

AGENDA
Cascade Charter Township Zoning Board of Appeals
Tuesday, May 10, 2022
5:30 pm
2870 Jacksmith Ave

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the minutes of the February 8, 2022 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #22-3704/Albright
Public Hearing
Property Address: 2970 Thorncrest
Requested Action: The applicant is requesting a variance to allow for a pool to be located in the front yard and within the front yard building setback.**
- ARTICLE 7. Case #22-3705/D. Carpenter Homes LLC
Public Hearing
Property Address: 4826 Sequoia
Requested Action: The applicant is requesting a variance to allow for an attached car port to be constructed with a smaller total side yard building setback than what is permitted.**
- ARTICLE 8. Case #22-3706/Cascade Charter Township
Public Hearing
Property Address: 2865 Thornhills Ave
Requested Action: The applicant is requesting approval from the Zoning Board of Appeals to allow for the construction of a new fire station as an essential public service.**
- ARTICLE 9. Any other business**
- ARTICLE 10. Adjournment**

Meeting format

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

Minutes
Cascade Charter Township
Zoning Board of Appeals
Tuesday February 8, 2022
5:30 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Mead called the meeting to order at 5:30 P.M.
Members Present: Tom McDonald, Ralph Moxley, Aaron Mead, Jennifer Puplava, Valerie Milliken
Members Absent: Lou Berra
Others Present: Interim Planning Director Hilbrands and those listed on the sign-in sheet

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member McDonald to approve the current Agenda. Supported by Member Puplava. Motion carried 5 to 0.

ARTICLE 4. Approve the minutes of the December 14, 2021 meeting

Motion was made by Member Moxley to approve the December 14, 2021 meeting minutes as written. Supported by Member Milliken. Motion carried 5 to 0.

ARTICLE 5. Approve the minutes of the December 21, 2021 meeting

Motion was made by Member McDonald to approve the December 14, 2021 meeting minutes as written. Supported by Member Milliken. Motion carried 5 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak to non-agenda items.

There were not any visitors that wished to speak to non-agenda items.

ARTICLE 7. Case #22-3689/Mayton

Property Address: 1468 Buttrick Ave

Requested Action: The applicant is requesting a variance to allow them to keep one more accessory building on their property than what is permitted.

Interim Planning Director Hilbrands presented the case. The applicant is requesting a variance to keep a 12'x24' shed (incorrectly noted as 8'x12' in the staff report) on their property in addition to the 1,326 sq ft detached garage/pool house they are currently building. They need a variance as only one accessory building is permitted for properties under 3 acres and their property is approximately 1.8 acres. The shed was discovered by the Assessing Department when they were reviewing the property in 2021 and brought it to Staff's attention. The applicant received a special use permit for the construction of the garage/pool house in September of 2020 in which there was no

indication that there was an existing accessory building on the property. If that information had been included, they would have been required to remove the shed before the special use permit was approved. The Building and Assessing Departments do not have a record of a shed on the property at that time. Staff made the applicant aware that they would either need to remove the shed before the garage/pool house was completed or receive a variance to keep both accessory buildings. In order to be in compliance, the applicant must either remove the existing 12'x24' shed, receive a variance, or purchase additional property to allow for the second accessory building.

Similar variances in the past that were granted required the property owner to take action that brought the property closer into compliance. If a variance is granted, the applicant will need to obtain a building permit for the shed as it is over 200 sq ft. The shed also did not meet the 10 ft setback requirement (appearing closer to 7 ft) so, if the variance were to be approved, the applicant would be required to move the shed out of the setback. Staff recommends the variance be denied since it does not appear to meet any of the standards for granting a variance and there are no unique circumstances present. If the variance is denied, a deadline to have the issue resolved would be prudent; Staff suggest no more than three months from the date of decision or prior to a final inspection scheduled for the garage/pool house, whichever is sooner.

Anette Mayton-1468 Buttrick Ave: Mayton shared a letter signed by all of the neighbors saying that they like the shed and they want the applicant to be able to keep it. They use it to house vehicles, lawn care equipment, and art supplies. The neighbors like the shed because it keeps everything clean and out of sight. The shed is two years old and the applicant didn't know they needed permission or a building permit for it as it was built off-site and was brought in on a dolly. They believed it to be personal property because they could pick it up and take it with them if they were ever to move. The shed is barely visible and secluded enough that the neighbors can hardly see it. The roof matches that of the house and pool house.

Motion to open public hearing by Member McDonald. Supported by Member Puplava. Motion carried.

There was no one who wished to make a comment.

Motion to close public hearing by Member McDonald. Supported by Member Moxley. Motion carried.

Member McDonald said that Interim Planning Director Hilbrands conclusion was technically correct but, since the building compliments the property and surrounding buildings, the applicant is willing to move the shed, there is low to no visibility, and there is strong neighbor support, he is inclined to approve the variance.

Member Mead agreed with Member McDonald and said that the item he was most concerned with is visibility and setting precedent. They discussed screening and if they should require the shed to remain not-visible in the conditions.

Motion was made by Member McDonald to approve case #22-3689 with conditions that the applicant get a permit for the shed from the building department, the shed is moved to be in compliance with the required 10-foot setback from the side property line, and the building stays non-visible to the neighboring properties via natural screening, or with additional landscaped screening being added if the existing screening is removed. Supported by Member Puplava. Motion carried 5 to 0.

ARTICLE 8. Case #22-3690/Meddirect Inc.

Property Address: 5251 36th St

Requested Action: The applicant is requesting a variance to allow for a lot split that would result in a smaller side yard building setback than what is permitted.

Interim Planning Director Hilbrands presented the case. The property is in the transitional industrial district and currently consists of two buildings connected by a covered walkway. The proposed center property line is placed so that all building setback requirements for Parcel B are met and all except for the side yard setback, along the east property line, are met for Parcel A. The required side yard setback is 25 ft and the lot split would result in a 17.6 ft setback. The applicant intends to remove the southern section of the building on Parcel A and create a new addition that would meet the side yard setback requirement. Only the northern part of the original building would still be within the setback. The walkway between the two buildings would need to be removed before the lot split could be finalized. If a variance is not approved the applicant would most likely not be able to split the parcel unless one of the buildings were completely removed.

Staff recommends approval of the variance for a side yard building setback of 17.6 ft along the eastern property line of the proposed Parcel A with the conditions that the enclosed walkway connecting the two buildings is removed before the lot split is finalized and any new construction or building addition meets setback requirements for the zoning district.

Member McDonald asked why the enclosed walkway needed to be removed and Interim Planning Director Hilbrands explained that it would be within the setback of both properties if they didn't remove it. He also added that the applicant currently intends to remove the walkway regardless of it being a requirement of the variance.

Dustin Hemmes-GDK Construction, 12 W 8th St Holland: The current parcel and both buildings are owned by one person and only one of the two buildings has been in use for an extended period of time. The second building has been underutilized and is dilapidating. They want to split the property, buy the parcel with the unoccupied building, remove/remodel the portion that is in disrepair, and build an addition that will meet setback requirements. The walkway would be removed as there is no need or desire to connect the buildings because they will be separate entities.

Motion to open public hearing by Member McDonald. Supported by Member Puplava. Motion carried.

There was no one who wished to make a comment.

Motion to close public hearing by Member Moxley. Supported by Member Pupilava. Motion carried.

Motion was made by Member Moxley to approve case #22-3690 with Staff conditions. Supported by Member Pupilava. Motion carried 5 to 0.

ARTICLE 9. Election of Officers

Interim Planning Director Hilbrands shared that Chair Mead and Vice Chair/Secretary Moxley have both only been in their role for one year and are therefore eligible for reelection. The only other position to fill was the Village Design Review Committee; Member Berra is the current appointee to the committee.

Motion was made by Member McDonald to retain Chair Mead and Vice Chair Moxley for another year in their current positions. Supported by Member Milliken. Motion carried 5 to 0.

Motion was made by Member Pupilava to reappoint Member Berra to the Village Design Review Committee. Supported by Member McDonald. Motion carried 5 to 0.

ARTICLE 10. 2021 Annual Report

The 2021 Planning Department Annual Report was included in the packet.

ARTICLE 11. Rules of Conduct

The Township Rules of Conduct were included in the packet. Member Moxley talked to Interim Planning Director Hilbrands at the previous Planning Commission meeting about bylaws and blending the Conflict-of-Interest sections from the bylaws and Rules of Conduct to form a single, comprehensive list. He said he would bring these to the Zoning Board when they are complete.

ARTICLE 12. Planning Principles

The Township Planning Principles were included in the packet.

ARTICLE 13. 2022 Calendar

The 2022 Township Meetings Calendar was included in the packet.

ARTICLE 14. Any Other Business

The next meeting will be on March 8th, 2022, but there aren't currently any cases slated for presentation so it may be cancelled.

ARTICLE 15. Adjournment

Motion to adjourn was made by Member Pupilava. Supported by Member McDonald. Motion carried 5 to 0. The meeting was adjourned at 5:59 P.M.

Respectfully submitted,
Ralph Moxley, Secretary

DRAFT

STAFF REPORT

STAFF REPORT: Case #22-3704/Albright
REPORT DATE: May 4, 2022
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: May 10, 2021
PREPARED BY: Brian Hilbrands, Planning Director

APPLICANT:
Andy and Kate Albright
2970 Thorncrest Dr SE
Grand Rapids, MI 49546

STATUS OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a variance to allow for a pool to be located in the front yard and within the front yard building setback.

EXISTING ZONING OF SUBJECT PARCEL(S): R2, Residential

GENERAL LOCATION: West side of Cascade Rd, accessed from a service drive off of Thorncrest.

PARCEL SIZE: Approximately 0.7 acres

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES: All Residential

ZONING ON ADJOINING PARCELS: All R2

STAFF COMMENTS:

1. The applicant would like to construct a 24' hard-side above ground pool located in the front yard.
2. The lot is technically a through lot, as it has frontage along Cascade Road but is then accessed by a service drive on the west side of the property. Therefore, both the yard facing the service drive and the yard facing Cascade Road are considered front yards, which limits where a pool could be located.

3. A pool is considered to be an accessory structure. Accessory structures are required to be located in the side or rear yard and may not project closer than 10' to any property line.
 4. On the site plan that was submitted with the building permit application, the pool is shown to have a setback of 16' to the front property line and 18' to the side property line. The required front yard building setback is 35'. During the site visit the applicant indicated that they believe the pool could be located approximately 25'-27' from the front property line.
 5. To be placed without needing a variance the pool would have to be located on either the north or south side of the home, in the side yard area. On the south side of the home there is the driveway which accesses the garage. On the north side of the home there is some open lawn area, but that is where the septic tanks and drain field are located.
 6. The homes located across the service drive all have their driveways coming off of the neighboring street, so the area where the pool is proposed to be located would be adjacent to their backyards. The neighboring property to the south has their driveway off of Cascade Road, so the area would also be adjacent to its backyard. The neighboring property to the north is accessed off the service drive, so it has a similar front yard area. However, the pool is located in the far corner of the applicant's property, opposite of this neighbor.
 7. Reviewing records since 2001 it appears that this is the only variance request we have received for a pool in the front yard. However, we have granted some other variances for accessory buildings to be located in the front yard where it has been demonstrated that no other alternative is possible.
 8. It is possible that the pool could be located in the lawn area immediately in front of the home, which would place it out of the front yard building setback. However, that would place it closer to the property to the north than if it is placed at the proposed location in the southwest corner of the property.
- A. Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all the findings of fact listed in the table below:

Findings of Fact	Comment
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	The property is a through lot which limits where the pool could be placed. The driveway is located in one side yard area, and the septic tank and drain field are located in the other. The pool would also appear to be in the rear yard to most of the neighboring properties.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to	The conditions of the property are not the result of actions taken by the applicant. The

the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created)	desire to locate a pool on the property is a result of actions taken by the applicant.
That such variance is the minimum variance that will make possible the reasonable use of the land, building or structure.	The pool will meet the side yard setback requirement. The pool should be moved to be at least 25' from the front property line in order to minimize the variance.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	Given the fact that the pool would appear to be in the rear yard to most of the neighboring properties, it would not appear to be injurious to the neighborhood.
That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.	It would not be practical to amend the zoning ordinance as a result of this application.
The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.	Given that the property is a through lot which limits the placement for a pool, that there is a driveway, septic tanks and drain field located in the side yard areas, and that the pool would appear to be in the rear yard to most of the neighboring properties, the variance appears to be justified.

STAFF RECOMMENDATION:

Staff recommends that you approve the variance as requested to allow the pool in the front yard and within the front yard building setback, with the following condition:

1. The pool is located at least 25 feet from the front property line in order to minimize the variance.

Attachments: Application package
Site plan



2970 Thorncrest Dr

TITLE



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CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Andy + Kate Albright
Address: 2970 Thorncrest Dr Se
City & Zip Code: Grand Rapids, MI 49546
Telephone: 616 558 9066
Email Address: katealbright3@hotmail.com

OWNER: * (If different from Applicant)

Name: _____
Address: _____
City & Zip Code: _____
Telephone: _____
Email Address: _____

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Requesting a variance to allow us to put our 24' above ground pool across our driveway in our yard.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

see survey

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 2970 Thorncrest Dr se

ADDRESS OF PROPERTY: 2970 Thorncrest Dr se Grand Rapids, MI 49546

PRESENT USE OF THE PROPERTY: our home

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

Name(s)
Andrew D. Albright

Address(es)
2970 Thorncrest Dr. S.E G R MI:
49546

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.)

Andrew D Albright
Owner - Print or Type Name
(*If different from Applicant)

Katrina Albright
Applicant - Print or Type Name

[Signature]
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

April 12, 2022

Good Afternoon,

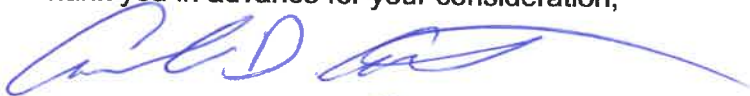
I am writing to request a variance for the placement of our above ground pool. We submitted a pool permit application for our recently purchased and delivered 24' x52" above ground Doughboy pool. We have a beautiful area across the driveway that we are having cleared of bushes and brush that will make a perfect spot for this pool. We have 3 fence companies coming over in the next 3 weeks to give us estimates on putting up a fence on the SE corner of the lot. We propose the pool will be in this newly fenced area. Nederveld came out and did a survey so we know where the pool has to be in relation to the power lines and the house.

Our pool permit was denied stating that Cascade Township does not allow pools in the front yard. Our address is a Thorncrest address and Thorncrest is down Service Drive on the A side of our home. This is noted as a "5" on the survey. Where the raised garden bed is is technically our front yard facing Thorncrest. Where we want the pool would not technically be the front yard. We have a clear line of sight to the pool from our existing deck. We also have a clear path from the deck, the front door, and through the garage to get to the pool quickly. The Township proposed the spot off the driveway noted with an asterisk on the survey. This area is inconvenient due to the small area, no ability to see the pool from our existing deck, and no place to put a pool deck. The Cascade Rd side of our property is loud with the 55mph traffic going by. This is not ideal for relaxing in our pool. This area is past the garage and out of the way.

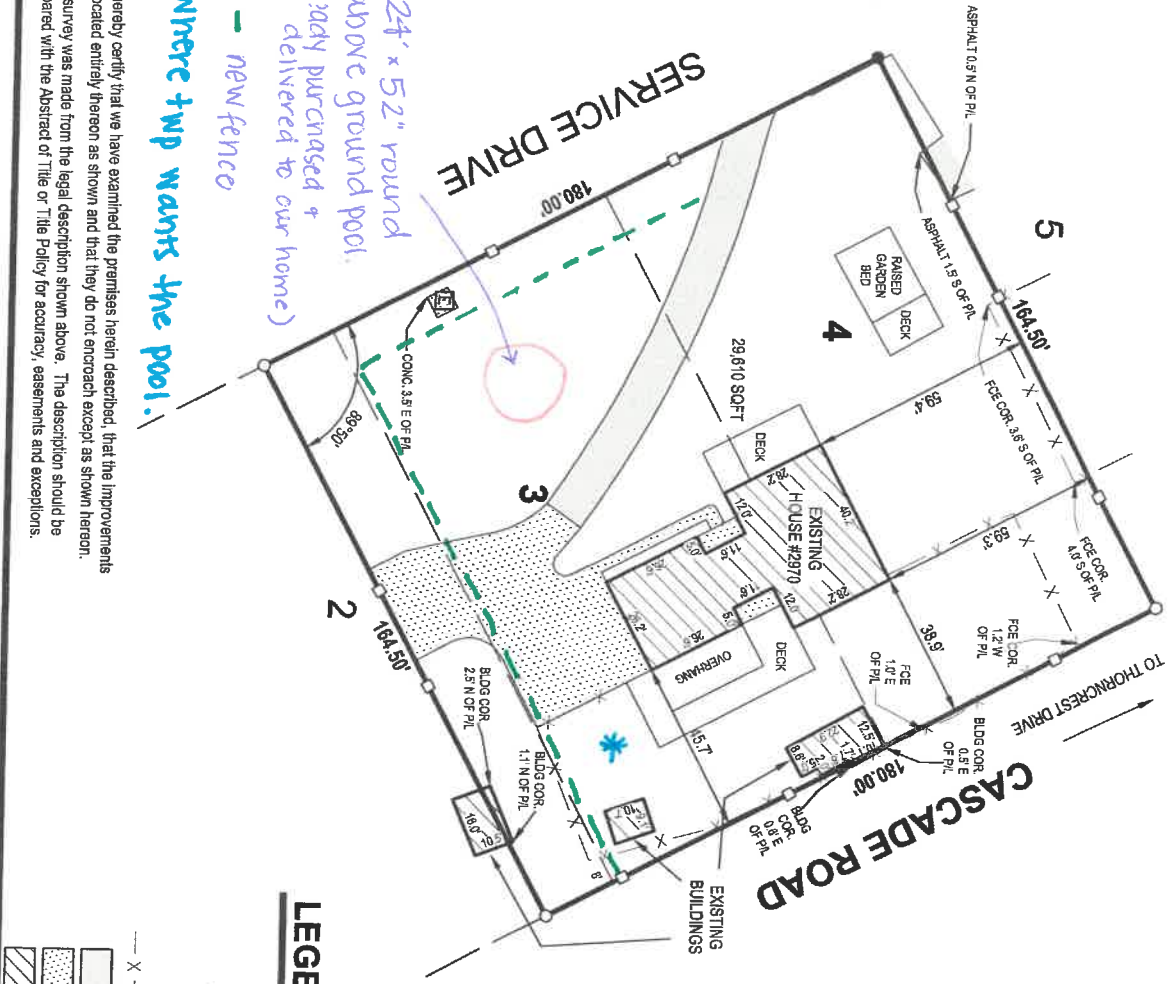
We originally were going to purchase the outbuilding that went with this property back from the neighbor, Debbie. She is not ready to sell her late husband's garage just yet. In the future, we have plans to build a garage in that space that is in compliance with the Township regulations and codes.

We respectfully request the variance to be granted to allow us to have our pool builder, Nick Jorgensen, professionally install our pool in the area that works best for our family. Andy Marsman will be pulling an electrical permit as well to complete the installation.

Thank you in advance for your consideration,



Andy and Kate Albright
2970 Thorncrest Dr SE

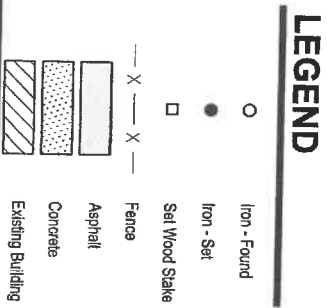


24' x 52" round above ground pool, may purchased + delivered to our home

* Where fmp wants the pool.

--- new fence

herby certify that we have examined the premises herein described, that the improvements located entirely thereon as shown and that they do not encroach except as shown hereon. s survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



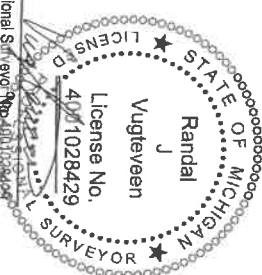
DESCRIPTION

Land situated in the Township of Cascade, County of Kent, State of Michigan

Lots 3 and 4 and the Northwesternly 20 feet of Lot 2, Cascade Riverview Park according to the recorded plat thereof in Liber 44 of Plats, on Page 12, Kent County Records.

(Warranty Deed, dated February 9, 2022, as recorded in Instrument No. 202202180015009, Kent County Register of Deeds)

By: *Randal J. Vugteveen*
 Randal J. Vugteveen Licensed Professional Surveyor No. 4071028429



SCALE: 1" = 40'



By: *Kate Albright*
 Kate Albright
 2970 Thorncrest Drive SE
 Grand Rapids, MI 49546

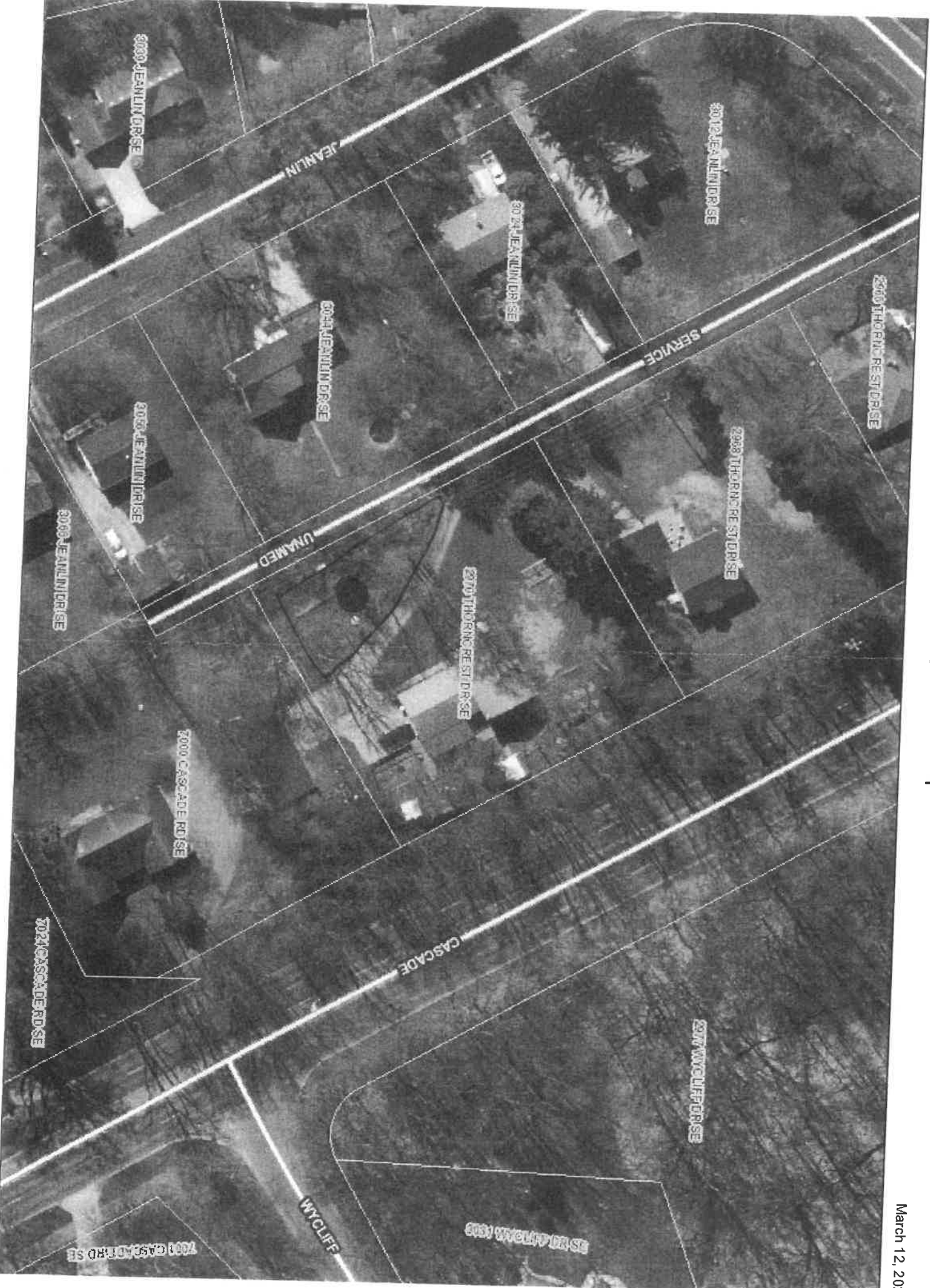
DATE: 4 & 22
 REV. DATE: _____

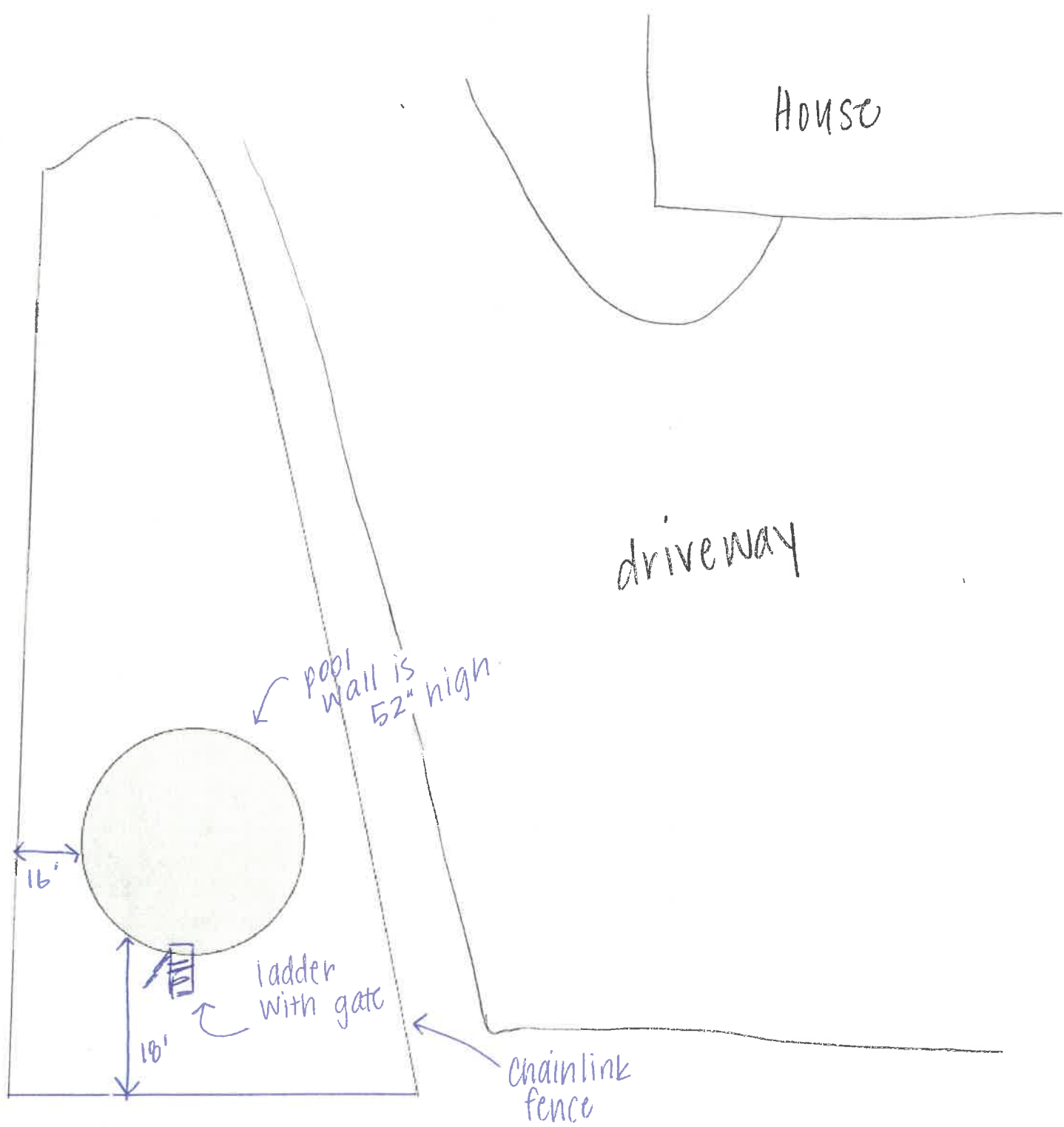
DATE: 4 & 22
 REV. DATE: _____

PRJ #: 22400491
 1 OF 1

NEDEKVEID
 www.nedekveid.com • 202.222.1888
 Grand Rapids
 217 Genoa Ave., Suite 302
 Ann Arbor, Chicago, Columbus,
 Holland, Indianapolis, St. Louis

Kent County Web Map





STAFF REPORT

STAFF REPORT: Case #22-3705/D. Carpenter Homes LLC.
REPORT DATE: May 3, 2022
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: May 10, 2022
PREPARED BY: Brian Hilbrands, Planning Director

APPLICANT:

D. Carpenter Homes LLC
4236 Abby Lanes SW
Wyoming, MI 49418

STATUS

OF APPLICANT: Contractor for owner

REQUESTED ACTION: The applicant is requesting a variance to allow for an attached car port to be constructed with a smaller total side yard building setback than what is permitted.

PROPERTY ADDRESS: 4826 Sequoia Dr

EXISTING ZONING OF
SUBJECT PARCEL(S): R-1

GENERAL LOCATION: The property is located on the east side of Sequoia Dr just south of 48th St, along the Thornapple River

PARCEL SIZE: Approximately .3 acres

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: All residential

ZONING ON
ADJOINING PARCELS: All R-1

STAFF COMMENTS:

1. The applicant is requesting a variance of Section 18.05 of the Zoning Ordinance. This section requires homes and attached garages to have a minimum setback of 10 feet on the sides with the total of both sides being not less than 25 feet.

2. The house currently has a setback of 4.6' on the north side of the house and 27.6' on the south side. As it is, the current house is legal nonconforming because it does not meet current setback requirements on the north side of the house.
3. The applicant is asking to put an approximately 14' x 24' attached car port on the south side of the house. The car port would result in a 13.6' setback. The car port requires a variance since even though it complies with the minimum 10-foot setback, it does not comply with the total 25-foot setbacks that are required between the two sides. The total setback between the two sides would be approximately 18.2'.
4. There is currently no garage or other structure to store vehicles on the property.
5. The car port would have to be no wider than approximately 7.2' in order to meet the total 25-foot setback requirement.
6. The lot the house is located on is narrow, with a width of 70'. The current minimum lot width requirement is 110'. There are a few similar sized lots in the neighborhood. In looking at other homes on similar lots it does appear that there are a few homes that have similar non-conforming side yard setbacks.
7. There previously was a car port on the property located in a very similar location. The applicant has stated that it was removed a few years ago as part of a major exterior renovation, with the intention of replacing it. The applicant should confirm whether or not the new carport will be located within the same space as the one that was removed.
8. In reviewing other variances, we have granted a few side yard setback exceptions for additions. In most cases, they were either maintaining an older non-conforming setback or there were unique or exceptional circumstances.
9. Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all the findings of fact listed in the table below:

Findings of Fact	Comment
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	The home is nonconforming due to the other side yard setback, even though the carport would meet the 10' setback. There is currently no garage located on the property, although there was a carport previously located in a very similar location. The home is also located on a narrow lot.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully	The situation on the north side of the home was created when the home was built.

adopted regulations preceding this Ordinance will not be considered self-created)	
That such variance is the minimum variance that will make possible the reasonable use of the land, building or structure.	The carport would still meet the minimum required 10' setback.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	It appears that there are already a few examples of reduced side yard setbacks in this neighborhood.
That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.	It would not be practical to amend the zoning ordinance as a result of this application.
The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.	Given that there is currently no garage on the property, the carport would be replacing one that was previously located in the same location, the home is already nonconforming, the home is located on a narrow lot, and the proposed carport would still meet the minimum 10' side yard setback, the variance appears to be justified.

STAFF RECOMMENDATION:

Staff recommends approval of the variance as requested to allow for the attached carport to be constructed with a smaller total side yard building setback than what is permitted.

Attachments: Application package
Site plan



4826 Sequoia Dr

SEQUOIA DR

48TH ST

LITTLE HARBOR DR



TITLE



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4:33:50 PM



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: D. Carpenter Homes LLC
Address: 4236 Alby Lane SW
City & Zip Code: Wyoming MT 49418
Telephone: 616-437-9819
Email Address: dcarpenter9819@gmail.com


OWNER: * (If different from Applicant)
Name: Nate Meuwissen
Address: 4826 Sequoia Dr SE
City & Zip Code: Grand Rapids MI 49512
Telephone: 1-704-292-5857
Email Address: ~~XXXXXXXXXX~~ natemeuwissen@gmail.com

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

<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. - Rezoning *
<input type="checkbox"/> P.U.D. - Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance Subdivision
<input 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:**

Extremely narrow property w/ existing house.  requesting request to be encroaching on 25' overall btw 2 sides. Covered garage space in Michigan is a necessity

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

see sit plan

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 27-402-003

ADDRESS OF PROPERTY: 4806 Sequoia Dr Grand Rapids MI 49512

PRESENT USE OF THE PROPERTY: Residential

**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.)

Nate Meeuwsen

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

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

Dustin Carpenter
Applicant – Print or Type Name

[Signature] 4/14/2022
Applicant's Signature & Date

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

Applicant Narrative

I feel that this variance should be approved for the following reasons/hardships:

- Lot is a very narrow lot and the current zoning makes it tough to have a house and attached garage/carport.
- The house used to have a carport exactly the same size that was removed with intentions of putting back. This took place in a major exterior improvement which benefitted the neighbors and the surrounding area. (See attached pictures of original home and carport)
- Covered parking on a home in Michigan is not just a want but a need.
- This project does not harm the neighbors on either side or on the street for that matter.



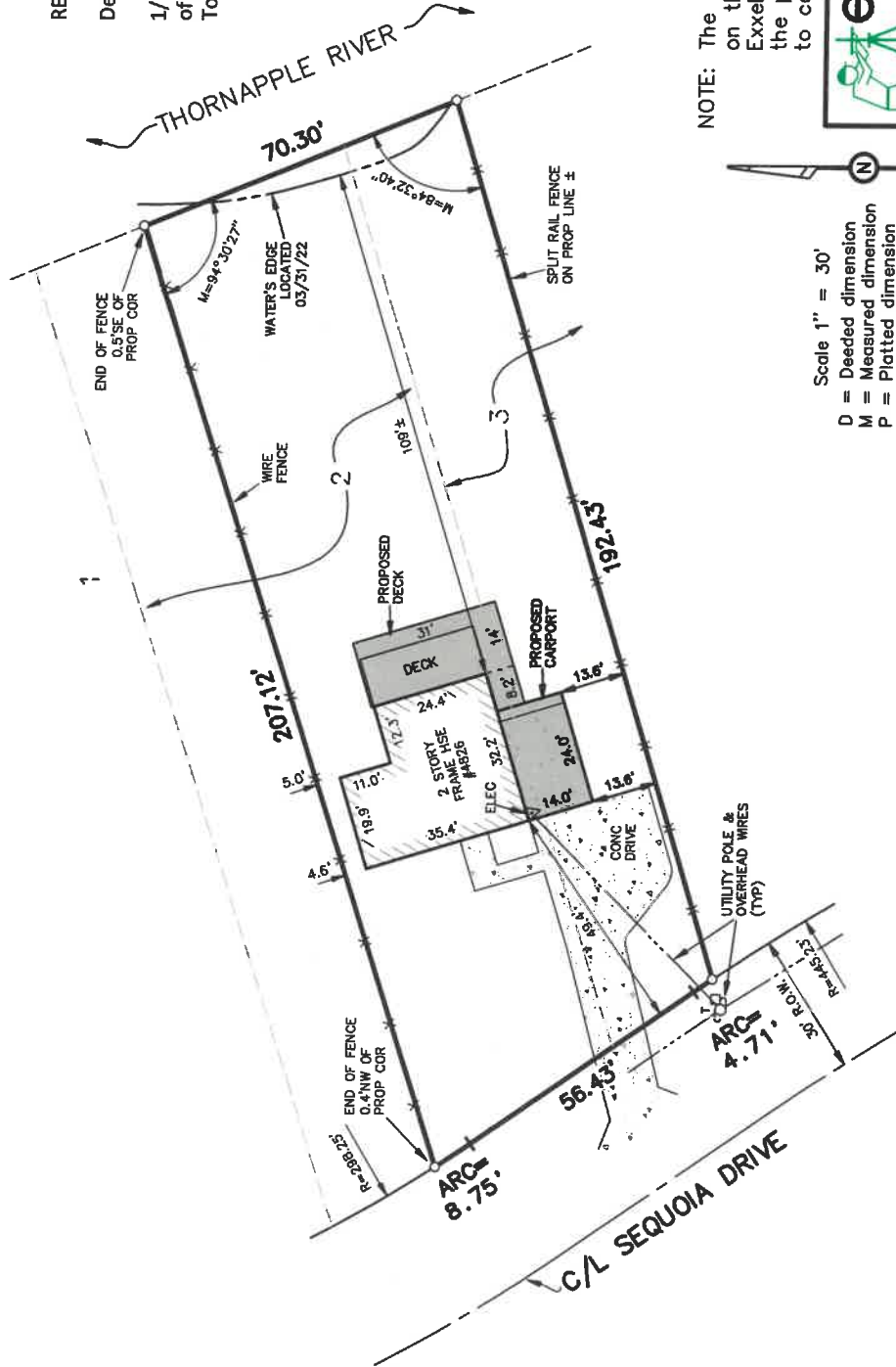


Site Plan for: D Carpenter Homes
 Attn: Dustin Carpenter
 4236 Abby Lane SW
 Wyoming, MI 49418

RE: 4826 Sequoia Dr SE

Description:

Lot 2, Except the North 25 feet, Also the North 1/2 of Lot 3, Except the South 10 feet, Pyne Point, part of the SE 1/4, Section 27, T6N, R10W, Cascade Township, Kent County, Michigan.



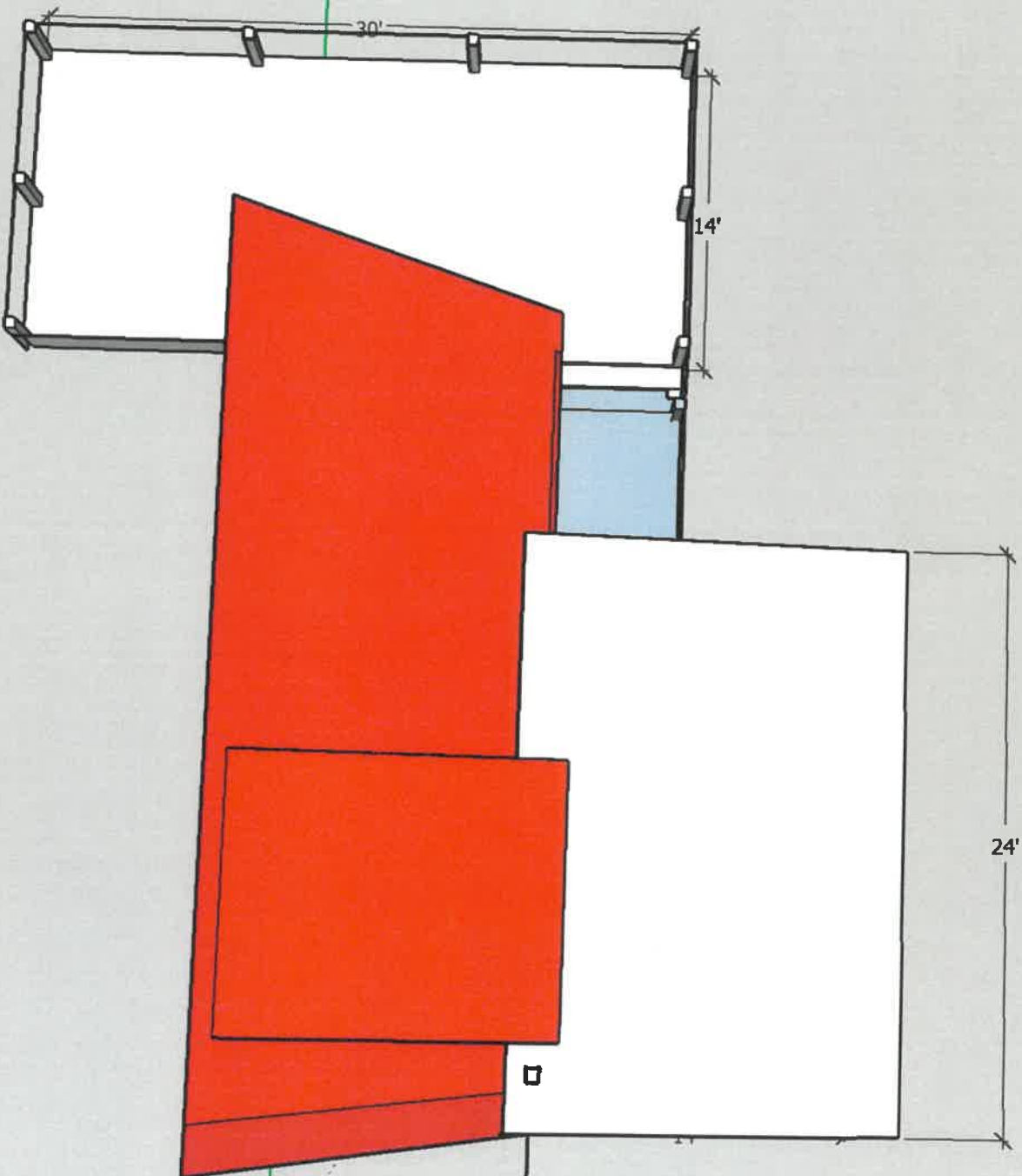
NOTE: The location of the proposed carport as shown on this map is based on instructions given to Exxel Engineering, Inc. Municipal approval of the proposed location should be obtained prior to construction.

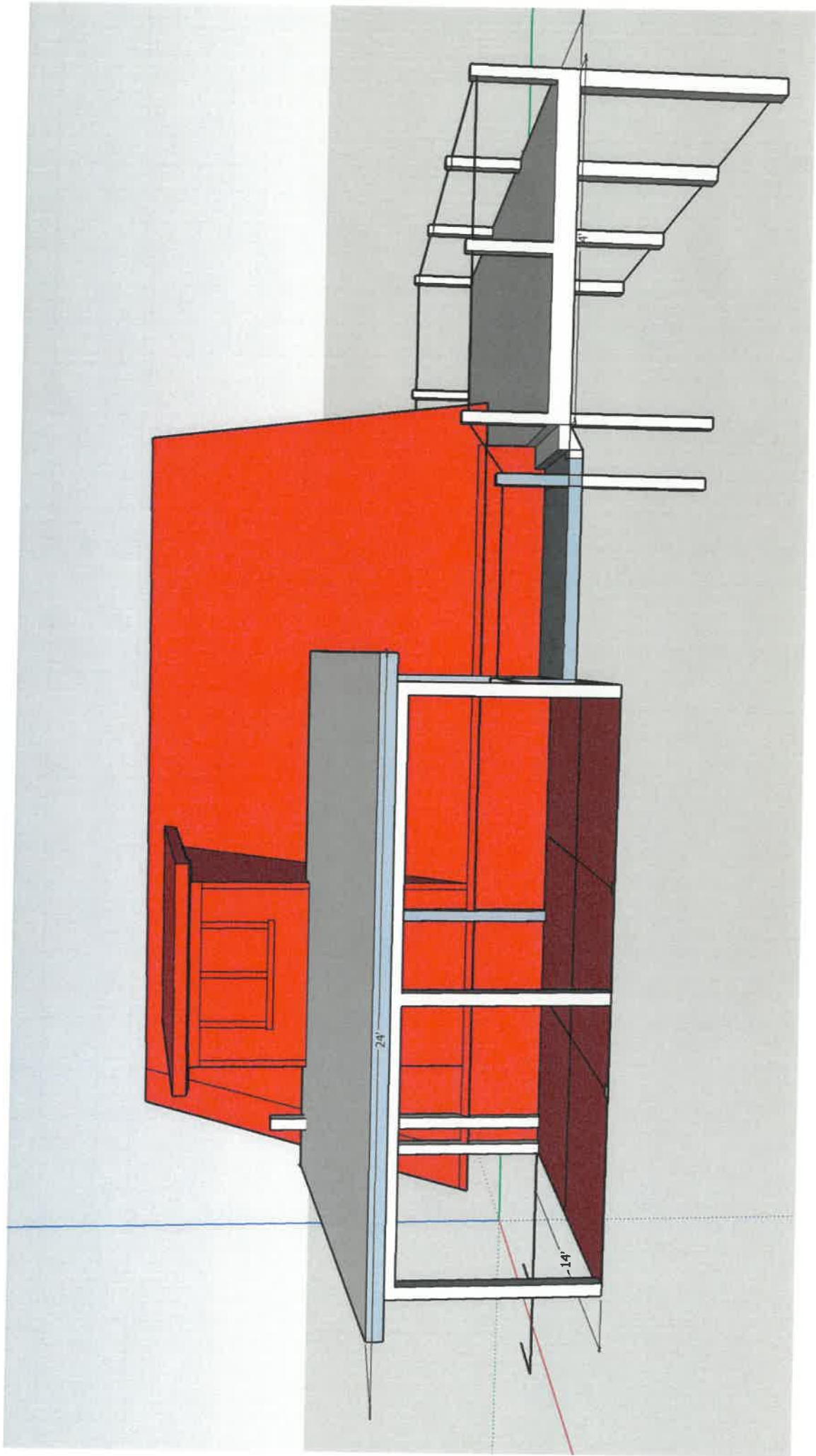
- Scale 1" = 30'
- D = Deeded dimension
 - M = Measured dimension
 - P = Platted dimension
 - = Set iron stake
 - o = Found iron stake
 - ⊕ = Concrete monument
 - x- = Fence line

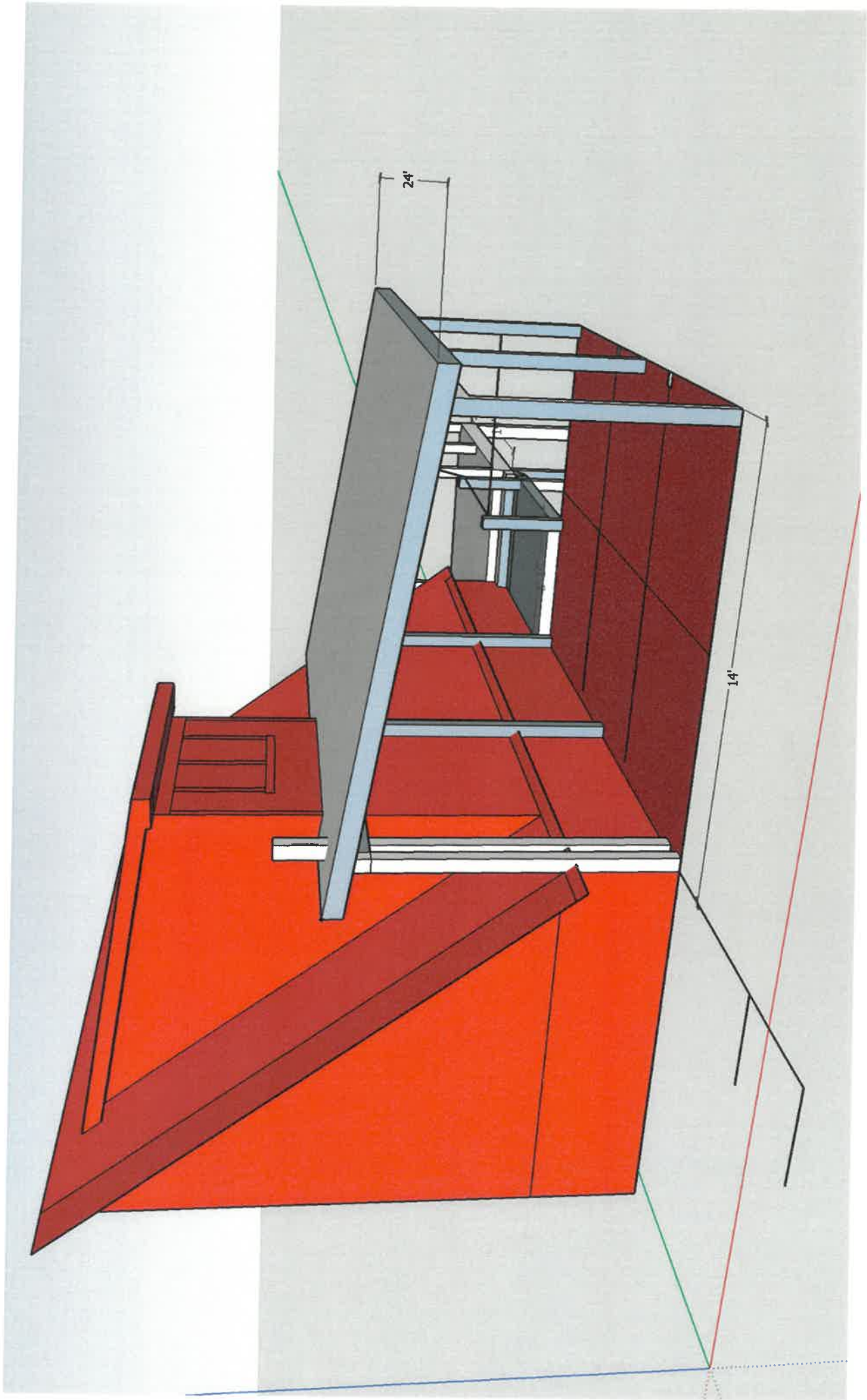


exxel engineering, inc.
 planners · engineers · surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 631-3660 www.exxelengineering.com

FILE NO.: S221286 DATE: 04/01/2022

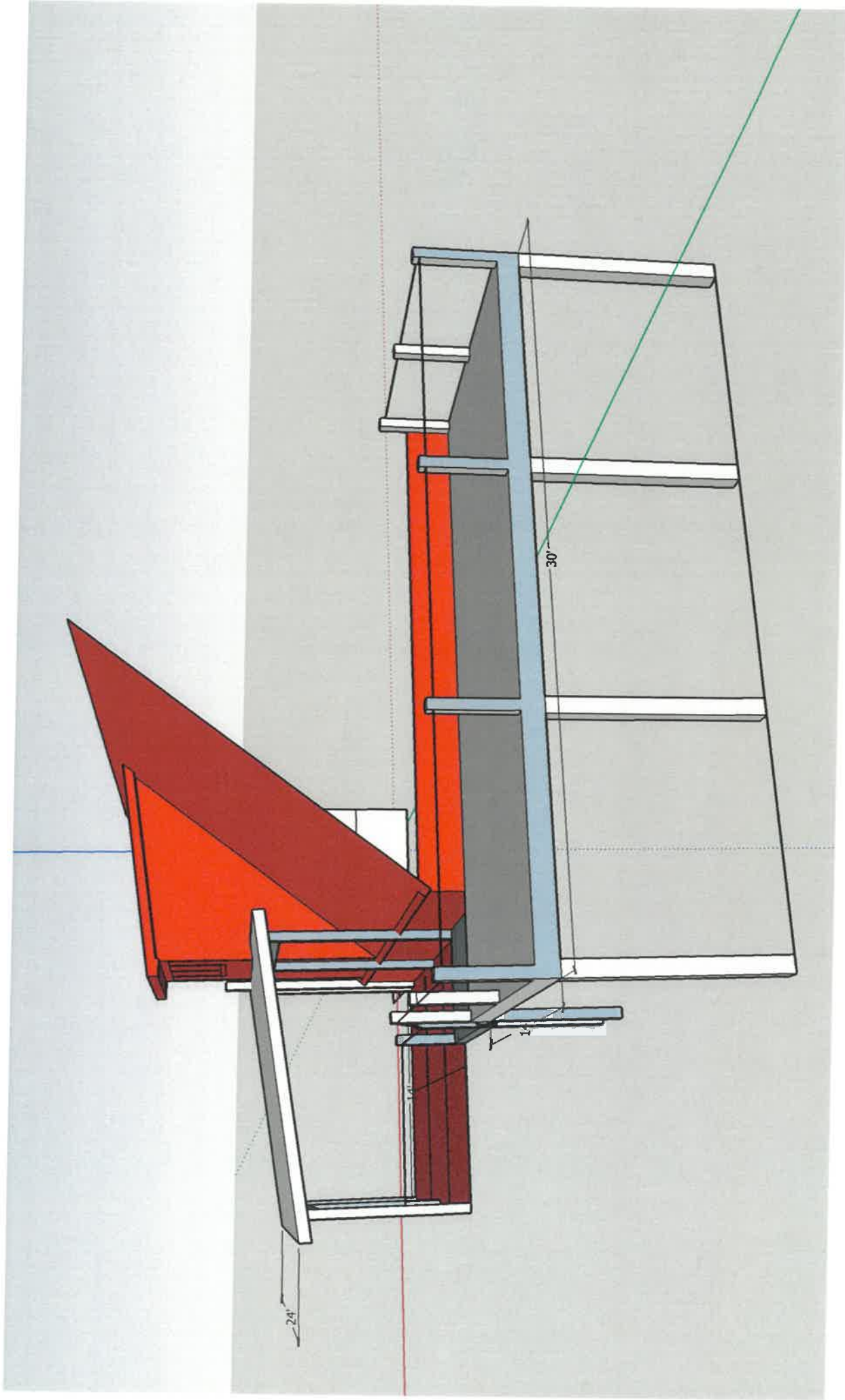


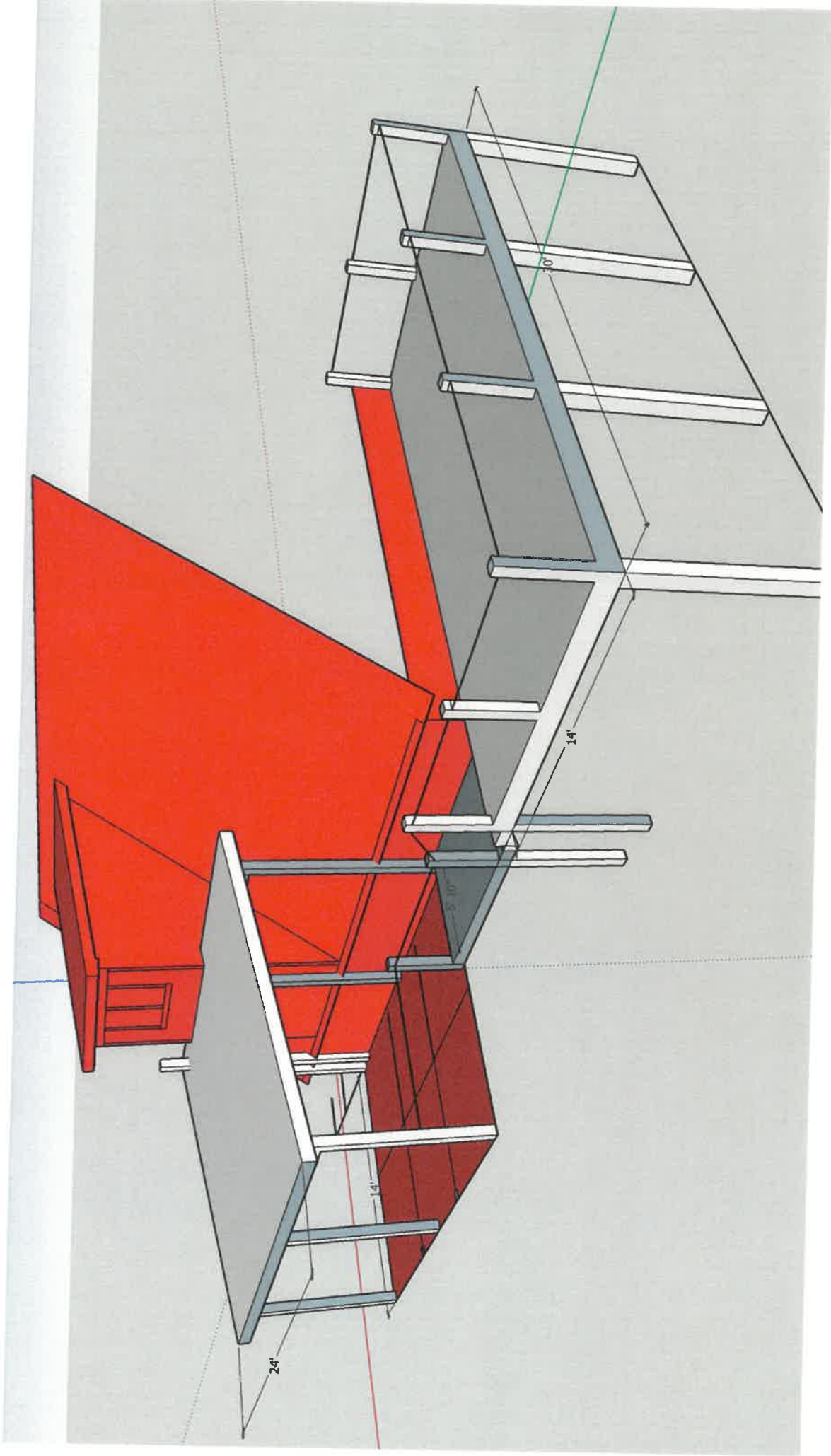




24'

14'





STAFF REPORT

STAFF REPORT: Case #22-3706/Cascade Charter Township
REPORT DATE: May 5, 2022
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: May 10, 2022
PREPARED BY: Brian Hilbrands, Planning Director

APPLICANT:

John VerPlank, Prein & Newhof
3355 Evergreen Dr
Grand Rapids, MI 49525

STATUS
OF APPLICANT: Engineer for Owner

REQUESTED ACTION: The applicant is requesting approval from the Zoning Board of Appeals to allow for the construction of a new fire station as an essential public service.

EXISTING ZONING OF
SUBJECT PARCEL(S): B2

GENERAL LOCATION: West side of Thornhills Ave, south of 28th Street

PARCEL SIZE: Approximately 2.8 acres

PROPERTY LOCATION: 2865 Thornhills Ave

EXISTING LAND USE
ON THE PROPERTY: Fire Station and former Township offices

ADJACENT AREA
LAND USES: N – Commercial
S – Commercial/office
E- Commercial/office
W – Attached residential

ZONING ON
ADJOINING PARCELS: N – B2
S – PUD 38
E – PUD 37
W – PUD 80

STAFF COMMENTS:

1. The applicant is requesting approval from the Zoning Board of Appeals to allow for the construction of a new fire station as an essential public service.
2. Section 4.25 of the Zoning Ordinance considers this use as an Essential Public Service and grants the Zoning Board of Appeals the power to permit such a building to be constructed in any zoning district in the township. The Zoning Board must find that such use, height, area, and building structure or use is designed, erected and landscaped to conform harmoniously with the general architecture and plan of such district. In doing so, the ZBA performs the site plan review of such essential public service projects. This is the same process that was used when Fire Station 2 was built on Buttrick Ave.
3. The project will include removing the existing building on site that housed Fire Station 1 and the old Township offices, and constructing a new fire station. The fire station will be approximately 17,300 square feet in size and the site will have 24 parking spaces.
4. There is a 7' sidewalk along Thornhills Ave that extends from the property to the north but then does not continue to the property to the south. At this time there is no sidewalk to the south to connect to, and there would also be some topography challenges. If there is future development to the south that would be beneficial to connect to, the sidewalk may need to be extended.
5. The building will have a brick façade and appears that it will conform with the general architecture of the area.
6. The building meets all of the setback requirements of the B2 zoning district.
7. The applicant is requesting a taller height than what is permitted. The maximum height in the B2 district is 35', while the plans show a training tower with a height of 47'. The rest of the building meets the height requirement. It would be helpful to hear an explanation from the applicant for why the tower is needed.
8. The plans show that the two new driveway accesses out to Thornhills Avenue will be placed in the same location as the current driveways. It should be noted that the driveways are spaced 157' apart, while the zoning ordinance requires a spacing of 300'. However, the location and size of the driveways is not being changed, and the unique use of the site as a fire station requires there to be two driveways. The Kent County Road Commission has provided a preliminary sign-off on the driveway locations and geometry, but the applicant will still need to receive a driveway permit and comply with any comments provided regarding drainage within the right-of-way.

9. There is a cell tower located in the northwest corner of the property. The plans show a 5' tall retaining wall separating the tower from the parking lot. It should be determined what kind of access needs are required for the tower.
10. A comprehensive landscape plan is included that adds landscape screening along three sides of the property, while maintaining the heavily vegetated area to the south as a buffer.
11. A photometric plan has been submitted that meets Township regulations.
12. The Township engineer has reviewed the plans, and their comments are included in your packet. There are two minor items the applicant will still need to address, and these will need to receive a final sign off from the Township engineer.

Section 4.25: Essential Public Services:

1. It shall be lawful for public utilities, municipal departments or commissions to erect, construct, alter or maintain defined essential services, but not including buildings reasonably necessary for the furnishing of adequate services by such public utilities or municipal departments or commissions for the public health and safety, and general welfare of the public anywhere in the Township.
2. The Township Board of Appeals is granted the power to permit any public service corporation contemplated in the foregoing paragraph, to erect and use a building or an addition to an existing building or a structure for the aforesaid public utility purposes in any district and to permit such building at greater height or of a greater area than the district requirements herein established; provided such Board of Appeals shall find such use, height, area, building structure or use is designed, erected and landscaped to conform harmoniously with the general architecture and plan of such district

STAFF RECOMMENDATION:

Staff is recommending Approval for the new fire station with the following conditions:

1. The applicant complies with the Township Engineer letter dated May 4, 2022, and all necessary permits are obtained before construction begins.
2. Record the stormwater maintenance agreement.
3. Receive approval and a driveway permit from the KCRC.
4. Determine access needs for the cell tower located on the property.

ATTACHMENTS: Application
 Civil Plan Set
 Township Engineer letter



2865 Thornhills Ave

28TH ST

JACKSMITH AVE

THORNBOOK ST

THORNHILLS AVE

TAHOE DR

6250

6278

6300

6332

6318

6360

6350

6356

6304

6300

6304 Jr

6355



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: John VerPlank
Address: 3355 Evergreen Drive NE
City & Zip Code: Grand Rapids, MI 49525
Telephone: 616-364-8491
Email Address: jverplank@preinnewhof.com

OWNER: * (If different from Applicant) Cascade Charter Township
Name: _____
Address: 5920 Tahoe Dr. SE
City & Zip Code: Grand Rapids, MI 49546
Telephone: 616-949-1500
Email Address: _____

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Site Plan Review of proposed Fire Station

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See final page

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -16-101-015

ADDRESS OF PROPERTY: 2865 Thornhills Ave SE Grand Rapids, MI 49546

PRESENT USE OF THE PROPERTY: Fire Station

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.)

Bernard Swatze

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

Bernard Swatze

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

Adam Magers

Applicant – Print or Type Name

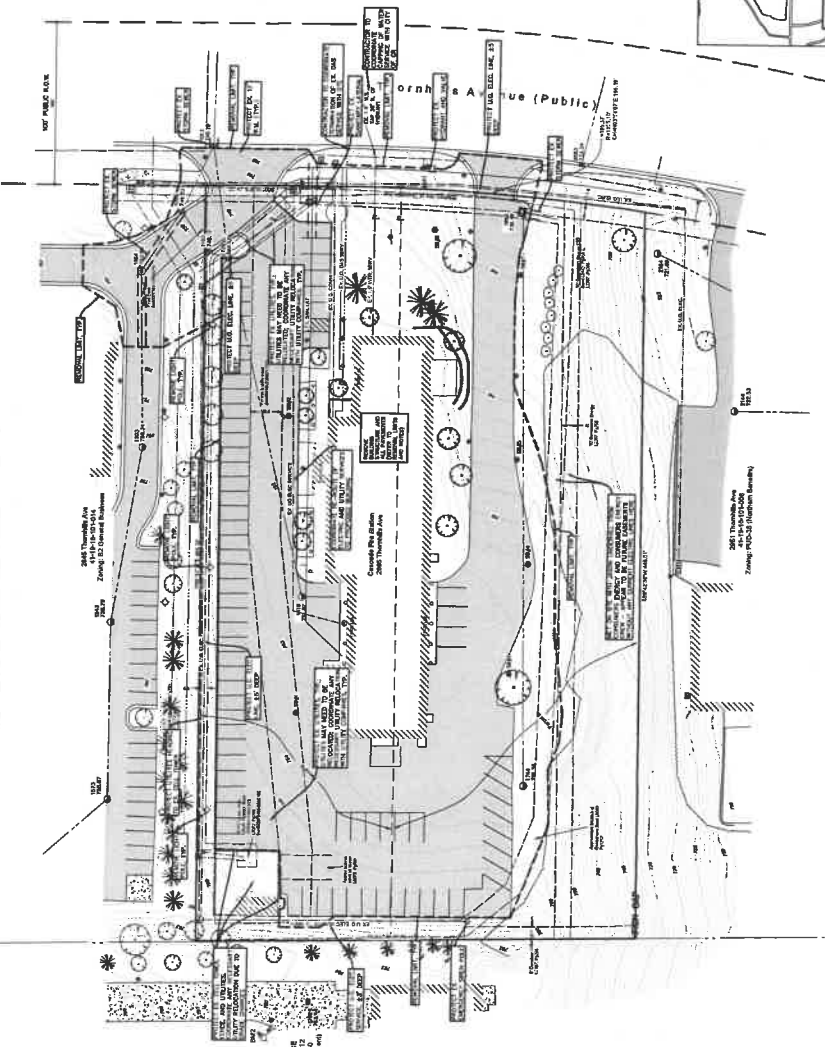
Adam Magers

Applicant's Signature & Date

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

NOT FOR CONSTRUCTION

SHEET NO.	DESCRIPTION
1000	EXISTING CONDITIONS & REMOVALS
1001	DEMOLITION PLAN
1002	DEMOLITION SCHEDULE
1003	DEMOLITION DETAILS
1004	DEMOLITION NOTES
1005	DEMOLITION SPECIFICATIONS
1006	DEMOLITION SCHEDULE
1007	DEMOLITION DETAILS
1008	DEMOLITION NOTES
1009	DEMOLITION SPECIFICATIONS
1010	DEMOLITION SCHEDULE

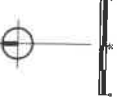


GENERAL NOTES:

1. All work shall be in accordance with the Michigan Building Code and all applicable codes. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. ELEVATIONS: ALL ELEVATIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
3. DIMENSIONS: ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
4. MATERIALS: ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE SPECIFICATIONS.
5. CONSTRUCTION: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE AND ALL APPLICABLE CODES.
6. DEMOLITION: ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE AND ALL APPLICABLE CODES.
7. PROTECTION: ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.
8. SAFETY: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY REGULATIONS.
9. ENVIRONMENT: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
10. RECORDS: ALL RECORDS SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND SUBMITTED TO THE APPROPRIATE AUTHORITIES UPON COMPLETION.

SHEET INDEX

SHEET NO.	DESCRIPTION
1000	EXISTING CONDITIONS & REMOVALS
1001	DEMOLITION PLAN
1002	DEMOLITION SCHEDULE
1003	DEMOLITION DETAILS
1004	DEMOLITION NOTES
1005	DEMOLITION SPECIFICATIONS
1006	DEMOLITION SCHEDULE
1007	DEMOLITION DETAILS
1008	DEMOLITION NOTES
1009	DEMOLITION SPECIFICATIONS
1010	DEMOLITION SCHEDULE



SOIL BORING GENERAL NOTES:

1. SOIL BORING LOGS SHALL BE SUBMITTED TO THE APPROPRIATE AUTHORITIES UPON COMPLETION OF THE PROJECT.
2. SOIL BORING LOGS SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND SUBMITTED TO THE APPROPRIATE AUTHORITIES UPON COMPLETION.
3. SOIL BORING LOGS SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND SUBMITTED TO THE APPROPRIATE AUTHORITIES UPON COMPLETION.
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10. SOIL BORING LOGS SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND SUBMITTED TO THE APPROPRIATE AUTHORITIES UPON COMPLETION.

REMOVAL LEGEND:

REMOVE EXISTING CONCRETE

REMOVE EXISTING BRICK

REMOVE EXISTING METAL

REMOVE EXISTING WOOD

REMOVE EXISTING ASPHALT

REMOVE EXISTING GRAVEL

REMOVE EXISTING SOIL

REMOVE EXISTING ROCK

REMOVE EXISTING UTILITIES

REMOVE EXISTING STRUCTURES

REMOVE EXISTING LANDSCAPE

REMOVE EXISTING FENCES

REMOVE EXISTING SIGNAGE

REMOVE EXISTING LIGHTING

REMOVE EXISTING PAVEMENT

REMOVE EXISTING CURBS

REMOVE EXISTING DRIVEWAYS

REMOVE EXISTING PATIOS

REMOVE EXISTING DECKS

REMOVE EXISTING PORCHES

REMOVE EXISTING STAIRS

REMOVE EXISTING ELEVATORS

REMOVE EXISTING ESCALATORS

REMOVE EXISTING MECHANICAL

REMOVE EXISTING ELECTRICAL

REMOVE EXISTING PLUMBING

REMOVE EXISTING HVAC

REMOVE EXISTING ROOFING

REMOVE EXISTING SITES

REMOVE EXISTING UTILITIES

REMOVE EXISTING STRUCTURES

REMOVE EXISTING LANDSCAPE

REMOVE EXISTING FENCES

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REMOVE EXISTING HVAC

REMOVE EXISTING ROOFING

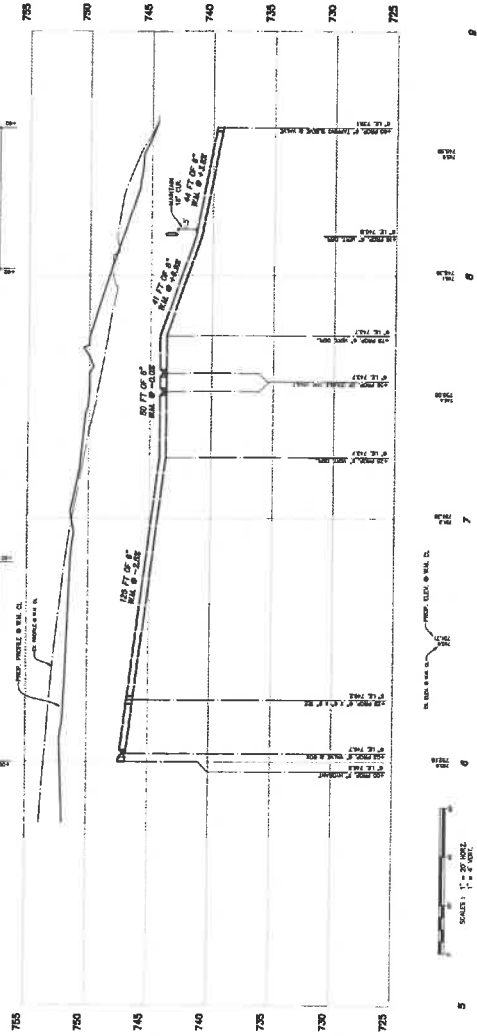
REMOVE EXISTING SITES

Existing Storm Sewer

Number	Type	Size	Depth
101	Storm	18"	4'-0"
102	Storm	24"	4'-0"
103	Storm	30"	4'-0"
104	Storm	36"	4'-0"
105	Storm	42"	4'-0"
106	Storm	48"	4'-0"
107	Storm	54"	4'-0"
108	Storm	60"	4'-0"
109	Storm	66"	4'-0"
110	Storm	72"	4'-0"
111	Storm	78"	4'-0"
112	Storm	84"	4'-0"
113	Storm	90"	4'-0"
114	Storm	96"	4'-0"
115	Storm	102"	4'-0"
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191	Storm	558"	4'-0"
192	Storm	564"	4'-0"
193	Storm	570"	4'-0"
194	Storm	576"	4'-0"
195	Storm	582"	4'-0"
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213	Storm	690"	4'-0"
214	Storm	696"	4'-0"
215	Storm	702"	4'-0"
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217	Storm	714"	4'-0"
218	Storm	720"	4'-0"
219	Storm	726"	4'-0"
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223	Storm	750"	4'-0"
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225	Storm	762"	4'-0"
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227	Storm	774"	4'-0"
228	Storm	780"	4'-0"
229	Storm	786"	4'-0"
230	Storm	792"	4'-0"
231	Storm	798"	4'-0"
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233	Storm	810"	4'-0"
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235	Storm	822"	4'-0"
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237	Storm	834"	4'-0"
238	Storm	840"	4'-0"
239	Storm	846"	4'-0"
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241	Storm	858"	4'-0"
242	Storm	864"	4'-0"
243	Storm	870"	4'-0"
244	Storm	876"	4'-0"
245	Storm	882"	4'-0"
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247	Storm	894"	4'-0"
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249	Storm	906"	4'-0"
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253	Storm	930"	4'-0"
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267	Storm	1014"	4'-0"
268	Storm	1020"	4'-0"
269	Storm	1026"	4'-0"
270	Storm	1032"	4'-0"
271	Storm	1038"	4'-0"
272	Storm	1044"	4'-0"
273	Storm	1050"	4'-0"
274	Storm	1056"	4'-0"
275	Storm	1062"	4'-0"
276	Storm	1068"	4'-0"
277	Storm	1074"	4'-0"
278	Storm	1080"	4'-0"
279	Storm	1086"	4'-0"
280	Storm	1092"	4'-0"
281	Storm	1098"	4'-0"
282	Storm	1104"	4'-0"
283	Storm	1110"	4'-0"
284	Storm	1116"	4'-0"
285	Storm	1122"	4'-0"
286	Storm	1128"	4'-0"
287	Storm	1134"	4'-0"
288	Storm	1140"	4'-0"
289	Storm	1146"	4'-0"
290	Storm	1152"	4'-0"
291	Storm	1158"	4'-0"
292	Storm	1164"	4'-0"
293	Storm	1170"	4'-0"
294	Storm	1176"	4'-0"
295	Storm	1182"	4'-0"
296	Storm	1188"	4'-0"
297	Storm	1194"	4'-0"
298	Storm	1200"	4'-0"
299	Storm	1206"	4'-0"
300	Storm	1212"	4'-0"
301	Storm	1218"	4'-0"
302	Storm	1224"	4'-0"
303	Storm	1230"	4'-0"
304	Storm	1236"	4'-0"
305	Storm	1242"	4'-0"
306	Storm	1248"	4'-0"
307	Storm	1254"	4'-0"
308	Storm	1260"	4'-0"
309	Storm	1266"	4'-0"
310	Storm	1272"	4'-0"
311	Storm	1278"	4'-0"
312	Storm	1284"	4'-0"
313	Storm	1290"	4'-0"
314	Storm	1296"	4'-0"
315	Storm	1302"	4'-0"
316	Storm	1308"	4'-0"
317	Storm	1314"	4'-0"
318	Storm	1320"	4'-0"
319	Storm	1326"	4'-0"
320	Storm	1332"	4'-0"
321	Storm	1338"	4'-0"
322	Storm	1344"	4'-0"
323	Storm	1350"	4'-0"
324	Storm	1356"	4'-0"
325	Storm	1362"	4'-0"
326	Storm	1368"	4'-0"
327	Storm	1374"	4'-0"
328	Storm	1380"	4'-0"
329	Storm	1386"	4'-0"
330	Storm	1392"	4'-0"
331	Storm	1398"	4'-0"
332	Storm	1404"	4'-0"
333	Storm	1410"	4'-0"
334	Storm	1416"	4'-0"
335	Storm	1422"	4'-0"
336	Storm	1428"	4'-0"

NOT FOR CONSTRUCTION

WATER MAIN PROFILE #1



CIVIL
WATER MAIN
PROFILE

C402

WILLIAMS ARCHITECTS
ARCHITECTS | PLANNING | INTERIORS | RESTAURANTS
300 PIA Boulevard, Suite 200, Grand Rapids, MI 49503
Phone: 616-221-1212 | Fax: 616-221-1292



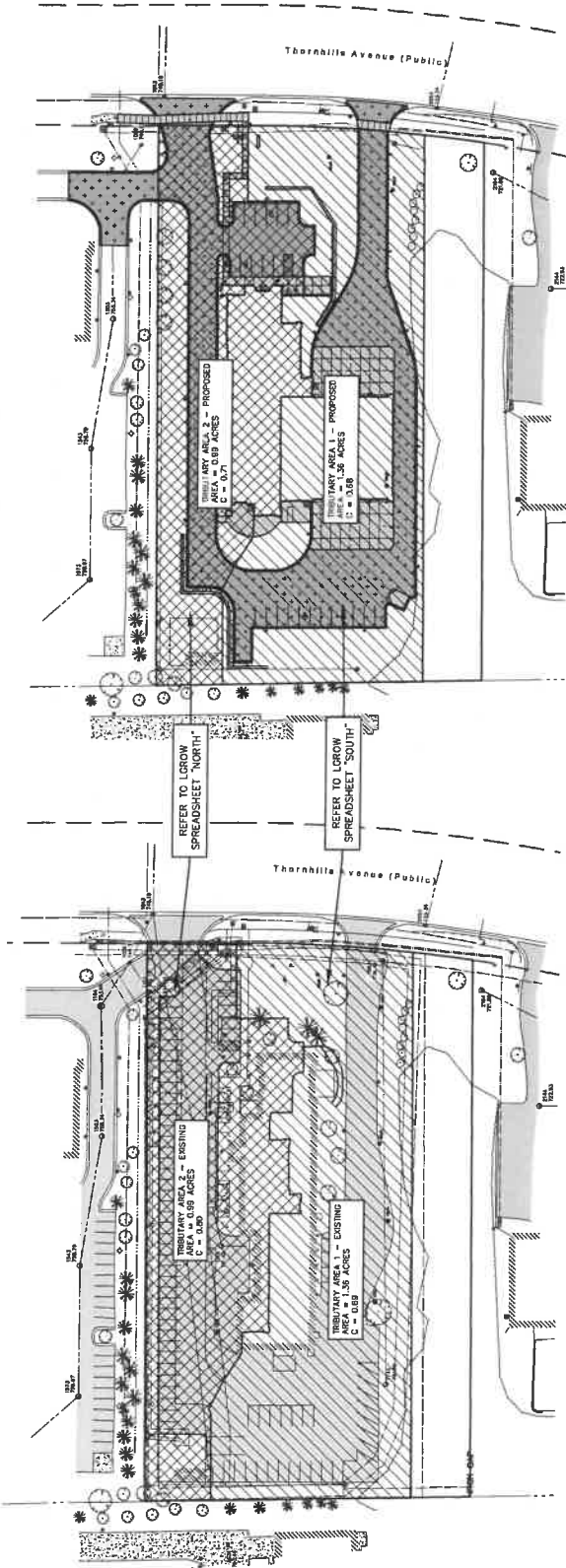
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DRAWN BY	WJL
CHECKED BY	WJL
DATE	12/15/2011
PROJECT	WATER MAIN
SHEET	1 OF 2

FIRE STATION NO. 1
CASCADE CHARTER TOWNSHIP
2865 THORNHILLS AVENUE S.E.
GRAND RAPIDS, MICHIGAN 49546

Prehn & Newhof
Professional Engineers
2100 UNIVERSITY AVENUE, SUITE 200
GRAND RAPIDS, MI 49503
PHONE: (616) 221-1212
FAX: (616) 221-1292

PROFESSIONAL ENGINEER
MICHIGAN LICENSE NO. 42828

NOT FOR CONSTRUCTION



Prem & Newhof
Professional Surveyors, Engineers, Architects & Planners
200 Park Boulevard, Suite 100, Grand Rapids, MI 49503
Phone: (616) 221-1111 Fax: (616) 221-1112
www.premandnewhof.com

FIRE STATION NO. 1
CASCADE CHARTER TOWNSHIP
2866 THORNHILLS AVENUE S.E.
GRAND RAPIDS, MICHIGAN 49546

DATE: 2/28/2023
DRAWN: JRM/STJ
CHECKED: JRM

NO.	REVISIONS



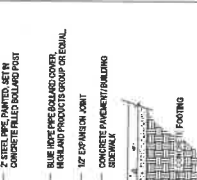
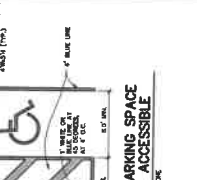
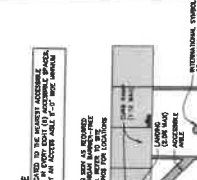
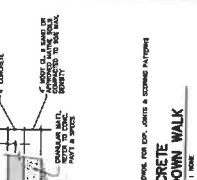
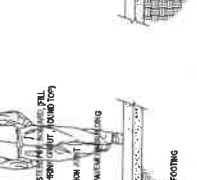
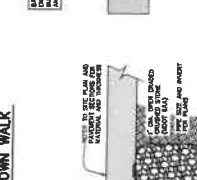
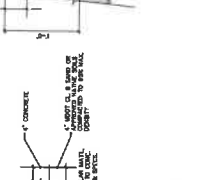
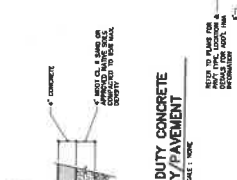
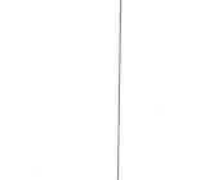
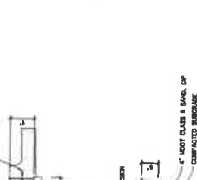
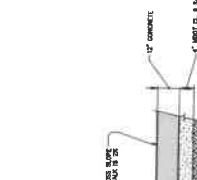
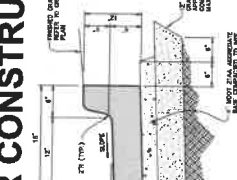
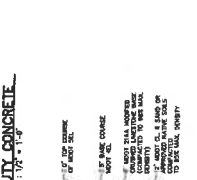
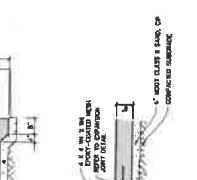
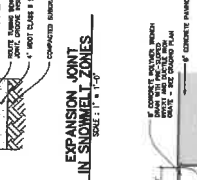
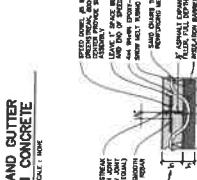
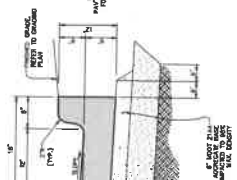
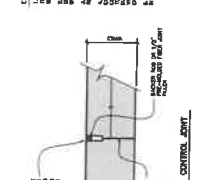
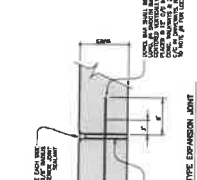
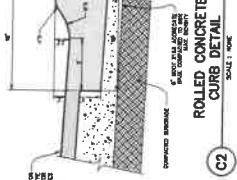
WILLIAMS ARCHITECTS
1405 E. 13th Ave., Suite 100, Grand Rapids, MI 49508
Phone: (616) 221-1111 Fax: (616) 221-1112



GENERAL TRIBUTARY AREAS

C403

NOT FOR CONSTRUCTION



WILLIAMS ARCHITECTS
ARCHITECTS | PLANNERS | INTERIORS
1005 CHURCH STREET, SUITE 200
ANN ARBOR, MI 48106
PHONE: 734.769.1100
WWW.WILLIAMSARCHITECTS.COM

PRENS & NEWHOF
ENGINEERS
1005 CHURCH STREET, SUITE 200
ANN ARBOR, MI 48106
PHONE: 734.769.1100
WWW.PRENSANDNEWHOF.COM

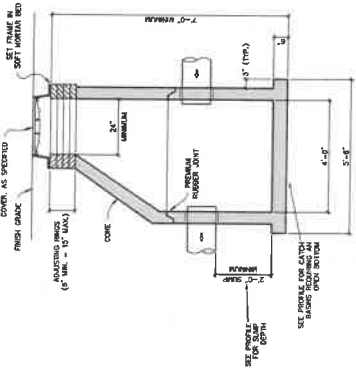
CASCADE CHARTER TOWNSHIP
2885 THORNHILLS AVENUE S.E.
GRAND RAPIDS, MICHIGAN 49546

North
Checked BY: []
Drawn BY: []
Date: []

WILLIAMS ARCHITECTS
ARCHITECTS | PLANNERS | INTERIORS
1005 CHURCH STREET, SUITE 200
ANN ARBOR, MI 48106
PHONE: 734.769.1100
WWW.WILLIAMSARCHITECTS.COM

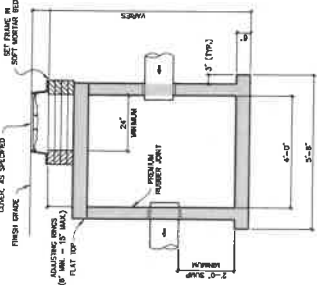
C500
CIVIL SITE DETAILS

NOT FOR CONSTRUCTION



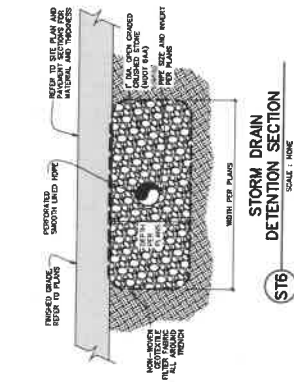
STANDARD CATCH BASIN
(PRECAST CONCRETE)

- NOTES**
1. PRECAST CONCRETE CATCH BASIN SHALL MEET ASTM C1507.
 2. 2" BOTTOM IS PRECAST CONCRETE, SET ON BRANDED SILENT WIPERS WITH GEOTEXTILE FABRIC.
 3. 2" TOP IS PRECAST CONCRETE, WIPERS WITH GEOTEXTILE FABRIC.
 4. 2" SIDE, 4'-0" DIAMETER INLET SAME AS CATCH BASIN WITHOUT BUMP.

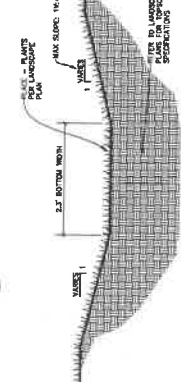


STANDARD CATCH BASIN
(PRECAST CONCRETE)

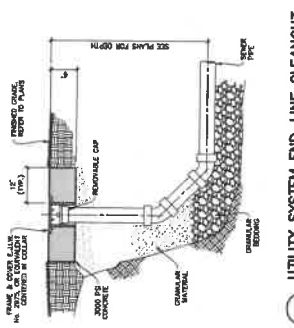
- NOTES**
1. PRECAST CONCRETE CATCH BASIN SHALL MEET ASTM C1507.
 2. 2" BOTTOM IS PRECAST CONCRETE, SET ON BRANDED SILENT WIPERS WITH GEOTEXTILE FABRIC.
 3. 2" TOP IS PRECAST CONCRETE, WIPERS WITH GEOTEXTILE FABRIC.
 4. 2" SIDE, 4'-0" DIAMETER INLET SAME AS CATCH BASIN WITHOUT BUMP.



STB STORM DRAIN DETENTION SECTION
SCALE: NONE

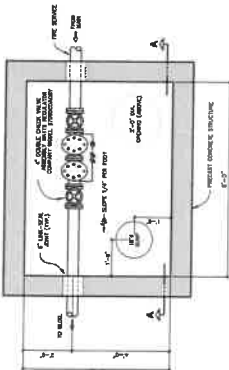


STB VEGETATED SWALE CROSS SECTION
SCALE: NONE

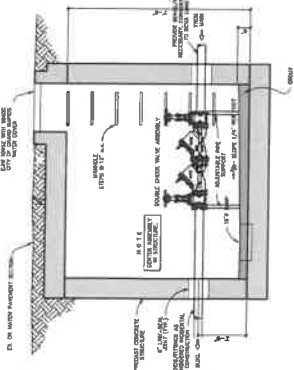


SMS UTILITY SYSTEM END-LINE CLEANOUT
SCALE: NONE

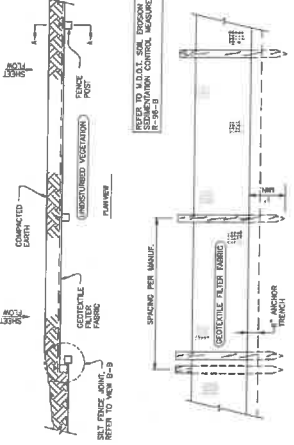
- NOTE**
- CONCRETE CURB MAY BE OMITTED IF CLEANOUT IS LOCATED AT CURB CONCRETE SIDEWALK OR CONCRETE PAVEMENT



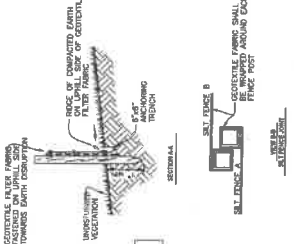
DOUBLE CHECK VALVE - PLAN
SCALE: 1/4" = 1'-0"



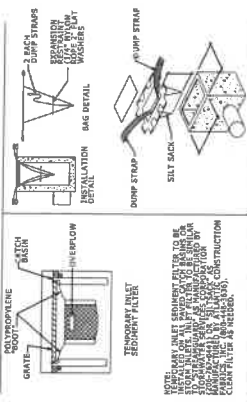
SECTION A-A
SCALE: 1/4" = 1'-0"



SOIL EROSION CONTROL GEOTEXTILE SILT FENCING
SCALE: NONE



SECTION B



29 - INLET FILTER SACK
SCALE: NONE

SP-REC-INLET_FIL

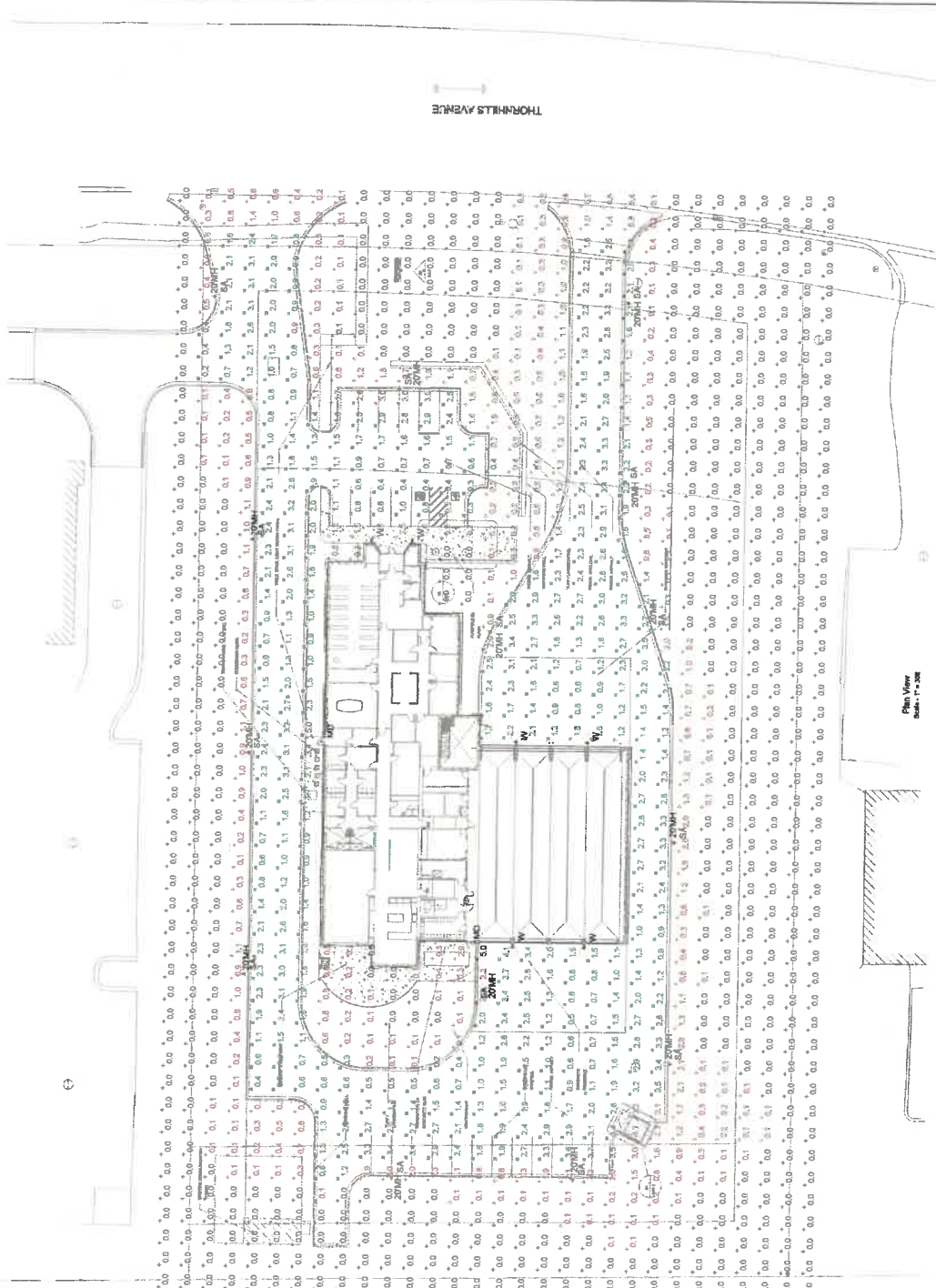
Preston & Newhof
ARCHITECTS
2865 THORNHILLS AVENUE S.E.
GRAND RAPIDS, MICHIGAN 49546
PH: 616.953.2222
FAX: 616.953.2222
WWW.PRESTONANDNEWHOF.COM

WILLIAMS ARCHITECTS
ARCHITECTS
2865 THORNHILLS AVENUE S.E.
GRAND RAPIDS, MICHIGAN 49546
PH: 616.953.2222
FAX: 616.953.2222
WWW.WILLIAMSARCHITECTS.COM

North

ARCHITECTS

C600



Plan View
Scale: 1" = 20'

Statistics:

Count	Min	Max	Avg	Std Dev	Min	Max	Avg	Std Dev
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Luminaire Locations

No.	Label	X	Y	MH	Orientation	TR
1	SA	-243.10	50.00	20.00	180.00	0.00
2	SA	-143.10	50.00	20.00	180.00	0.00
3	SA	-48.80	50.00	20.00	180.00	0.00
4	SA	52.10	50.00	20.00	180.00	0.00
5	SA	152.10	50.00	20.00	180.00	0.00
6	SA	252.10	50.00	20.00	180.00	0.00
7	SA	352.10	50.00	20.00	180.00	0.00
8	SA	452.10	50.00	20.00	180.00	0.00
9	SA	552.10	50.00	20.00	180.00	0.00
10	SA	652.10	50.00	20.00	180.00	0.00
11	SA	752.10	50.00	20.00	180.00	0.00
12	SA	852.10	50.00	20.00	180.00	0.00
13	SA	952.10	50.00	20.00	180.00	0.00
14	SA	1052.10	50.00	20.00	180.00	0.00
15	SA	1152.10	50.00	20.00	180.00	0.00
16	SA	1252.10	50.00	20.00	180.00	0.00
17	SA	1352.10	50.00	20.00	180.00	0.00
18	SA	1452.10	50.00	20.00	180.00	0.00
19	SA	1552.10	50.00	20.00	180.00	0.00
20	SA	1652.10	50.00	20.00	180.00	0.00
21	SA	1752.10	50.00	20.00	180.00	0.00
22	SA	1852.10	50.00	20.00	180.00	0.00
23	SA	1952.10	50.00	20.00	180.00	0.00
24	SA	2052.10	50.00	20.00	180.00	0.00
25	SA	2152.10	50.00	20.00	180.00	0.00
26	SA	2252.10	50.00	20.00	180.00	0.00
27	SA	2352.10	50.00	20.00	180.00	0.00
28	SA	2452.10	50.00	20.00	180.00	0.00
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37	SA	3352.10	50.00	20.00	180.00	0.00
38	SA	3452.10	50.00	20.00	180.00	0.00
39	SA	3552.10	50.00	20.00	180.00	0.00
40	SA	3652.10	50.00	20.00	180.00	0.00
41	SA	3752.10	50.00	20.00	180.00	0.00
42	SA	3852.10	50.00	20.00	180.00	0.00
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44	SA	4052.10	50.00	20.00	180.00	0.00
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47	SA	4352.10	50.00	20.00	180.00	0.00
48	SA	4452.10	50.00	20.00	180.00	0.00
49	SA	4552.10	50.00	20.00	180.00	0.00
50	SA	4652.10	50.00	20.00	180.00	0.00
51	SA	4752.10	50.00	20.00	180.00	0.00
52	SA	4852.10	50.00	20.00	180.00	0.00
53	SA	4952.10	50.00	20.00	180.00	0.00
54	SA	5052.10	50.00	20.00	180.00	0.00



CASCADE CHARTER TOWNSHIP NEW FIRE STATION



FRONT PERSPECTIVE





CASCADE CHARTER TOWNSHIP NEW FIRE STATION



EAST ELEVATION PERSPECTIVE



WEST ELEVATION PERSPECTIVE





CASCADE CHARTER TOWNSHIP NEW FIRE STATION

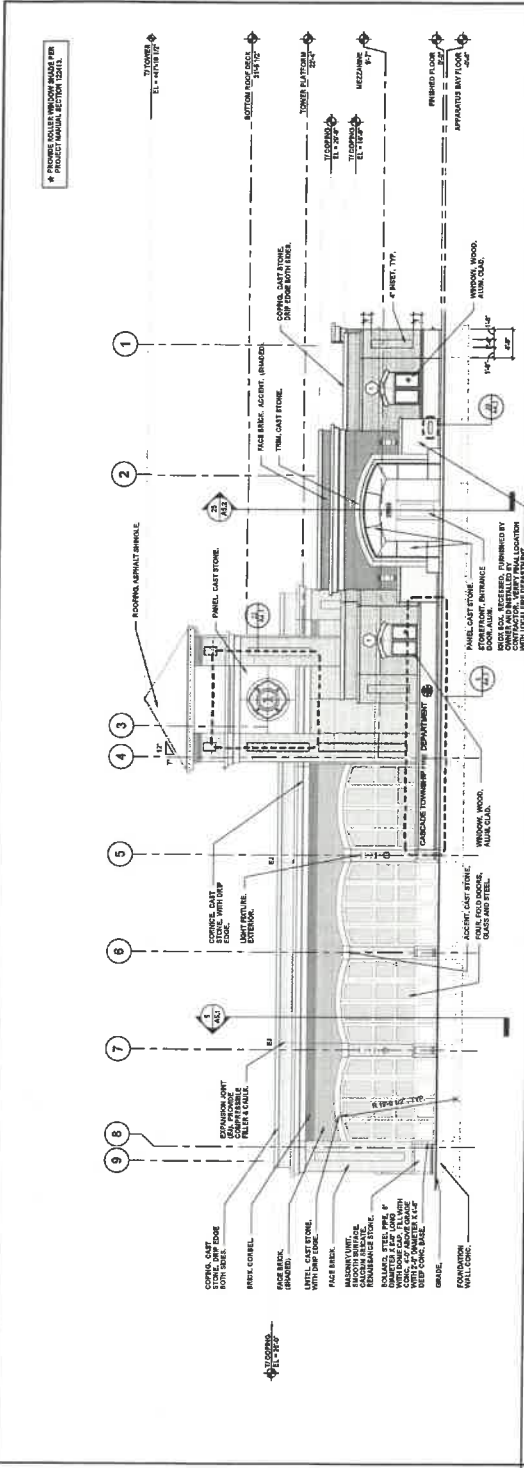


SOUTH ELEVATION PERSPECTIVE

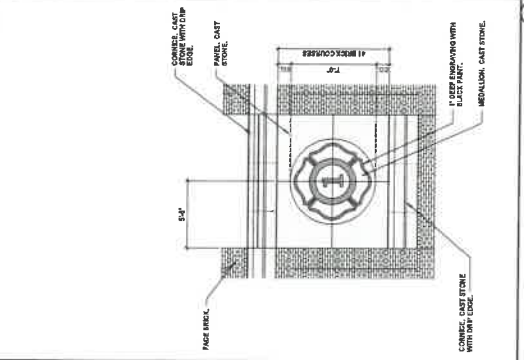


NORTH ELEVATION PERSPECTIVE

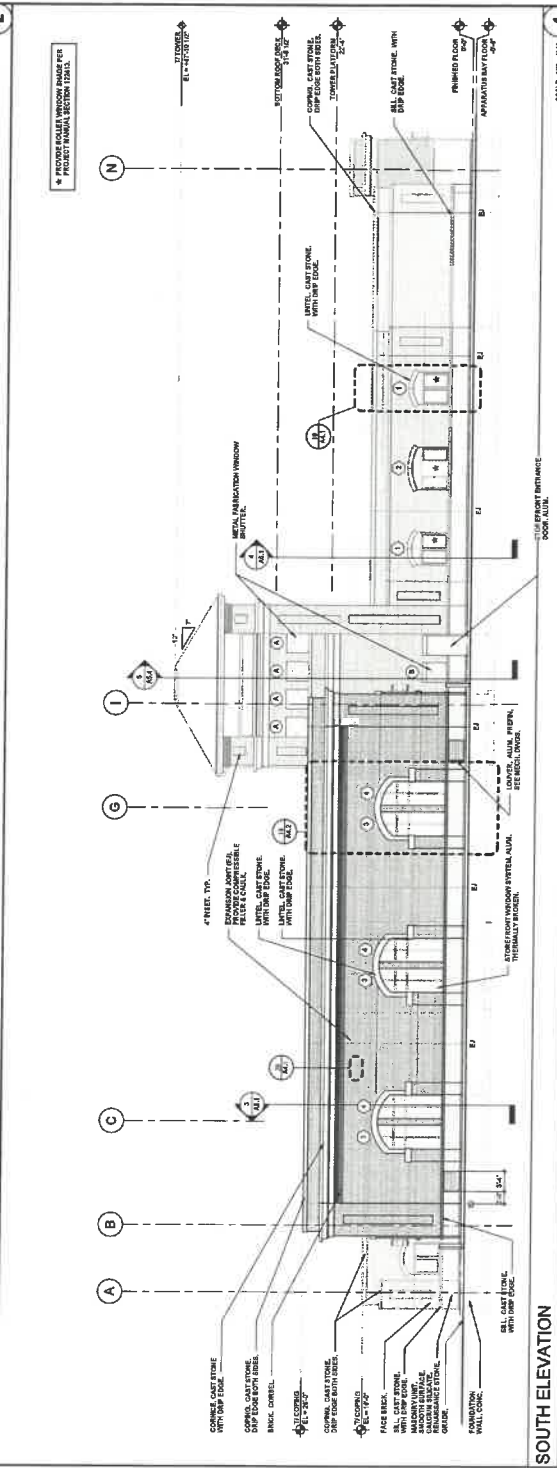




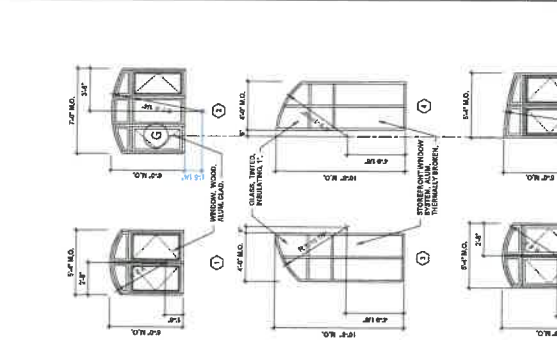
22 EAST ELEVATION SCALE: 1/8" = 1'-0"



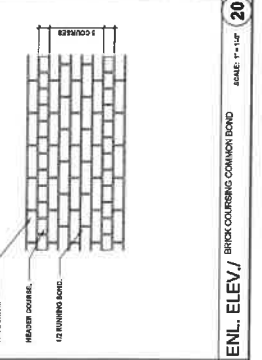
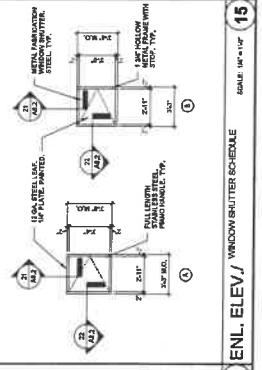
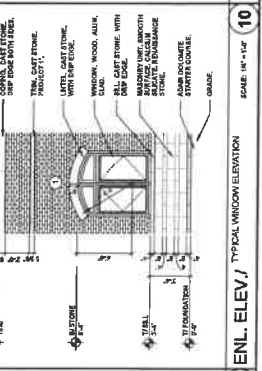
ENLARGED PLAN / TOWER ENGRAVING SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION SCALE: 1/8" = 1'-0"



25 WINDOW SCHEDULE SCALE: 1/8" = 1'-0"



10 NOT USED SCALE: 1/8" = 1'-0"

15 ENL. ELEV. / WINDOW SILLTER SCHEDULE SCALE: 1/8" = 1'-0"

20 ENL. ELEV. / BRICK COURSING COMMON BOND SCALE: 1/8" = 1'-0"

25 WINDOW SCHEDULE SCALE: 1/8" = 1'-0"

May 4, 2022
Project No. 170168

Mr. Brian Hilbrands
Interim Planning Director
Cascade Charter Township
2865 Thornhills Avenue SE
Grand Rapids, MI 49546

Cascade Charter Township Fire Station 1 Site Plan Review

Dear Brian:

We have reviewed the site plan for Cascade Charter Township Fire Station No. 1, prepared by Prein & Newhof. The applicant is proposing the removal and replacement of the existing Cascade Fire Station located at 2865 Thornhills Avenue, along with the associated drives, parking areas, and utilities.

We received the initial site plan for review on April 14, 2022. We reviewed that site plan and provided a number of items to be addressed in an email dated April 21, 2022. The applicant reviewed the comments and contacted us with questions and clarification of the comments, resulting in a resubmittal of the site plan on April 29, 2022. The current site plan and the basis for this review were delivered by email as a PDF and the file is dated April 29, 2022.

Stormwater and Drainage

The proposed project is being reviewed under the updated 2022 Stormwater Ordinance and the criteria in the Stormwater Standards Manual, revised March 03, 2019.

The project site is located in the Thornapple River Watershed and the Sentinel Pointe critical sub-watershed. The project site is in Flood Control Zone 1. The proposed project is a redevelopment and shall comply with the current standards for the redeveloped portion of the site.

The overall layout of the site includes a fire station with attached garage, and a circular drive and parking area with two entrances located on Thornhills Avenue. The site is subdivided into two tributary areas which generally correspond to the existing site drainage patterns. The northern portion of the site discharges to an existing catch basin near Thornhills Avenue, which flows north and then west. The southern portion of the site discharges to an existing catch basin near Thornhills Avenue, which flows south.

The proposed stormwater controls include underground retention/infiltration beds with pre-treatment provided by mechanical water quality devices and vegetated swales.

Flood Control

The proposed project is located in Flood Control Zone 1, which requires retention and infiltration for the 100-year storm event when field permeability tests indicate suitable soil conditions conducive to infiltration. The applicant provided a geotechnical report which indicated adequate separation from groundwater and sandy soils for the

entire depth. Infiltration is possible on this site and the maximum design infiltration rate of 3.6 inches/hour was used to size the underground retention system.

The proposed site plan includes two infiltration beds which serve the north and south tributary areas respectively. These have been sized to store and infiltrate the 100-year storm volume with a drawdown time significantly less than allowable max of 72 hours.

The most recent site plans dated April 29, 2022 do not include a provision for overflow at the high water level. This comment has been noted and forwarded to the design engineer. The inclusion of an overflow pipe at the top of the stone storage layer which connects to the downstream outlet would satisfy this requirement. If no outlet is provided from the retention basin, then it would need to be increased in size to store two times the flood control volume.

Pre-treatment is provided for the flood control practices through the use of an ADS Barracuda mechanical water quality unit at the upstream end of the underground storage area. A small parking lot area tributary to the north system will bypass the mechanical water quality unit and pre-treatment will be provided through a vegetated swale.

Water Quality and Channel Protection

In addition to flood control, the north and south underground infiltration beds will provide the required water quality and channel protection treatment. The applicant provided the completed Lower Grand River Organization of Watersheds spreadsheet that calculates the volume required to satisfy these requirements.

Drainage Plan

The applicant has submitted plans, calculations, and additional documentation as required in SWO Section 2.03, Drainage Plan. Please note that a maintenance agreement and long-term maintenance plan is required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include, at a minimum, the cleaning of pre-treatment areas, cleaning of the infiltration beds, cleaning of catch basins sumps, and sediment and debris removal from the infiltration system and outlet structures.

Utilities and General Comments

Sanitary Sewer

The site plan indicates the intent to utilize the existing sanitary lateral connection for the new building with additional bends and cleanouts necessary for the realignment. This should not require any additional approval from the City of Grand Rapids.

Water Services

Two new services are being proposed to serve the building.

A 6-inch fire protection service will be tapped on the existing 12-inch main on the west side of Thornhills and run through the City-required double check valve then on to the building entrance location. Also on this line is a new hydrant located near the building.

A new 4-inch domestic service will be tapped on the existing 12-inch main at Thornhills. That service is shown to enter the building on the north side near the fire protection entrance.

From the notes on the site plan, it appears the engineer has been coordinating with the City of Grand Rapids. We expect the layout and location is acceptable; however, the permit from the City of Grand Rapids will need to be obtained prior to beginning any water main construction.

Driveways and Sidewalks

The new driveways are in the same location and size as the current driveways. This should simplify the driveway permit that is necessary from the Kent County Road Commission.

The public sidewalk crossing the north driveway should have a maximum cross slope of 2%. This may be the intent of the design, however, there is not enough information on the grading plan to verify.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) falls under the review and approval of the Kent County Road Commission (KCRC) and a permit is required before construction can begin.

SESC measures are provided on the plan drawings. The applicant has included silt fence along the downstream limits of the project, permanent and temporary seeding, mulch blankets on steep slopes, silt sacks in catch basins, and riprap at concentrated discharge areas. The site does not include provisions to limit the tracking of sediment at construction entrances and exits. KCRC may require additional SESC measures beyond what is shown on the drawings.

The disturbed area of the site does not exceed five acres.

Summary

The proposed stormwater management design generally meets the Township SWO requirements for the site location. There are two outstanding engineering items which should be addressed by the applicant before full approval.

1. An overflow outlet is required for the infiltration/retention storage areas. The retention storage volume should be counted between the stone bottom and the outlet invert elevation. If an overflow cannot be provided, the basins shall be sized for 2X the flood control volume. See Appendix 4.F and Part 3.C of the Stormwater Standards Manual (SSM) for details.
2. Provide a cross-section detail and typical longitudinal profile for the vegetated swale. The swale should have a minimum 2-foot bottom width and 20-foot length with a max slope of 4%. Include a 1-foot-high check dam at the downstream end. See Part 3.D of the SSM.

While it is important that these items be addressed, particularly Item 1, it is our belief that they could be corrected with relatively minor revisions to the site plans as currently submitted. Therefore, we recommend approval from an engineering standpoint with conditions that these items be corrected.


If you have any questions or require additional information, please contact me at 616.464.3927 or mberrevoets@fishbeck.com.

Sincerely,



Anthony Heath, PE
Civil Engineer

By email



Michael L. Berrevoets, PE
Vice President/Senior Civil Engineer