with moderate change in lot size and number. The primary surrounding uses are single family residential and greenhouse operations. Additionally, development and associated improvements compliments the adjacent Township owned property. Staff finds that this standard is met.</p>
<p>The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development</p>	<p>Further consideration by the Planning Commission may be necessary. The current PUD ordinance does not have maximum lot coverage requirements and allows for accessory buildings. Restrictions on the size of accessory structures may be appropriate to provide additional control over excessive development. With these recommendations, this standard could be met.</p>

<p>The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township</p>	<p>The current PUD has not been split and is currently under single ownership. This standard is met.</p>
--	--

MASTER PLAN CONSIDERATIONS

The 2024 Future Land Use Map designates this area as **Suburban Residential**.

“The general character of these areas includes higher density residential development on smaller lot sizes. Suburban Residential areas generally located within close proximity to commercial centers and hubs within the Township, as well as close access to community amenities such as parkland and golf courses. Suburban Residential areas are intended to encompass and support the preservation of existing residential neighborhoods where traditional neighborhood design is encouraged.”

The proposed development has not deviated too far from the previous residential development that was approved for this site. The lots are consistent in size with those of surrounding Planned Unit Developments and the proposed development is within the Utility Service Boundary. Water and Sewer will be provided by City of Grand Rapids Water & Sewer. Additionally, the applicant has worked with Kent County Road Commission and the plan as currently proposed will create one (1) public road and one (1) private road to service three (3) parcels on the northwest side of the development.

KENT COUNTY ROAD COMMISSION

The applicant has indicated that they have met with the Kent County Road Commission and reaffirmed the previous approval for street grading variance. No documentation as been provided to confirm this, but it can be added as a condition of approval. The township has record of the former approvals. No major issues are anticipated.

ENGINEERING COMMENTS

Planning and Engineering staff have jointly reviewed the submitted plans and find that more detail is required before final approval would be granted. A full engineering review has not been conducted.

Township Engineer Thorne offers the following by email:

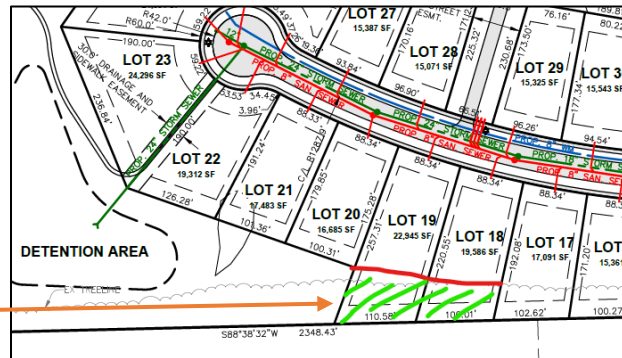
“I am fine with the submission if we are taking it to be preliminary. The applicant will have to follow up with detention basin and storm details later, then. The general layout and calculations otherwise appear like a reasonable start.

There is a fair bit of scrutiny that could be had over some parcels. Lot 21 is 1/3 hill and 1/3 wetland. The storm water easement between 22 and 23 will be interesting once we

have sewer inverts. That might need to be wider for maintenance purposes (e.g., exposing and replacing the sewer in case of failure).”

After further review, we offer the following suggestion for potential Planning Commission conditions of approval:

- Lots 22, 21, and 20 be reconfigured into 2 lots
- Lots 3, 4, and 5 be reconfigured into 2 lots
- The southern portion of lots 19 and 18 containing forested area be added to the open space to preserve the existing trees



FIRE DEPARTMENT

The fire inspector has reviewed the plans and request that dimensions for the hammer head turn be added to the plan. The road should be always kept clear of vehicles.

NEIGHBOR COMMENTS

Neighbors have had genuine interest in this project both in the original approval in 2017 and during the current application review. One resident called interested in the progress of the project and hopeful that it would be developed. Other neighbors have called to provide background from the previous approval or address concerns about the potential traffic impact.

The original 2017 caused neighbors to voice concern over the traffic impact of adding that number of houses to the existing access. However, direct access to Spaulding is proposed on the northeast corner of the development. It will also be developed in phase 1. Construction access will be directly off Spaulding and will not cut through the neighborhood to the south. Multiple concerns from neighbors in 2017 addressed the removal of trees. Staff added recommended conditions to try to mitigate this as much as possible.

Full comments can be found in the attached meeting minutes and recent public comments.

CONSIDERATIONS

The applicant has provided the Planning Commission with the use and general layout of the proposed building and site. The purpose of this hearing is to determine if the concept of the proposal is appropriate for this location.

Process

As addressed earlier, the Zoning Ordinance does not layout the amendment process. Therefore, staff has required the applicant provide adequate information to determine amendments to the ordinance that mitigate negative impacts and promotes compatible and harmonious development with the adjacent land uses and surrounding districts. At this stage, the Planning Commission’s role is to direct staff on what standards should be required to make a recommendation to the Board. The ordinance, as well as a full site plan, will go to the Board of Trustees

November 18, 2024, Planning Commission Public Hearing & Recommendation

January 8, 2025* – Board of Trustees - Earliest date for Ordinance Amendment Public Hearing and First Reading
January 22, 2025* - Board of Trustees – Earliest date for Adoption of Ordinance Amendments

**Dates are tentative*

Planning Commission Determinations

The CCT Planning Department is requesting the Planning Commission deliberate and determine the following:

Section IV

- The total number of single-family site condominium units.
- The percentage of property to be preserved as open space

Section VII

- Further limitations on accessory buildings

Section VIII

- Addition of maximum lot coverage for buildings and structures
- Increase landscaping standards for the development

Section IX

- The appropriateness of the private road servicing lots 32, 33, & 34

RECOMMENDATION

If the Planning Commission finds that the modification to the proposed residential neighborhood is appropriate for this location, the Planning Commission should make a motion to RECOMMEND APPROVAL of the amendment to the Township Board.

Staff recommends that the Planning Commission RECOMMEND APPROVAL of proposed amendments to PUD-97 to allow for the creation of [32] single family residential lots located at 1701 Spaulding Ave with the following conditions:

1. The plans dated 11-7-2024 be amended to
 - a. reconfigure lots 20, 21, and 22 into two (2) lots,
 - b. reconfigure lots 3, 4, and 5 into two (2) lots, and
 - c. change the southern portion of lots 19 and 18 containing forested area to open space to preserve the existing trees.
2. Accessory Structures are limited to [400] sf per parcel.
3. The maximum lot coverage for each lot is 35%
4. The pathway previously constructed for connection to Cavalcade be removed and restored to a natural state.
5. The developer is responsible for permitting and construction of the pedestrian bridge across Martin & Beak County Drain.
6. The developer will work with Cascade Charter Township Engineering, Parks and Planning Staff on the location of the north south pedestrian easement on the west side of the site to provide connectivity to the Township owned property and other adjacent properties.
7. A Performance bond for the removal of the existing pathway, the construction of the pedestrian bridge, and the restoration of natural features shall be provided to the Township for the amount to be determined by the Township Engineer.
8. Additional conditions: _____

ATTACHMENTS

1. Application
2. Applicant Narrative
3. Site Plans 11-07-2024
4. Photometric
5. Draft Stormwater & Maintenance Agreement
6. Draft Private Road Easement Maintenance Agreement
7. [March 6, 2017](#), Planning Commission Minutes
8. [September 11, 2017](#), Planning Commission Minutes
9. [November 1, 2017](#), Board of Trustees Minutes
10. Public Comment – Lovinger
11. Public Comment – Bsharah
12. PUD-97 Cascade One PUD Ordinance

LEGAL DESCRIPTION OF PROPERTY**:

SEE ATTACHED SITE PLAN

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 06-327-016

ADDRESS OF PROPERTY: 1701 SPAULDING AVE SE, GRAND RAPIDS, MI 49546

PRESENT USE OF THE PROPERTY: PUD (97)

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

Name(s)

Address(es)

DALE KRAKER
KRG ACQUISITIONS

1777 R W BERENDS DR SW
WYOMING, MI 49519

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

CASCADE ONE LLC

~~JIM WICKSTRA~~ **JAMES WICKSTRA, MEM**

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

* James Wickstra, 8-28-24

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

HOWIE HEHRER

Applicant – Print or Type Name

[Signature] 8-28-24

Applicant's Signature & Date

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

Howie Hehrer
Land Development Manager
JTB Homes, KRG Acquisitions
1777 R W Berends Drive SW
Grand Rapids, MI 49519
hhehrer@jtbhomes.com
(616) 419-7945
October 7th, 2024

Andrea Hendrick
Community Planning & Development Director
Cascade Charter Township
5920 Tahoe Dr. SE
Grand Rapids, MI 49546-7123

Subject: Submission of Major Revision for The Meadows at Abbeydale, PUD 97

Dear Andrea,

I am writing to formally submit a major revision to the development plan for The Meadows at Abbeydale, PUD 97. This revision encompasses significant changes to the street layout and lot configuration of the project.

The revised plan now proposes a total of 34 lots, an increase from the previously approved 31 lots. Despite this increase, the revised number remains within the permissible limit of 41 lots based on the developable area of the site. The new layout maintains the previously approved minimum lot width of 90 feet, as well as the 25-foot front and rear yard setbacks, and the 10-foot minimum, 20-foot total side yard setbacks. Additionally, the lot areas continue to meet the minimum requirements established in the prior approval.

Other key changes in the revision include:

1. The new street layout allows for 27 lots to be served by gravity sewer, which is 8 more than the originally planned 19.
2. The revised plan eliminates one cul-de-sac serving 7 lots, replacing it with a private cul-de-sac that will serve 3 lots.
3. Modifications to the walkway path have been made to accommodate a more constructible slope, transitioning from the open space elevation to the cul-de-sac elevation, while avoiding the steep 33% slope originally planned.
4. A 20' path easement is newly proposed along the Martin & Beak County Drain to the benefit of The Township, along with a 6' pedestrian bridge which spans the drain.
5. A playground is now incorporated into one of the open space areas, designed for children aged 0-5 years.

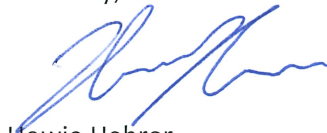
(continued)

We have also engaged with the Kent County Road Commission, who have reaffirmed their approval of the street grade variance previously granted for this development. In our discussions, we agreed to eliminate the atypical cross-section planned for the initial segment of the street west of Spaulding Avenue. The Road Commission expressed their satisfaction with the revised layout, particularly noting the removal of one public cul-de-sac.

We believe that these revisions provide substantial benefits and improvements to the overall development. We are prepared to address any questions or concerns the township may have regarding this updated plan.

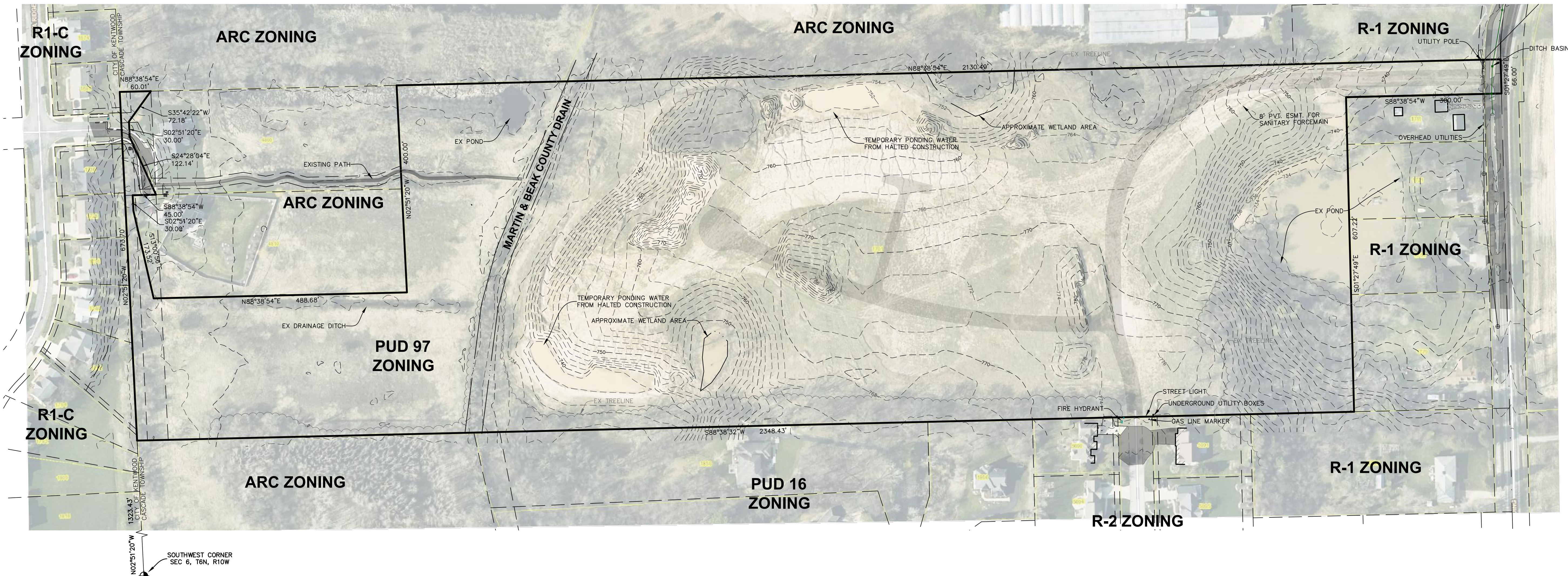
Thank you for your attention to this matter. We look forward to your feedback and are eager to assist in any way necessary to facilitate the approval process. Enclosures to this application were transmitted digitally and are listed below. Physical copies are available at your request.

Sincerely,



Howie Hehrer
Land Development Manager
JTB Homes, KRG Acquisitions

Enclosures (transmitted digitally)	pages per copy	Size
\$2,500.00 Check Receipt (Major PUD Amendment Fee)	1	8.5" x 11"
Executed Planning and Zoning Application	2	8.5" x 11"
Narrative	2	8.5" x 11"
PUD Set C1 (Preliminary PUD Plan)	1	24" x 36"
PUD Set C2 (Preliminary PUD Plan)	1	24" x 36"
PUD Set C1 (Landcape Plan)	1	24" x 36"
CTA Photometric Plan	2	24" x 36"
Draft Declaration of Storm Water Operation and Maintenance Agreement	4	8.5" x 11"
Draft Declaration of Private Road Maintenance Agreement	4	8.5" x 11"
Drainage and Detention Calculations	1	8.5" x 11"
LGROW Design Spreadsheet	6	8.5" x 11"



NORTH

SCALE: 1" = 100'

Know what's below.
Call before you dig.

www.CALL811.com

PROPERTY DESCRIPTION:

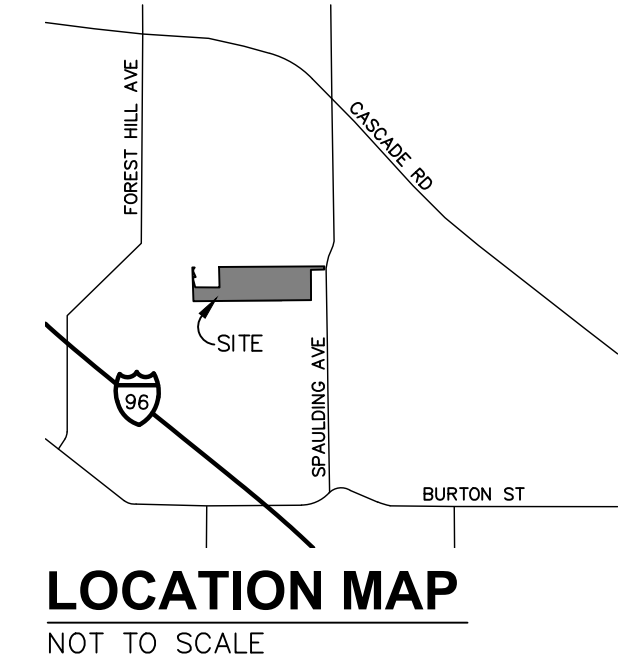
PPN#41-19-06-327-016
 1701 Spaulding Ave SE
 Owner: Cascade One, LLC
 7117 W Clay Rd
 New Era, MI 49446

Part of the Southwest 1/4 of Section 6, T6N, R10W, described as: Commencing at the Southwest corner of said Section; thence N02°51'20"W along the West line of said Section 1323.43 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section and the Point of Beginning; thence N02°51'20"W along the West line of said Section 673.72 feet to the North line of the South 12.00 feet of the North 1/2 of the Southwest 1/4 of said Section; thence N88°38'53"E along the North line of the South 12.00 feet of the North 1/2 of the Southwest 1/4 of said Section 2664.80 feet to the North-South 1/4 line of said Section; thence S01°27'49"E along the North-South 1/4 line of said Section 66 feet; thence S88°38'53"W along the South line of the North 54.00 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of said Section 300.00 feet; thence S01°27'49"E 607.23 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section; thence S88°38'30"W along the South line of the North 1/2 of the Southwest 1/4 of said Section 2348.43 feet to the Point of Beginning.

EXCEPTING therefrom that part of the Southwest 1/4 of Section 6, T6N, R10W, described as: Commencing at the Northwest corner of said Southwest 1/4; thence N02°51'20"E 849.86 feet along the West line of said Southwest 1/4; thence N88°38'54"E 15.00 feet parallel with the North line of the South 12.00 feet of the North 1/2 of the North 1/2 of the Southeast 1/4 to the Point of Beginning; thence N88°38'54"E 519.30 feet; thence S02°51'20"E 200.00 feet; thence S88°38'54"W 488.68 feet; thence N13°00'56"W 173.52 feet; thence N02°51'20"W 30.00 feet to the Point of Beginning.

ALSO EXCEPTING therefrom that part of the Southwest 1/4 of Section 6, T6N, R10W, described as: Commencing at the Northwest corner of said Southwest 1/4; thence N02°51'20"E 649.86 feet along the West line of said Southwest 1/4; thence N88°38'54"E 60.02 feet along the North line of the South 12.00 feet of the North 1/2 of the North 1/2 of the Southwest 1/4 to the Point of Beginning; thence N88°38'54"E 474.29 feet; thence S02°51'20"E 200.00 feet; thence S88°38'54"W 474.30 feet; thence N24°28'04"W 122.14 feet; thence N02°51'20"E 30.00 feet; thence N35°42'22"E 72.18 feet to the Point of Beginning.

- NOTES:
- BASE FLOOD ELEVATION
 By graphic plotting only, the Flood Rate Insurance Map No. 26081C0441D, effective February 23, 2023, places this property in Zone X, areas of minimal flood hazard.



REVISIONS

07/30/2024	INITIAL SUBMITTAL
09/27/2024	PER TOWNSHIP REVIEW
11/07/2024	PER TOWNSHIP REVIEW

LEGEND

T	TOWN	SECTION CORNER
R	RANGE	SET CAPPED IRON
N	NORTH	FOUND IRON OR NAIL
S	SOUTH	STORM SEWER MANHOLE
E	EAST	SANITARY SEWER MANHOLE
W	WEST	CATCH BASIN
POB	POINT OF BEGINNING	HYDRANT
	PROPOSED BLACKTOP	VALVE
	PROPOSED CONCRETE	UTILITY POLE
	EXISTING BLACKTOP	GUY WIRE
	EXISTING CONCRETE	LIGHT POLE
	BUILDING	WALL MOUNTED LIGHT
		PEDESTAL
		TRANSFORMER
		SIGN

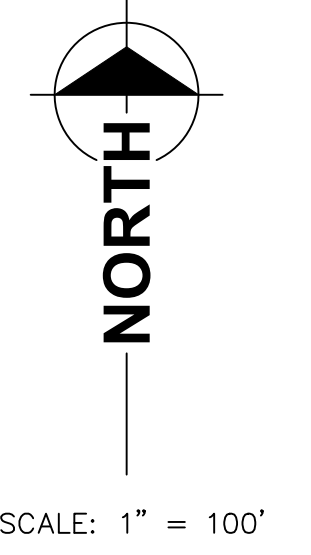
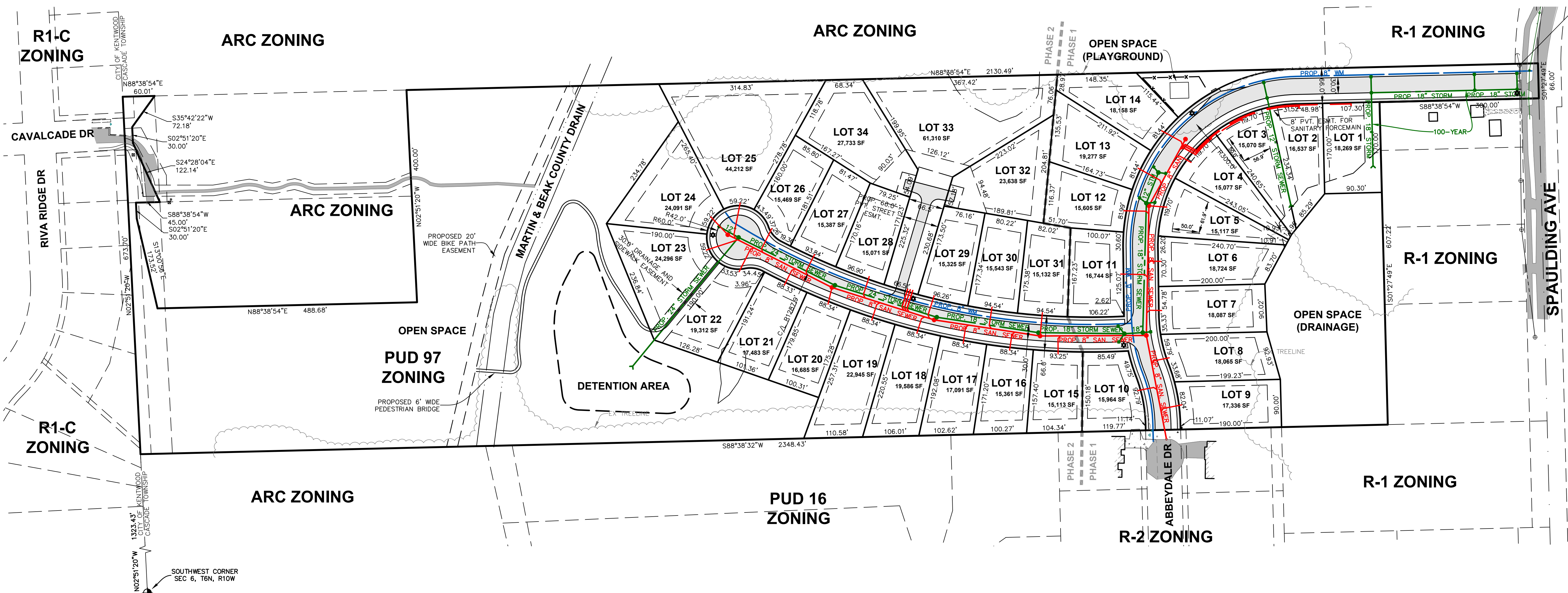
PRELIMINARY PUD
EXISTING CONDITIONS
MEADOWS OF ABBYDALE

FOR: JTB HOMES
 1777 RW BERENDS DR SW
 WYOMING, MI 49519

PART OF THE SOUTHWEST 1/4, SECTION 6, T6N, R10W,
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

C1

3145 Praine St SW Phone: 616.457.7050
 Grandville, MI 49418 www.feenstrainsc.com



PROPERTY DESCRIPTION:

PPN#41-19-06-327-016
 1701 Spaulding Ave SE
 Owner: Cascade One, LLC
 7117 W Clay Rd
 New Era, MI 49446

Part of the Southwest 1/4 of Section 6, T6N, R10W, described as: Commencing at the Southwest corner of said Section; thence N02°51'20"W along the West line of said Section 1323.43 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section and the Point of Beginning; thence N02°51'20"W along the West line of said Section 673.72 feet to the North line of the South 12.00 feet of the North 1/2 of the Southwest 1/4 of said Section; thence N88°38'53"E along the North line of the South 12.00 feet of the North 1/2 of the Southwest 1/4 of said Section 2664.80 feet to the North-South 1/4 line of said Section; thence S01°27'49"E along the North-South 1/4 line of said Section 66 feet; thence S88°38'53"W along the South line of the North 54.00 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of said Section 300.00 feet; thence S01°27'49"E 607.23 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section; thence S88°38'30"W along the South line of the North 1/2 of the Southwest 1/4 of said Section 2348.43 feet to the Point of Beginning.

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NOTES:

- ZONING INFORMATION**
 The existing parcel is zoned as PUD 97 according to the Cascade Township Zoning Map. Adjacent parcels to the North and South are zoned R-1, R-2, ARC, or as a part of PUD 16, all residential zoning districts. Parcels to the West are zoned R1-C per the City of Kentwood Zoning Ordinance.
 Setback Requirements:
 Front yard: 25 feet
 Side yards: 10 feet minimum, 20 feet total
 Rear yards: 25 feet
- BASE FLOOD ELEVATION**
 By graphic plotting only, the Flood Rate Insurance Map No. 26081C0441D, effective February 23, 2023, places this property in Zone X, areas of minimal flood hazard.
- SCHEDULE**
 The project will be completed in two phases. Phase 1 (lots 1 through 14) will be completed in 2025 and Phase 2 (lots 15 through 34) will be completed in 2027.
- PRIVATE STREET**
 The proposed private street is designed to serve three lots and has an easement width of 66.0 feet as required by the ordinance. Lot 33 has been given 66.5 feet of frontage on the public street for this private street. Lot 33's minimum width at the front setback will be measured off the end of the private street. We would prefer this easement be within lot 33 to reduce the perception of public access that a dedicated private street ROW would give. We also made the lot 0.5 feet wider than the easement so there will be 3" separation between the easement and the neighboring lots. This is to prevent arguments that the adjacent lots should be allowed use of the street.

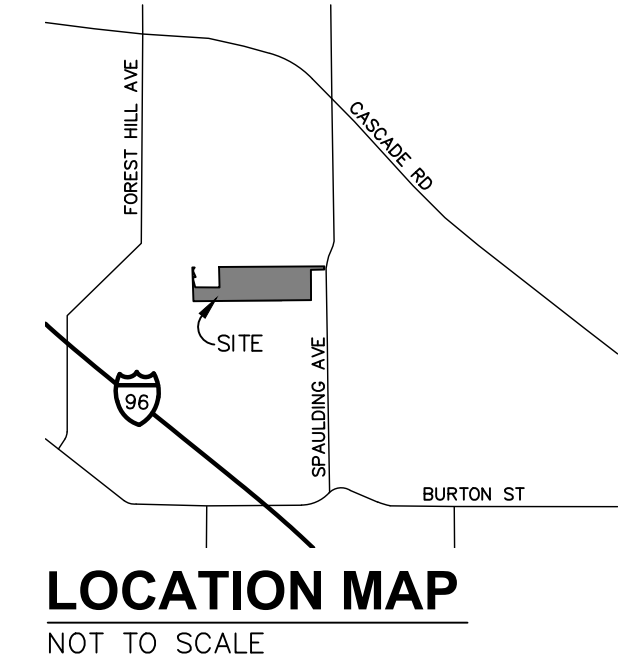
	ORIGINAL	PROPOSED
OVERALL SITE AREAS		
PARCEL AREA	1,411,414 SF	1,411,414 SF
PROP. ROW AREA	168,789 SF	140,875 SF
WETLAND AREA	38,415 SF	38,415 SF
100-YR FLOODPLAIN	292,087 SF	292,087 SF
EX. POND AREA	29,282 SF	29,282 SF
DEVELOPABLE AREA	1,028,885 SF	1,056,799 SF
SUBD. LOT AREA	599,211 SF	678,555 SF
OPEN SPACE AREA	429,674 SF	378,244 SF
SMALLEST LOT	15,029 SF	15,070 SF
AVERAGE LOT SIZE	19,329 SF	19,957 SF
OPEN SPACE AS A PERCENT OF DEVELOPABLE AREA:	41.76%	35.79%
PROPOSED PARK AREAS:		
WEST PARK	537,281 SF	489,670 SF
CENTRAL PARK	10,860 SF	9,318 SF
EAST PARK	95,269 SF	85,919 SF

GENERAL NOTES:

- The intended use is for residential single family homes. The layout shown is preliminary and may change during final engineering design.
- The proposed parks will be private parks which will be part of the general common area of the condominium.
- Sanitary sewer and water main are public. Sanitary laterals and water services are private. Storm sewer is private.
- There will be a private easement for public utilities over the front 12 feet of each unit.
- All sanitary sewer is 8" diameter. Sanitary sewer will connect to the existing sanitary manhole in Abbeyle Drive.
- Easements will be granted as required for sanitary sewer, water main, storm sewer and drainage. Proposed easements may or may not be shown.
- Units 1-3 and 32-34 are served with private forcemain sanitary sewer laterals with private individual pumps. All other units are served with standard gravity laterals.
- 2 Street trees will be planted per lot (shown). Each lot shall have a minimum of 4 trees per Cascade Township's Ordinances.
- Street lights will be Consumers Energy standard street lights for residential streets, located at consumers energy recommended locations.
- Gross and net areas are found in the area table above.
 Gross Density is 1.05 units per acre (32.40 acres / 34 units)
 Net Density is 1.44 units per acre (23.62 acres / 34 units)
 No permanent sign is proposed for this development.

PHASE 1 SCHEDULE

	2025	2026
	APR	MAY JUN JUL AUG SEP OCT NOV APR MAY
CLEAR TREES AND BRUSH		
INSTALL TEMP. EROSION CONTROLS		
STRIP TOPSOIL		
ROUGH GRADE SITE		
UTILITIES		
ROAD		
TOPSOIL, SEED, & LANDSCAPE		
FINAL RESTORATION & CLEANUP		
REMOVE TEMP. EROSION CONTROLS		



REVISIONS

07/30/2024	- INITIAL SUBMITTAL
09/27/2024	- PER TOWNSHIP REVIEW
11/07/2024	- PER TOWNSHIP REVIEW

LEGEND

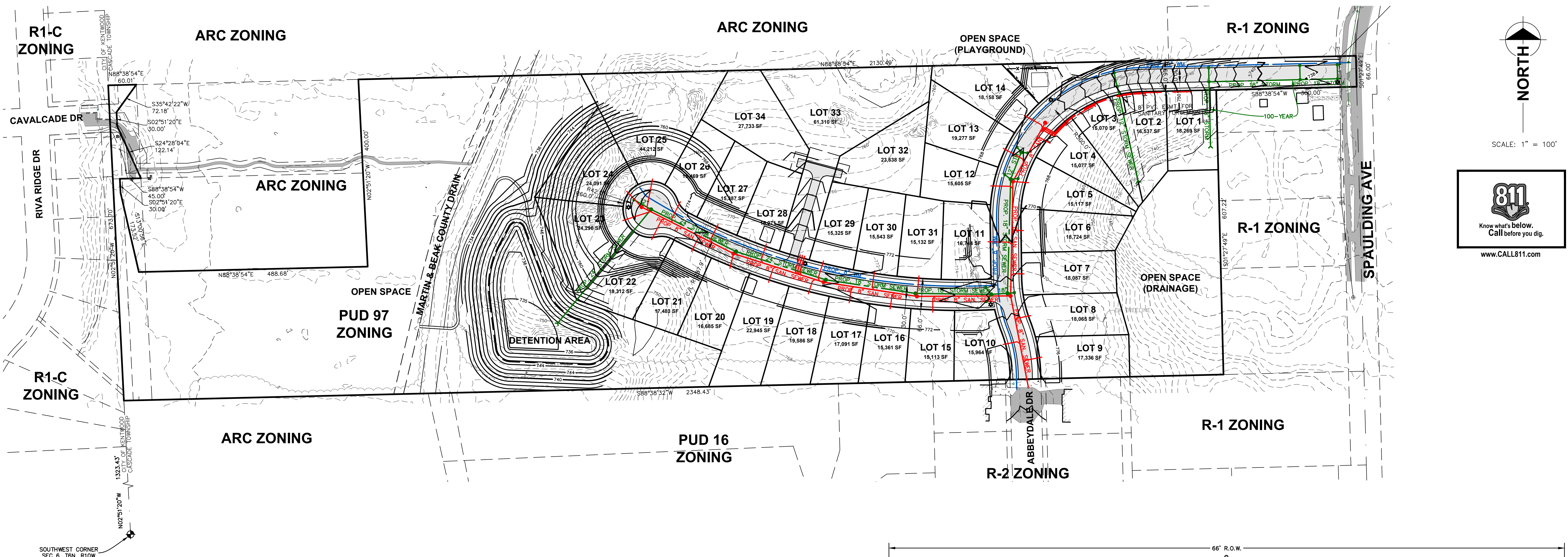
T	TOWN	SECTION CORNER
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W	WEST	CATCH BASIN
POB	POINT OF BEGINNING	HYDRANT
	PROPOSED BLACKTOP	VALVE
	PROPOSED CONCRETE	UTILITY POLE
	EXISTING BLACKTOP	GUY WIRE
	EXISTING CONCRETE	LIGHT POLE
	BUILDING	WALL MOUNTED LIGHT
		PEDESTAL
		TRANSFORMER
		SIGN

PRELIMINARY PUD
MEADOWS OF ABBYDALE
 FOR: JTB HOMES
 1777 RW BERENDS DR SW
 WYOMING, MI 49519

PART OF THE SOUTHWEST 1/4, SECTION 6, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

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

C2



NORTH
SCALE: 1" = 100'



PROPERTY DESCRIPTION:

PPN#41-19-06-327-016
1701 Spaulding Ave SE
Owner: Cascade One, LLC
7117 W Clay Rd
New Era, MI 49446

Part of the Southwest 1/4 of Section 6, T6N, R10W, described as: Commencing at the Southwest corner of said Section; thence N02°51'20"W along the West line of said Section 1323.43 feet to the South line of said Section 12.00 feet to the North line of said Section and the Point of Beginning; thence N02°51'20"W along the West line of said Section 673.72 feet to the North line of the South 12.00 feet of the North 1/2 of the Southwest 1/4 of said Section; thence N88°38'53"E along the North line of the South 12.00 feet of the North 1/2 of the Southwest 1/4 of said Section 2664.80 feet to the North-South 1/4 line of said Section; thence S01°27'49"E along the North-South 1/4 line of said Section 66 feet; thence S88°38'53"W along the South line of the North 54.00 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of said Section 300.00 feet; thence S01°27'49"E 607.23 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section; thence S88°38'30"W along the South line of the North 1/2 of the Southwest 1/4 of said Section 2348.43 feet to the Point of Beginning.

EXCEPTING therefrom that part of the Southwest 1/4 of Section 6, T6N, R10W, described as: Commencing at the Northwest corner of said Southwest 1/4; thence S02°51'20"E 849.86 feet along the West line of said Southwest 1/4; thence N88°38'54"E 15.00 feet parallel with the North line of the South 12.00 feet of the North 1/2 of the North 1/2 of the Southeast 1/4 to the Point of Beginning; thence N88°38'54"E 519.30 feet; thence S02°51'20"E 200.00 feet; thence S88°38'54"W 488.68 feet; thence N13°00'56"W 173.52 feet; thence N02°51'20"W 30.00 feet to the Point of Beginning.

ALSO EXCEPTING therefrom that part of the Southwest 1/4 of Section 6, T6N, R10W, described as: Commencing at the Northwest corner of said Southwest 1/4; thence N02°51'20"E 649.86 feet along the West line of said Southwest 1/4; thence N88°38'54"E 60.02 feet along the North line of the South 12.00 feet of the North 1/2 of the North 1/2 of the Southeast 1/4 to the Point of Beginning; thence N88°38'54"E 474.29 feet; thence S02°51'20"E 200.00 feet; thence S88°38'54"W 474.30 feet; thence N24°28'04"W 122.14 feet; thence N02°51'20"E 30.00 feet; thence N35°42'22"E 72.18 feet to the Point of Beginning.

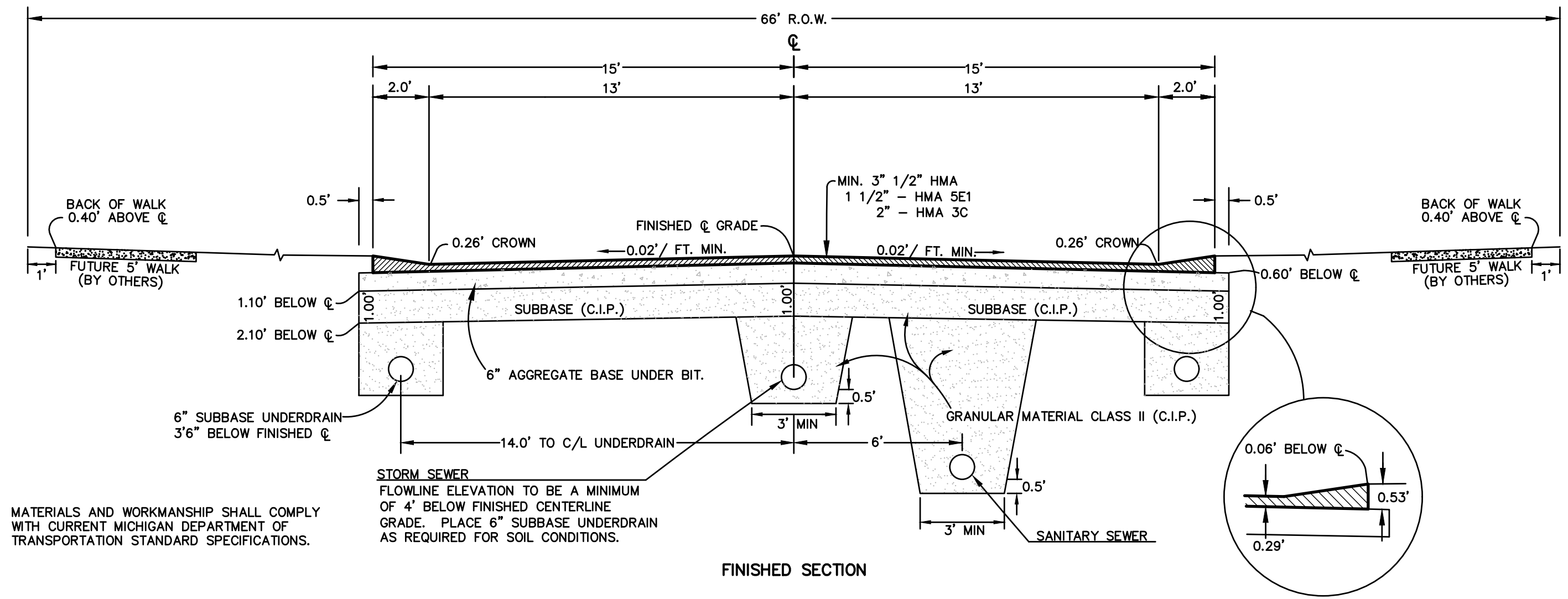
NOTES:

- ZONING INFORMATION**
The existing parcel is zoned as PUD 97 according to the Cascade Township Zoning Map. Adjacent parcels to the North and South are zoned R-1, R-2, ARC, or as a part of PUD 16, all residential zoning districts. Parcels to the West are zoned R1-C per the City of Kentwood Zoning Ordinance.
Setback Requirements:
Front yard: 25 feet
Side yards: 10 feet minimum, 20 feet total
Rear yards: 25 feet
- BASE FLOOD ELEVATION**
By graphic plotting only, the Flood Rate Insurance Map No. 26081C0441D, effective February 23, 2023, places this property in Zone X, areas of minimal flood hazard.
- SCHEDULE**
The project will be completed in two phases. Phase 1 (lots 1 through 14) will be completed in 2025 and Phase 2 (lots 15 through 34) will be completed in 2027.

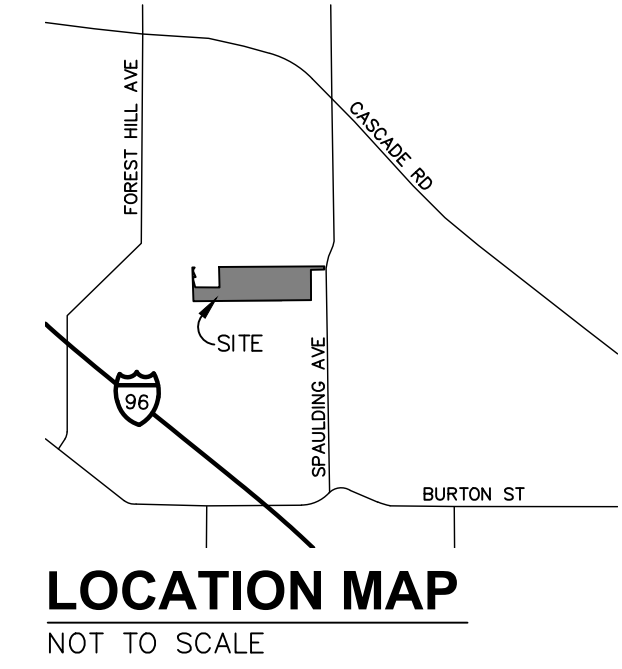
	ORIGINAL	PROPOSED
PARCEL AREA	1,411,414 SF	1,411,414 SF
PROP. ROW AREA	168,789 SF	140,875 SF
WETLAND AREA	38,415 SF	38,415 SF
100-YR FLOODPLAIN	292,087 SF	292,087 SF
EX. POND AREA	29,282 SF	29,282 SF
DEVELOPABLE AREA	1,028,885 SF	1,056,799 SF
SUBD. LOT AREA	599,211 SF	678,555 SF
OPEN SPACE AREA	429,674 SF	378,244 SF
SMALLEST LOT	15,029 SF	15,070 SF
AVERAGE LOT SIZE	19,329 SF	19,957 SF
OPEN SPACE AS A PERCENT OF DEVELOPABLE AREA:	41.76%	35.79%
PROPOSED PARK AREAS:		
WEST PARK	537,281 SF	489,670 SF
CENTRAL PARK	10,860 SF	9,318 SF
EAST PARK	95,269 SF	85,919 SF

GENERAL NOTES:

- The intended use is for residential single family homes. The layout shown is preliminary and may change during final engineering design.
- The proposed parks will be private parks which will be part of the general common area of the condominium.
- Sanitary sewer and water main are public. Sanitary laterals and water services are private. Storm sewer is private.
- There will be a private easement for public utilities over the front 12 feet of each unit.
- All sanitary sewer is 8" diameter. Sanitary sewer will connect to the existing sanitary manhole in Abbeydale Drive.
- Watermain sizes are shown on the drawing. Watermain will connect to the existing 8" water main in Abbeydale Drive and to the Existing 12" Watermain in Spaulding Avenue.
- Storm sewer labeled as "100-year" shall be sized to handle a 100-year storm event without submerging the associated catch basin or manhole top. All other storm sewer will be sized per Kent County Drain Commission's standards.
- Storm sewers will be routed to an existing pond and to a proposed detention pond which will outlet to the existing Martin Beak Drain. The proposed pond and swale will be constructed as part of Phase 1.
- Easements will be granted as required for sanitary sewer, water main, storm sewer and drainage. Proposed easements may or may not be shown.
- Units 1-3 and 32-34 are served with private forcemain sanitary sewer laterals with private individual pumps. All other units are served with standard gravity laterals.
- 2 Street trees will be planted per lot (shown). Each lot shall have a minimum of 4 trees per Cascade Township's Ordinances.
- Street lights will be Consumers Energy standard street lights for residential streets, located at consumers energy recommended locations.
- Gross and net areas are found in the area table above.
Gross Density is 1.05 units per acre (32.40 acres / 34 units)
Net Density is 1.44 units per acre (23.62 acres / 34 units)
- No permanent sign is proposed for this development.



KENT COUNTY ROAD COMMISSION STANDARD 30' BITUMINOUS GUTTER SECTION
NOT TO SCALE



REVISIONS

07/30/2024	- INITIAL SUBMITTAL
09/27/2024	- PER TOWNSHIP REVIEW
11/07/2024	- PER TOWNSHIP REVIEW

LEGEND

T	TOWN	SECTION CORNER
R	RANGE	SET CAPPED IRON
N	NORTH	FOUND IRON OR NAIL
S	SOUTH	STORM SEWER MANHOLE
E	EAST	SANITARY SEWER MANHOLE
W	WEST	CATCH BASIN
SEC	SECTION	HYDRANT
POB	POINT OF BEGINNING	VALVE
	PROPOSED BLACKTOP	UTILITY POLE
	PROPOSED CONCRETE	GUY WIRE
	EXISTING BLACKTOP	LIGHT POLE
	EXISTING CONCRETE	WALL MOUNTED LIGHT
	BUILDING	PEDESTAL
		TRANSFORMER
		SIGN

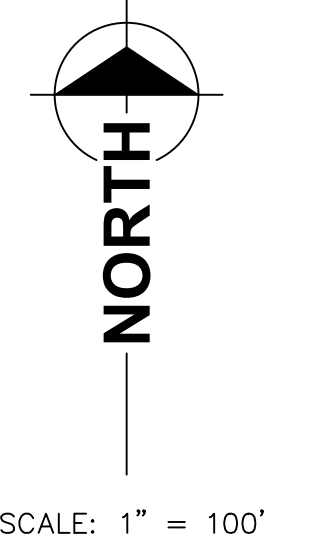
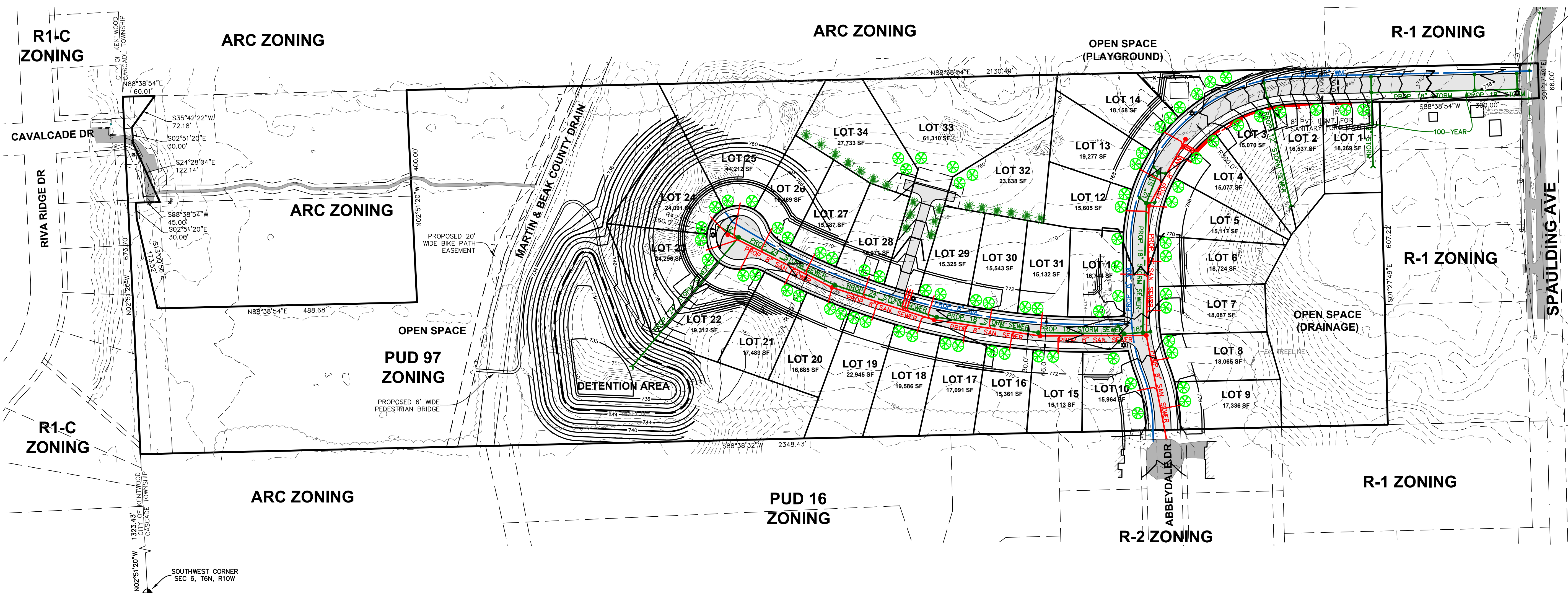
PRELIMINARY PUD GRADING PLAN MEADOWS OF ABBYDALE

FOR: JTB HOMES
1777 RW BERENDS DR SW
WYOMING, MI 49519

PART OF THE SOUTHWEST 1/4, SECTION 6, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

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

C3



PROPERTY DESCRIPTION:

PPN#41-19-06-327-016
 1701 Spaulding Ave SE
 Owner: Cascade One, LLC
 7117 W Clay Rd
 New Era, MI 49446

Part of the Southwest 1/4 of Section 6, T6N, R10W, described as: Commencing at the Southwest corner of said Section; thence N02°51'20"W along the West line of said Section 1323.43 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section and the Point of Beginning; thence N02°51'20"W along the West line of said Section 673.72 feet to the North line of the South 12.00 feet of the North 1/2 of the North 1/2 of the Southwest 1/4 of said Section; thence N88°38'53"E along the North line of the South 12.00 feet of the North 1/2 of the North 1/2 of the Southwest 1/4 of said Section 2664.80 feet to the North-South 1/4 line of said Section; thence S01°27'49"E along the North-South 1/4 line of said Section 66 feet; thence S88°38'53"W along the South line of the North 54.00 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of said Section 300.00 feet; thence S01°27'49"E 607.23 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section; thence S88°38'30"W along the South line of the North 1/2 of the Southwest 1/4 of said Section 2348.43 feet to the Point of Beginning.

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 By graphic plotting only, the Flood Rate Insurance Map No. 26081C0441D, effective February 23, 2023, places this property in Zone X, areas of minimal flood hazard.
- SCHEDULE**
 The project will be completed in two phases. Phase 1 (lots 1 through 14) will be completed in 2025 and Phase 2 (lots 15 through 34) will be completed in 2027.
- PRIVATE STREET**
 The proposed private street is designed to serve three lots and has an easement width of 66.0 feet as required by the ordinance. Lot 33 has been given 66.5 feet of frontage on the public street for this private street. Lot 33's minimum width at the front setback will be measured off the end of the private street. We would prefer this easement be within lot 33 to reduce the perception of public access that a dedicated private street ROW would give. We also made the lot 0.5 feet wider than the easement so there will be 3" separation between the easement and the neighboring lots. This is to prevent arguments that the adjacent lots should be allowed use of the street.

LANDSCAPING NOTES:

Existing trees to the extent feasible shall be left undisturbed in the new subdivision. New trees shall be required in every subdivision. New trees shall be of a type that are compatible with the surrounding neighborhoods and the soil types of the area.

The developer of the subdivision shall be required to provide a minimum of four (4) trees per lot. Any tree that is left remaining on each lot, that is at least four (4) inches in caliper a minimum of four (4) feet from grade may count towards the required number of trees. However, regardless of how many trees are left remaining, at least two (2) trees per lot shall be street trees. Street trees shall be planted a minimum of twenty (20) feet apart from one another.

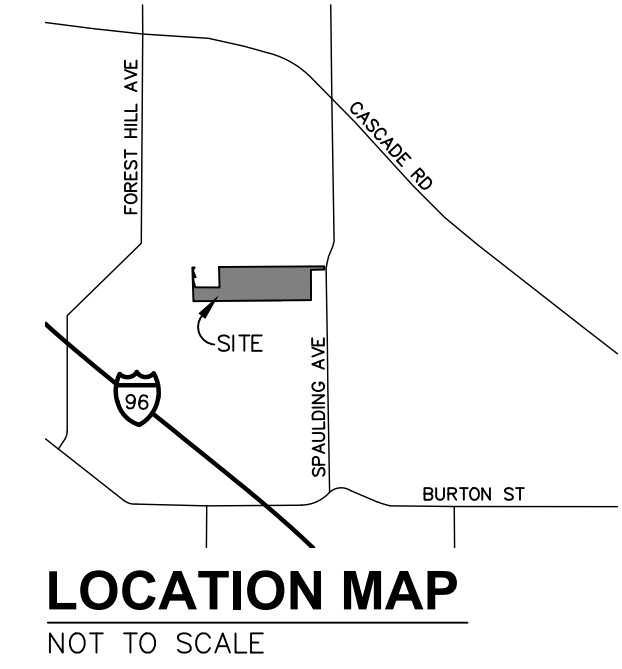
All new trees shall be a minimum of eight (8) feet tall and a minimum two (2) inches in caliper a minimum of four (4) feet from the grade.

All new trees shall comply with all applicable Township regulations and any other governmental regulation that may apply. All newly planted trees shall be guaranteed for a minimum of two (2) years from planting.

PARCEL AREA	OVERALL SITE AREAS	
	ORIGINAL	PROPOSED
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292,087 SF	292,087 SF	292,087 SF
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REVISIONS
07/30/2024 - INITIAL SUBMITTAL
09/27/2024 - PER TOWNSHIP REVIEW
11/07/2024 - PER TOWNSHIP REVIEW

LEGEND		
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R	RANGE	SET CAPPED IRON
N	NORTH	FOUND IRON OR NAIL
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E	EAST	SANITARY SEWER MANHOLE
W	WEST	CATCH BASIN
POB	POINT OF BEGINNING	HYDRANT
	PROPOSED BLACKTOP	VALVE
	PROPOSED CONCRETE	UTILITY POLE
	EXISTING BLACKTOP	GUY WIRE
	EXISTING CONCRETE	LIGHT POLE
	BUILDING	WALL MOUNTED LIGHT
		PEDESTAL
		TRANSFORMER
		SIGN

PRELIMINARY PUD LANDSCAPING PLAN MEADOWS OF ABBYDALE
 FOR: JTB HOMES
 1777 RW BERENDS DR SW
 WYOMING, MI 49519

PART OF THE SOUTHWEST 1/4, SECTION 6, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

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

C4

© 2024 Feenstra & Associates, Inc. All rights reserved. 10/23/24 10:28:38 AM. Project: Meadows of Abbydale.

Packet Page 88

PHOTOMETRIC EVALUATION
 NOT FOR CONSTRUCTION
 Based on the information provided, all dimensions and luminaire locations represent a recommended application. The engineer and/or architect must determine the applicability of the layout regarding existing or future field conditions.
 This lighting layout represents illumination levels calculated using laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved method. Actual performance of a manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs, and other field conditions. Calculations may not include obstructions such as buildings, curbs, landscaping, or other architectural elements. Future nomenclature may not include mounting hardware or poles. This layout is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

DESIGNED FOR:

MEADOWS OF ABBEYDALE
 ADDRESS

SALES

B LOCK

DATE

10.2.2024

DESIGNER

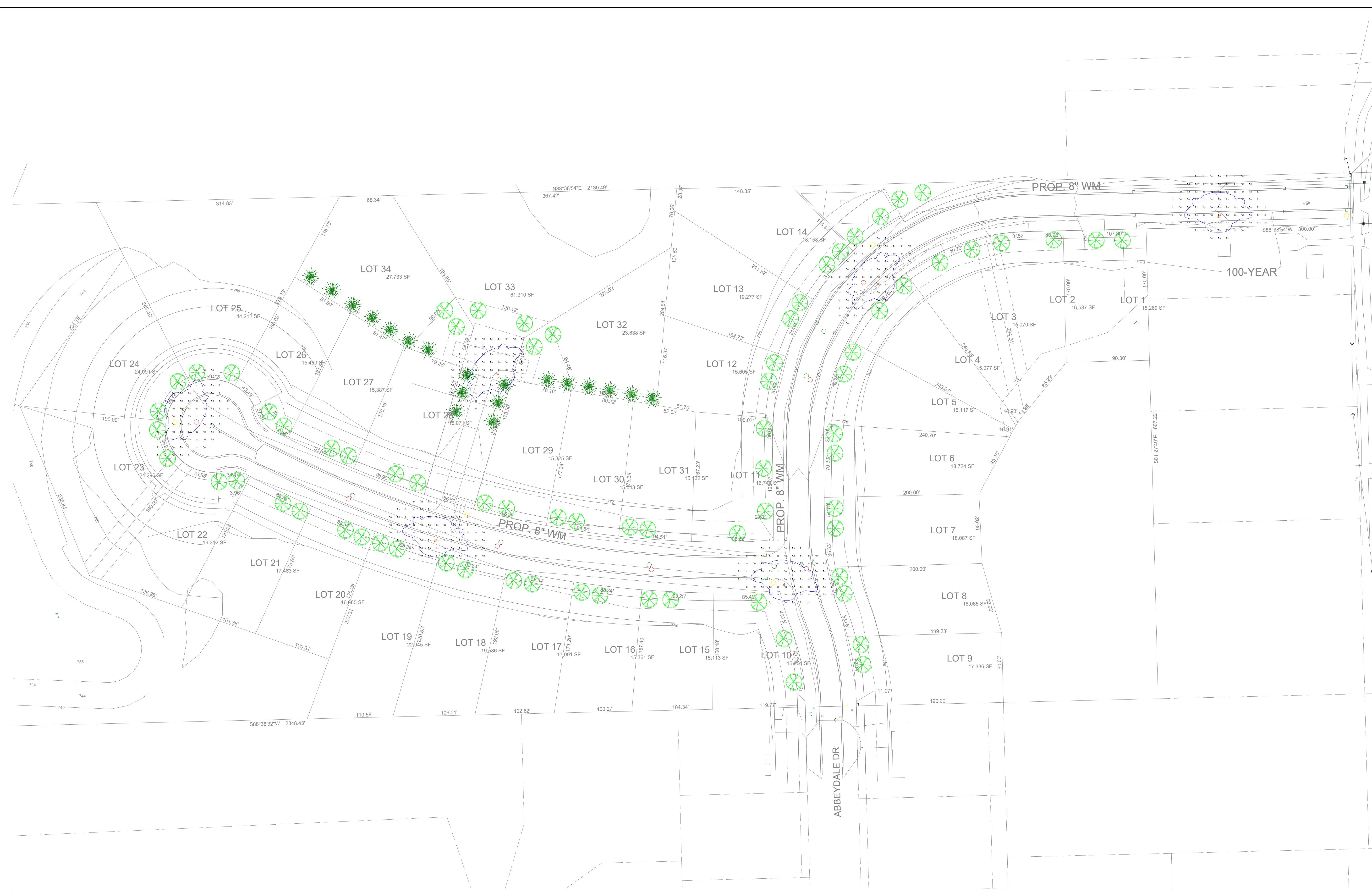
J YONKERS

REVISIONS

DATE	NAME
XX	XX

SHEET

1



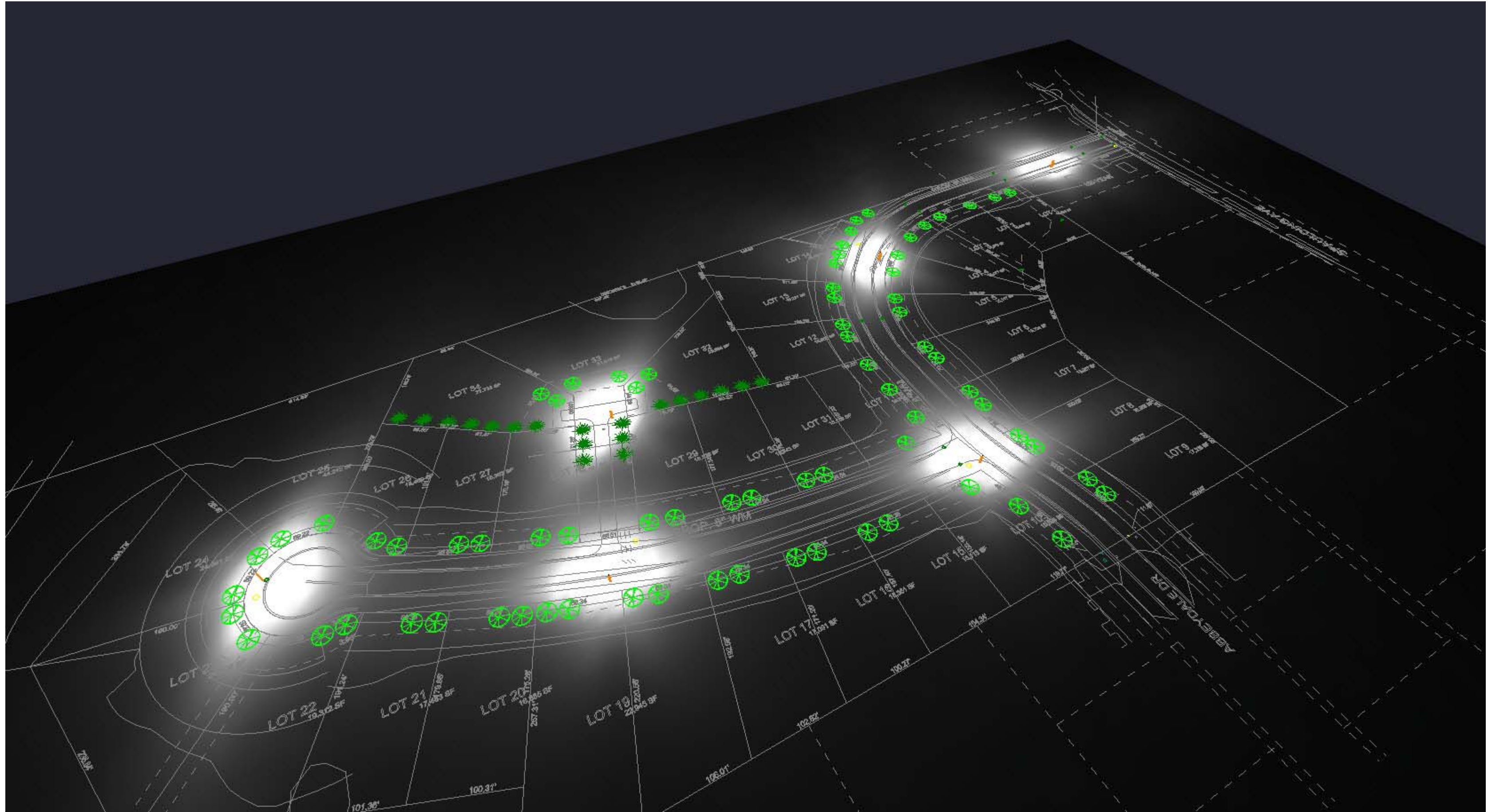
PHOTOMETRIC PLAN

SCALE: NTS

Luminaire Schedule										
Scenario: GEN										
SYMBOL	QTY	LABEL	ARRANGMENT	LLF	[MANUFAC]	DESCRIPTION	MNT HEIGHT	MNT TYPE	TLT WATTS	LUMENS
	6	A	Single	0.921	COOPER - McGRAW-EDISON	TRR-50-LED-E1-2-XX	15	POST	344.4	2901

Calculation Summary							
Scenario: GEN							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ROAD	Illuminance	Fc	0.20	0.8	0.1	2.00	8.00

NOTES:
- CALC AT GRADE



CTA LIGHTING & CONTROLS
908C West River Center Dr
Comstock Park, MI 49321
616.647.2400
www.cta-lc.com

**PHOTOMETRIC EVALUATION
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DESIGNED FOR:

MEADOWS OF ABBEYDALE
ADDRESS

SALES	
B LOCK	
DATE	
10.2.2024	
DESIGNER	
J YONKERS	
REVISIONS	
DATE	NAME
XX	XX

SCHEDULES
SCALE: NTS

SHEET
2

DECLARATION OF STORM WATER OPERATION AND MAINTENANCE AGREEMENT

*This instrument is exempt from Michigan real estate transfer tax pursuant to MCL 207.526(a).
This instrument is exempt from county real estate transfer tax pursuant to MCL 207.505(a).*

THIS DECLARATION OF STORM WATER OPERATION AND MAINTENANCE AGREEMENT (“**Declaration**”) is made this ____ day of _____, 2024, by SPAULDING INVESTORS, LLC, a Michigan limited liability company, of 1777 R W Berends Dr. SW, Wyoming, MI 49519 (“**Developer**”).

WHEREAS, the Developer has established or intends to establish, Meadows of Abbeydale as a residential site condominium project located in Cascade Charter Township (“**Township**”), Kent County, Michigan (“**Project**”), pursuant to the Master Deed recorded at Instrument No. _____, Kent County Records, Michigan, on _____, 2024 (“**Master Deed**”).

WHEREAS, the Developer has received approval from the Township to develop the Project in accordance with the Cascade Charter Township PUD.

WHEREAS, the Developer intends to establish Meadows of Abbeydale Homeowners Association, a Michigan nonprofit corporation, consisting of the co-owners of units within the Project (“**Association**”), which shall be responsible for the maintenance, upkeep, repair costs and other decisions concerning use and maintenance of the storm water drainage and detention facilities in accordance with the Project’s Master Deed and this Declaration;

WHEREAS, it is in the interest of the public health, safety and welfare of the residents of the Project and the Township that such facilities continue to be maintained in a safe and effective manner.

NOW, THEREFORE, the Developer does, upon the recording hereof, declare that the Project will be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized subject to the covenants, conditions, restrictions, uses, limitations, and affirmative obligations set forth in this Declaration, all of which will be deemed to run with the land and will be a burden and a benefit to the Developer, its successors and assigns, and to any persons acquiring or owning an interest in the Project, their grantees, successors, heirs, personal representatives, administrators and assigns. In furtherance of the establishment of the Project, the Developer declares as follows:

1. Duty to Maintain Storm Water Drainage Facilities. The Association and the co-owners of units within the Project shall be responsible for routine, emergency and long-term maintenance of the storm water drainage and detention facilities as depicted on **Exhibit A** attached hereto and on the Condominium Subdivision Plan as Exhibit B to the Master Deed (“**Drainage Easements**”). Such maintenance shall be in accordance with the drainage plan and the storm water permit issued for the Project as well as in compliance with the requirements and standards of Article VII of the Cascade Charter

Township Storm Water Ordinance (Ord. No. 7 of 2002, as amended). Such responsibility shall include proper inspection and sampling, maintenance of the storm water monitoring facilities, record keeping, assurance of adequate emergency overland flow-ways, and normal maintenance of the storm water drainage and detention facilities themselves.

The provisions of this Agreement pertaining to the maintenance of the storm water drainage and detention facilities may be enforced by the owners of the Project, including but not limited to the Developer, the Association, any co-owner of units within the project, and by the Township.

Township personnel and consultants are hereby authorized, but not required, to enter the Project for the purpose of inspecting, sampling, maintaining and repairing the storm water drainage and detention facilities or for such other purposes, including enforcement, pertaining to this Declaration.

2. Failure to Maintain. If the Association fails to comply with any term of this Declaration, including but not limited to the duty to maintain the storm water drainage facilities, the Township is hereby authorized, but not required to, to enter the Project and to maintain and repair the storm water drainage facilities as may be reasonably necessary, at the Association's expense.

3. Recovery of Costs. If the Township incurs costs enforcing this Declaration or maintaining the storm water drainage and detention facilities, all costs incurred, including the costs of maintenance, repair, legal fees, engineering costs and other costs and fees, shall be paid by the co-owners of units within the Project in equal shares and/or and the Association, within 30 days of the date an invoice is mailed by the Township.

Costs incurred by the Township shall be a lien on the Project which shall be enforceable in accordance with the procedures contained in Act No. 94 of the Public Acts of 1933, as amended from time-to-time. Any such charges which are delinquent for six (6) months or more may be certified annually to the Township Treasurer who shall enter the lien on the next tax roll against the Project and the costs shall be collected and the lien shall be enforced in the same manner as provided for in the collection of taxes assessed upon the role and the enforcement of a lien for taxes. In addition to any other lawful enforcement methods, the Township shall have all remedies authorized by Act No. 94 of the Public Acts of 1933, as amended.

Furthermore, any such costs incurred by the Township shall also constitute expenses affecting the administration of the Project under the Master Deed, within the meaning of Section 54(4) of the Michigan Condominium Act.

4. Binding Agreement. This Declaration and all the terms and conditions of this Declaration shall run with the land and shall be binding upon and shall benefit the Association and all of the co-owners of units within the Project, or any portion thereof, and the heirs, successors and assigns of such co-owners of units within the Project.

5. Recording. This Declaration shall be recorded in the records of the Kent County Register of Deeds as directed by the Township.

[Signature page follows]

Developer:

SPAULDING INVESTORS, LLC, a Michigan limited liability company

By: _____
Dale H. Kraker
Its: Manager

STATE OF MICHIGAN)
)
COUNTY OF KENT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Dale H. Kraker, Manager of SPAULDING INVESTORS, LLC, a Michigan limited liability company, on behalf of the company.

Notary Public, _____ County, Michigan
Acting in Kent County, Michigan
My commission expires: _____

Prepared by and Return to After Recording:

Todd A. Hendricks (P45782)
Rhoades McKee PC
55 Campau Ave NW, Suite 300
Grand Rapids, MI 49503

**EXHIBIT A
DRAINAGE EASEMENTS
LEGAL DESCRIPTIONS AND DEPICTIONS**

[To be inserted]

DRAFT

DECLARATION OF PRIVATE ROAD MAINTENANCE AGREEMENT

*This instrument is exempt from Michigan real estate transfer tax pursuant to MCL 207.526(a).
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RECITALS

WHEREAS, the Developer has established or intends to establish a residential site condominium development project located in Cascade Charter Township, Kent County, known as Meadows of Abbeydale (“**Project**”) pursuant to the Master Deed recorded at Instrument No. _____, Kent County Records, Michigan, on _____, 2024 (“**Master Deed**”).

WHEREAS, the Developer desires to record this Declaration to provide for the continued maintenance of certain private roads located within the Project.

NOW, THEREFORE, the Developer does, upon the recording hereof, declare that the Project will be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized subject to the covenants, conditions, restrictions, uses, limitations, and affirmative obligations set forth in this Declaration, all of which will be deemed to run with the land and will be a burden and a benefit to the Developer, its successors and assigns, and to any persons acquiring or owning an interest in the Project, their grantees, successors, heirs, personal representatives, administrators and assigns. In furtherance of the establishment of the Project, the Developer declares as follows:

1. Purpose. The purpose of this Declaration is to provide for the maintenance and repair of all private roads within the Project as depicted on **Exhibit A** attached hereto and on the Condominium Subdivision Plan as Exhibit B to the Master Deed (“**Private Roads**”).

2. Maintenance and Repair. The Private Roads shall be maintained, repaired and replaced by the Meadows of Abbeydale Homeowners Association, a Michigan nonprofit corporation consisting of co-owners of units within Meadows of Abbeydale (“**Association**”) and the Association shall be responsible for initiating such maintenance, repair, improvement and reconstruction of the Private Roads. The Association shall be responsible for the costs of maintaining, snowplowing, repairing and replacing the Private Roads and the Association shall be responsible for initiating financing of such costs, which shall constitute expenses of administration under the Master Deed and Condominium Bylaws for the Project. All maintenance and repair of the Private Roads must comply with the standards of the Cascade Charter

Township Private Streets Ordinance (Ord. No. 9 of 2002, as amended) and meet any applicable requirements established by the Kent County Road Commission and the Association shall be responsible to ensure that all maintenance, repair, improvement and reconstruction meets such standards, that the Private Roads are maintained in reasonable good and usable condition, and that necessary snowplowing of the Private Roads is performed. If the Association dissolves, becomes inactive, or is nonexistent, the co-owners of the units within Meadows of Abbeydale will be responsible for maintaining, snowplowing, repairing and replacing the Private Roads. The Private Roads shall be continuously maintained in such a way that they will not constitute a danger to the health, safety, and welfare of the inhabitants of Cascade Charter Township. The Private Roads shall be continuously maintained in such a way that they are readily accessible to and usable for safe travel for emergency in all types of weather. The co-owners of the units can agree to improve any portion of the private street so long the Private Roads maintain, at all times, in compliance with this Ordinance and all applicable Township standards and requirements.

3. Apportionment of Costs. If the private street is not maintained to the requirements of the Cascade Charter Township Private Streets Ordinance, all of the owners of lots or properties utilizing or benefiting by the private street shall be deemed to have consented to a special assessment district being created by the Cascade Charter Township to maintain or upgrade the private street. .

4. Indemnity. All co-owners of units for the Association, all those who utilize the Private Roads, and all persons securing a building permit to construct a building served by the Private Roads all agree that, by applying for and securing a permit for a building that utilizes the private street and by utilizing the private street, they shall indemnify and will save and hold the Township (as well as its officers, agents, and employees) harmless for, from, and against any and all claims, causes of action, costs, and damages for personal injury and/or property damage arising out of the use of the Private Road or the failure to properly construct, maintain, repair, and/or install the Private Road or any appurtenances thereto.

5. Non-Interference. The users of the Private Roads shall not prohibit, restrict, obstruct, limit or in any way interfere with normal ingress and egress and other use of the Private Roads. Normal ingress and egress and use shall include use by family, guests, invitees, tradesmen, emergency vehicles, other public vehicles for whatever public services are necessary, and others bound to or returning from any of the properties having a right to use the road.

6. Enforcement. The provisions of this Declaration shall be enforceable by the Developer, the Association and Cascade Charter Township. Enforcement shall be by proceedings at law or in equity against any person or persons violating, attempting to violate or threatening to violate any provision contained in this Declaration.

7. Dedication to Public. In the event that all or any portion of the Private Roads are dedicated as a public right-of-way, this Declaration shall automatically be of no further force or effect with regard to any portion of the Private Roads so dedicated.

8. No Effect on Master Deed. The obligations set forth in this Declaration shall be in addition to the obligations of the co-owners set forth in the Master Deed.

9. Binding Effect. This Declaration shall be binding upon and shall inure to the benefit of the co-owners of units in the Project, the Developer and the Association, and their respective grantees, successors, heirs, personal representatives and assigns, and the restrictions and obligations herein contained, shall be appurtenant to, and shall run with, benefit and burden the land.

10. Amendment. This Declaration may be amended by the Developer to include any private road(s) which may be constructed in any future phase of the Project.

IN WITNESS WHEREOF, this Declaration has been executed as of the date first above written.

Developer:

SPAULDING INVESTORS, LLC, a Michigan limited liability company

By: _____
Dale H. Kraker
Its: Manager

STATE OF MICHIGAN)
)
COUNTY OF KENT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Dale H. Kraker, Manager of SPAULDING INVESTORS, LLC, a Michigan limited liability company, on behalf of the company.

Notary Public, _____ County,
Michigan
Acting in Kent County, Michigan
My commission expires: _____

Prepared by and Return to After Recording:

Todd A. Hendricks (P45782)
Rhoades McKee PC
55 Campau Ave NW, Suite 300
Grand Rapids, MI 49503

EXHIBIT A

Private Roads

[To be inserted]

DRAFT

MINUTES

Cascade Charter Township
Planning Commission
Monday, March 6, 2017
7:00 P.M.

ARTICLE 1. Chairman Waalkes called the meeting to order at 7:00 P.M.
Members Present: Katsma, Lewis, Mead, Pennington, Rissi, Robinson, Sperla and Williams
Members Absent: none
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Robinson to approve the Agenda. Supported by Member Lewis. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the February 6, 2017 Meeting.

Motion was made by Member Sperla to approve the Minutes. Supported by Member Pennington. Motion carried 9 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No one came forward.

ARTICLE 6. Case #17:3367 Cascade One LLC

Property Address: 1701 Spaulding Ave SE

Requested Action: The Applicant is requesting a Basic Plan Review to Rezone the P.U.D. to allow for a 31 lot plat.

Director Peterson stated that Applicant is requesting a Basic Plan Review in order to rezone approximately 36 acres for a new Planned Unit Development called Cascade One. This rezoning request is for 31 single-family lots.

This project is similar to the project they applied for in 2014. At that time, the project was proposed for 27 single-family lots. Due to the increase in the number of lots and the numerous layout changes, it was determined this should move forward as a new project rather than just an update of the old one. The developer will be required to provide all new information for this new project.

The Applicant is requesting to cluster the homes in an open space concept with the development on the upland areas of the property.

The subdivision includes the use of new private roads. This is a change from the old project. The main reason for the change is the Kent County Road Commission (“KCRC”) design standards could not be met while still meeting the drainage requirements (However, as late as March 1, 2017, the KCRC still thinks that their design can be met.). The Township’s private road design standards will still have to be met. There is a section of the road that exceeds the 6% limit. Our engineer has the ability to recommend up to 8% grade. The road names will need to be approved by KCRC.

The development is proposed to be served by both public sewer and public water. The utility plans will need to be approved by the Township Engineer.

The Township Engineer will also need to review and approve the storm water plan for this project.

This project does include access to Spaulding and Abbeydale. As a private street development, Cascade Township does require a second access point to a public street after 19 home sites. With private streets, the new development may wish to use gates to restrict access. A connection from Abbeydale to Spaulding is desirable for not only the new subdivision, but also those in the existing subdivision. It would make sense to restrict the ability of the developer to cut off access and allow access from Abbeydale to Spaulding Avenue.

The plan does include a pedestrian connection to our path from Spaulding using the new private roads. It will need to be decided whether or not to allow the connection using the private roads or if a new sidewalk should be built. This connection is important, but discussion is needed about the best way to make the connection and the long term maintenance plan for the path. According to the City of Kentwood, the Kent County Drain Commission (“KCDC”) and the designing engineers of the subdivision in Kentwood, the stub street was designed to connect to this property in Cascade. This would provide an excellent connection from Cascade into Kentwood.

The plans do not include sidewalks, which is a requirement of our subdivision ordinance. A separated sidewalk similar to Manchester/Stoneshire and Watermark that would connect from Spaulding Avenue to the walk going to Kentwood should be included.

The path crosses Martin Beek Drain. The KCDC will have to permit the work in the drainage easement. Their input will be needed to ensure that they would allow the sidewalks.

The Applicant is also proposing to connect to the Abbeydale subdivision to the south. This was contemplated when Abbeydale was constructed in the late 80’s and early 90’s. Due to the topography issue, the developer does not plan to connect the north for future development of that area.

The developer is choosing to develop the project under our subdivision ordinance using the 25% open space method. This allows lot sizes as small as 25,000 sq. ft. with public sewer and water. Since they are seeking approval with lots less than that they are requesting P.U.D. rezoning. The developer will need to submit a test plan showing how

they could do the same 31 lots without needing P.U.D. rezoning approval. This plan will need to be evaluated to ensure that the number of lots they are proposing is actually possible.

The site is impacted by some small wetland areas which should be evaluated for need of any MDEQ permits.

The Applicant is attempting to use the 25% open space development technique for this project. The open space or common areas need to be clearly identified on the plan, along with a plan showing how they calculated the density to make sure it fits with the township subdivision ordinance.

The plan includes an area about 3.8 acres in size that they are leaving out of the project. This area has direct connection to Cavalcade Drive in Kentwood. This area would be able to accommodate two parcels. Similar to the subdivision portion, it appears that the connection is being made using a driveway rather than a separated sidewalk. Staff would prefer a connected sidewalk.

Given the topography and the fact that the property is close to wetlands areas, the soil erosion control plan will be very critical.

The Applicant has indicated the subdivision will have light poles and street trees in the development. The Township subdivision ordinance requires them in every subdivision.

Director Peterson recommends the following from the Applicant before proceeding to the Preliminary Development Plan Review:

1. Review by KCRC, including the possibility of utilizing public streets;
2. Provide a test plan;
3. Revise the plans to show a sidewalk connecting from Spaulding Avenue to the walk going to Kentwood, including the exception area;
4. Address storm water, sanitary sewer and public water supply issues with the Township Engineer;
5. Have plans reviewed by the KCDC;
6. Provide comments from MDEQ regarding the need for any permits from the State of Michigan; and
7. Provide comments from the City of Kentwood regarding your connection to Cavalcade.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Ed Pynnunen, the developer, came forward and addressed several of the concerns outlined by staff.

Discussion followed.

As no action is required of the Planning Commission at this time, Chairman Waalkes advised Applicant to work with Staff on the issues as outlined by Staff to get to the next step in the process.

ARTICLE 8. Any other business.

No other business was presented.

Next meeting of the Planning Commission will be March 20, 2017.

ARTICLE 9. Adjournment.

Motion was made by Member Mead to adjourn. Supported by Member Rissi. Motion carried 9 to 0. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Scott Rissi, Secretary

MINUTES
Cascade Charter Township
Planning Commission
Monday, September 11, 2017
7:00 P.M.

ARTICLE 1. Secretary Rissi called the meeting to order at 7:00 P.M.
Members Present: Katsma, Johnson, Lewis, Mead, Pennington, Robinson, Sperla and Williams
Members Absent: none
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Mead to approve the Agenda. Supported by Member Lewis. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the August 21, 2017 Meeting.

Motion was made by Member Mead to approve the Minutes as written. Supported by Member Sperla. Motion carried 9 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors who were present wished to speak about non-agenda items.

ARTICLE 6. Case #17-3367 Cascade One LLC

Public Hearing

Property Address: 1701 Spaulding Avenue SE

Requested Action: The Applicant is requesting a Preliminary Approval to Rezone to P.U.D. to allow for a 31 lot plat.

Director Peterson stated that the Applicant is requesting Preliminary approval in order to rezone approximately 36 acres for a new Planned Unit Development called Cascade One. This rezoning request is for 31 single family lots.

This project is similar to the project Applicant applied for in 2014. At that time, the project was proposed for 27 single family lots. Due to the increase in the number of lots and the numerous layout changes, staff determined that this should move forward as a new project, rather than just an update of the old one. The developer has provided all new information for this new project.

The Applicant is requesting to cluster the homes in an open space concept with the development on the upland areas of the property.

The developer is choosing to develop the project under the township's subdivision ordinance using the 25% open space method. This allows lot sizes as small as 25,000 sq. ft. with public and sewer. Since Applicant is seeking approval with lot sizes less than 25,000 sq. ft., they are requesting P.U.D. rezoning. Lots will range in size from 15,000 to 28,000 sq. ft. The developer is also proposing smaller setbacks than normal to accommodate the smaller lot sizes.

Applicant has submitted a test plan showing how they could meet the 50% open space method with 14,500 sq. ft. lots and have 33 lots without needing P.U.D. rezoning approval.

Using the 25% open space development technique for this project, the open space or common areas need to be clearly identified on the plan, along with a plan showing how they calculated the density to make sure it fits with the township's subdivision ordinance.

These lot sizes would compare to those in the Jennydale, Abbeydale, and Tall Pines subdivisions. However, those subdivisions do not provide any open space or common areas.

The subdivision includes the use of new public roads. This is a change from the new project originally presented. The main issue was regarding the slope of the road connecting to Spaulding Avenue. The developer has now received approval from the Kent County Road Commission ("KCRC") for the new road design and will proceed as a public road. The road names will need to be approved by KCRC. This plan also includes a connection to Spaulding and Abbeydale Drive.

The development is proposed to be served by both public sewer and public water. The utility plans have been approved by the Township Engineer. The Township Engineer has also approved the storm water plan for this project.

The plan does include a pedestrian connection from our path on Spaulding through the development to Cavalcade Drive in Kentwood. This will be a private walk that will be open to the public.

The path crosses the Martin Beek Drain. The Kent County Drain Commission ("KCDC") will have to permit the work in the drainage easement. This crossing is planned to be wooden boardwalk and would be part of the general common element to be maintained by the association.

The Applicant is also proposing to connect to the Abbeydale subdivision to the South. This was contemplated when Abbeydale was constructed in the late 80's and early 90's. Due to the topography issue, the development does not plan to connect the north for future development of that area.

The site is impacted by some small wetland areas which should be evaluated for need of any MDEQ permits. As done in the past with other open space developments, the township has tried to include the most sensitive areas within the open space areas. This

helps to protect these areas from being used or disturbed by future owners. The developer has done this on the site, which required the P.U.D. rezoning to allow for some smaller lots than allowed, but this is only because they are keeping some of the drainage system in the common areas.

The plan includes an area about 3.8 acres in size that they are leaving out of the project. This area has direct connection to Cavalcade Drive in Kentwood. This area would be able to accommodate two parcels.

The Applicant has indicated the subdivision will have light poles and street trees in the development.

Director Peterson recommends approval of the plan. If approved, staff will put together the P.U.D. ordinance amendments with the Applicant for the Planning Commission's review so they can then make a recommendation to the Township Board.

Secretary Rissi asked the Applicant to come forward with any comments.

Mr. Barker, owner of Cascade One LLC, and his engineer, Mr. VanKooten, came forward and gave a brief overview and history of the project. They also added that Phase I of the project will consist of lots 1 through 9 off Abbeydale. The other phases will come in time and make their way down toward Spaulding. At that time, the driveway/pedestrian road will be put in connecting to Spaulding. They anticipate Phase I will be completed in the Spring/early Summer 2018, with approximately 1 year between phases.

Motion was made by Member Lewis to open Public Hearing. Supported by Member Robinson. Motion carried 9-0.

Several members of the public came forward to voice a variety of concerns concerning this project, including:

1. **Second Entrance.** There was a consensus that there should be a second road put in at the start of construction (versus later in Phase 3) off of Spaulding that could help handle the flow of construction vehicles in and out of the project. One entrance off of Abbeydale into the project will create increased traffic, traffic backups, as well as a concern for the well-being of children walking to and from school bus stops, as there are no sidewalks.
2. **Pedestrian Connection.** There was a concern about the joint driveway/pedestrian pathway. The public felt the driveway and the pedestrian sidewalk should be separate, mainly for safety reasons.
3. **3.8 Acres Not Included in Project.** There was concern from residents around the 3.8 acres being left alone.
4. **Trees.** Many were disturbed about the clearcutting of so many trees to do this project. Many felt it should be looked at again to save as many trees as possible.

Motion was made by Member Mead to close Public Hearing. Supported by Member Robinson. Motion carried 9-0.

Secretary Rissi invited the Applicant to come forward to address the public's concerns.

Applicant did come forward to try to address the concerns brought forward by the public.

1. **Second Entrance.** The developer agreed to install the road off from Spaulding Ave to provide for construction traffic off from Spaulding rather than using Abbeydale.
2. **Pedestrian Connection.** Applicant feels that they could easily accommodate a separate drive and sidewalk, instead of a joint one.
3. **3.8 Acres.** In reference to the two empty lots they don't plan to use, Applicant didn't feel anything needed to be done and that they would meet the township rules of setbacks.
4. **Trees.** Applicant explained that it is never a good idea to take out trees unless it was necessary. The trees that are being removed are being removed mainly because of regulations they need to follow while building. For example, a retention pond needs to go in, then trees need to be removed. Staff did remind everyone that they would be required to plant street trees with the construction of the homes.

Discussion followed between the Applicant and the board members concerning all of these topics.

Motion was made by Member Sperla to approve Applicant's request for preliminary approval to rezone the P.U.D. to allow for a 31 lot plat, with the following conditions:

1. **Separate driveway and pedestrian sidewalk;**
2. **When the building permit is pulled for the 25th lot, the driveways and sidewalks will be constructed to Cavalcade dr. or no later than within 5 years of the start of the project, whichever is first; and**
3. **The second entrance to Spaulding is moved to Phase I instead of Phase II.**

Supported by Member Robinson. Motion carried 9-0.

ARTICLE 7. Case #16-3309 Reibel PUD-Redwood

Property Address: 6370 28th Street

Requested Action: Recommendation to the Township Board for approval of the P.U.D. amendment and site plan.

Director Peterson stated that at the Public Hearing on August 7, 2017, the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the P.U.D. amendment for the project.

The P.U.D. Ordinance amendment has been reviewed by the Applicant and addresses all of their comments as well as the approval from August 7.

**MINUTES OF THE
CASCADE CHARTER TOWNSHIP
REGULAR BOARD MEETING**

Wednesday, November 1, 2017

7:00 P.M.

- Article 1.** Supervisor Beahan called the meeting to order.
Present: Supervisor Beahan, Clerk Slater, Treasurer Peirce, Trustee McDonald, Lewis and Shipley.
Absent: Trustee Koessel (excused)
Also Present: Manager Swayze, Community Development Director Peterson, Building Official Wilson and those listed in Supplement #1.
- Article 2.** Supervisor Beahan led the Pledge of Allegiance to the Flag.
- Article 3.** Motion was made by Trustee Lewis and supported by Trustee McDonald to approve the agenda as presented. Motion carried.
- Article 4. Presentations**
a. Daniel Waugh, Citizens Pathway Committee – Pathway Recommendation.
Daniel Waugh highlighted the recommendations made by the Pathway Committee for the pathway system extensions.
- Article 5. Public Comments-Anything on the Agenda not scheduled for a public hearing. (limit comments to 3 minutes)**
- Article 6. Approval of Consent Agenda**
a. Receive and File Various Meeting Minutes
1. Regular Township Board Minutes for 10/25/17.
b. Receive and File Communications
1. Letter from Hidden Hills Neighborhood Association – re: Speed signs.
Motion was made by Clerk Slater and supported by Trustee Lewis to approve the Consent Agenda as presented. Motion carried.
- Article 7. Financial Actions**
- Article 8. Unfinished Business**
- Article 9. New Business**
074-2017 a. Public Hearing – Rezone to P.U.D. to allow for 31 lot Subdivision – 1701 Spaulding.
Motion was made by Trustee McDonald and supported by Trustee Shipley to move into public hearing. Motion carried.
Community Development Director Peterson reviewed the rezone with the Board. Discussion followed.
Ingrid Anastasiu, 1921 Deerfield Ct., HOA President of Abbeydale expressed some concerns regarding safety of our children with traffic going thru our neighborhood.
Jack Sablan, 1850 Abbeydale Ct., addressed the Board regarding the drainage potential might cause issues.
Stacey Zhao, 5091 Abbeydale Dr., voiced concern regarding the extension of Abbeydale Dr. and eliminate the existing cul-de-sac and removing many of the adjacent forests right next to our area.

Motion was made by Trustee Lewis and supported by Trustee Shipley to reconvene into regular session. Motion carried.

b. Consider Ordinance to Amend the Cascade Charter Township Zoning Ordinance and Zoning Map to Establish the Cascade One Planned Unit Development.

Supervisor Beahan opened discussion with the Board. Motion was made by Clerk Slater and supported by Trustee McDonald to approve the Ordinance to Amend the Cascade Charter Township Zoning Ordinance and Zoning Map to Establish the Cascade One Planned Unit Development – 1701 Spaulding. Motion carried by roll call vote.

075-2017 Consider Approval of Bid for 60th Street Water Main Connection and authorize the Township Manager to sign the contract documents on behalf of the Township.

Manager Swayze reviewed the water main connection with the Board. Motion was made by Trustee McDonald and supported by Trustee Shipley to approve the Bid for 60th Street Water Main Connection to Dykema Excavators, Inc. in the amount of \$101,309.00, and authorize the Township Manager to sign the contract. Motion carried.

Article 10. Public Comments – Any comments...whether it is on the Agenda or not. (limit comments to 3 minutes)

Diane Cutler, Branch Manager for KDL informed the Board of some events coming up in November at KDL.

Tom Richardson, 3438 N. Applecrest Ct., addressed the Board again on his lack of confidence in Trustee Shipley's ability to carry out his duties based on his failure of oversight related to events in the Fire Department last year. "I continue to have concerns about his service on the Board. I believe it's in the interest of the Township to have a Board of Trustees that is capable of credibly advocating and providing oversight for best practices in all areas. Thus, I continue to believe it would be in the best interest of Cascade Township for Trustee Shipley to resign."

Supervisor Beahan offered an explanation on why the Township Board has not attempted to remove an elected board member. The short answer is "we can't." We have been advised that once a person has been lawfully elected to a public office, that person is entitled to serve in that position under Michigan law unless:

- That person dies or loses the right to serve by being defeated in another election.
- That person ceases to be a resident of the township.
- That person is removed by the Governor for misconduct directly related to the duties of the elected office.
- That person is recalled by voters.

To date, none of those conditions has occurred, so the Township Board is unable to take action. We appreciate your comments and concerns and it is something we share also...on the credibility of this whole Board.

**Article 11. Closed Session
a. To Consider the lease of real property for the Building Inspections Department.**

Motion was made by Trustee McDonald and supported by Trustee Shipley to move into closed session regarding the lease of real property for the Building Inspections Department. Motion carried by roll call vote.

Cascade Township Planning Commission

1701 Spaulding Ave

Parcel Number 41-19-06-327-016

A proposed development off Spaulding between Cascade Rd and Burton should be considered closely before allowing a neighborhood as dense as currently proposed. A primary concern is the high traffic level on Spaulding and safety concerns.

Different proposals have been explored in recent years and each time the home sites increase in number for the same size property. Beginning in 2017 when the property was zoned agricultural 24 home sites were discussed, then 27 homesites followed by 31 and now 34. The proposal of 26 or 27 homes had the property not connect directly to Abbeydale Estates as the developer planned higher price homes and larger lots sizes on private roads.

The most recent approved plan of 31 homes was to connect directly to Abbeydale Estates with public roads and a required entrance off Spaulding. This neighborhood proposal was to include a pedestrian path to Meadowbrook Elementary School which would have been available for all nearby homes.

I admit as a homeowner on Abbeydale Drive new homes will increase traffic and although separate neighborhoods be an expansion of the existing community. The street frontage, lot sizes and setbacks would be best to be similar. The proposal with phase one has more narrow lots closest to those already on Abbeydale Drive. I urge the developer to reconsider the plans and make the lot sizes comparable especially at the point of transition. The condition to have the road approved to connect to Spaulding should still be a requirement prior to any construction.

I have been a resident of Cascade Township for several decades. I have witnessed the growth and support welcoming new owners but I question the increased density for this land. Each time the parcel is purchased it should not be necessary to increase the number of homes. I urge township authorities to consider the increased traffic on Spaulding Ave and fewer homesites could be in the best interest of many including potential new owners to reside on this parcel.

Thank you for any time and consideration,

Barbara Lovinger

5101 Abbeydale Dr SE

616-450-4040



Re: PUD 97 neighbor inquiry

From Andrew Bsharah <ajbsharah0912@yahoo.com>
Date Tue 11/12/2024 10:48 AM
To Andrea Hendrick <AHendrick@cascadetwp.com>

Thanks for getting back to me! I will speak to my neighbor to see what we think is best. Technically, it is on her property, but it goes right between our houses. I do really like the idea of getting rid of the easement and the path altogether, but I will confirm with her.

Knowing what you know about the path, would Cascade twp. or the new developer even consider using it to connect to the new path that will run along the drain? That would make 2 connections to the path running along the drain. Obviously, it would need to be maintained either by the twp. or by the new developer and would be a big expense.

I am asking because if other people within the community want to keep the path, but some do not. What do you think about the path between our homes from your perspective?

Thanks!

A.J. Bsharah

Sent from my iPhone

On Nov 11, 2024, at 9:43 PM, Andrea Hendrick <AHendrick@cascadetwp.com> wrote:

Hello Andrew,

Thanks for reaching out. I did have a conversation with Melanie about this property. Melanie is no longer with the Township, but she communicated the pathway issues on this site to me in the past. I met with the developer and the new Parks Director to discuss the connectivity to the Township property, as well as the MDOT property to the north. The new plans have a north/south path near the drain as you mentioned. The County Drain Commissioner and EGLE are likely going to have to weigh in on this, so an immediate path may not be totally fleshed out during the Planning Commission hearing, but we are working on it. I will also likely suggest that the amendment be approved with the vacation of the easement on your property and remove of the formerly constructed path. I would appreciate your feedback on your preference.

Thanks,

Andrea Hendrick

Community Planning & Development Director

Cascade Charter Township

5920 Tahoe Dr. SE

Grand Rapids MI 49546

Cell: 616-980-5867

ahendrick@cascadetwp.com

From: Andrew Bsharah <ajbsharah0912@yahoo.com>

Sent: Thursday, November 7, 2024 12:53 PM

To: Andrea Hendrick <AHendrick@cascadetwp.com>

Subject: PUD 97 neighbor inquiry

Hi Andrea,

I spoke with Nick this morning and he told me to contact you for information he was unable to provide. I am hoping to get a little more info on the proposed development for PUD 97. I live in the home at 4810 Cavalcade and the path highlighted in the picture goes between my house and my neighbors. Our lots were split off the parent parcel of PUD 97 in 2017 and houses were built in 2018 along with the path that separates our homes and leads all the way up to the Martin Beak drain way.

After looking at the proposed development, I was wondering what the plan was for the existing path and easement between our yards? Also, I was hoping to know more about the intention of the proposed bike path that goes along the Martin Beak drain way?

Did you work with Melanie Manion on this project? I ask because she came out to my house earlier this year and I gave her a tour of the PUD 97 property by my house along with the 10 acre parcel owned by Cascade Twp. landlocked south of PUD 97. I talked to her about finding a way to connect PUD 97 to your parcel so it was accessible. I know the township has this set for future park use, so I thought it would be a great way to gain access.

So, I was curious as to what the future thoughts and plans were as I am no longer able to speak to her about it since she is no longer with the Township. If you would like to give me a call instead of email because it would be easier to discuss, that works great too. Cell #: 6166480519.

Thanks for you time. Have a wonderful day!



PUD 97 neighbor inquiry

From Andrew Bsharah <ajbsharah0912@yahoo.com>
Date Thu 11/7/2024 12:53 PM
To Andrea Hendrick <AHendrick@cascadetwp.com>

Hi Andrea,

I spoke with Nick this morning and he told me to contact you for information he was unable to provide. I am hoping to get a little more info on the proposed development for PUD 97. I live in the home at 4810 Cavalcade and the path highlighted in the picture goes between my house and my neighbors. Our lots were split off the parent parcel of PUD 97 in 2017 and houses were built in 2018 along with the path that separates our homes and leads all the way up to the Martin Beak drain way.

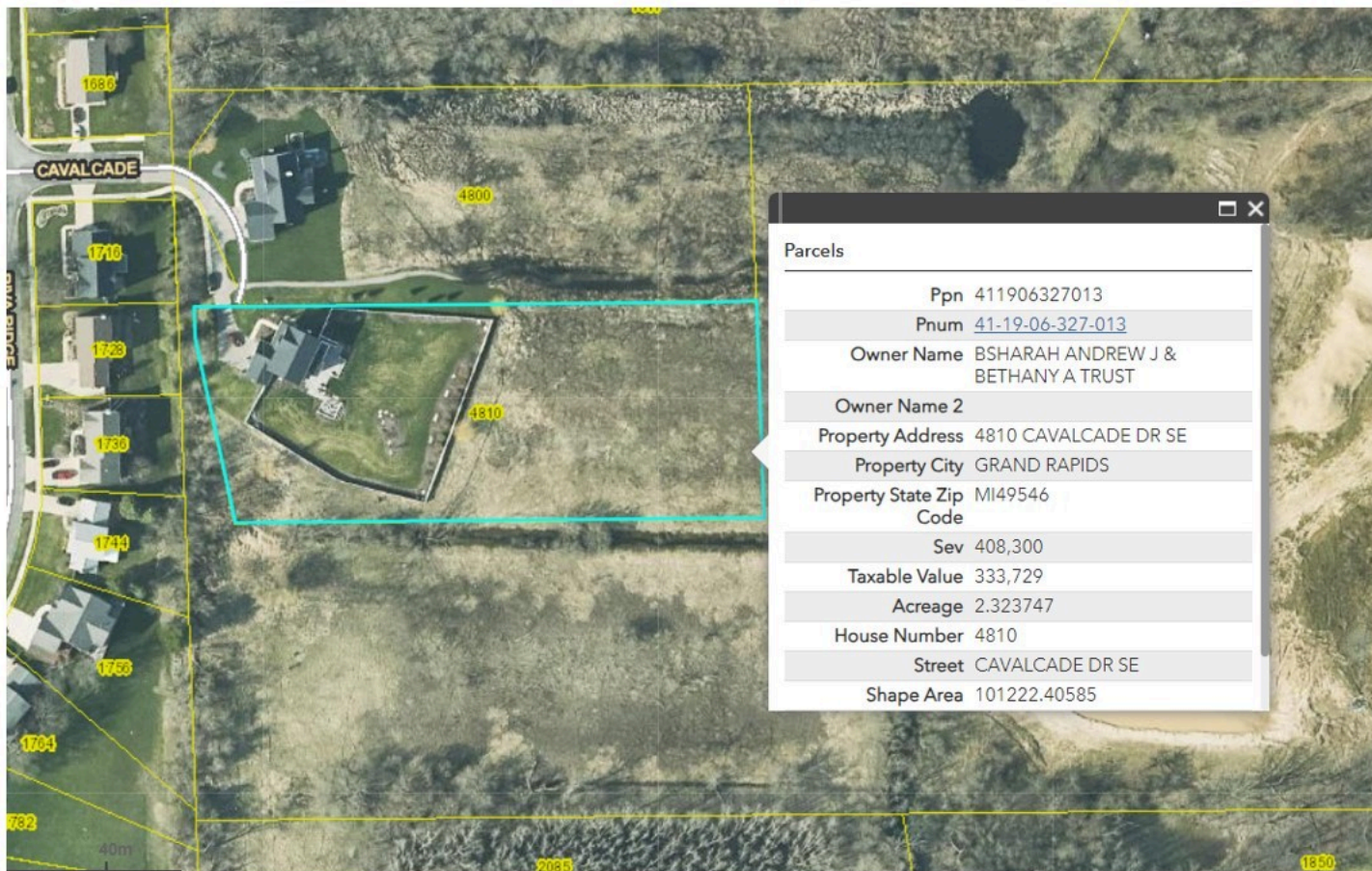
After looking at the proposed development, I was wondering what the plan was for the existing path and easement between our yards? Also, I was hoping to know more about the intention of the proposed bike path that goes along the Martin Beak drain way?

Did you work with Melanie Manion on this project? I ask because she came out to my house earlier this year and I gave her a tour of the PUD 97 property by my house along with the 10 acre parcel owned by Cascade Twp. landlocked south of PUD 97. I talked to her about finding a way to connect PUD 97 to your parcel so it was accessible. I know the township has this set for future park use, so I thought it would be a great way to gain access.

So, I was curious as to what the future thoughts and plans were as I am no longer able to speak to her about it since she is no longer with the Township. If you would like to give me a call instead of email because it would be easier to discuss, that works great too. Cell #: 6166480519.

Thanks for you time. Have a wonderful day!

A.J. Bsharah





CASCADE CHARTER TOWNSHIP
Ordinance #10 of 2017
AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP
ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE
CASCADE ONE
PLANNED UNIT DEVELOPMENT PROJECT.

Cascade Charter Township (the "Township") Ordains:

Section I. An Amendment to the Cascade Charter Township Zoning Ordinance.

The application received from Dave Barker of Cascade One LLC (hereinafter referred to as the "Developer") for Planned Unit Development designation for the proposed Cascade One Planned Unit Development Project (hereinafter referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval at the September 11, 2017 Planning Commission meeting. The Project is recommended for rezoning from ARC, Agricultural Rural Conservation to PUD, Planned Unit Development, thus permitting a site condominium development. This action requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendations and the Cascade Charter Township Board of Trustees' action on the November 1, 2017.

Section II. Legal Description.

The legal description of the Project is made up of the following:

That part of the SW 1/4 of Section 6, T5N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said SW 1/4; thence S02°51'20" E 646.86 feet along the West line of said SW 1/4; thence N88°38'54"E 500.17 feet along the North line of the South 12.00 feet of the North 1/2 of the North 1/2 of said SW 1/4 to the point of beginning; thence N88°38'54"E 2164.63 feet; thence S01°27'49"E 66.00 feet along the N-S 1/4 of said Section 6; thence S88°38'54"W 300.00 feet along the South line of the North 54.0 feet of the South 1/2 of the North 1/2 of said SW 1/4; thence S01°27'49"E 607.22 feet along the West line of the of the East 300.00 feet of said SW 1/4; thence S88°38'32"W 2,348.43 feet along the South line of the North 1/2 of said SW 1/4; thence N02°51'18"W 273.70 feet along the west line of said SW 1/4; thence N88°38'54"E 500.17 feet; thence N02°51'20"W 400.00 feet to the point of beginning.

Section III. General Provisions.

The following provisions shall hereby apply to the Project, in addition to those provisions outlined in Chapter 16 of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988, as amended).

Section IV. Purpose.

The Project occupies approximately 36 acres of land in the Township. The Project will be a site condominium development containing 31 single-family site condominium units. Approximately 41% of the property is to be preserved as open space. This technique has been chosen by the Developer to give it and the eventual owners of each unit more control over the Project's aesthetics and appearance. This development technique provides the Developer with the ability to develop the Project in a manner to meet market expectations where more traditional mechanisms such as creating subdivision plats do not.

The regulations contained herein are established to define the procedures necessary to ensure high quality development in the Project. Additionally, they are designed to achieve integration of this development with adjacent land uses.

Section V. Approval Limitations.

- A. The provisions of this Ordinance/Ordinance amendment ("this Ordinance") are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not expressly addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall apply. Furthermore, all other applicable Cascade Charter Township ordinances shall still govern the Project where applicable.
- B. Except as expressly otherwise provided herein, the Developer and his assigns must meet all applicable provisions, ordinance requirements, and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for construction, operation, or use.
- C. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD if the Township finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.

- D. All conditions contained herein and in the final approved site plan shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval, approved site plan, and ordinance amendment. The Project must be constructed and operated, and all properties therein used, in strict compliance with the PUD approval (including this Ordinance and the final approved site plan), and no deviations can occur without prior formal written approval by the Township. So-called minor deviations shall not occur unilaterally by the Developer or its successors, tenants, or assigns. Any deviation without prior formal written approval by the Township will constitute a violation of this Ordinance and the Cascade Charter Township Zoning Ordinance.
- E. **This approval document shall be recorded with the Kent County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.**
- F. Failure to comply with the site plan or any condition of approval herein shall be deemed to be both a nuisance per se and a violation of the Cascade Charter Township Zoning Ordinance.
- G. **Prior to recording a copy of this document as specified in Section V(E) hereof, the Developer shall type the following statement onto the end of this document (or add an additional page to the document) as follows, and shall sign and date the same:**

“I, Dave Barker, have fully read the above PUD ordinance amendment, understand its provisions and fully agree with all requirements and conditions contained in the same, on behalf of myself and my assigns, successors and transferees in and to the property involved.”

Section VI. Site Condominium Documents and Plans.

- A. Specific controls relating to architectural elements, common elements of the site condominium project, construction materials, size and space requirements, improvements and out buildings, specific prohibitions and rules of conduct shall be governed by site condominium bylaws and master deed. These restrictions shall become part of this Ordinance by reference.
- B. The Project shall be developed exactly in accordance with the site plan approved and signed by the Township. The site plan shall indicate where each building envelope will be located and shall provide appropriate measurements demonstrating compliance with Section 16.11(2) of the Zoning Ordinance. Engineering plans and documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting the requirements of Section 16.11(4) of the Zoning Ordinance and also meeting

recognized, acceptable engineering standards and practices. Once it has been determined that the plans have met Township requirements, the Township Engineer shall sign and mark these plan documents as "Approved," and forward them to the Developer. Only approved plan documents shall be recorded with the appropriate county and state agencies.

- C. The number of building sites may be reduced or consolidated within the Project only after the review by and written approval of the Township Planning Department. The proposed changes to the site/survey plan to reduce or consolidate building sites shall be reviewed by the Planning Department to ensure compliance with the Cascade Charter Township Zoning Ordinance, this PUD Ordinance, and any other requirements. Once approved by the Planning Department, the amended site/survey shall then be recorded with the Kent County Register of Deeds Office and the appropriate state agencies by the Developer at his cost. A copy of the recorded site/survey plan shall be forwarded to the Planning Department, so that accurate files regarding the development can be maintained.

Section VII. Permitted Uses.

The permitted uses for the Cascade One PUD are as follows:

- A. Single Family Residences.
- B. Accessory buildings customarily incidental to a single family residence, subject to the provisions of Section 4.08 and 4.09 of the Cascade Charter Township Zoning Ordinance, as it may be amended.
- C. Signs. All signs for the Project shall conform with Section 6.02 of the Cascade Charter Township Sign Ordinance (Ordinance 14 of 1997, as amended).

Section VIII. Design Guidelines, Requirements and Limitations.

The Project shall be developed in exact accordance with the site plan approved by the Township. No alterations, expansions or additions may occur as to the Project without a formal amendment to this Ordinance, unless expressly otherwise authorized herein.

- A. Maximum Number of Residential Units - The maximum number of single-family detached site condominium units within the Project shall be limited to thirty-one (31) units.
- B. Maximum Building or Structure Height - 35 feet or 2½ stories whichever is the less.
- C. Setback Requirements

All site condominium buildings and structures shall meet the following minimum setback requirements:

1. Front Yard Setback: 25 feet
2. Side Yard Setback: minimum of 10 feet with both sides totaling at least 20 feet
3. Rear Yard Setback: 25 feet.

D. Minimum Floor Area

Each dwelling on a site condominium unit shall contain a minimum of:

1. One Story & Bi-Level – 1,800 square feet on the main floor, top floor of a bi-level, finished livable area above grade level, exclusive of garages, decks, porches and breezeways.
2. Two Story – 2,000 square feet, with a minimum of 800 square feet on the first floor, finished livable area above grade level, exclusive of garages, decks, porches and breezeways.

E. Street Trees. All street trees shall be planted after each home is constructed in compliance with Township regulations

F. Sidewalks. All sidewalk on the site shall be built along with the homes construction for each lot. All sidewalk must be construed to connect Spaulding Ave to Cavalcade Dr (Kentwood) before the 25th building permit is issued or with five years of the start of the project whichever is first. The sidewalk connecting to Cavalcade must be separated from the proposed drive off from Cavalcade Dr.

Section IX. Public Street Development.

- A. The Developer has chosen to construct public roads to serve this development. these plans must be done in accordance with the Kent County Road Commission.
- B. The developer has agreed to construct the access to Spaulding Ave first to allow all construction traffic to use this entrance rather than the connection to Abbeydale Dr.
- C. No combustible building materials may be erected on the Project until a temporary access road is constructed to within 100 feet of the furthest point of a structure. Such road shall be a minimum 18 feet wide and be able to support 20 tons on a single axle with dual wheels and standard road tires.

Section X. Temporary Buildings.

No structure of a temporary nature; trailer, tent or construction shack shall be constructed, placed or maintained within the Project except accessory to and during construction of any building or infrastructure improvement.

Section XI. Utilities.

- A. Water and Sewer – The individual units in the Project will be served by public sewer and public water. Such systems shall be designed, installed, and maintained pursuant to all applicable requirements of the City of Grand Rapids.
- B. Stormwater Drainage - All proposed stormwater drainage facilities shall be reviewed and approved by the Township Engineer, and the Kent County Drain Commissioner's office, and the Michigan Department of Environmental Quality (if it has jurisdiction) prior to the development of the Project. The Developer shall provide the Township Planning Department with copies of all correspondence and permits received from the Kent County Drain Commissioner and the Michigan Department of Environmental Quality regarding stormwater disposal.
- C. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. Said easements shall be recorded with the Kent County Register of Deeds and be provided to each utility provider for their records.
- D. Exterior Lighting. All street lighting shall either be installed prior to the issuance of any certificate of occupancy for the first building in the Project or paid for prior to the issuance of any certificate of occupancy for the project.

Section XII. Soil Erosion Control Requirements.

The Developer shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the Project. This plan shall be reviewed and approved by the Township Engineer prior to commencing any excavation on the site.

Section XIII. Performance Guarantee.

To ensure compliance with this Ordinance and any conditions herein, the Township may require reasonable performance guarantees to ensure completion of improvements such as, but not limited to, landscaping, drainage, lighting, roads, and utilities. The Township Board, Engineer, or Planning Department may require such guarantees at any time they deem reasonably necessary to ensure completion of the improvements. The form (including the bank or surety involved), duration, and amount of the performance guarantee as shall be approved by the Township.

Section XIV. Permanent Common Open Space.

The permanent common open space area is to remain in its present undeveloped state in perpetuity. To ensure this occurs, the following regulations shall apply to the permanent common open space area:

- A. No buildings, structures, fences, or driveways shall be erected, constructed or placed within the common open space area. All improvements shown on the approved site plan dated 9/25/17, may encroach into this area provided they are consistent with the development plan for this Project.

Section XV. The Gerald R. Ford International Airport.

Within the recorded Master Deed, the Developer shall expressly disclose in writing that the Project is located in the vicinity of the Gerald R. Ford International Airport and that there may be noise, vibration, and property valuation impacts associated with such location.

Section XVI. Consistency of the Master Deed and/or Deed Restrictions/Covenants with the PUD Approval.

If the Project will be a condominium project (in whole or in part), the master deed (and attachments) shall be reviewed and approved by the Township Attorney prior to final recording to ensure consistency with this Ordinance. If some or all of the Project will be governed by deed restrictions/restrictive covenants apart from a condominium master deed, such deed restrictions/restrictive covenants shall be reviewed and approved by the Township Attorney before recording to ensure consistency with this Ordinance.

Section XVII. Consistency With Planned Unit Development (PUD) Standards.

The rezoning to Planned Unit Development will result in a recognizable benefit to the ultimate users of the Project and to the community. Current and future residents will recognize the benefits of a residential development that offers a low-density land use.

In relation to the underlying zoning (ARC) the Township finds the Project will not result in a material increase in the need for public services, facilities and utilities and will not place a material burden upon the subject property and the surrounding properties. The Project is not anticipated to cause undo impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been approved by the Township Engineer and the appropriate County and State agencies.

The Project has been determined by the Township to be compatible with the 1999 Comprehensive Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance. The Project has been determined to be a "Residential" use, which is consistent with the Cascade Township Comprehensive Plan.

The Township finds the Project will not result in an unreasonable negative economic impact upon surrounding properties.

The Township finds the Project to have at least the same amount of green areas and usable open space than would typically be required by the Township Zoning Ordinance.

Finally, the Township recognizes the Project will be under single ownership or control. The Township recognizes that the Developer or its assigns will retain ownership and control of the

Premises until a majority of the site condominium units are purchased for single family residential purposes.

Section XVIII. Effective Date.

This Ordinance shall become effective seven (7) days after publication of the ordinance, or a summary thereof, in *The Grand Rapids Press*, a newspaper of general circulation within Cascade Charter Township.

The foregoing Ordinance was offered for adoption by Board Member Slater, supported by Board Member McDonald. The roll call vote being as follows:

YEAS: Lewis, Slater, Beahan, Shipley, Peirce, McDonald

NAYS:

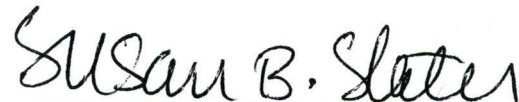
ABSENT: Koessel



Sue Slater
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 1st day of November 2017.



Sue Slater
Cascade Charter Township Clerk

“I, Dave Barker, have fully read the above PUD ordinance amendment, understand its provisions and fully agree with all requirements and conditions contained in the same, on behalf of myself and my assigns, successors and transferees in and to the property involved.”

Dave Barker

Date