

AGENDA
Cascade Charter Township Planning Commission
Monday, September 18, 2023
7:00 pm
2870 Jacksmith Ave

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

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

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Disclose any Conflict of Interest**
- ARTICLE 5. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 6. Case #23-3784/Tsaturov
Property Address: 3680 Buttrick Ave
Public Hearing
Requested Action: Seeking a Type I Special Use permit for an accessory building
exceeding 832sqft.**
- ARTICLE 7. Case #23-3789/Kraft & 60th East LLC
Property Address: 5880, 5950 & 5980 Kraft Ave and 5737 & 5795 60th St
Requested Action: Basic Plan Review for the creation of a proposed PUD
for a light industrial development project.**
- ARTICLE 8. Master Plan Amendments
Presentation and Update from Mckenna Team**
- ARTICLE 9. Old Business**
- ARTICLE 10. Any Other Business**
- ARTICLE 11. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 12. 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*

STAFF REPORT

STAFF REPORT: Case # 23-3784
REPORT DATE: August 13, 2023
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 18, 2023
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Alexander Tsaturov

ADDRESS: **3680 Buttrick Ave. SE
Ada, Michigan 49301**

STATUS OF APPLICANT: Property Owner

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

EXISTING ZONING OF SUBJECT PARCEL: ARC

GENERAL LOCATION: Corner of 36th Street and Buttrick Ave.

PARCEL SIZE: 4.2 acres

EXISTING LAND USE ON THE PARCEL: Residential

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

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

STAFF COMMENTS:

- A. The applicant is requesting to build an accessory building off of 36th Street.
- B. The applicant received a variance for the placement at the September 12, 2023 Zoning Board of Appeals meeting. The accessory building meets all other requirements for side and rear yard setbacks. The placement does not interfere with well and septic on the property.
- C. The proposed accessory building is a 40’ x 70’ pole barn for a total of 2,800sqft.
- D. The applicant has indicated that the placement would utilize an existing gravel drive off of 36th Street. County Road Commission may require a new curb cut for access.
- E. Indicated in their narrative description, the accessory building would have trees and foliage to obscure the building from the road. The pole barn would allow better access to store recreational vehicles and other equipment. Refer to applicant for more information.
- F. The pole barn will be used for personal storage of vehicles, recreational vehicles etc.
- G. Nearby properties have similar size accessory buildings. The ARC district has larger parcel sizes that allow for more accessory building space.
- H. According to the Accessory Building Inventory list, the average square footage for accessory buildings in the ARC district is 2,274sqft.
- I. We have received a letter of support from the neighbor, see packet.

Criteria for Approval

Upon review of a Type 1 Special Use Permit for an accessory building, Section 17.03(1)(a) of the Zoning Ordinance requires the Planning Commission to consider several factors. I have listed those items for your consideration followed by my comments for each.

Factors	Comment
The intended use of the building.	Personal storage
The proposed location, type and kind of construction and general architectural character of the building.	Northside of the property, pole barn construction with steel building materials.
The size of the building in relation to the house, lot and zoning district.	The home (with attached garage) is 2,413sqft. The lot is 4.2 acres, and ARC parcels typically have larger accessory buildings.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	The adjacent properties have multiple accessory buildings ranging from 832sqft – 2,400sqft.

The topography and vegetation in the area.	Wooded and vegetated area of the Township. Rolling hills, farmland and residential uses.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	The building will not impact nearby properties.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The building is behind trees and foliage, thus not impacting adjoining owners.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	Access will be off of 36 th Street or Buttrick, not impacting views or access for nearby properties.

RECOMMENDATION

Staff recommends that this variance be APPROVED based on the findings above, with the following conditions:

1. All outdoor lighting adheres to Cascade Township ordinance standards.
2. The accessory building not be used for a dwelling or home occupation.



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT:

Name: Alex Tsaturov

Address: 3680 Buttrick Ave SE

City & Zip Code Ada 49301

Telephone: 616-430-6191

Email Address: Alexander.K.Tsaturov@gmail.com

OWNER: * (If different from Applicant)

Name: AAIDK Living Trust

Address: same

City & Zip Code: same

Telephone: same

Email Address: same

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:**

We are requesting a special use permit for a

(Use Attachments if Necessary)**

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

large garage to safely secure our personal property as well as navigate our camper onto our property. The current land use restrictions in size are too small to meet our needs. Please see attached letter and paperwork.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 23-100-013

ADDRESS OF PROPERTY: 3080 Buttrick Ave SE Ada, MI 49301

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)

Anna Tsaturova

Same

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.)

Anna Tsaturova

Alexander Tsaturova

Owner - Print or Type Name / co-trustee
(*If different from Applicant)

Applicant - Print or Type Name / co-trustee

* [Signature] 7/24/23

[Signature] 7/24/2023

Owner's Signature & Date / co-trustee
(*If different from Applicant)

Applicant's Signature & Date / co-trustee

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

Alexander Tsaturov
3680 Buttrick Ave SE Ada, Michigan 49301
alexander.k.tsaturov@gmail.com
616-430-6191

Application for Garage Construction Permit

Dear Cascade township,

I am writing to apply for a permit to build a garage for my family on our property located at 3680 Buttrick Ave, Ada 49301. The purpose of the garage is to provide secure parking for our 27' travel trailer as well as several other recreational vehicles (boat, jetski and a side-by-side). I am looking to place the garage at the north side of the property with access to 36th, which will make it significantly easier and safer to navigate our camper on and off the property. There is adequate set back for the garage to be placed at an adequate distance away from the road, with visibility obscured by a tree line as well as other foliage on our property. I have attached a site plan that outlines the location of the proposed garage on my property, indicating setbacks from property lines, existing structures, and any other relevant details as required by local regulations. I affirm that the construction of the garage will comply with all local building codes, zoning regulations, and other relevant laws.

Thank you for considering my application. I look forward to receiving the necessary permit to proceed with the construction of the garage.

Project Description:

Dimensions: 40' W x 70' L x 20'8" H 2800sq feet

Installation Surface: Concrete

Roof: Burnished Slate

Trim: Brown

Siding Color: Tan

Roof Style: A Frame - Vertical

Roof Pitch: 4 / 12

Roof Overhang: 12"

Leg Style: Ladder Legs

Gauge: 14-Gauge Framing

Leg Height: 14'

Left Side: Fully Enclosed

Left Side Siding: Vertical

Right Side: Fully Enclosed

Right Side Siding: Vertical

Front End: Fully Enclosed

Front End Siding: Vertical
Back End: Fully Enclosed
Back End Siding: Vertical
Approximate center clearance: 20'8"

Garage Doors

12'x12' Garage Door
10'x8' Garage Door
10'x8' Garage Door

Doors

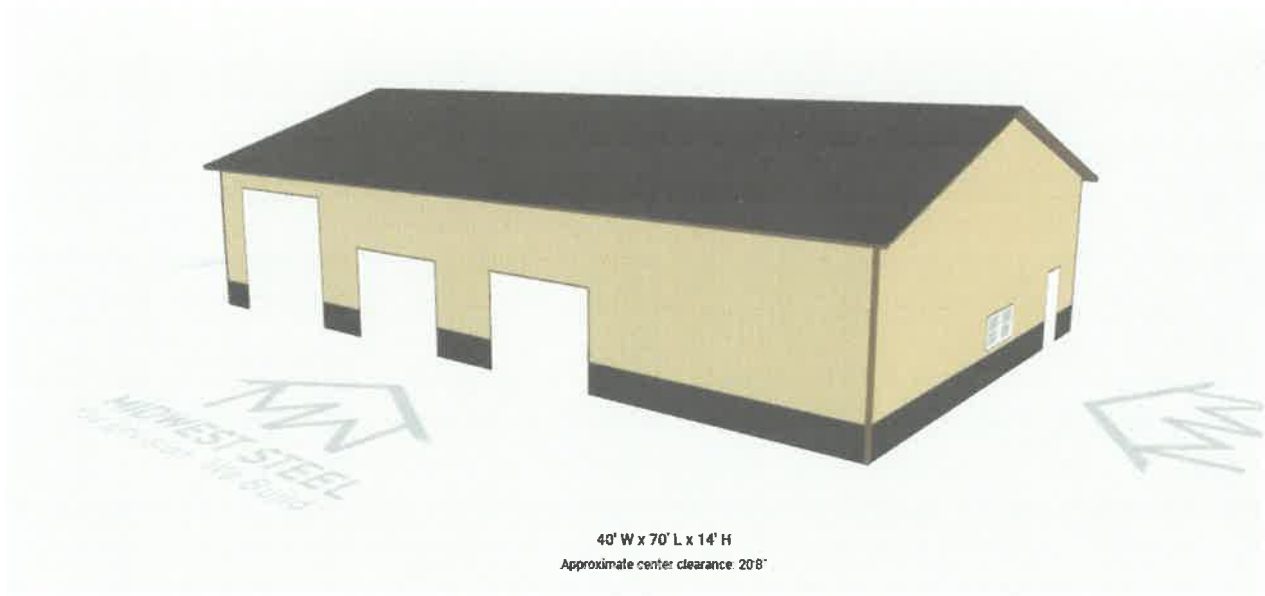
Walk-in Door (36x80)

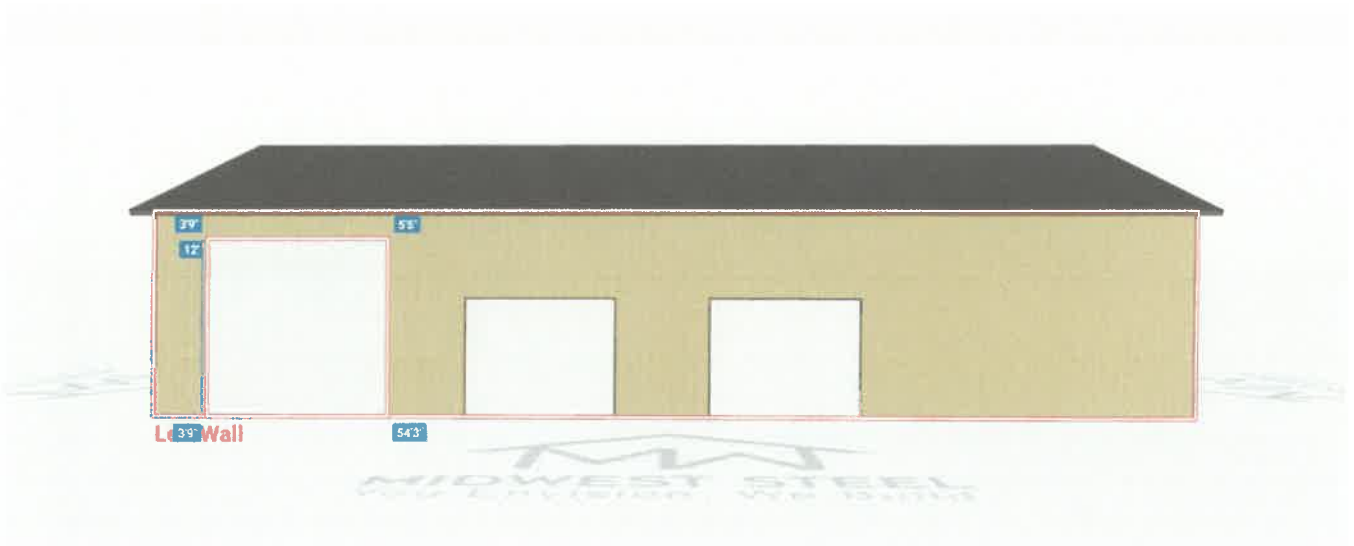
Windows

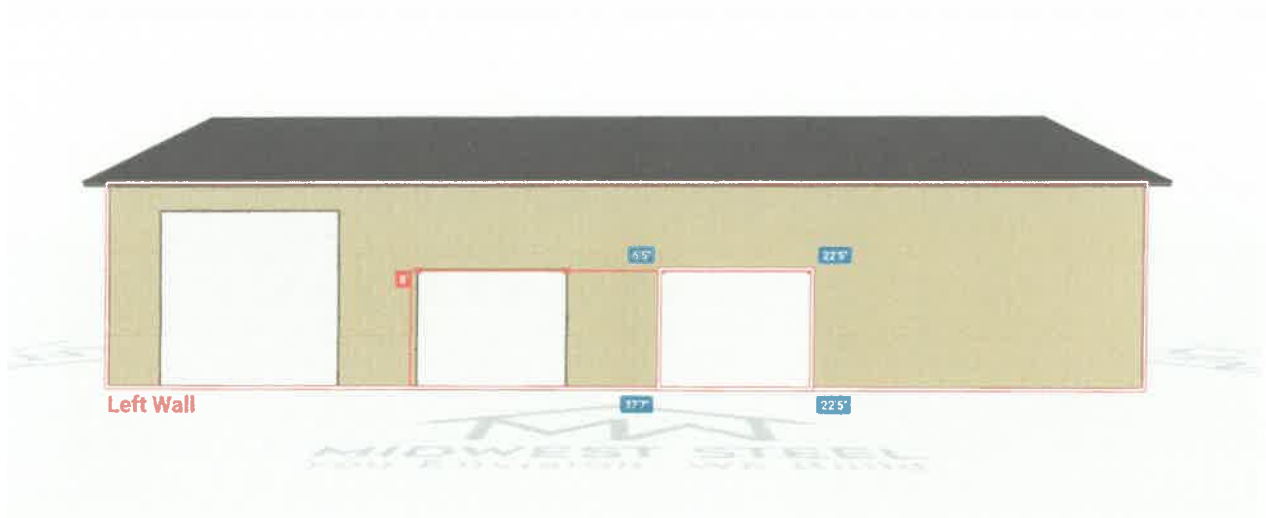
30W x 30H Window - Facing west
30W x 30H Window - Facing west
30W x 30H Window - Facing East
30W x 30H Window - Facing East
30W x 30H Window - Facing East
30W x 30H Window - Facing East
30W x 30H Window - Facing East

Frameouts

Corner Style: Square (Traditional)

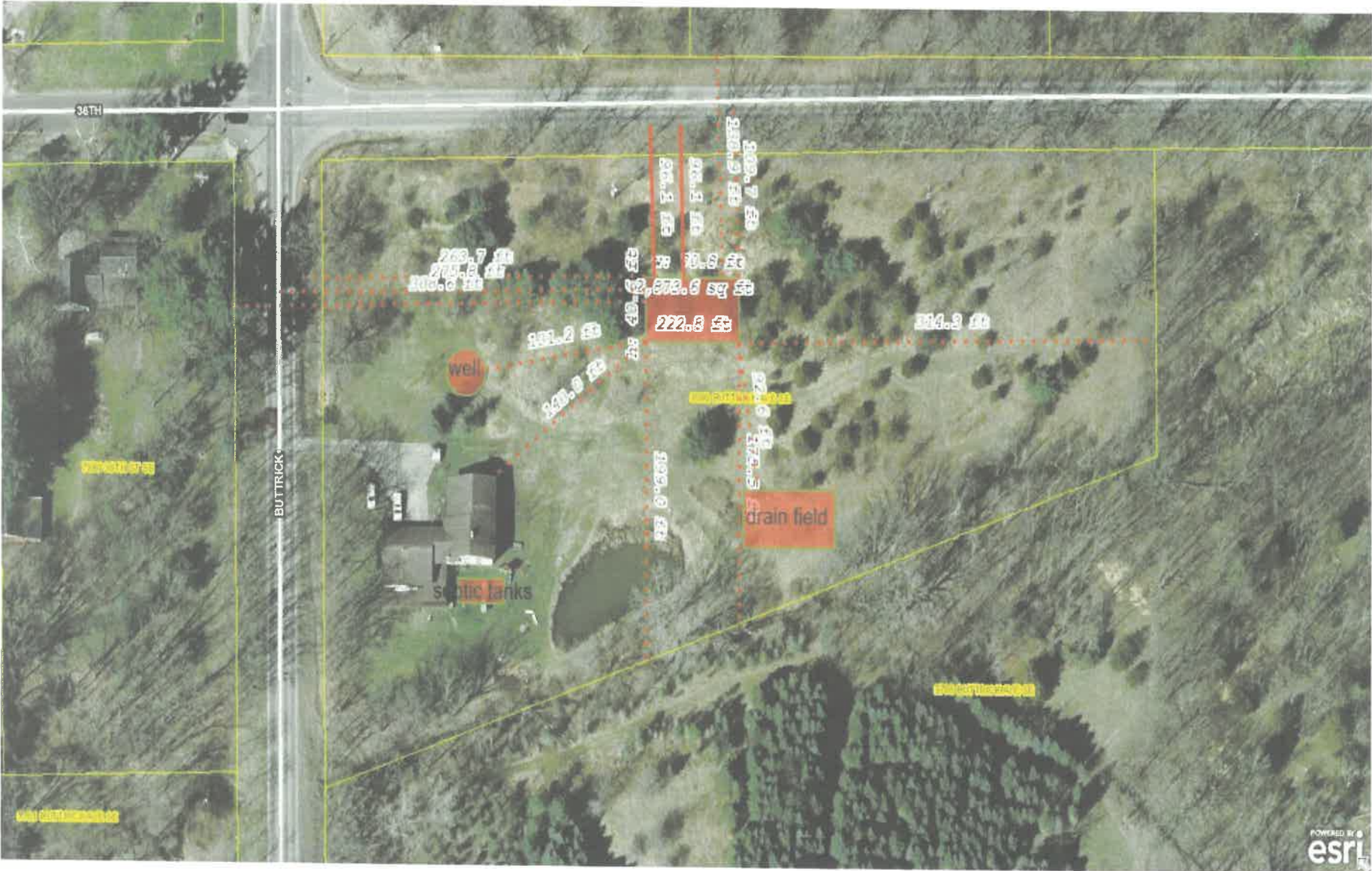






Site Plan

Image 1, 2, 3 below. Please note that gis.kentcountymi.gov site would not allow to set actual dimensions of the garage to 40x70, thus the measurements represent h40.6 and w70.8 dimensions. Actuals are 40' W x 70' L x 20'8" H with sq footage of 2800 sq ft



From: [Jeff Hayes](#)
To: [Madison Smith-Jacoby](#)
Subject: 3680 Buttrick Ave
Date: Saturday, September 9, 2023 10:04:44 AM

Dear Madison,

This email is regarding the request of Alex Tsaturov to build an accessory building. A high percentage of homes in our area have one if not two accessory buildings and most of these buildings are over 832sqft. I support Alex being able to build this outbuilding. It fits with the aesthetics of the area. Also with the placement of his house and the position of his driveway from the street it makes the most sense for this building to be in his front yard.

In conclusion, I agree that Alex should be able to build this accessory building at 3680 Buttrick Ave SE.

If you have any questions you can contact me.

Thank you,

Jeff Hayes
3570 Buttrick Ave. SE
LHDB@comcast.net
616-318-0504

Accessory Building Inventory 2010-2022 (5/10/22)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10 2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10 3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10 3017	Halfmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
20-3589	Dykhouse	2645 Meadow Crossing	ARC	1,634	13	7,900
20-3598	Maslowski	9585 60th St	ARC	1,296	2	1,900
20-3601	Poolman	6667 60th St	ARC	4,288	4.5	3,800
20-3616	Staples	5288 Buttrick Ave	ARC	1,300	2.3	4,500
21-3637	Seely	4200 Cherry Ln	ARC	1,224	0.97	1,100
21-3638	Davis Flia Construction	6541 60th St	ARC	4,000	14.7	2,900

Accessory Building Inventory 2010-2022 (5/10/22)

21-3659	Lange	9205 28th St	ARC	1,600	3.4	2,800
21-3664	Eggleston	9091 36th St	ARC	1,680	9.2	2,900
21-3677	Elliott	6870 48th St	ARC	1,536	0.9	1,400
21-3682	Warren	5650 McCords Ave	ARC	1,561	2.9	2,700
22-3695	Downey	3030 Wood Duck Ln	ARC	3,456	4.6	5,100
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
20-3600	Grzywacz	8683 Cascade Rd	FP	1,440	3.7	4,000
21-3625	Randall Burri Builder	4670 Quiggle Ave	FP	1,728	3.6	1,700
13-3161	Epique Homes	1415 Ballybunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500
18-3494	Stibitz	3494 Bloomington Hills	PUD 66	1,500	1.39	2,200
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
19-3561	Hayes	3570 Buttrick Ave	PUD 61	1,200	2.2	2,600
21-3619	Krause	2439 Sturbridge Dr	PUD 65	1,728	6.6	4,000
21-3631	Bigger	4983 Clear Ridge Dr	PUD 72	1,200	1.2	2,800
22-3707	Harwood	8189 Ashwood Dr	PUD 89	1,260	1.9	4,550
10 3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hacket	1547 Briarcliff Dr	R1	1,400	2.2	7,500
14-3190	Aaron Schaap	1910 Laraway Lake Dr	R1	2,604	13	8,200
14-3197	John Shipley	7373 Biscyane Way	R1	1,000	2.6	3,200
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Steketee Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
16-3301	Keeler	8100 45th st	R1	1,504	1.2	2,500
16-3311	Borisch	5292 Dayenu	R1	5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1	1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1	1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1	1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1	1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1	1,296	0.95	3,000

Accessory Building Inventory 2010-2022 (5/10/22)

18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
19-3567	Brinks	1596 Buttrick Ave	R1	1,296	1.5	2,700
20-3595	Mayton	1468 Buttrick Ave	R1	1,326	1.8	4,700
21-3621	Engler	7080 Hidden Ridge	R1	3,312	4.4	7,000
21-3652	Waugh	7630 Cascade Rd	R1	1,200	1.8	2,000
21-3685	Renucci	5175 Buttrick	R1	2,520	55	
22-3699	D. Carpenter Homes	2011 Devonwood	R1	1,320	3.3	9,700
22-3702	Underwood	7675 Sudbury Ln	R1	1,292	2.4	3,100
22-3703	Matthews	8320 45th St SE	R1	1,200	1.3	1,550
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg				2,079	10.70	3,448
Avg ARC				2,274	15.33	2,790
Avg FP				1,857	6.95	2,483
Avg PUD				1,721	3.00	3,721
Avg R1				1,996	7.55	4,516

STAFF REPORT

STAFF REPORT: Case #23-3789/Kraft & 60th East LLC
REPORT DATE: September 13, 2023
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 18, 2023
PREPARED BY: Brian Hilbrands, Planning Director

APPLICANT:
Kraft & 60th East LLC
5460 Cascade Rd
Grand Rapids, MI 49546

STATUS
OF APPLICANT: Owner

ADDRESS
OF PROPERTY: 5880, 5950 & 5980 Kraft Ave and 5737 & 5795 60th St

REQUESTED ACTION: Basic Plan Review for the creation of a proposed PUD for a light industrial development project.

EXISTING ZONING OF
SUBJECT PARCEL(S): Transitional Industrial (TI)

GENERAL LOCATION: Northeast corner of Kraft Ave and 60th St intersection.

PARCEL SIZE: Approximately 27 acres total.

EXISTING LAND USE
ON THE PROPERTY: Vacant

ADJACENT AREA
LAND USES: N – Vacant/single-family home
W – Industrial (Lacks) and single-family home.
S – Vacant/M-6
E – Vacant/Airport property

ZONING ON
ADJOINING PARCELS: N – TI
W – TI/PUD 50 (Meadowbrooke)
S – M-6/Caledonia Township
E – Industrial

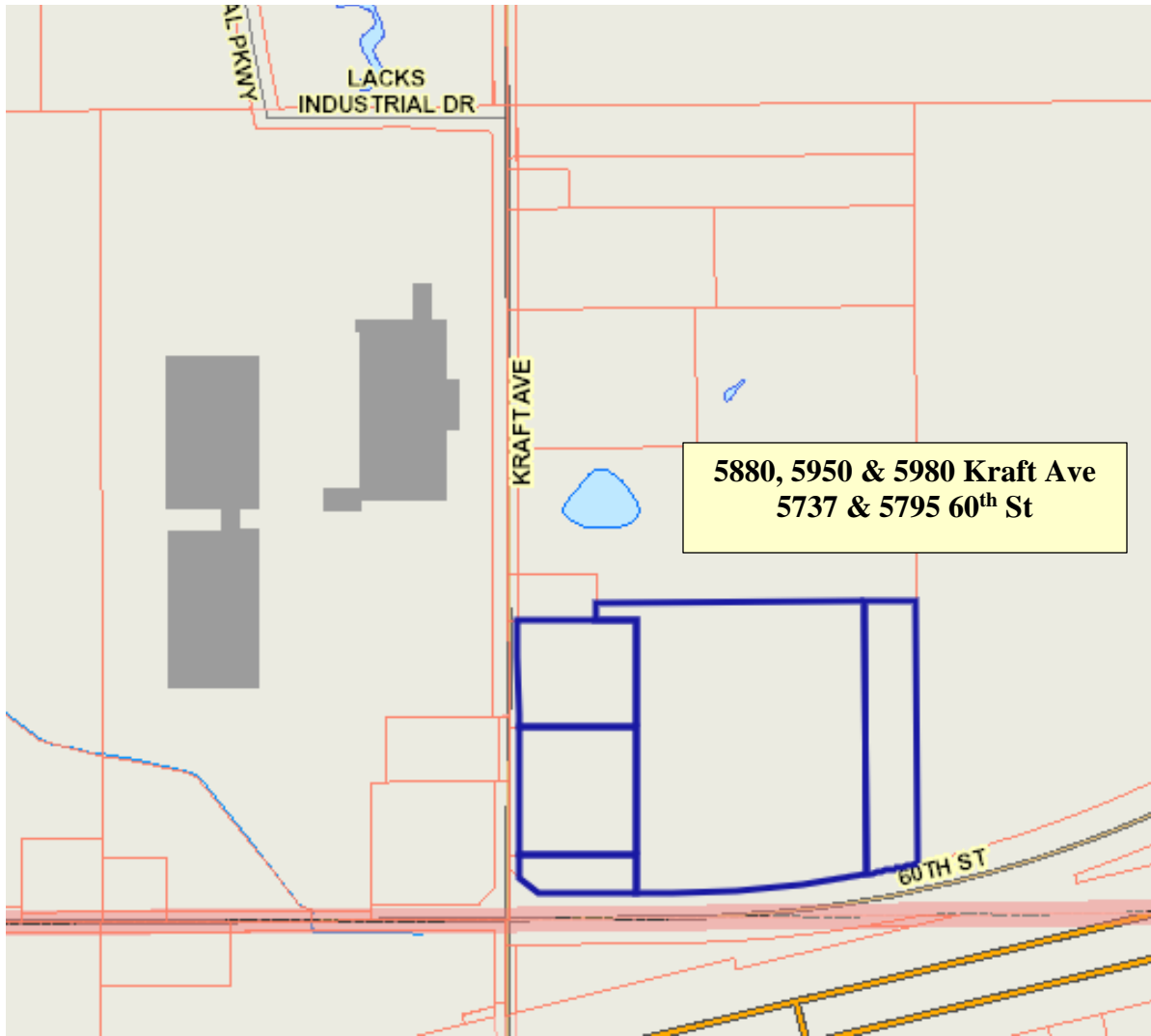
STAFF COMMENTS:

1. The applicant is requesting Basic Plan Review to create a Planned Unit Development for a light industrial development project. The development would include three buildings, with associated parking lots and driveways.
2. The applicant has submitted the basic site plan which is included in the packet. The site plan shows the three buildings to include an approximately 236,000 square foot painter building, a 227,000 square foot assembly building, and a 140,000 square foot warehouse building. While these uses would appear to be permitted in the TI zoning district, the applicant should provide additional information describing what exactly the buildings will be used for.
3. The site plan indicates that based on the Zoning Ordinance requirements, a total of 798 parking spaces are required. However, only 314 spaces are provided. The applicant should provide additional information to demonstrate why they believe the fewer number of spaces can still adequately serve the site.
4. The site is currently vacant. There were previously 4 single-family homes located on 5 parcels. The 5 parcels would be required to be combined into one parcel to avoid setback and bufferyard issues.
5. The properties are Master Planned as Transitional Mixed Use. This designation allows for a variety of light industrial uses, similar to what is being proposed for the site. The uses require public water and sewer, both of which are available along Kraft Avenue. Extension of utilities will need to be approved by the City of Grand Rapids.
6. The basic site plan shows the buildings and parking lots meeting the required setbacks and bufferyard requirements. A full civil plan set, along with a landscape plan and photometric plan will need to be submitted. As many existing trees as possible should be preserved.
7. Two curb cuts are proposed for the site, one out to Kraft Avenue and one to 60th Street. These will both need to be approved by the Kent County Road Commission.
8. The applicant has submitted this package as required by Section 16.05 (2) of the Zoning Ordinance for Basic Plan Review.
9. If you find that all the procedural information has been provided, this application should proceed to a public hearing and consideration of a Preliminary Development Plan. It will be at that stage of the review process that the *merits* of the request will be considered, and the detailed site plans will be required and reviewed.

Before proceeding to the Preliminary Development Plan review (Public Hearing), I would recommend that the applicant submit the following information:

1. Narrative describing the uses that will take place in each building and why the proposed number of parking spaces is adequate.
2. Provide a full civil plan set that meets the requirements of Section 21.05 of the Zoning Ordinance.
3. Elevation drawings of the buildings.
4. Landscaping plan
5. Approval from the Township Engineer.
6. Approval from the Fire Chief.
7. Approval from the City of Grand Rapids for utility extensions.
8. Approval from the Kent County Road Commission for location of curb cuts.
9. Photometric Plan

ATTACHMENTS: Application
 Site Plan





CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: KRAFT ? 60TH EAST LLC
 Address: 5460 CASCADE ROAD SE
 City & Zip Code: GRAND RAPIDS, MI 49546
 Telephone: (616) 554.1514
 Email Address: pm.knight@lacksenterprises.com

OWNER: * (If different from Applicant)
 Name: SAME AS ABOVE
 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 checked="" 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:**
PROPOSED PUD FOR LIGHT INDUSTRIAL DEVELOPMENT PROJECT
TO INCLUDE MULTIPLE BUILDINGS ? PARKING LOTS, DRIVEWAY
CONNECTIONS TO ROAD NETWORK ? ASSOCIATED UTILITY SERVICES.

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

LEGAL DESCRIPTION OF PROPERTY:**

SEE INCLUDED PUD PLAN

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-32-300-025, -007, -030, -048, -049

ADDRESS OF PROPERTY: 5880, 5950, 5980 KRAFT € 5737, 5795 60TH ST

PRESENT USE OF THE PROPERTY: VACANT / AGRICULTURE

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.)

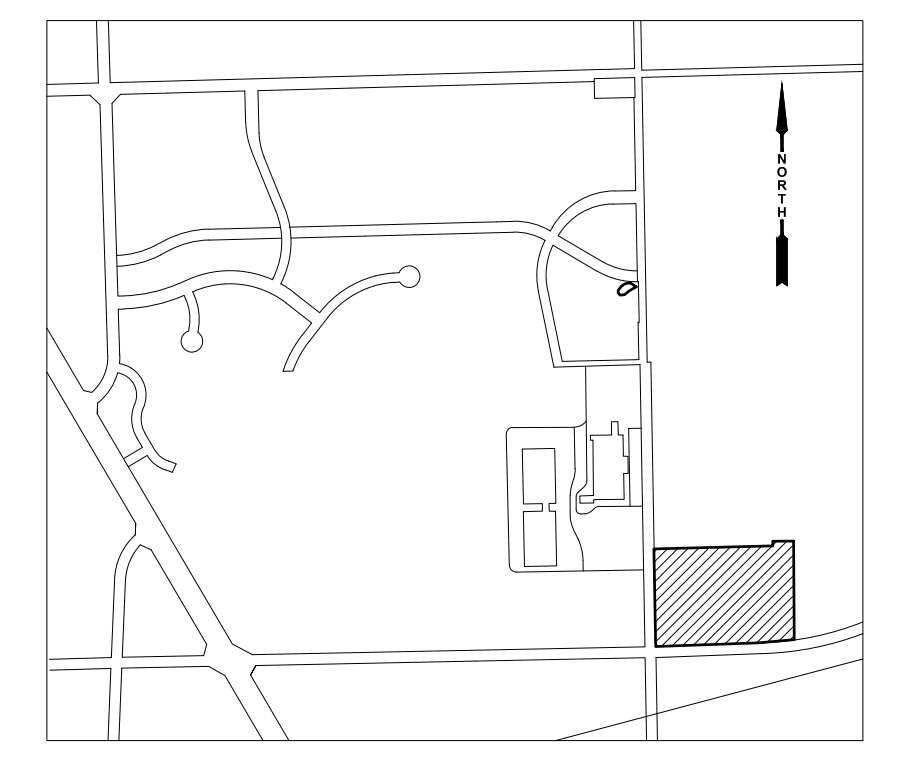
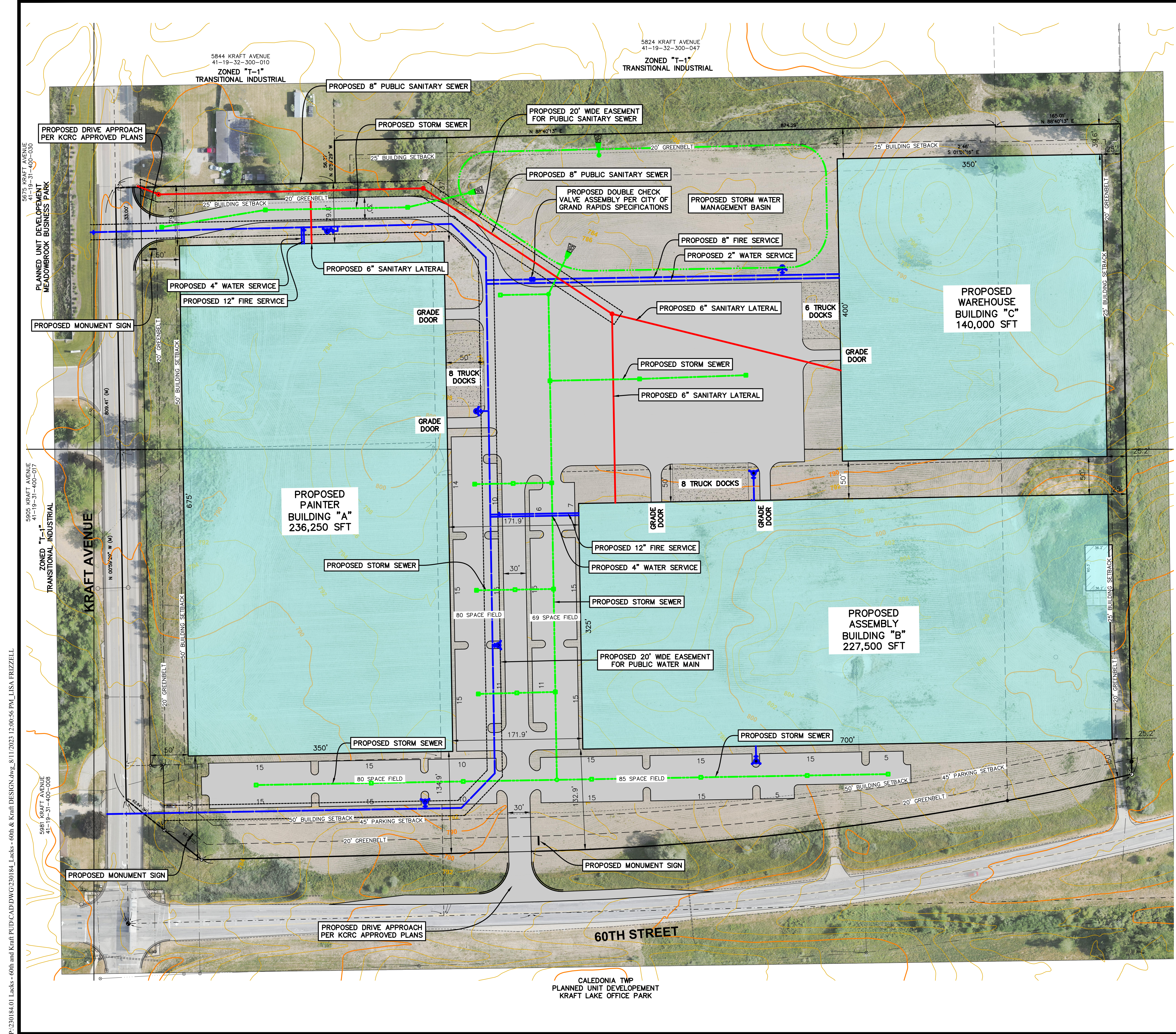
Owner -- Print or Type Name
(*if different from Applicant)

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

Patrick Knight II
Applicant -- Print or Type Name

[Signature] 8/11/23
Applicant's Signature & Date

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



LOCATION MAP
NO SCALE:
PROPERTY DESCRIPTIONS

Part of the Southwest one-quarter of Section 32, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan described as: BEGINNING on the West line of said section at a point being North 00°59'29" West 164.04 feet from the Southwest corner of said section; thence North 00°59'29" West 809.41 feet along said West line; thence North 88°40'13" East 290.04 feet along the South line of the North 352.00 feet of the Southwest one-quarter of the Southwest one-quarter of said section; thence North 00°59'29" West 56.27 feet parallel with the West line of said section; thence North 88°40'13" East 874.29 feet parallel with the North line of the Southwest one-quarter of the Southwest one-quarter of said section; thence South 01°01'16" East 2.46 feet parallel with the East line of the Southwest one-quarter of the Southwest one-quarter of said section; thence North 88°40'13" East 165.01 feet parallel with the North line of the Southwest one-quarter of the Southwest one-quarter of said section; thence South 01°01'16" East 860.51 feet along the East line of the Southwest one-quarter of the Southwest one-quarter of said section; thence Westerly 803.83 feet along the North right-of-way line of 60th Street (a variable width public right-of-way) on a 3920.60 foot radius curve to the right, the chord of which bears South 82°41'03" West 802.42 feet; thence South 88°33'28" West 434.18 feet along said North right-of-way line; thence North 51°26'59" West 127.61 feet along a clear vision right-of-way line to the place of beginning.

27.9180 acres including right-of-way
27.2635 acres excluding right-of-way

EXISTING ZONING: "TI" TRANSITIONAL INDUSTRIAL
MIN LOT SIZE: 1 ACRE
MIN FRONT SETBACK: 50'
MIN SIDE SETBACK: 25'
MIN REAR SETBACK: 25'
MAX BLDG HEIGHT: 45/2 STORIES

20' GREENBELT REQUIRED ALL AROUND

PARKING REQUIREMENTS:
MIN SPACE SIZE: 9'X18'/24' DRIVE ISLE
(1) INTERNAL LANDSCAPE ISLAND EVERY 15 SPACES

OFFICE: 3 SPACES/1000 SFT
MFG: 1.5 SPACES/1000 SFT
WAREHOUSE: 0.67 SPACES/1000 SFT

PARKING DATA:
BUILDING "A" (236,250 SFT TOTAL)
OFFICE: 1,000 SFT = 3 SPACES
MFG: 236,250/1000 = 236 X 1.5 = 353 SPACES
TOTAL SPACES REQUIRED FOR BLDG "A" = 356

BUILDING "B" (227,500 SFT TOTAL)
OFFICE: 1,000 SFT = 3 SPACES
MFG: 226,500/1000 = 226 X 1.5 = 341 SPACES
TOTAL SPACES REQUIRED FOR BLDG "B" = 344

BUILDING "C" (140,000 SFT TOTAL)
OFFICE: 1,000 SFT = 3 SPACES
WHS: 139,000/1000 = 139 X 0.67 = 93 SPACES
TOTAL SPACES REQUIRED FOR BLDG "C" = 96 SPACES

TOTAL PARKING REQUIRED: 798 SPACES
TOTAL PARKING SHOWN: 314 SPACES

PLAN SCALE: 1" = 60'

Know what's below.
Call before you dig.

NO.	REVISIONS

NO.	REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 365-9801
mailto:mail@moore.com

PRELIMINARY P.U.D. PLAN FOR
LACKS INDUSTRIES
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE	GIS
PROJECT NO.	230184.01
DESIGN DRAWN BY:	ESA/FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	8/11/23

P:\230184.01 Lacks - 60th and Kraft PUD\CADD\DWG\330184_Lacks - 60th & Kraft DESIGN.dwg, 8/11/2023 12:00:56 PM, LISA FRIZZELL



Memorandum

TO: Cascade Township Planning Commission
FROM: Danielle Bouchard, AICP
Chris Khorey, AICP
SUBJECT: Draft Future Land Use Map and Preliminary Zoning Recommendations
DATE: September 18, 2023

The Cascade Township Planning Commission is in the process of updating the Township Master Plan. In general, a Master Plan is a key policy guiding document that articulates a vision for future growth and development. The Planning Commission discussed preliminary findings with McKenna during the August meeting. Some of the key findings include:

- Creating a word document version of the Plan.
- Analysis future land uses for specific areas, such as Centennial Office Park, Cascade Office Park, Thornapple Center, Cascade Village, airport land uses, and other areas.
- Developing a robust Zoning Plan.
- Developing a robust Action Plan.
- Eliminating irrelevant and/or outdated content that is not the reflective of the Township's vision.

FUTURE LAND USE MAP

Future Land Use Designations

The first draft of the Future Land Use map includes the following overarching themes and ideas:

- Several new Future Land Use designations that are targeted to the following areas/concepts:
 - **Redevelopment Mixed Use:** Designed to encourage redevelopment projects by including infill housing to aging office parks.
 - **Centennial Mixed Use:** Supporting and encouraging infill and residential conversions in Centennial Park.
 - **Boulevard Mixed Use:** Designed to promote high quality building and site design, along with redevelopment activities, and allowing taller mixed-use buildings fronting 28th Street.
 - **Cascade Village:** Expanding the current Village boundary further west, to promote more transitional design to create a sense of place heading closer to the Village area.
 - **Greenfield Mixed Use:** Designated to be located around the “Four Corners” area. This is envisioned to become an area where commercial, light industrial, and residential land uses will be permitted.
 - **Airport Greenway:** Designed to accommodate and encourage low intensity residential land uses (as aviation laws permit) along with a public greenway with parkland and/or walking trails.



Utility Service Boundary

The updated Future Land Use Map draft also includes minor adjustments to the Utility Service Boundary. The boundary was trimmed back west to stop at Cherry Street. Further, the boundary was adjusted to accommodate the Township's existing barriers, such as the Thornapple River and M-6 and I-96. The proposed new boundary is *not* anticipated to cross south of I-96 on the east side of the Thornapple River.

A new designation titled "Potential Utility Service Extension" is shown to encompass the east side of Quail Ridge Golf Course and Quiggle Lake, ending at Quiggle Road. It is possible that new residential development within the Quail Ridge Golf Course area will support utility extensions east of the Golf Course. Further, extending utility services to lakefront homes may be appropriate in the future for lake preservation efforts.

Airport Safety Zones

In addition to the Airport Greenway designation, the Future Land Use map now includes the airport safety zones, as designated by the Airport Layout Plan dated October 2019. Airport safety zones are regulated by the Michigan Department of Transportation. There are guidelines as to what type (and regulations) of development is permitted in these areas. The amended Master Plan will include more information pertaining to this subject. The southern and western airport safety zones are located primarily in Caledonia and Kentwood, respectively.

PRELIMINARY POLICY RECOMMENDATIONS

Farmland Preservation

We recognize that the Township has a separate subcommittee that is tasked with Farmland Preservation efforts. Through their findings, we will plan to adjust the area on the Future Land Use map accordingly. Our preliminary ideas and recommendations as they relate to Farmland Preservation programs and policies within the scope of the Master Plan amendment include:

- Rebrand the "Rural Residential" Future Land Use category to "Rural Preservation." The idea is to create a harmonious/seamless relationship between large lot residential and active farmland. Properties within the Rural Preservation category would be permitted to operate farming activities by right in this District.
- For lot splits in areas designated as "Farmland Preservation," a sliding scale should be created with the following characteristics:
 - Residential density of 1 unit per 10 acres.
 - A minimum lot size of 40,000 square feet, but excess land shall be permanently preserved or farmed.
- The characteristics above are designed to allow Farmland Preservation parcels to be split up to a certain number of times. Robust standards should be implemented to prevent farmland from being split many times into residential neighborhoods and PUDs.
- Prohibit site condos, plats, and PUDs in the Farmland Preservation District.
- Allow rezonings to R-1 only if the parcel is located in the Utility Service Boundary.
- Target and prioritize specific areas of the Township to purchase for preservation or recreation purposes.

Density Maximums, Land Uses, and Height Requirements

Each of the new mixed-use designations discussed above will include parameters on appropriate density, land uses, street structure, building design, site design, and others. Preliminary recommendations related to each proposed mixed-use district include the following:

- **Redevelopment Mixed Use**
 - Density: 6-8 units/acre



- Height: 4-5 stories
- Land Uses: Multi-family residential, offices, commercial, mixed-use buildings
- **Centennial Mixed Use**
 - Density: 8-12 units per acre (*DISCUSSION NOTE: higher density may be appropriate here*)
 - Height: 4-6 stories
 - Land Uses: Multi-family residential, offices, commercial
- **Boulevard Mixed Use**
 - Density: 8-12 units per acre
 - Height: 4-6 stories
 - Land Uses: Multi-family residential, commercial, mixed-use buildings
- **Greenfield Mixed Use**
 - Density: 6-8 units per acre
 - Height: 2-4 stories
 - Land Uses: Multi-family residential, commercial, light industrial

Cascade Village

We recommend the following policy/zoning changes to the Cascade Village area:

- Extending the boundary further west to encompass the D&W strip mall site.
- Implementing robust zoning standards for the expanded boundary. This can include a Building Types Code (this is a type of Form Based Code) that regulates the form and function of a building. A Building Types Code would apply restrictions on what a building looks like and new development within the Cascade Village (or redevelopment) will be required to comply.

PROJECT SCHEDULE

The next steps and important upcoming dates of the Master Plan update process include:

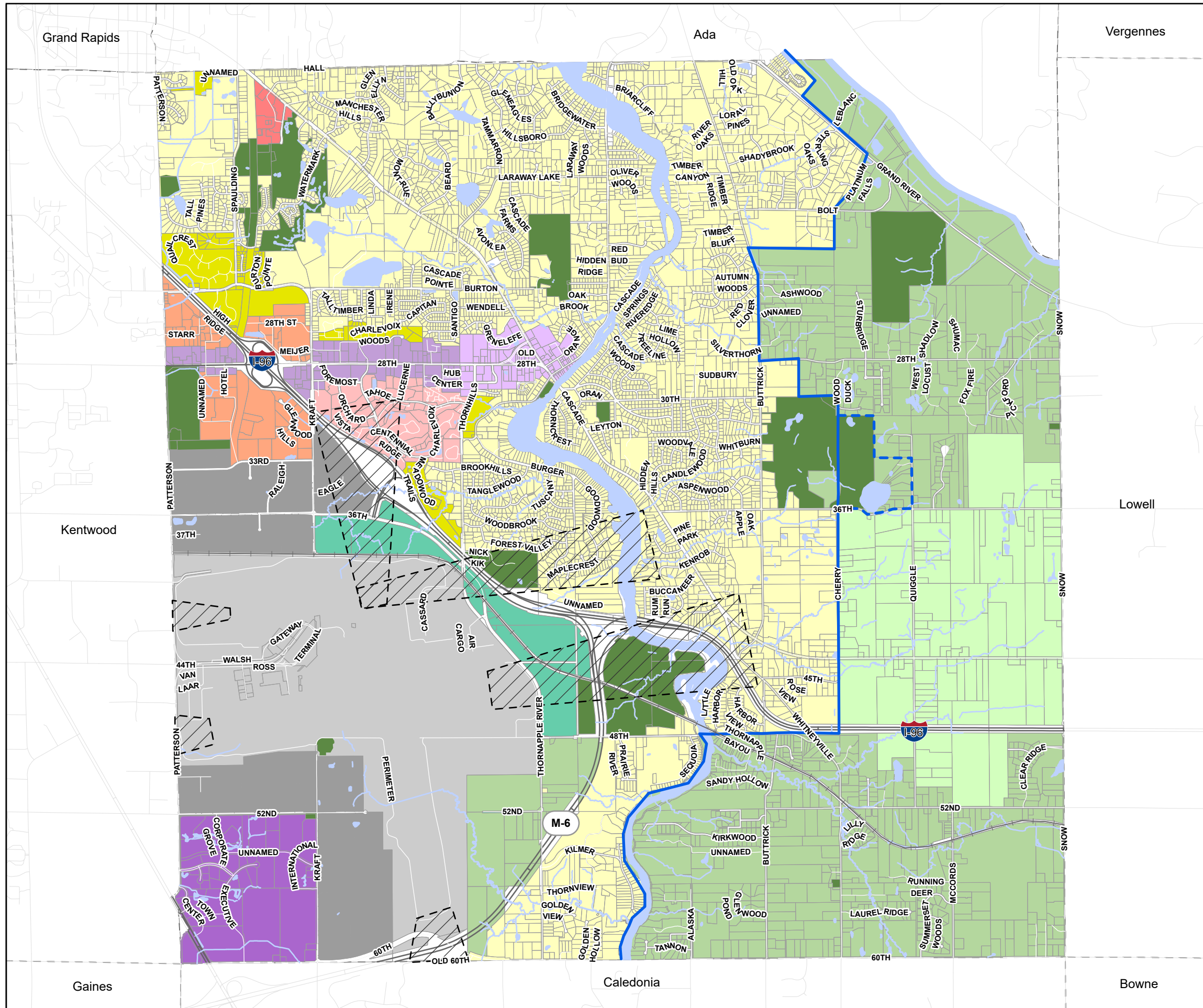
- **September 18:** Draft Future Land Use & Zoning themes are presented to Planning Commission
- **September 27:** Draft Future Land Use & Zoning Plan is presented to Township Board (pending the new Manager's schedule and other factors)
 - Revisions & full draft is submitted for Township review
- **October 16:** Planning Commission recommends Township Board open 63-day comment period (revisions & edits can still be made during this time)
- **October 25:** Township Board opens 63-day comment period
- **December 18:** Planning Commission recommends adoption to Township Board and holds public hearing
- **January 10:** Township Board adopts amended Master Plan

CONCLUSION

If you have any questions, please feel free to contact Danielle Bouchard, AICP at dbouchard@mcka.com.

Danielle Bouchard

Danielle Bouchard, AICP
Principal Planner



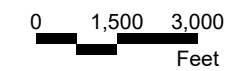
DRAFT Future Land Use

Cascade Township, Kent County, Michigan

September 14, 2023

LEGEND

- Farmland Preservation
- Rural Preservation
- Suburban Residential
- Community Residential
- Redevelopment Mixed Use
- Centennial Mixed Use
- Community Mixed Use
- Cascade Village
- Boulevard Mixed Use
- Greenfield Mixed Use
- Industrial
- Airport
- Airport Greenway
- Public/Semi-Public
- Airport Safety Zone (Approx.)
- Utility Service Boundary
- Potential Utility Service Extension



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: County or Local Community Source. McKenna 2020.