

“REVISED” AGENDA

**AGENDA
Cascade Charter Township Planning Commission
Monday, July 16, 2018
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE**

- 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 June 11, 2018 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 # 18:3469 Joe Doody
Public Hearing
Property Address: 7125 Thornview
Requested Action: The Applicant is requesting a special use permit to construct
an accessory building over 832 sq. ft.**
- ARTICLE 7.** **Case # 18:3470 Jody Johnson
Public Hearing
Property Address: 9414 36th St.
Requested Action: The Applicant is requesting a special use permit to construct
an accessory building over 832 Sq Ft**
- ARTICLE 8.** **Case # 18:3456 5989 Tahoe LLC
Property Address: 6030 28th St SE
Requested Action: The Applicant is requesting site plan approval to construct
a new building in the rear portion of PUD 88.**
- ARTICLE 9.** **Case #17:3419 Starbucks-Thornapple Centre
Property Address: 6759 Cascade Rd.
Requested Action: Planning Commission recommendation to the Township
Board to approve changes to the Thornapple Centre PUD.**
- ARTICLE 10.** **Case #18:3458 Fox Subaru- East Imports
Property Address: 6045 28th SE
Requested Action: Planning Commission recommendation to the Township
Board to approve changes to the East Imports PUD.**

ARTICLE 11. Any other business

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*

MINUTES
Cascade Charter Township
Planning Commission
Monday, June 11, 2018
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Krieter, Lewis, Noordyke, Pennington, Rissi and Sperla
Members Absent: Katsma and Robinson
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. **Pledge of Allegiance.**

ARTICLE 3. **Approve the current Agenda.**

Motion was made by Member Rissi to approve the Agenda. Supported by Member Lewis. Motion carried 7 to 0.

ARTICLE 4. **Approve the Minutes of the May 14, 2018 meeting.**

Motion was made by Member Johnson to approve the minutes of May 14, 2018. Supported by Member Noordyke. Motion carried 7 to 0.

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

No visitors came forward.

ARTICLE 6. **Case #18:3460 Courtney Blostein**

Public Hearing

Property Address: 7336 Sheffield Drive

Requested Action: The Applicant is requesting a Type I special use permit to allow a 6 feet tall fence in the front yard

Director Peterson stated that Applicant is requesting permission to build a fence that would be 6 feet tall in the front yard. That is higher than the 4 feet limit for fences in front yards. The parcel in this case is a corner lot and essentially has a front yard almost around the entire home because of its irregular shape. Applicant wants to put the fence on the property lines in the back of the house to use mostly for privacy purposes.

Director Peterson visited the property and feels the taller fence would not create a traffic hazard, nor, according to the township fire chief, a fire hazard. He recommends approval of the 6 feet tall fence in the front yard, as proposed.

Chairman Sperla invited the Applicant to come forward with any comments.

Ms. Blostein came forward to briefly explain the need for the higher fence. She explained that because of foot and vehicle traffic around the house, there is no privacy. The taller fence would provide that privacy. She went on to say they will get a professional survey done to be sure they are placing the fence correctly.

Motion was made by Member Rissi to open public hearing. Supported by Member Krieter. Motion carried 7 to 0.

Three neighbors did come forward to express their opposition to the fence. One because of aesthetic reasons, one did not want the fence to extend all the way to Sheffield and one did not want the fence by his yard. He is concerned about the maintenance outside of the fence of the perimeter of the fence. He stated that the owners knew when purchasing the property that it may not have as much privacy as other lots afforded and should not put up a fence that would affect the surrounding neighbors in various ways.

Motion was made by Member Rissi to close public hearing. Supported by Member Pennington. Motion carried 7 to 0.

The board was sympathetic to all of the neighbors surrounding this parcel, however, they took into consideration the fact that it is an odd shaped lot with virtually no privacy. There was also the fact that, according to the township ordinance, Applicant was well within their right to have a 4 feet tall fence and another couple feet would not matter in their view.

Motion was made by Member Pennington to approve the Type I special use permit to allow a 6 feet tall fence in the front yard as proposed. Supported by Member Krieter. Motion carried 7 to 0.

**ARTICLE 7. Case #18:3458 Green Castle/Fox Subaru
Public Hearing**

Property Address: 6045 28th Street S.E.

Requested Action: The Applicant is requesting to amend the existing PUD to allow for an addition to the existing dealership.

Director Peterson stated that Applicant is requesting Preliminary Plan Review in order to construct a 4,000 sq. ft. addition onto the existing building. The amendment is required because the existing PUD had a limit of 20,000 sq. ft. for the building. This addition would put them over that amount of space.

Applicant needs the addition to expand their service department and has also indicated that the storm water from the site will be addressed and improved to comply with the township ordinance.

Director Peterson recommends approval of the plan. If approved, staff and applicant will create the P.U.D. ordinance amendments for the commission's review so as to make a recommendation to the Township Board.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Ramey, Project Architect for Applicant, came forward to give a brief statement concerning the project and answer any questions the members may have.

Motion was made by Member Rissi to open public hearing. Supported by Member Pennington. Motion carried 7 to 0.

No members of the public came forward with any comments on this matter.

Motion was made by Member Pennington to close public hearing. Supported by Member Rissi. Motion carried 7 to 0.

Motion was made by Member Rissi to approve Applicant's request to amend the existing P.U.D. to allow for an addition to the existing dealership. Supported by Member Johnson. Motion carried 7 to 0.

ARTICLE 8.

Case #18-3419 Mark Tomasik

Property Address: 6759 Cascade Road

Requested Action: The Applicant is requesting to amend P.U.D. 19 for revised site plan to accommodate the drive-thru coffee business for Starbucks, as well as sign changes for the P.U.D.

Director Peterson stated that Applicant is requesting Preliminary Plan approval in order to amend the Thornapple Centre P.U.D. to add a drive-thru coffee business at 6759 Cascade Road and to amend the site plan to accommodate the change.

The change would essentially create two separate buildings, allowing for the drive-thru at the end of the building. There will be some increased traffic around the building because of the drive-thru, however, it would be minimal to the surrounding public roads.

The Township Engineer has reviewed the site plan and determined no improvements are necessary to comply with the storm water ordinance.

The amendment would also include a slight change to the wall sign and the development entry signage. The entry signage, as well as some interior directional signage, have been decided upon by all of the owners in the development.

Applicant will be required to install a sidewalk from the pathway along Cascade Road to the front of their sidewalk at the front of the building.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Tomasik came forward and spoke briefly concerning the project and what it would bring to the development, noting that they have met with the other owners in the development to discuss maintenance issues and the future of the development.

Motion was made by Member Rissi to approve the amendment to P.U.D. 19 for revised site plan to accommodate the drive-thru coffee business for Starbucks, as well as signage changes for the P.U.D. Supported by Member Johnson. Motion carried 7 to 0.

ARTICLE 9. Case #3463 Cascade Charter Township

Requested Action: Discussion of possible Zoning Amendment related to short term tent sales/alcohol.

Director Peterson stated that there was a section in the ordinance that was outdated concerning no sale of alcohol for businesses who are having any sort of a tent sale. After general discussion, the members agreed to hold a public hearing to consider amending that ordinance taking out that section to allow businesses who have temporary tent sales would be allowed to serve alcohol.

ARTICLE 10. Case #18:3462 Cascade Charter Township

Requested Action: Discussion of possible Zoning Amendment for swimming pool fence/covers.

Director Peterson stated that with the advent of automatic pool covers being installed in the township, it would be prudent to amend the ordinances so that the zoning code and building code are consistent. The members agreed and directed him to proceed with the amendment.

ARTICE 11. Any other business

ARTICLE 12. Adjournment

Motion was made by Member Rissi to adjourn. Supported by Member Krieter. Motion carried 7 to 0. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Phil Johnson, Secretary

STAFF REPORT

STAFF REPORT: Case #18-3469
REPORT DATE: June 18, 2018
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: July 16, 2018
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Joe Doody
7125 Thornview
Cascade MI 49546

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): R1

GENERAL LOCATION: South side of Thornview, East of Thornapple River Drive between 52nd and 60th.

PARCEL SIZE: Approximately 3 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: R1

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 36' x 40' (1,440 sq ft). The building will be 15 feet tall as measured to the midpoint. This requires a minimum of a 40 foot setback from the side and rear property lines.
2. The lot is very irregular in shape. Where the private road ends allows the applicant to install the building where proposed and still be considered in the side yard.
3. They have not indicated a purpose for the building.
4. With less than 6 acres they are only allowed this one building.
5. A review of past accessory building in the on lots of similar size shows that this building is Normal size.
6. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
7. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I 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.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Not known
The proposed location, type and kind of construction and general architectural character of the building.	The garage will be of similar materials as the home.
The size of the building in relation to the house, lot and zoning district.	The property is about 3 acres. The home will have approximately 2,900 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the immediate area. This size is consistent with others of similar size.

The topography and vegetation in the area.	Wooded with steep grades to the north
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoin property views.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

I recommend that you approve the special use permit as requested with the following conditions.

- 1. The building is not used for living space or to run a business.
- 2. Any outdoor lighting meets our regulations.

Attachments: Application package



CASCADÉ CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Joe Doody
 Address: 7125 Thornhills Rd SE
 City & Zip Code: Grand Rapids MI 49512
 Telephone: 616-886-1282
 Email Address: Joe.doody@TDS.net

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 |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision 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:**

To build Accessory Building
larger than 832 sq ft.
Request to build 1440 sq ft.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See Attached Survey

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 33 - 400 - 049

ADDRESS OF PROPERTY: 7125 Thorn view Dr SE

PRESENT USE OF THE PROPERTY: Residential house

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)

Joe Doody 6/14/18
Applicant – Print or Type Name

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

[Signature] 6/14/18
Applicant’s Signature & Date

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

Rev. 7/24/14



JONKER LAND SURVEYS P.C.

LOT LINE ADJUSTMENT FOR: TOM WINTERS
GREENRIDGE REALTY
1401 - 60TH STREET SE
KENTWOOD, MI 49508

P.O. Box 385
8373 Merton Ave. SW
Suite A
Byron Center, MI 49315

PH: (616) 878-1607
FAX: (616) 878-9465



RE: JOE & STEPHANIE DOODY
7125 THORNVIEW LANE SE
GRAND RAPIDS, MI 49512

Drawn by: RJJ

WWW.JONKERSURVEYS.COM

Scale 1" = 200'

File No.: 14316

Date: 9/25/14

SHEET 2 OF 2

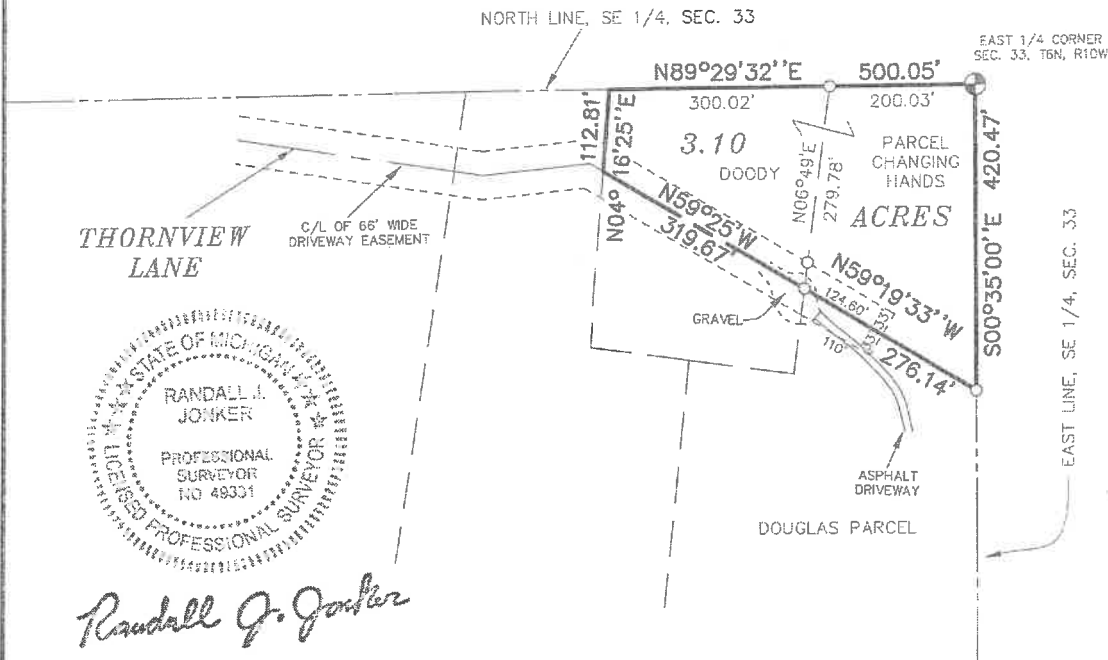
LEGEND

- = Found Iron Stake
- = Set Iron Stake
- ⊕ = Monument
- ⊞ = Wood Stake
- = Power Pole
- = Light Pole
- P = Platted Dimension
- D = Deeded Dimension
- M = Measured Dimension
- C = Calculated Dimension
- X—X—X = Fence Line
- — — = Overhead Wires
- C/L = Centerline



NEW COMBINED DESCRIPTION OF JOE DOODY PARCEL:

That part of the Southeast 1/4 of Section 33, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Beginning at the East 1/4 Corner of said Section 33; thence S00°35'00"E 420.47 feet along the East line of said SE 1/4; thence N59°19'33"W 276.14 feet; thence N59°25'W 319.67 feet; thence N04°16'25"E 112.81 feet to the North line of said SE 1/4; thence N89°29'32"E 500.05 feet along said North line to the Place of Beginning. Parcel is subject to and together with an easement as described in the "Easement Description".



Randall J. Jonker

DESCRIPTION OF PARCEL CHANGING HANDS (FROM HOMER DOUGLAS TO JOE DOODY):

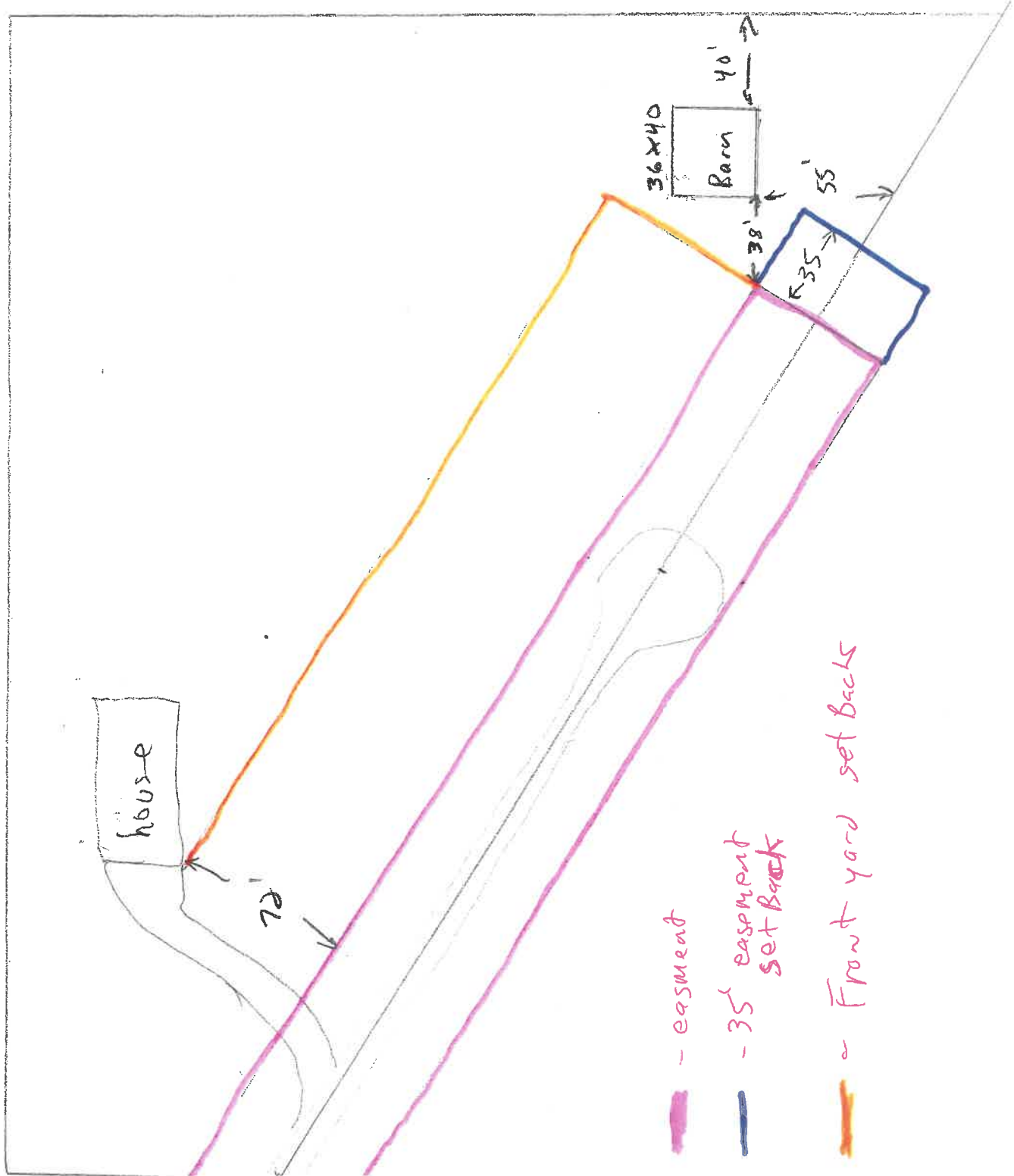
That part of the Southeast 1/4 of Section 33, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Beginning at the East 1/4 Corner of said Section 33; thence S00°35'00"E 420.47 feet along the East line of said SE 1/4; thence N59°19'33"W 276.14 feet; thence N06°49'E 279.78 feet to the North line of said SE 1/4; thence N89°29'32"E 200.03 feet along said North line to the Place of Beginning. PARCEL CONTAINS 1.776 ACRES. Parcel is subject to and together with an easement as described in the "Easement Description".

EASEMENT DESCRIPTION:

Subject to and together with an easement 66 feet in width for driveway purposes for ingress and egress, through, over and across the Southeast 1/4, Section 33, T6N, R10W, Cascade Township, Kent County, Michigan, the centerline of which is described as: Beginning at a point on the North and South 1/4 line S00°12'33"E 214.34 feet (recorded as S00°08'E 217.00 feet) from the Center of said Section; thence N89°33'E 653.92 feet (recorded as 650.00 feet); thence N73°47'E 377.61 feet; thence N78°31'E 308.5 feet; thence S89°36'E 303.3 feet; thence S80°55'E 340.0 feet; thence N84°05'E 150.0 feet; thence S59°25'E 341.12 feet (recorded as 340.00 feet); thence S59°19'33"E 124.60 feet to the point of ending. ALSO imposing upon the Grantee the obligations pertaining to maintenance of said driveway easement as set forth in certain DECLARATION CREATING DRIVEWAY EASEMENT dated December 23, 1975 and recorded January 2nd 1976 in Liber 2208 at Pages 463 through 468, Kent County Records. Also subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes. ALSO subject to all other easements and restrictions of record, if any.

7125 Throckmorton Dr

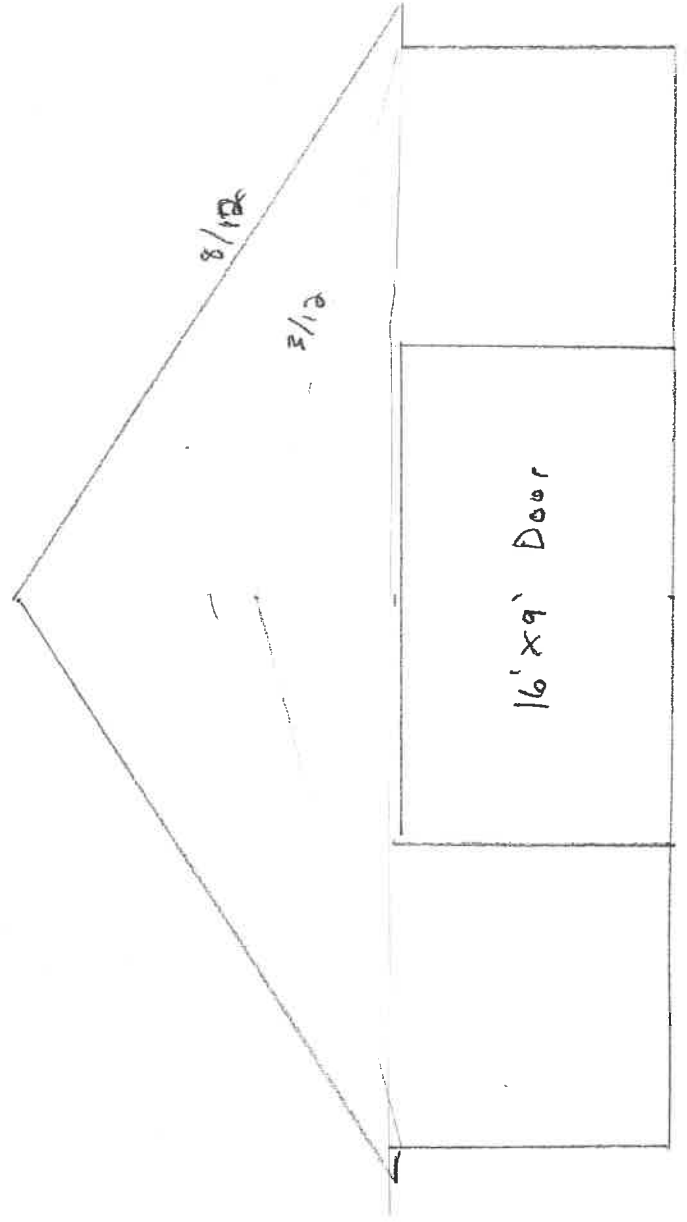
Scale
40' = 1"



- easement
- 35' easement set back
- Front yard set backs

West elevation

- All siding, trim, Doors
Shingles to match
House
- 2x6 walls
- concrete Footings and
walls
- Scale 1" = 4'

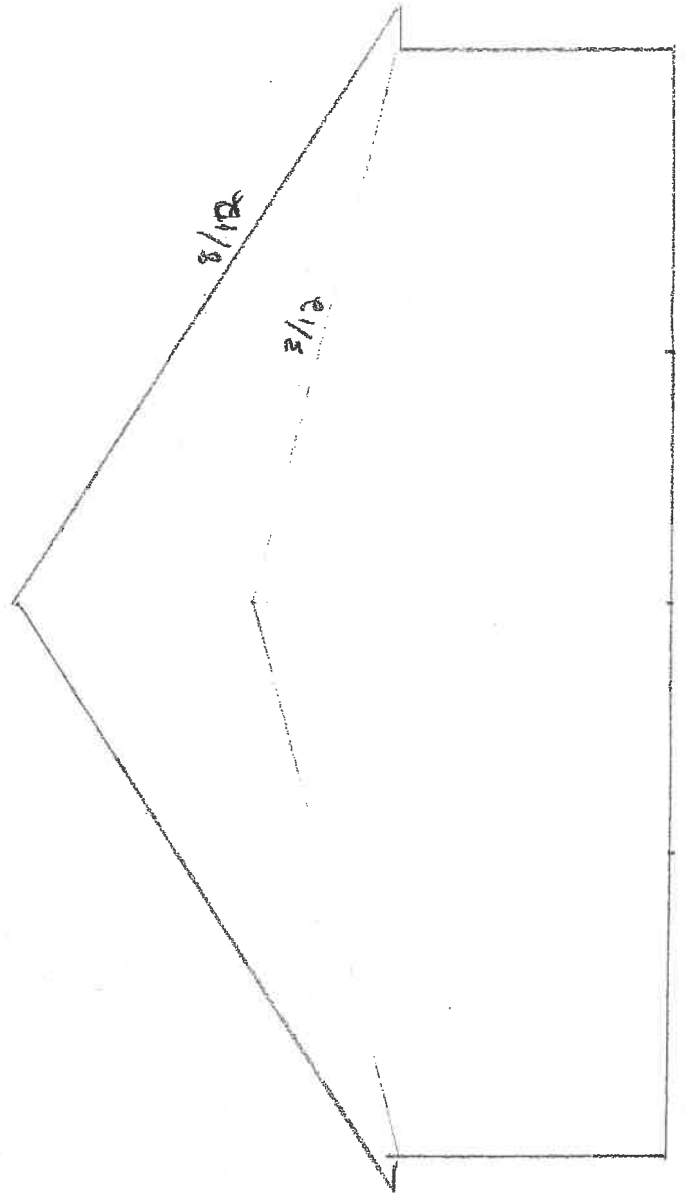


East elevation

- All siding, trim, Doors
Shingles to match
House

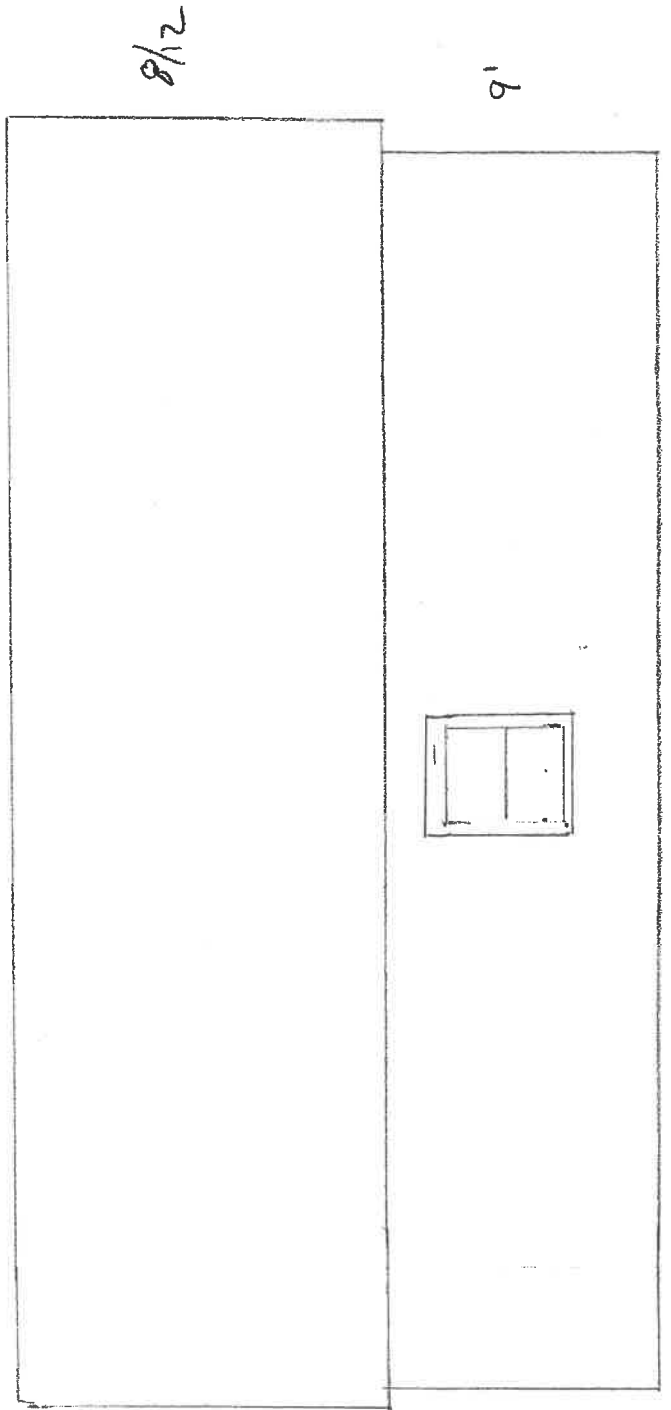
- 2x6 walls

- concrete Footings and
walls



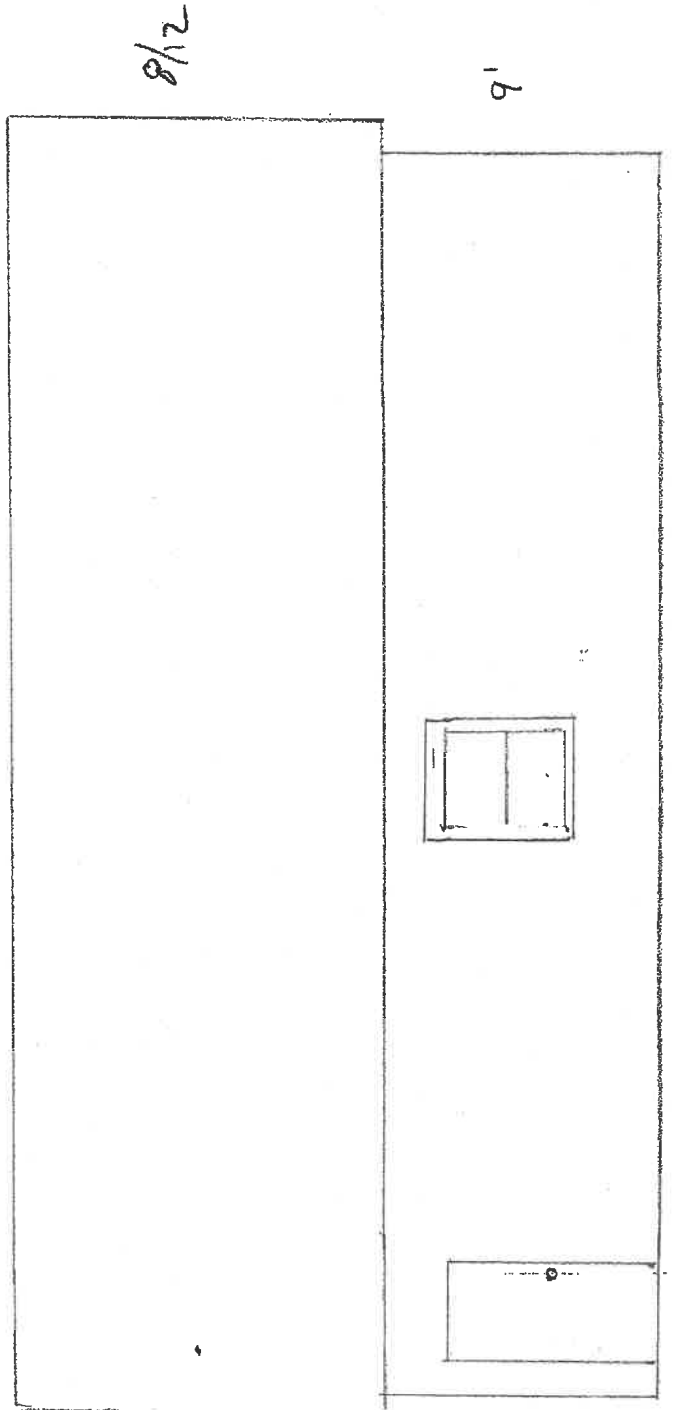
North elevation

- All siding, trim, shingles, Doors to match house



South elevation

- All siding, trim, shingles, doors to match house



Floor Plan

← N

36'

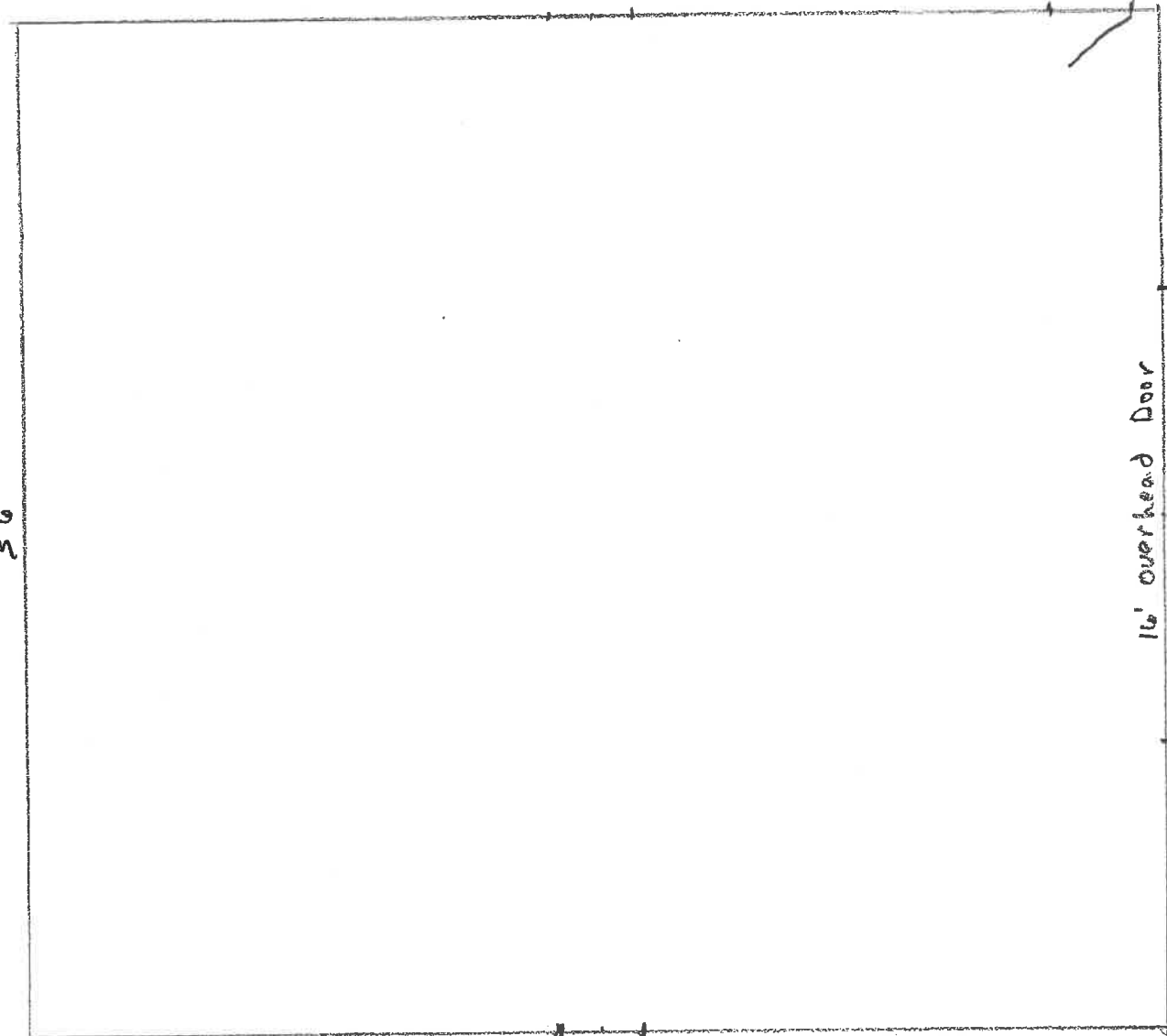
40'

3' window

3' Door

16' overhead Door

3' window



STAFF REPORT

STAFF REPORT: Case #18-3470
REPORT DATE: June 18, 2018
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: July 16, 2018
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Jody Johnson
9414 36th St
Cascade MI 49301

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): FP

GENERAL LOCATION: South side of 36th st just west of Snow.

PARCEL SIZE: Approximately 15 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: FP

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 36' x 40' accessory building with an 8' x 40' cover porch (1,760 sq ft). The building will be about 14 feet tall as measured to the midpoint. This requires a minimum of a 10 foot setback from the side and 25 feet to

the rear property lines. The applicant shows the nearest setback of 10' to the side property line.

2. They have indicated that they want the building for storage of farm equipment.
3. With less than 6 acres they are only allowed this one accessory building.
4. With only 2.5 acres this is not really a farm parcel but the family owns the surrounding 200 acres that they help with.
5. A review of past accessory building in the FP zone on lots of similar size shows that this building is Normal size. However, the house is smaller than most for the area.
6. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
7. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I 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.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Farm equipment
The proposed location, type and kind of construction and general architectural character of the building.	The garage will be metal siding and roofing.
The size of the building in relation to the house, lot and zoning district.	The property is about 2.5 acres. The home will have approximately 1,100 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the immediate area. This size is consistent with others of similar size.
The topography and vegetation in the area.	Open with
Whether the proposed building will affect the light and air circulation of any	No impact

adjoining properties.	
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoin property views.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

I recommend that you approve the special use permit as requested with the following conditions.

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.

Attachments: Application package



KISSING ROCK LN

36TH ST

COUNTRY VIEW DR

MEADOWHILL DR

SNOW AVE

9414 36th st

FOXFIRE LN

BL OAKMONT HILL DR

SEPTING DR

LAKE CREST CT

DUGGAL AVE

CHERRY LN



CASCADÉ CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT:

Name: JOEY JOHNSON

Address: 9414 36TH ST SE

City & Zip Code: ADA, MI 49301

Telephone: 269-858-8124

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

SIDE YARD SET BACK OF 10 YARDS. FEET

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

BRIEFLY DESCRIBE YOUR REQUEST:**

REQUESTING APPROVAL OF 36X40 BARN W/ 8' LEAN TO
BARN IS NEEDED FOR FARM EQUIPMENT STORAGE.
ASKING FOR SIDE YARD SET BACK OF 10 YARDS

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY:**

LEGAL DESCRIPTION IS ON ANOTHER SHEET.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 _____

ADDRESS OF PROPERTY: 9414 36TH ST SE ADA, MI 49301

PRESENT USE OF THE PROPERTY: SINGLE FAMILY RESIDENCE

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

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

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)

JUDY JOHNSON.
Applicant – Print or Type Name

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

Judy Johnson 6/19/2018
Applicant's Signature & Date

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

Rev. 7/24/14

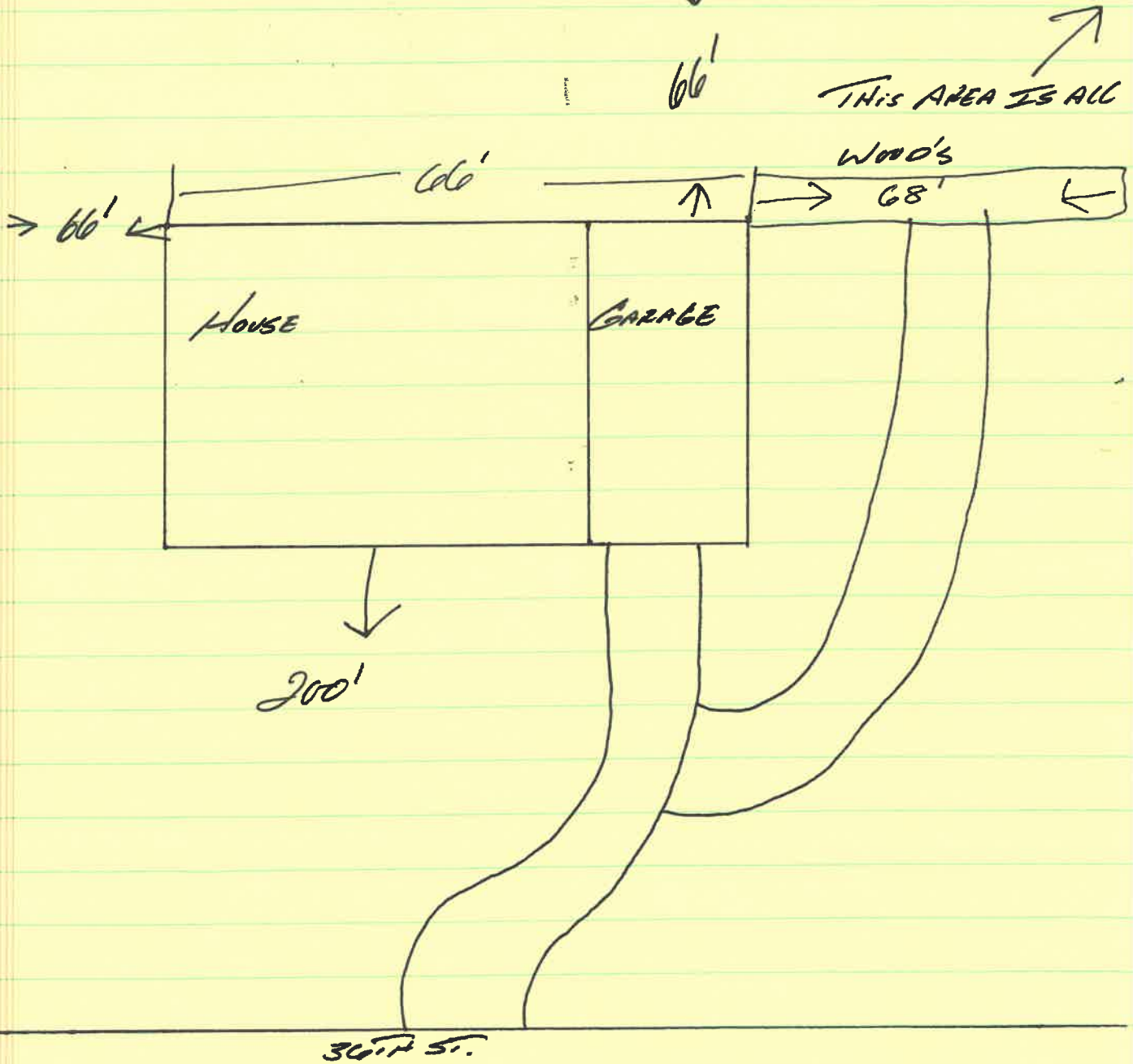
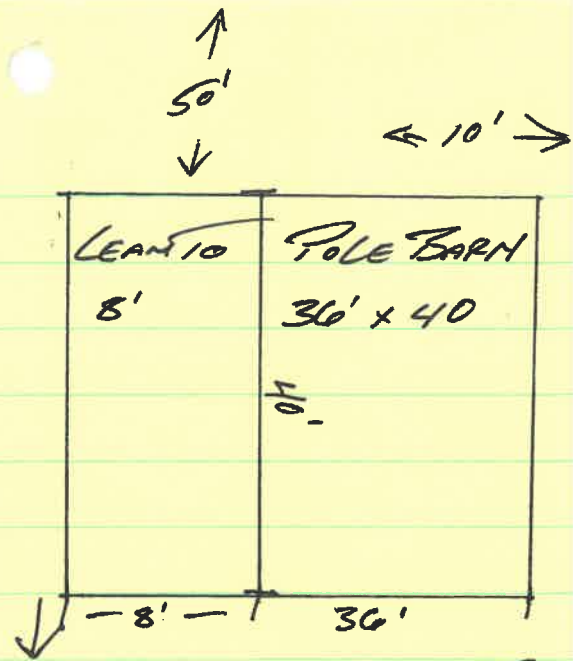
JOJOY JOHNSON
9414 36TH ST SE
AOM, MI 49301
269-858-8124

MY REQUEST FOR THE BARN IS FOR
PERSONAL STORAGE AS WELL HAS FARM
EQUIPMENT. ARE HOUSE IS ON A 2 PLUS
ACRE LOT. MY FATHER IN-LAW OWES AND
FARM'S 200 PLUS ACRES WHERE ARE HOUSE
SETS IN THE MIDDLE OF IT.

WHEN I LOOK OUT MY BACK YARD
AT THE FARM I SEE THREE LARGE
POLE BARNs, WITH ^{THAT} SAID I DON'T FEEL LIKE
MY BARN WILL BE OUT OF PLACE GIVEN
THE AREA.

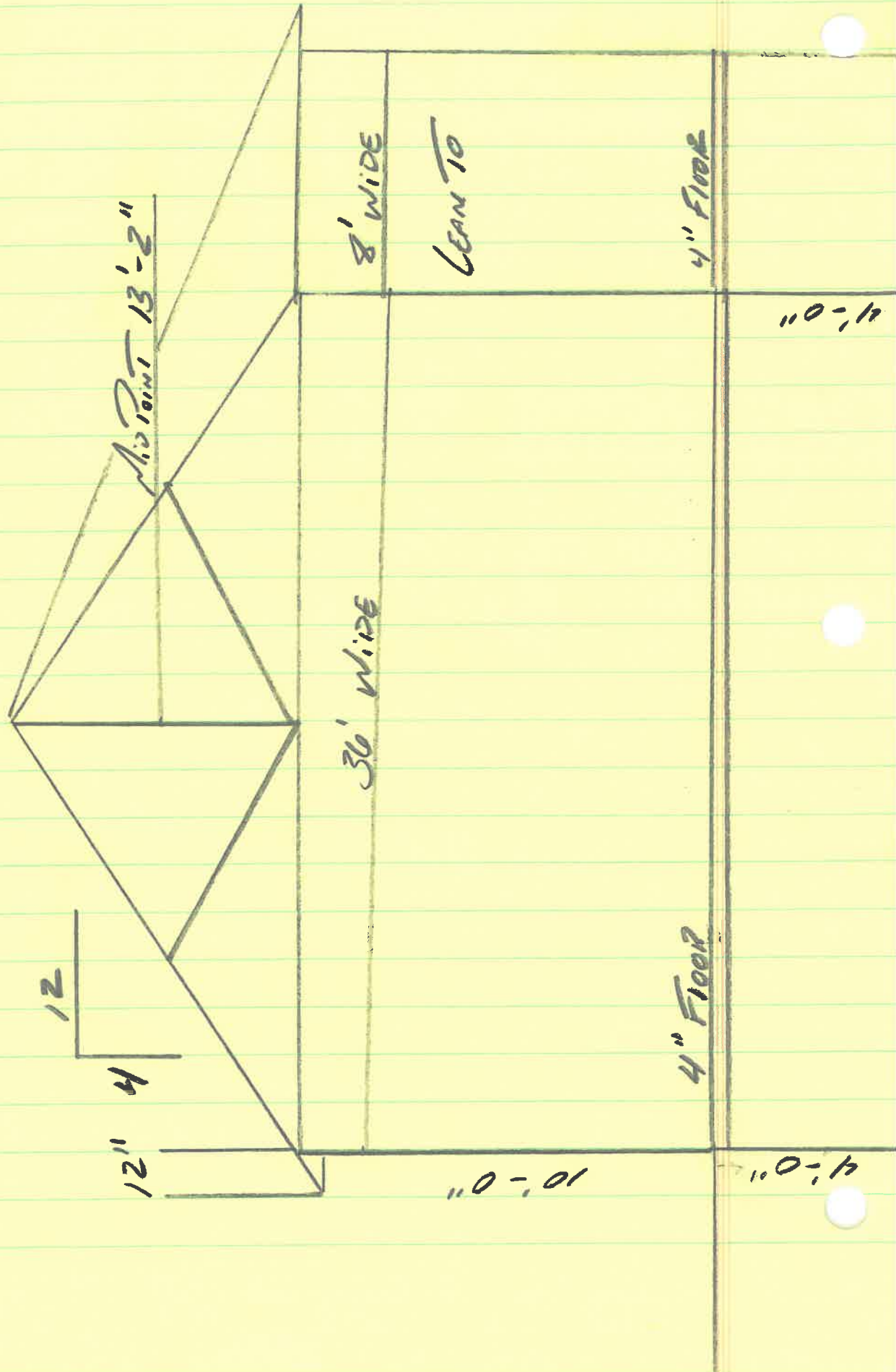
THANK'S
JOJOY JOHNSON

JOOT JOHNSON
9414 36TH ST SE
AOR, MI 49301

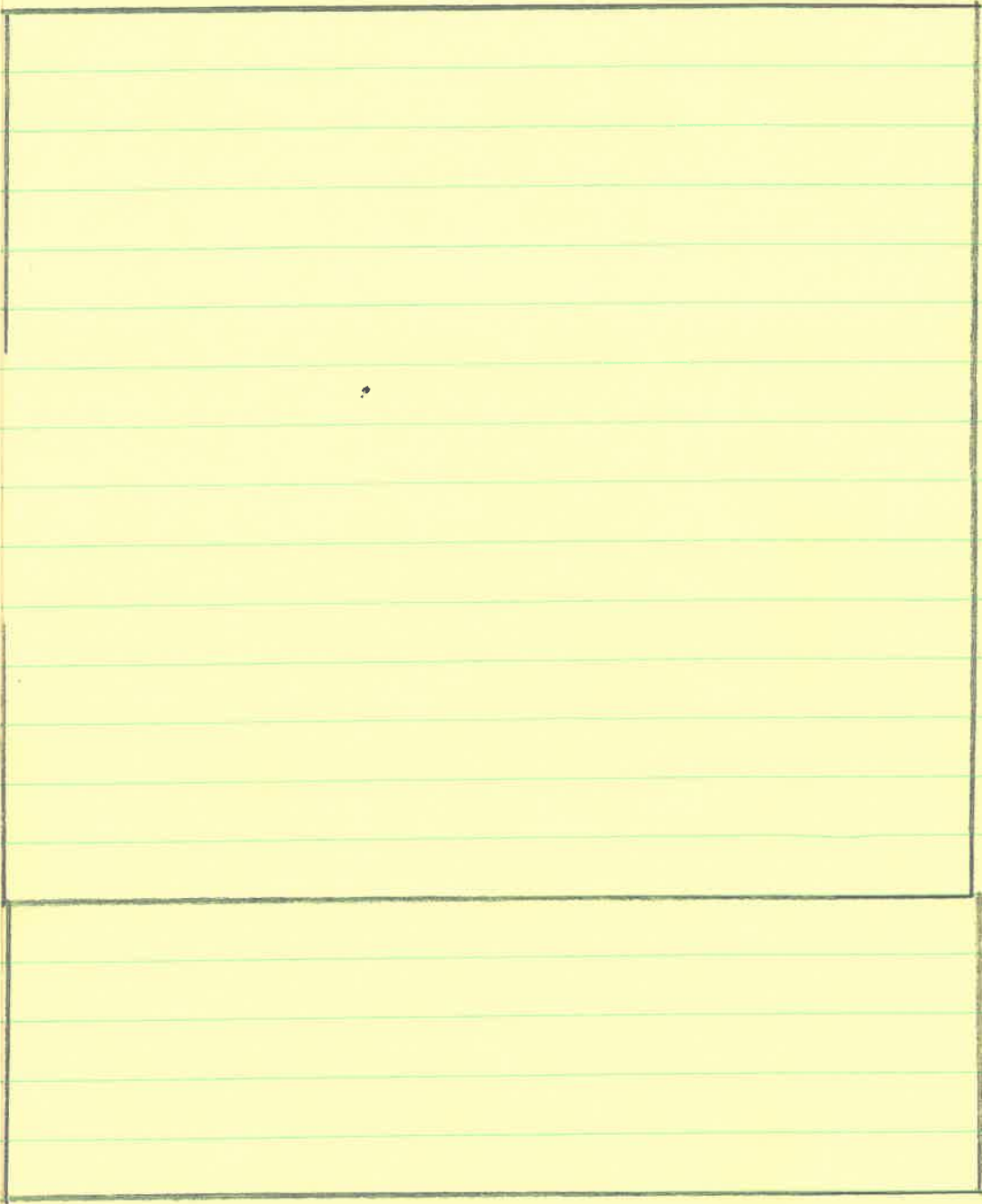


JOE JOHNSON
9414 36TH ST SE
ADA, MI 49301
269-858-8126

36" POLE BARN WITH 8' LEAN-TO
40' LONG
STEEL ROOF + SIDE WALLS



40' long



36' wide

8' wide

40' long

JOEY JOHNSON
9414 36TH ST SE

Prop. Address: ~~3335 Snow SE~~
9414 36TH

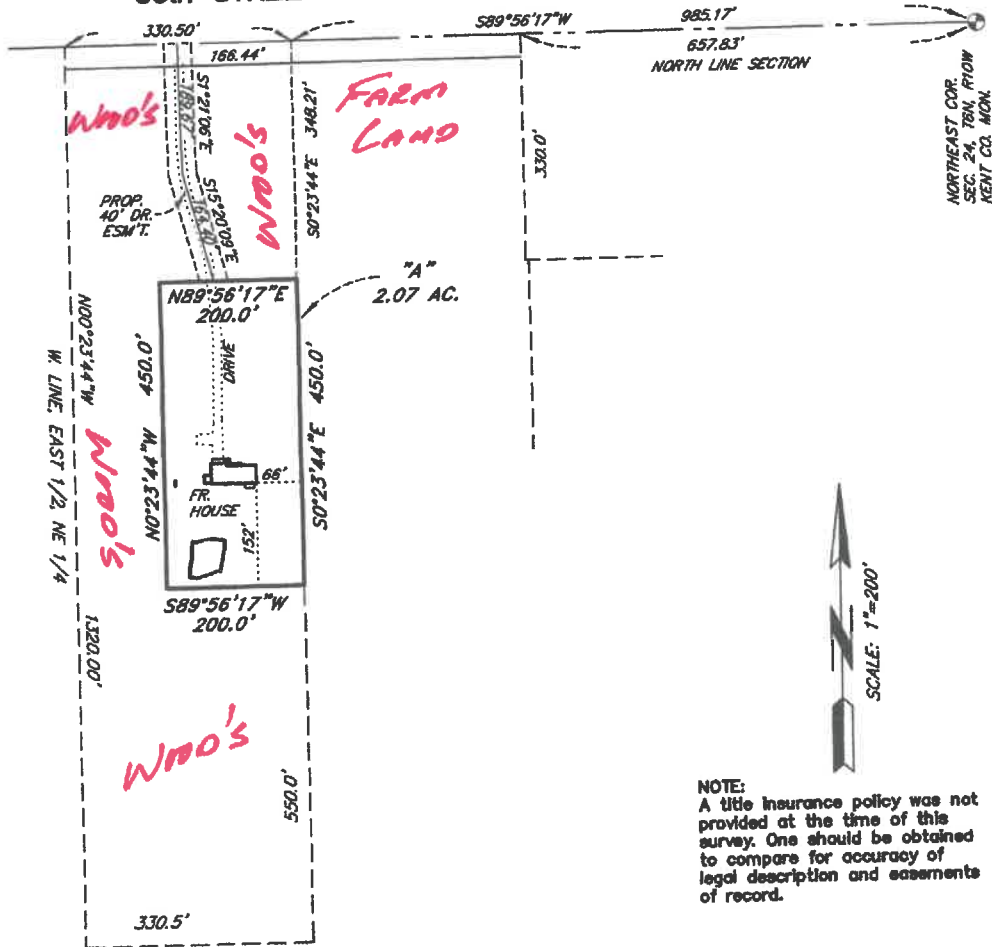
Project No. 130449
 Date: June 7, 2013
 For: Smit, Greg
 9344 36th SE
 Ada, MI 49301

LEGAL DESCRIPTION

PARCEL A: Part of the East 1/2 of the NE 1/4 of Section 24, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the NE corner of said Section; thence S89°56'17"W 985.17 feet along the North line of said Section; thence S0°23'44"E 348.21 feet along the East line of the West 330.5 feet of said East 1/2, NE 1/4, to the Place of Beginning; thence S0°23'44"E 450.0 feet; thence S89°56'17"W 200.0 feet; thence N0°23'44"W 450.0 feet; thence N89°56'17"E 200.0 feet to the Place of Beginning.

Together with a 40.0 foot wide easement for ingress, egress and utilities, in part of the NE 1/4 of Section 24, T6N, R10W, Cascade Township, Kent County, Michigan, the centerline of which is described as: Commencing at the NE corner of said Section; thence S89°56'17"W 1151.81 feet along the North line of said Section to the Place of Beginning of said centerline; thence S1°21'06"E 189.87 feet; thence S15°20'09"E 164.40 feet to the Place of Ending of said centerline. The side lines of said easement extend to said Parcel A.

36th STREET



I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

<p>LEGEND</p> <ul style="list-style-type: none"> o - IRON STAKE - SET • - IRON FOUND □ - WOOD STAKE R - RECORDED DIMENSION D - DEED DIMENSION P - PLATTED DIMENSION M - MEASURED DIMENSION ⊕ - CENTERLINE --- FENCE LINE 	<p>Roosien & Associates SURVEYING AND ENGINEERING</p> <p>5055 PLAINFIELD AVENUE, NE GRAND RAPIDS, MICHIGAN 49525 TELE. (616) 361-7220 FAX (616) 361-1822</p>	<p>STATE OF MICHIGAN</p> <p>★ KEVIN ROOSIEN LAND SURVEYOR No. 31604 ★</p> <p>PROFESSIONAL SURVEYOR</p>	<p>BY </p>
--	---	--	------------

STAFF REPORT: Case # 18-3456
REPORT DATE: June 21, 2018
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 16, 2018
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
5989 Tahoe LLC
220 Lyon Square
Suite 510
Grand rapids MI 49503

STATUS

OF APPLICANT: owner.

REQUESTED ACTION: Site Plan Review for a new building.

EXISTING ZONING OF
SUBJECT PARCEL: PUD 88

GENERAL LOCATION: South side of 28th st just west of Lucerne.

PARCEL SIZE: 2.5 Acres

EXISTING LAND USE
ON THE PARCEL: PUD 88

ADJACENT AREA
LAND USES: N- fast food
S- Office
E – Retail
W - Office

ZONING ON ADJOINING
PARCELS: N – PUD 88 CPOZD
S – PUD 39 CPOZD
E – B2 CPOZD
W –PUD 39 CPOZD

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct a new building in the rear portion of PUD 88.

2. The building would be about 8,000 sq ft in size and is being built to accommodate an addition in the future that would double the size.
3. The building is being built in order to allow Acosta to consolidate their operation at the site.
4. The property was always planned for a building since the development of the PUD. The location of the building is in the rear of PUD 88 and to the rear of the existing office building off from Tahoe.
5. The property has no direct access to a public street. Access will be provided through the existing office owned by Acosta on Tahoe. The size and location of the building will make it difficult to see from the public roads.
6. The property is located in the Centennial Park Overlay Zoning District. This overlay was developed in part to allow for some more infill type development in the park.
7. The CPOZD does provide for an opportunity for the association to provide comments relative to certain design features of the site plan. The association has reviewed the plan and approved.
8. Most of the conversation with the association has been with the look of the buildings. The applicant has attempted to address some of these issues with changing the color of the panels and adding windows. Given the size and scope of the project as well as location I do not find the look of the building unacceptable. Some of the concern from the association is the likelihood that this material will be repeated in the park. Again, given the characteristics of this site it, I would find that hard to be repeated.
9. The project does include a pedestrian connection to the commercial uses along 28th st. It does not provide for vehicular traffic from 28th st to Tahoe Dr. The applicant has indicated that the drive would not allow for the future addition. Given the location of the building I don't believe the vehicular connection is absolutely needed, but I do think the pedestrian connection is.
10. This site would not be permitted signage along 28th st.
11. The engineer has reviewed and approved the plans. The storm water for the site was contemplated when the frontage lots along 28th st was developed.
12. The site plan has been reviewed and approved by the Fire Department.

STAFF RECOMMENDATION:

Staff is recommending Site Plan Approval

Attachments: Application
 Site Plan
 Township Engineer letter



June 5, 2018
Project No. 170168

Mr. Steve Peterson
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546-7192

Re: Acosta Building Expansion
Site Plan Review

Dear Steve:

We have reviewed the site plan for the Acosta Building Expansion prepared by Nederveld. The current site plan and basis of this review are dated June 1, 2018. The proposed project is an 8,500 square-foot marketing and trade show building located at 6030 28th Street. The new building is located on an undeveloped parcel adjacent to the existing Acosta property at 5989 Tahoe Drive. The proposed project also includes a new parking lot, water and sanitary sewer services, storm sewer improvements, landscaping, and other site related improvements. The site is in the Thornapple River watershed, sub-drainage district Schoolhouse Creek.

Stormwater and Drainage

Flood Control

The proposed project is a new development, so all improvements shall comply with the requirements of the Cascade Charter Township (Township) Stormwater Ordinance (SWO). The site is located in Stormwater Management Zone A, which requires retention of the 100-year storm event and infiltration where possible. Where soil conditions or other factors do not allow for adequate infiltration, the SWO requires detention of the 25-year storm event with a controlled release and a direct connection for stormwater runoff for the 100-year storm event, or detention of the 100-year storm event. The SWO also requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period (Water Quality Control) and the 2-year storm event release rate be limited to 0.05 cfs/acre (Bank Erosion Control).

An existing stormwater detention basin is located at the north end of the undeveloped 6030 28th Street parcel and is shared by the adjacent property to the north, 6010 28th Street. The 6010 28th Street property was developed in 2017 with Taco Bell and Freddy's restaurants. The site plan and stormwater management design for Taco Bell and Freddy's was reviewed by FTCH in a letter dated November 30, 2016. The existing detention basin was designed to accommodate the Taco Bell and Freddy's site and the fully developed 6030 28th Street parcel, the location of the proposed Acosta building.

At the time of the Taco Bell and Freddy's site plan review, FTCH required the applicant to perform in-situ infiltration tests to determine if stormwater infiltration was feasible, in accordance with the SWO. The applicant coordinated with a geotechnical engineering consultant for infiltration tests at the location of the proposed detention basin. The site contractor excavated down to the elevation of the proposed detention basin bottom. The geotechnical engineering consultant determined the native soils would not support stormwater infiltration.

Since the existing soils would not permit stormwater infiltration, the detention basin was designed and constructed for the 100-year storm event with an outlet structure designed to release the storage volume at a rate of 0.10 cfs/acre. The detention basin discharge pipe connects to a storm sewer along the west side of Freddy's and ultimately the storm sewer in 28th Street.

Mr. Steve Peterson
Page 3
June 5, 2018



Summary

The proposed stormwater design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain an SESC permit from the Kent County Road Commission and water and sanitary sewer permits with the City of Grand Rapids prior to beginning construction. We recommend approval of the site plan from an engineering standpoint provided the existing detention basin is seeded, mulched, and stabilized prior to land disturbance activities at the Acosta development.

If you have any questions, please contact me at 616.464.3786 or nrtorrey@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "N. Torrey", is positioned above the typed name.

Nathan R. Torrey, PE

jlk

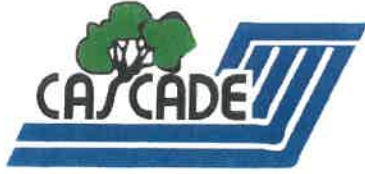
Attachment

By email

cc: Michael L. Berrevoets, PE – FTCH



- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The applicant provided a plan and design details for construction of the onsite drainage system.
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement was not provided and is required.
- OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.
- OK (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: 5989 Tahoe, LLC attn: Charles Secchia
Address: 220 Lyon Square NW Suite 510
City & Zip Code Grand Rapids, MI 49503
Telephone: _____
Email Address: charlie@secchia.com

OWNER: * (If different from Applicant)
Name: Same as Applicant
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 checked="" type="checkbox"/> Site Plan Review * | <input type="checkbox"/> Sign Variance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision 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:**

Commercial building expansion with additional parking.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

(Tax description below; Please also reference sheet C-201 for legal description)

411917201010 PART OF W 1/2 NE 1/4 & PART OF LOT 12 OF AMENDED PLAT OF LOT 12 OF FOREMOST CENTENNIAL

PARK NO.1 COM 430.0 FT S 1D 40M 53S WALONG N&S 1/4 LINE FROM N 1/4 COR TH 90D00M 00S E 179.0 FT TH S 76D

47M 02S E 104.56 FT TH S 1D 41M 11S E 47.72 FT TH N 76D 47M 02S WALONG SLY LINE OF LOT 12 31.09 FT TO SW

COR OF SD LOT TH S 1D 40M 53S E 375.25 FT TH S 89D 40M 22S W 250.0 FT TH N 1D 40M 53S WALONG N&S 1/4

LINE 441.20 FT TO BEG * SEC 17 T6N R10W SPLIT/COMBINED ON 08/15/2017 FROM 41-19-17-201-005;

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -17-201-010

ADDRESS OF PROPERTY: 6030 28th St. SE, Grand Rapids, MI 49546

PRESENT USE OF THE PROPERTY: Vacant

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.)

Same as Applicant

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

Charles Secchia

Applicant – Print or Type Name

* Same as Applicant

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

AW-SC 4/30/2018

Applicant's Signature & Date

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

Centennial Park Review Board
June 8, 2018

Committee Present: Dan Wiersma, Developer Representative
Steve Peterson, Township Representative

Description of project: *new building at 6080 28th st 7,500 sq ft now and 7,500 sq ft future*

Issues for Review Committee to discuss: *Committee comments in italics*

- A. Harmony with neighboring sites including the landscaping features of the site.
Concern over the finishes of the buildings. Make sure that it fits in well with the rest of the park. Some concern relative to future buildings using similar architecture. Due to size, location of this building it seems not as big of an issue as it would with other high profile properties.
- B. Color *OK*
- C. Site Furnishings *None provided*
- D. Signage *none planned*
- E. Wayfinding Signs *may use a couple of traffic directional signs*
- F. Technology *NA*
- G. Green Building Practices *NA*
- H. Building Height *20 feet high*
- I. Roof Design *Flat*
- J. Building Materials *see comment A*
- K. Fenestration *added several windows on the north and south elevations*
- L. Lighting. *Photometric light plan provided*
Type
Height
Light level
- M. Pedestrian Walks; *provided connection to sidewalk at 6010 28th st for connection to 28th st sidewalk. Due to grade change a few steps will be needed*
- N. Landscaping. *Significant landscaping around the building to provide screening or building and mechanical area. Landscape grouped around building rather than around perimeter of site*
- O. Screening *mechanicals are hidden by screen wall and landscaping on north side of buildings.*
Dumpsters *no outside dumpsters*
Mechanical
- P. Vehicular circulation *Vehicular connection to existing Acosta buidlng. No vehicle connection to 28h st as it would preclude addition.*
Ingress
Internal circulation
Connection to adjacent
- Q. Parking
- R. Signs *none planned*

Because the committee was not represented by a quorum the comments are passed on without a recommendation.

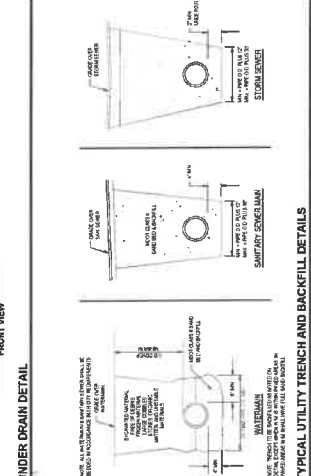
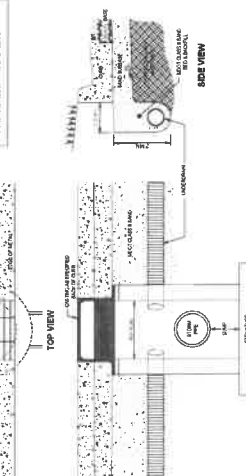
The Centennial Park Review Board's review and findings are subject to review before the Planning Commission. The Centennial Park Review Board can only grant preliminary approval of a site plan. The Planning Commission shall have the authority to grant final site plan approval. No site plan can be forwarded to the Planning Commission without the express, written approval of the Centennial Park Review Board.



PREPARED FOR:
5889 Tropic LLC
Grand Rapids, Michigan

REVISIONS:

NO.	DATE	DESCRIPTION
1	04/22/20	Issue for Bid
2	05/11/20	Revised per RFI
3	05/11/20	Revised per RFI
4	05/11/20	Revised per RFI
5	05/11/20	Revised per RFI
6	05/11/20	Revised per RFI
7	05/11/20	Revised per RFI
8	05/11/20	Revised per RFI
9	05/11/20	Revised per RFI
10	05/11/20	Revised per RFI



CONSTRUCTION NOTES

1. ALL TRENCHES SHALL BE EXCAVATED TO THE PROPOSED FINISH GRADE.
2. ALL TRENCHES SHALL BE EXCAVATED TO THE PROPOSED FINISH GRADE.
3. ALL TRENCHES SHALL BE EXCAVATED TO THE PROPOSED FINISH GRADE.
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8. ALL TRENCHES SHALL BE EXCAVATED TO THE PROPOSED FINISH GRADE.
9. ALL TRENCHES SHALL BE EXCAVATED TO THE PROPOSED FINISH GRADE.
10. ALL TRENCHES SHALL BE EXCAVATED TO THE PROPOSED FINISH GRADE.

STAMP:
NEDERVELD
LANDSCAPE ARCHITECTS
P.C.
14141 W. GRAND RAPIDS
MI 49508

PROJECT NO.:
1740468

SHEET NO.:
C-500

SHEET:
5 OF 5

DETAILS & SPECIFICATIONS
ACOSTA BUILDING EXPANSION

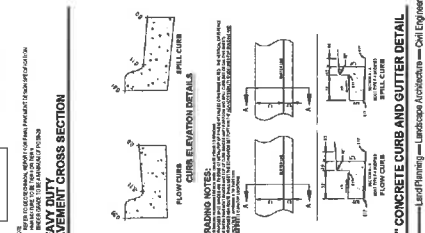
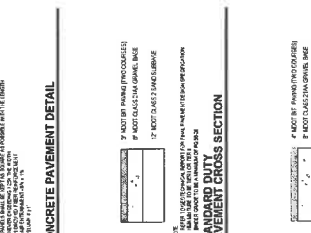
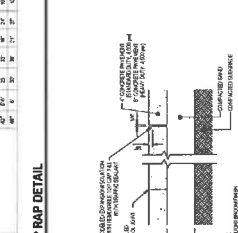
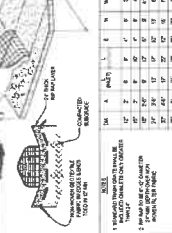
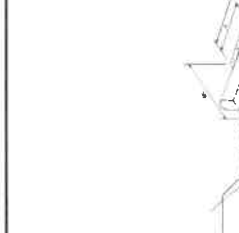
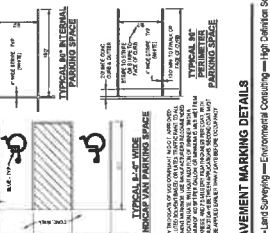
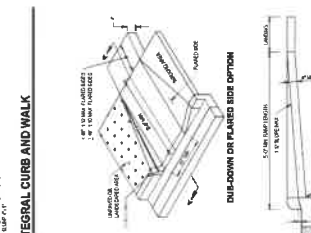
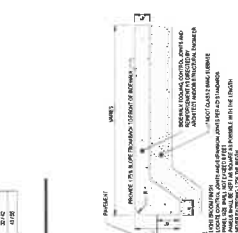
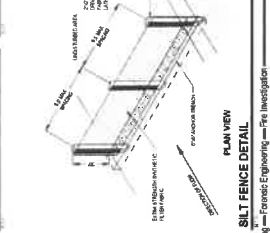
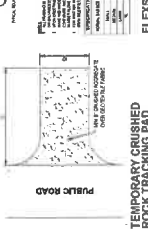
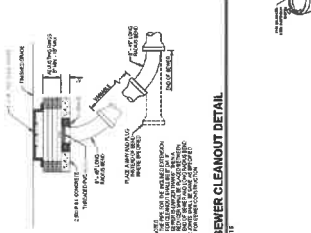
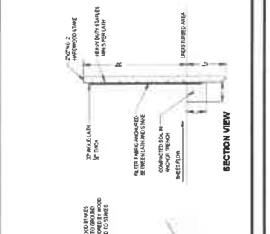
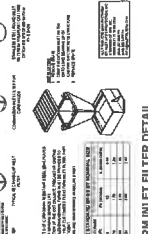
PART OF THE NORTH 172 OF SECTION 17, T19N, R18W,
CLAYCOCK TOWNSHIP, KENT COUNTY, MICHIGAN
5889 Tropic Drive SE
Grand Rapids, MI 49508

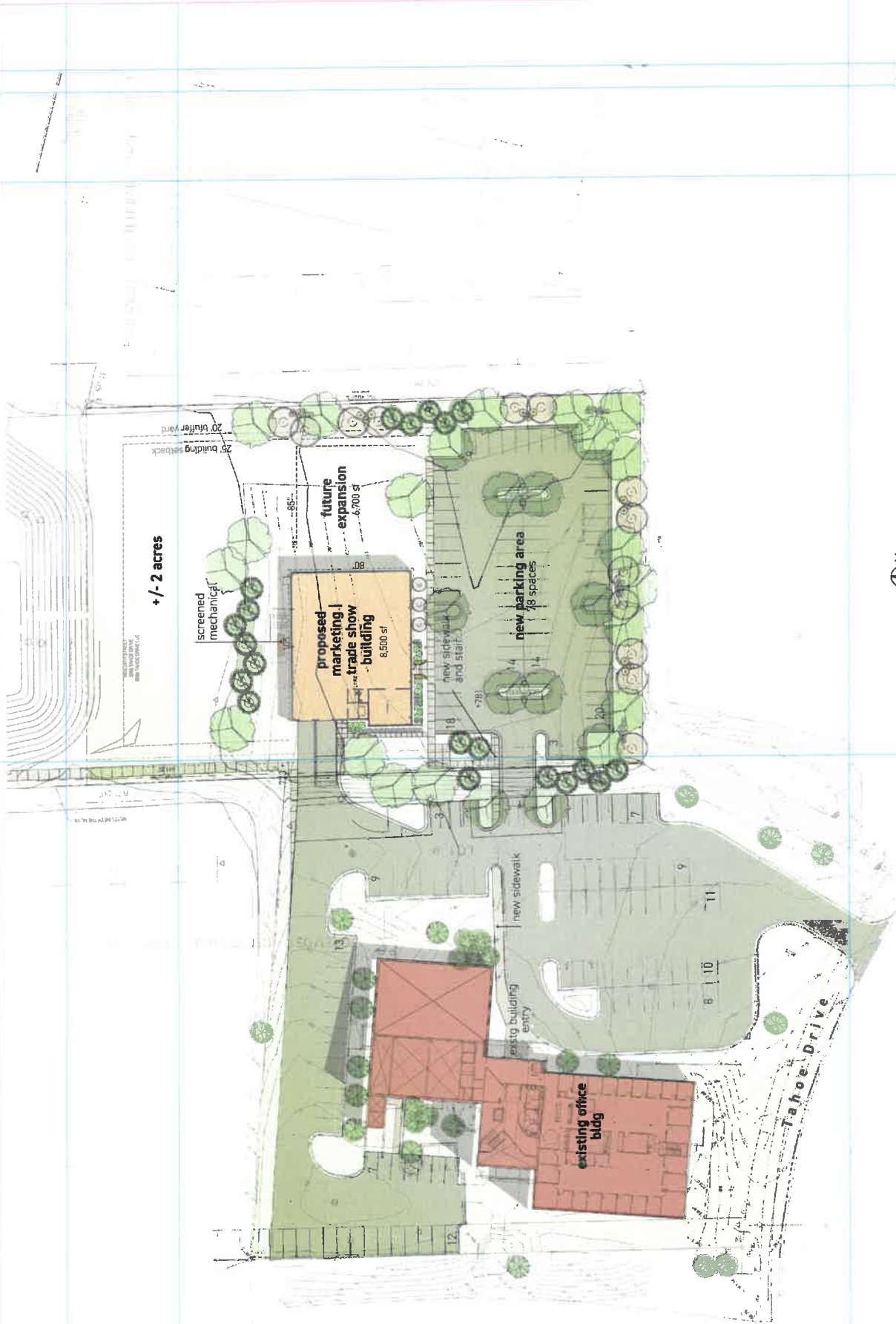
STAMP:
NEDERVELD
LANDSCAPE ARCHITECTS
P.C.
14141 W. GRAND RAPIDS
MI 49508



EROSION CONTROL BLANKET

1. EROSION CONTROL BLANKETS SHALL BE INSTALLED TO PREVENT EROSION OF EXPOSED SOIL SURFACES.
2. EROSION CONTROL BLANKETS SHALL BE INSTALLED TO PREVENT EROSION OF EXPOSED SOIL SURFACES.
3. EROSION CONTROL BLANKETS SHALL BE INSTALLED TO PREVENT EROSION OF EXPOSED SOIL SURFACES.
4. EROSION CONTROL BLANKETS SHALL BE INSTALLED TO PREVENT EROSION OF EXPOSED SOIL SURFACES.
5. EROSION CONTROL BLANKETS SHALL BE INSTALLED TO PREVENT EROSION OF EXPOSED SOIL SURFACES.





24 May 2018

20171105

Acosta - 5989 Tahoe LLC



scale

120'

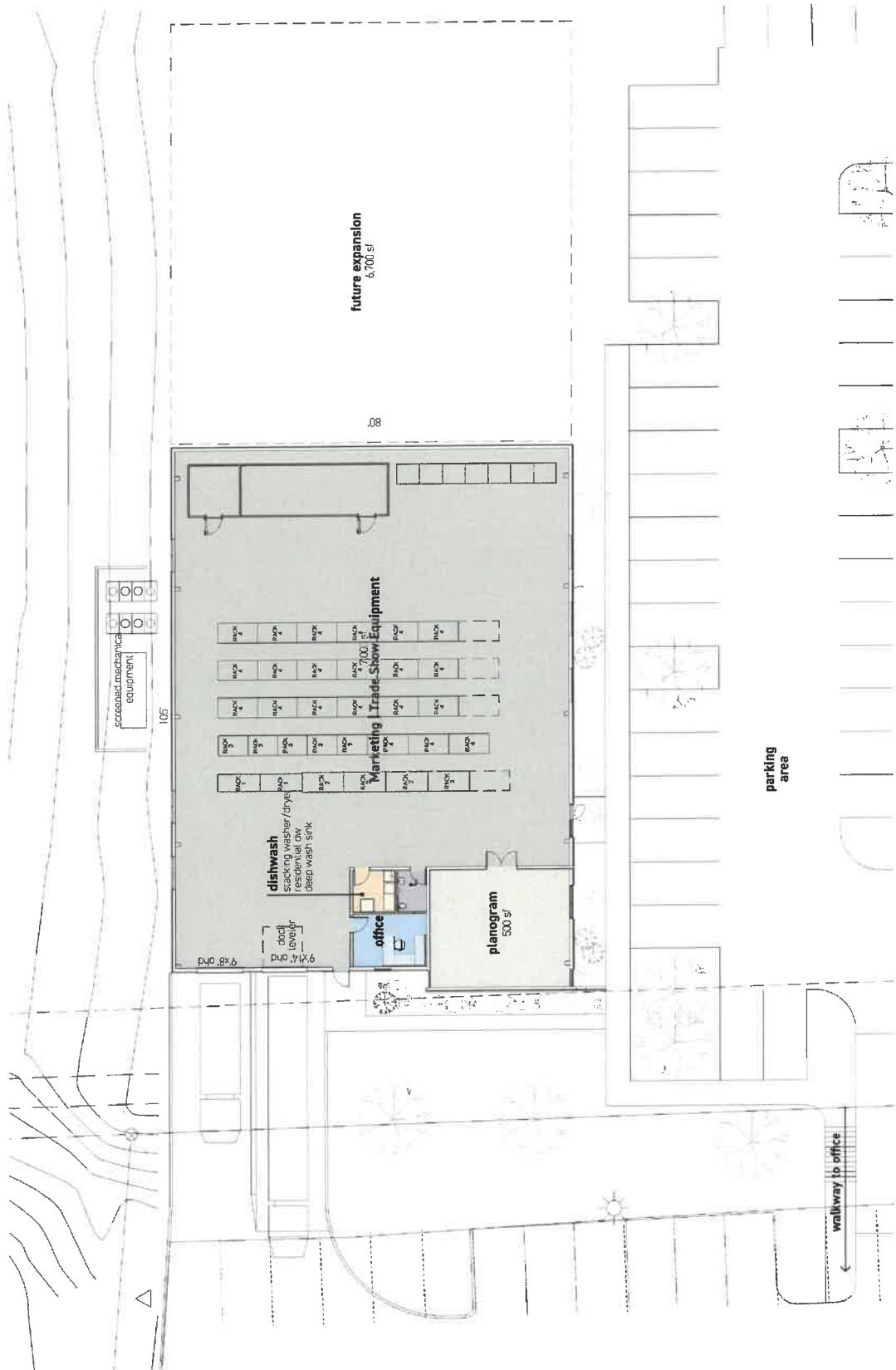
60'

0'

Proposed Site Plan

Integrated
Architecture

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24 May 2018

20171105

Acosta - 5989 Tahoe LLC



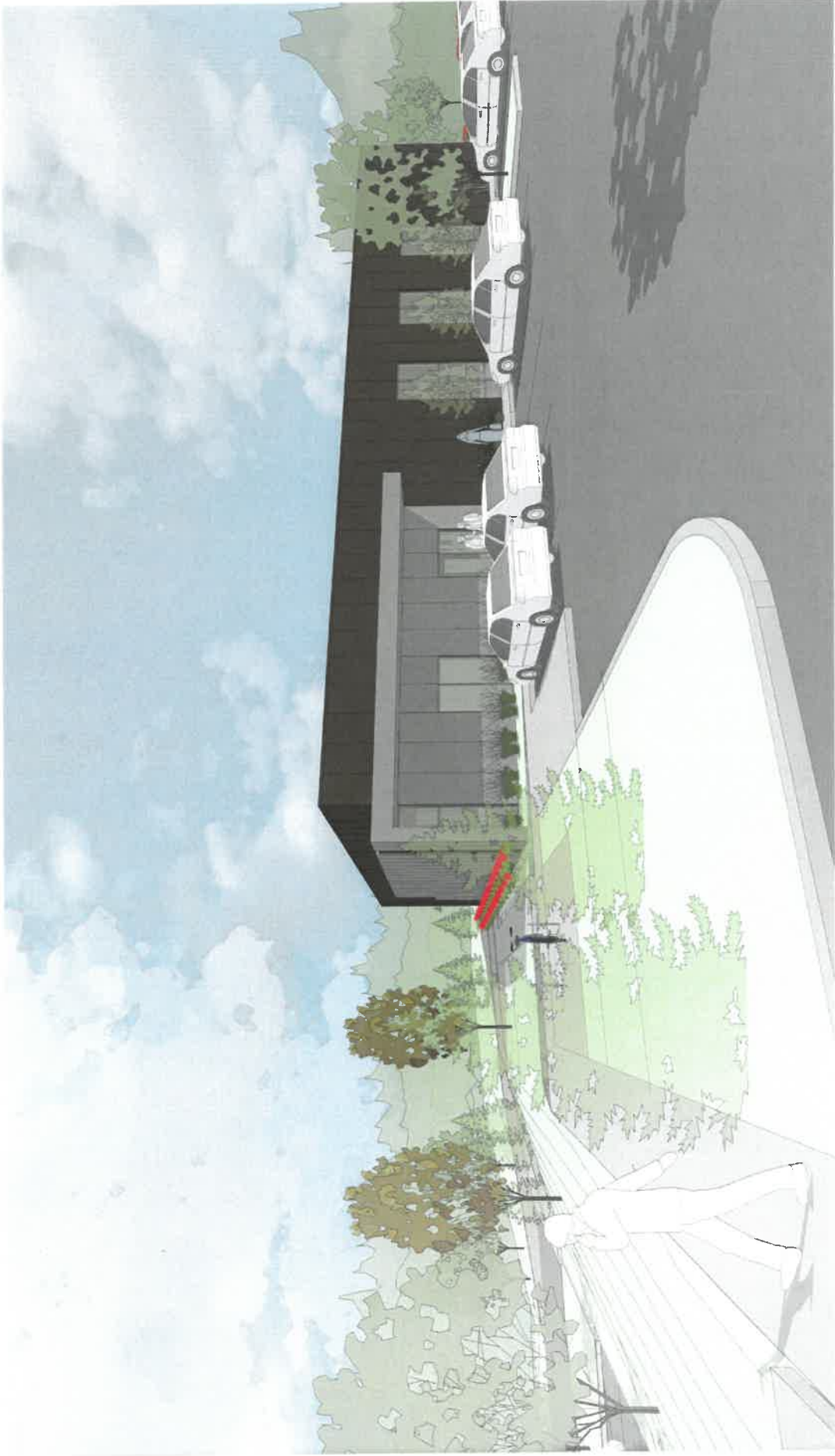
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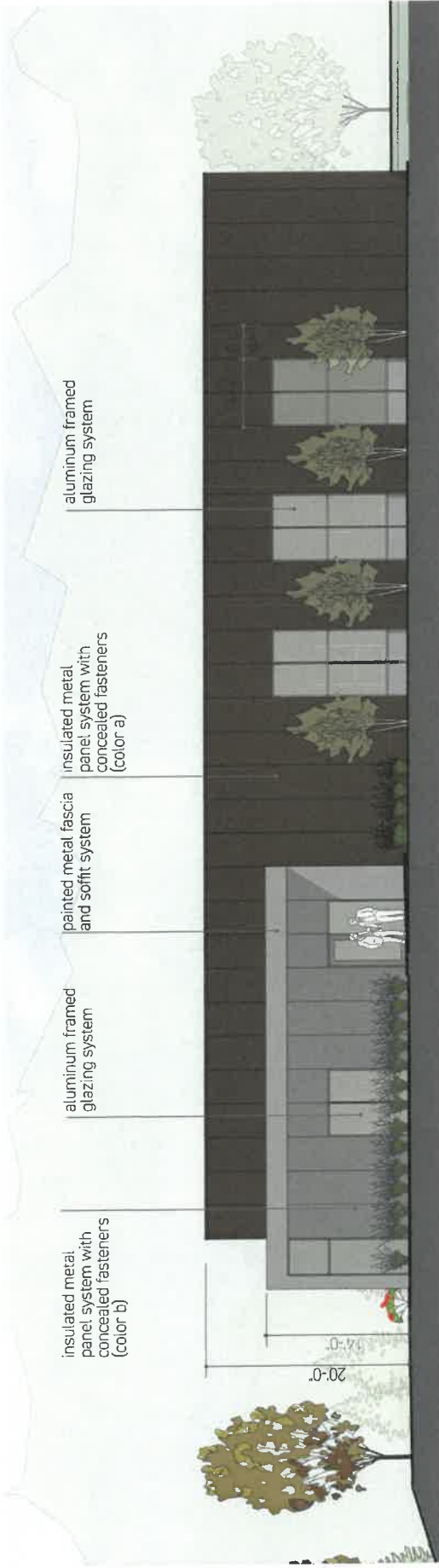
Total Gross Floor Area 8,500 gsf

Marketing Building | Floor Plan









insulated metal panel system with concealed fasteners (color b)

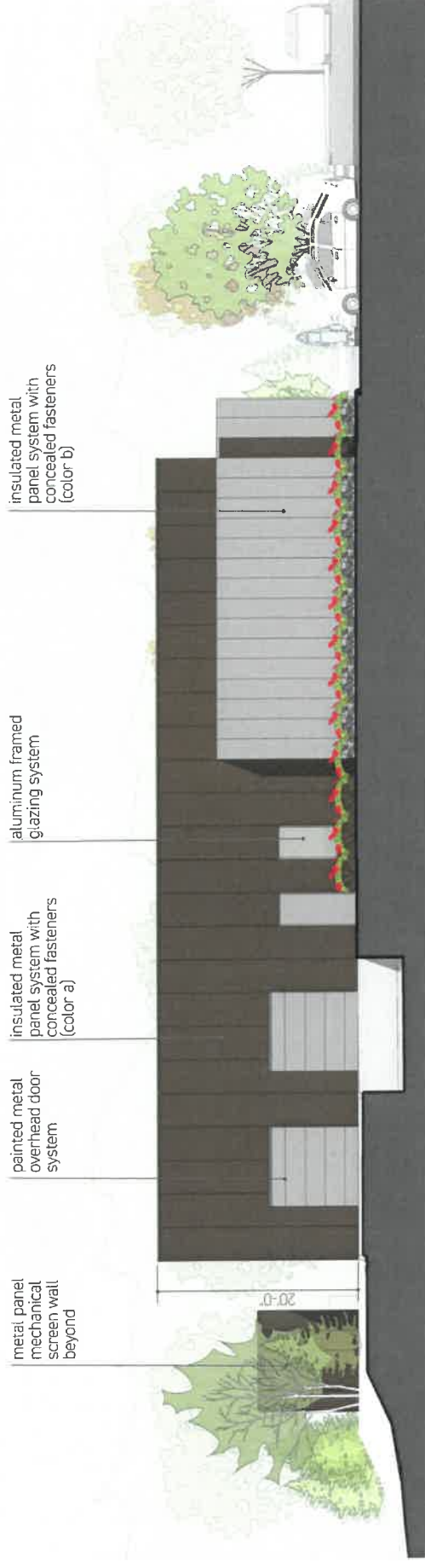
aluminum framed glazing system

painted metal fascia and soffit system

insulated metal panel system with concealed fasteners (color a)

aluminum framed glazing system

South Elevation



metal panel mechanical screen wall beyond

painted metal overhead door system

insulated metal panel system with concealed fasteners (color a)

aluminum framed glazing system

insulated metal panel system with concealed fasteners (color b)

West Elevation



scale



Marketing Building | Elevations

20171105

24 May 2018

Acosta - 5989 Tahoe LLC

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North Elevation



East Elevation

Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: #17-3419/Starbucks – Thornapple Centre PUD Amendments
Meeting date: July 16, 2018

At the Public hearing on June 11, 2018 the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the PUD amendment for the project.

The PUD Ordinance has been reviewed by the applicant and addresses all of their comments as well as the approval from June 11. I recommend that you forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan.

The Township Board will hold an additional public hearing to consider your recommendation.

Attachments: Proposed PUD Ordinance
Site Plan

CASCADE CHARTER TOWNSHIP

Ordinance #__ of 2018

AN ORDINANCE TO AMEND ORDINANCE 3 OF 1992, THE THORNAPPLE CENTRE PLANNED UNIT DEVELOPMENT PROJECT.

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendments to the Thornapple Centre PUD Ordinance

Amend Section IX.D.2.a to read as follows:

2. Roofs

a. The Building Design requirements of Chapter 8 section 8.08.11 of the zoning ordinance shall apply as amended. Modifications to these requirements may proceed under section 8.10 of the zoning ordinance as amended.

Amend Section IX.D.6 to read as follows:

The following signs are permitted

- a. One ground mounted Cascade Village Shopping Center development sign at Cascade and 28th st. this sign shall be a maximum of 6 feet tall, with a maximum sq ft of 64 sq ft for advertising tenants. This does not preclude the Cascade Village Shopping Center from being placed on top of the sign as shown on the approved sign plan dated 6/20/18. Sign to be located as shown on the plan dated 6/20/18.
- b. One ground mounted Cascade Village Shopping Center development sign at north entry and south entry (two total) at Cascade and 28th st. these signs shall be a maximum of 5 feet tall, with a maximum sq ft of 32 sq ft for advertising tenants. This does not preclude the Cascade Village Shopping Center from being placed on top of the sign as shown on the approved sign plan dated 6/20/18. Signs to be located as shown on the plan dated 6/20/18
- c. 3 interior directional signs up to a maximum of 32 sq ft and 8 feet tall as shown on the approved sign plan dated 6/20/18. Signs to be located as shown on the plan dated 6/20/18

- d. One freestanding sign for each building per the B1 sign regulations as amended.
- e. Wall signage per the B1 sign regulations as amended.
- f. If there are other requirements that apply to signs that are not addressed in this ordinance, the requirements of the Cascade Sign Ordinance shall apply.

Amend Section IX.D.11 to read as follows:

Facades.

The Building Design requirements of Chapter 8 section 8.08 of the zoning ordinance shall apply as amended. Modifications to these requirements may proceed under section 8.10 of the zoning ordinance as amended

Section 2. Effective Date

This Ordinance shall become effective upon publication or summary thereof, in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

Section 3. Effect

The Cascade Charter Township Zoning Ordinance, as amended, and Ordinance #3 of 1992, except as otherwise expressly amended herein, shall remain in full force and effect.

The foregoing Ordinance amendments were offered by Board Member _____, supported by Board Member _____. The roll call vote being as follows:

YEAS:

NAYS: None

ABSENT: None

ABSTAIN: None

ORDINANCE DECLARED ADOPTED.

Sue Slater
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a regular meeting of the Cascade Charter Township Board on the ___ day of _____, 2018.

Sue Slater
Cascade Charter Township Clerk

Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: #18-3458/Fox Subaru – East Imports PUD Amendments
Meeting date: July 16, 2018

At the Public hearing on June 11, 2018 the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the PUD amendment for the project.

The PUD Ordinance has been reviewed by the applicant and addresses all of their comments as well as the approval from June 11. I recommend that you forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan.

The Township Board will hold an additional public hearing to consider your recommendation.

Attachments: Proposed PUD Ordinance
Site Plan

**CASCADE CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN**

ORDINANCE NO. __ OF 2018

**AN ORDINANCE TO AMEND THE EAST IMPORT PLANNED UNIT
DEVELOPMENT PROJECT**

Article 1. Section VI Permitted Uses is amended to read as follows:

1. New and Used Car sales.

- B. One (1) 25,000 square foot building. This building will be constructed as shown on the approved site plan dated 5/16/18.

Article 2. Section VII Site plans & Design Guidelines, Requirments and Limitations is amended as follows:

B. Parking

- 1. A total of 566 parking spaces are provided. With at least an additional 60 spaces being deferred until needed for a total of 626 if all parking is constructed. A minimum of 50 spaces must be reserved for customer parking with the rest of the parking allowed to be used for display of vehicles for sale. No vehicles are allowed to be displayed anywhere on the site except for an approved parking space as shown on the approved site plan.

Except as expressly amended in this Ordinance/Ordinance Amendment, the balance of the East Import Planned Unit Development Ordinance shall remain unchanged and in full force and effect.

This Ordinance/Ordinance Amendment shall take effect and be in force seven (7) days after publication of this Ordinance/Ordinance Amendment or a summary thereof in the newspaper.

The foregoing Ordinance was offered by Board Member _____, supported by Board Member _____.
The roll call vote being as follows:

YEAS:

NAYS:

ABSENT:

Sue Slater
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the ___day of ____, 2018.

Sue Slater
Cascade Charter Township Clerk

