

**AGENDA**  
**CASCADE CHARTER TOWNSHIP PLANNING COMMISSION**  
**MONDAY, December 16, 2024**  
**7:00 PM**  
**2870 JACKSMITH AVE SE**  
*Public may access the meeting via video conference software Zoom*  
Webinar ID: 841 0379 0598  
<https://us02web.zoom.us/j/84103790598>

- ARTICLE 1. **Call the meeting to order. Record the attendance.**
- ARTICLE 2. **Pledge of Allegiance to the Flag**
- ARTICLE 3. **Approve the current Agenda**
- ARTICLE 4. **Disclose any Conflict of Interest**
- ARTICLE 5. **Approve the Minutes of the November 18, 2024 Meeting.**
- ARTICLE 6. **Acknowledge visitors and those wishing to speak.**  
**(Comments are limited to five minutes per speaker)**
- ARTICLE 7. **Case #24-3868 – Tabled**  
**Applicant:** Joel Bodbyl (Lakeland Pallets Inc)  
**Property Address:** 3700 Kraft Ave  
**Parcel Number:** 41-19-20-100-015  
**Requested Action:** Request for a Type II Special Use Permit for outdoor storage of materials.
- ARTICLE 8. **Case #24-3866 - Tabled**  
**Applicant:** Bruce Wright (Shaggy Pines Dog Park)  
**Property Address:** 3895 Cherry Lane  
**Parcel Number:** 41-19-23-100-008  
**Requested Action 1:** Request for Type II Special Use Permit for a "private outdoor recreational use" (Section 7.04.1) to operate a private outdoor recreation dog park.  
**Requested Action 2:** The applicant is also requesting a Type I Special Use Permit for an accessory building over 832 sf.
- ARTICLE 9. **2025 Proposed Meeting Schedule**
- ARTICLE 10. **Acknowledge visitors and those wishing to speak.**  
**(Comments are limited to five minutes per speaker)**
- ARTICLE 11. **Other Business**
- ARTICLE 12. **Adjourn**

**Meeting format**

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

**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, December 16, 2024  
7:00 PM**

**ARTICLE 5.**

**Approve the Minutes of the November 18, 2024 Meeting.**

**MINUTES**  
**CASCADE CHARTER TOWNSHIP PLANNING COMMISSION**  
**MONDAY, November 18, 2024**  
**7:00 pm**  
**2870 Jacksmith Ave SE**

**ARTICLE 1.** Vice Chair Rissi called the meeting to order at 7:00 pm.  
Members Present: Moxley, Bruneau, Rissi, Noordyke, Rowland, Noordhoek  
Members Absent: Richardson (excused)  
Others Present: Community Planning and Development Director (CP&D Director) Andrea Hendrick, Planning Consultant Danielle Bouchard of McKenna (Via Zoom), Legal Counsel (LC) Laura Genovich of Foster Swift, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.

**ARTICLE 2. Pledge of Allegiance to the Flag**

**ARTICLE 3. Approve the current Agenda**

**Motion was made by Secretary Noordyke to approve the current agenda. Supported by Vice Chair Rissi. Motion carried 6 to 0.**

**ARTICLE 4. Disclose any Conflict of Interest**

There were no conflicts of interest.

**ARTICLE 5. Approve the Minutes of the October 21, 2024 Meeting.**

**Motion was made by Secretary Noordyke to approve the Minutes of the October 21, 2024 Meeting. Supported by Member Bruneau. Motion carried 6 to 0.**

**ARTICLE 6. Acknowledge visitors and those wishing to speak.**

There was no one wishing to speak.

**ARTICLE 7. Case #24-3869 – Public Hearing**

**Applicant:** Jacob Boles

**Property Address:** 4325 Cherry Lane

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

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

Planning Consultant Danielle Bouchard presented the application for a Type 1 Special Use Permit to construct a 1,600 square foot detached accessory building. The property is zoned ARC and is approximately 2.33 acres. The application includes removal of an existing accessory structure under 200 square feet. Bouchard noted that given the site size being less than three acres, only one accessory structure is permitted.

The applicant, Jacob Boles, addressed the Commission and presented details about the well location in the front yard and septic system placement. He indicated the proposed pole barn would be located in the back left corner of the

property. Boles confirmed he would remove the existing 12x12 shed.

Member Bruneau inquired about standing water concerns based on submitted images. Bowls explained that standing water only occurs briefly after snow runoff in spring, with good drainage thereafter. He stated the builder plans to raise the grade by approximately two feet in the low corner area.

Vice Chair Rissi asked about grade changes, to which Boles confirmed only the low side would be raised, not the entire area. Secretary Noordyke expressed concerns about potential water runoff to neighbors' yards, but Boles assured the Commission that neighboring properties are graded such that water flows into his yard currently.

**Motion was made Vice Chair Rissi by to open public hearing. Supported by Secretary Noordyke. Motion carried 6 to 0.**

There was no one wishing to speak.

**Motion was made by Vice Chair Rissi to close public hearing. Supported by Secretary Noordyke.  
Motion carried 6 to 0.**

**Motion was made by Vice Chair Rissi to APPROVE Case Number 24- 3869, for a Type I Special Use Permit to build a 1600 sf accessory building for 4325 Cherry Lane SE with the following conditions:**

- 1. The existing accessory building be removed prior to final building inspection.**
- 2. The accessory building will not be used to run a business.**
- 3. Any outdoor lighting meets the requirements of the township ordinance.**
- 4. Any stormwater runoff will remain on site.**
- 5. The accessory building will not be used as dwelling.**

**Supported by Secretary Noordyke.**

**Motion carried 6 to 0.**

**ARTICLE 8.**

**Case #24-3873**

**Applicant:** Adam Nelson (MSI Renovations)

**Property Address:** 5085 Kraft Ave

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

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

Planning Consultant Danielle Bouchard presented the site plan application for MSI Renovations at 5085 Kraft Avenue. The applicant sought site plan approval for a new truck well, loading dock, and outdoor storage area for tile display in front of the existing building. The subject site is located in PUD 50 (Meadowbrook PUD) and airport overlay B, comprising approximately 5.9 acres.

Bouchard noted that neither PUD 50 nor the zoning ordinance include specific requirements for outdoor display areas, leading staff to review the

application under outdoor storage guidelines. The Planning Commission holds sole authority to approve outdoor storage within PUD 50.

The applicant, Adam Nelson of Ghafari Associates, addressed the Commission regarding the outdoor display area. He explained the tile display would function like a patio with an A-frame display for quartz samples, screened by a two-foot masonry wall. Nelson confirmed the sales staff would use the outdoor display area to show materials to customers, though no retail sales would occur on site.

Member Bruneau raised concerns about shared parking mentioned in application documents. Nelson clarified that while the site shares access with neighboring properties, each property maintains its own dedicated parking.

Member Rowland inquired about the orientation of displayed tiles. Nelson explained that some would be laid flat like a patio while others would be displayed vertically on A-frames, similar to countertop displays.

Vice Chair Rissi questioned why outdoor display was necessary. Mr. Nelson explained it allows sales representatives to show materials to customers in natural lighting conditions. Chair Moxley provided experience as an architect that he had visited similar displays to view building materials in outdoor conditions.

During deliberation, commission members expressed concerns about setting precedent for outdoor storage in front of buildings, though some noted the industrial zoning and dead-end street location as mitigating factors.

**Motion was made by Secretary Noordyke to recommend APPROVAL of Case Number 24-3873, for a Site Plan of the proposed outdoor storage and display area and new truck well as indicated on the site plan dated 11/01/2024 located at 5085 Kraft Avenue with the following conditions:**

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

**Supported by Vice Chair Rissi. Motion carried 4 to 2.**

**Yeas: Rissi, Noordhoek, Noordyke, Moxley**

**Nays: Bruneau, Rowland**

## **ARTICLE 9.**

### **Case #24-3868 – Public Hearing**

**Applicant:** Joel Bodbyl (Lakeland Pallets Inc)

**Property Address:** 3700 Kraft Ave

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

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

Planning Director Andrea Hendrick presented the application for site plan approval at 3700 Kraft Avenue. The subject property, previously used as a

Coca-Cola bottling facility, comprises 36 acres of a 37-acre parcel. The site is bordered by vacant industrial property and mineral mining operations to the west, forested area to the east, and CSX railroad and airport property to the south.

Hendrick explained that while the change of use to pallet operations constitute an administrative site plan review, two factors necessitated Planning Commission review: Special Use approval for the proposed outdoor storage and outdoor storage within setback areas. She noted the applicant received Zoning Board of Appeals approval on November 12 for setback variances, conditioned upon maintaining existing vegetation for screening on west and south sides. She also mentioned that earlier that day the Fire Department Inspector conducted a site visit and recommended 30-foot fire access aisles (increased from standard 20 feet), eight-foot breaks between outdoor storage areas and clear access around entire site perimeter.

**Motion was made Vice Chair Rissi by to open public hearing. Supported by Secretary Noordyke. Motion carried 6 to 0.**

There was no one wishing to speak.

**Motion was made by Vice Chair Rissi to close public hearing. Supported by Secretary Noordyke. Motion carried 6 to 0.**

**Motion was made by Member Bruneau to TABLE Case Number 24-3868, for a Type II Special Use Permit for outdoor storage of materials located at 3700 Kraft Avenue with the following conditions:**

- 1. Dimensional drawings typical with a site plan review**
- 2. Parking space calculations.**
- 3. The usual fan fair similar to what was provided in case number 24-3873**

**Supported by Secretary Noordyke. Motion carried 5 to 1.  
Yeas: Bruneau, Rowland, Noordhoek, Noordyke, Moxley  
Nays: Rissi**

**ARTICLE 10.**

**Case #24-3866 – Public Hearing**

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

**Property Address:** 3895 Cherry Lane

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

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

Planning Consultant Bouchard presented a three-part request for Shaggy Pines Dog Park a Type II Special Land Use permit for private outdoor recreation and construction of a 6,400 square foot accessory building, while also requesting conversation on the purposed conversion of the existing clubhouse to include living space. She explained that while the facility was approved in 2003 under kennel requirements, current staff review found it as more aligned with private outdoor recreation use.

Bruce Wright, the applicant, explained they purchased the property six

months ago and serve approximately 250 members. He detailed plans to move training and equipment storage to the new building, allowing the former residence to revert to living space for on-site management. He emphasized the importance of maintaining the facility as a community asset.

The Commission expressed concerns about the accessory dwelling unit component, with Member Bruneau noting recent discussions opposing ADUs. Vice Chair Rissi requested previous meeting minutes from the 2003 approval to better understand original conditions and restrictions. Member Rowland sought clarification on the classification of the existing clubhouse structure, which CP&D Director Hendrick confirmed functions as principal structure for the current commercial use.

**Motion was made Vice Chair Rissi by to open public hearing. Supported by Member Rowland. Motion carried 6 to 0.**

There was no one wishing to speak.

**Motion was made by Vice Chair Rissi to close public hearing. Supported by Secretary Noordyke. Motion carried 6 to 0.**

**Motion was made by Secretary Noordyke to TABLE Case Number 24-3866, for a “private outdoor recreational use” (Section 7.04.1) to operate a private outdoor recreation dog park and Type I Special Use Permit for an accessory building over 832 sf, at 3895 Cherry Lane with the following conditions.**

- 1. The meeting minutes from the 2003 for the current approved use be included in the packet.**
- 2. Separation of the proposed ADU from the current case for both Type I & II Special Use Permits.**

**Supported by Member Rowland. Motion carried 6 to 0.**

## **ARTICLE 11.**

### **Case #24-3862 – Public Hearing**

**Applicant:** Howie Hehrer (JTB Homes)

**Property Address:** 1701 Spaulding Ave SE

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

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

CP&D Director Andrea Hendrick presented the application regarding 1701 Spaulding Avenue, noting this property received approval in 2017 for rezoning with PUD 97. Hendrick detailed that portions of the 2017 PUD requirements remained unfulfilled, including unsigned developer statements, unadopted site condominium rules, and an unfiled final site plan.

The applicant, Howie from JTB Homes, addressed the Commission, explaining they are under contract to purchase the property and had intended to make minor modifications to what they believed was a valid existing PUD. Adam Feenstra of Feenstra and Associates presented the technical aspects of their proposal, including:

- Modification of Abbeydale Drive connection to Spaulding Avenue
- Reduction from two public cul-de-sacs to one with a shared

driveway

- Implementation of a two-phase construction plan
- Increase from 31 to 34 residential lots
- Incorporation of public pathway connections and bridge.

Following the initial presentation, Member Rowland inquired about the proposed shared driveway configuration for lots 32-34, expressing concern about setting precedent. Adam Feenstra explained the 66-foot-wide easement would be contained within lot 33, with deliberate 6-inch gaps on either side to prevent adjacent lot access.

Member Bruneau questioned the fire access requirements, particularly regarding the private drive dimensions. Feenstra confirmed the drive would meet township standards but acknowledged the hammerhead turnaround configuration differed from typical cul-de-sac designs.

Trustee Noordhoek sought clarification regarding drainage management, prompting CP&D Director Hendrick to explain that township engineer Aric Thorne needed full engineering and drainage plans to conduct a thorough site review. These were not yet provided by the applicant. Vice Chair Rissi inquired about the elimination of the existing pathway connection to Northeast Park in Kentwood, to which Feenstra responded their revised plan provided alternative connectivity through the proposed bridge crossing.

Member Rowland expressed concern about the hammerhead design, requesting examples of similar implementations in the township. When pressed, the applicant could not provide specific local examples, leading to broader commission concerns about the viability of the design.

Trustee Noordhoek raised questions about pathway maintenance responsibilities, particularly regarding snow removal and regular upkeep. The applicant indicated the homeowners' association would maintain paths east of the county drain, while township maintenance would cover sections west of the drain. This prompted further discussion about practical implementation and long-term maintenance considerations.

**Motion was made by Secretary Noordyke to open public hearing. Supported by Member Rowland. Motion carried 6 to 0.**

Daniel Lukaart (1721 Spalding Ave SE) expressed concerns about erosion and silt accumulation in his pond since 2018, requesting restitution for pond damage.

Ingrid Anastasiu (1921 Deerfield Ct SE) detailed involvement since 2014 representing the neighborhood. She cited concerns regarding traffic impact, noting 2023 traffic counts of 10,300 vehicles per 24-hour period approaching the 12,000 maximum for a two-lane road. She requested a new traffic impact study.

Bill Bos (1674 Spaulding Ave SE) provided historical context about the property's past uses and soil conditions, noting 16-foot deep muck in certain areas.

Holly Hanson (1685 Riva Ridge Dr SE, Kentwood) expressed concerns about parking and traffic impacts on the neighboring park in Kentwood if the pathway is connected.

AJ Bsharah (4810 Cavalcade Dr SE) detailed issues with the existing pathway between properties and advocated for its removal. He expressed concerns about tree removal and erosion problems from previous development attempts.

Barbara Lovinger (5101 Abbeydale Dr SE) supported development but expressed concerns about density and lot sizes compared to existing neighborhood standards.

Tammy Doolittle (5095 Abbeydale Dr SE) expressed concerns about incrementally lowering development standards through multiple revisions.

Chris Veneklasen (1850 Tall Pines Dr SE) noted lack of developer engagement with neighbors and questioned proposed screening and tree preservation plans.

Trevor Mauch (1948 Deerfield Ct SE) raised concerns about traffic safety, particularly regarding children walking to bus stops without sidewalks.

Linda Gommesen (1889 Abbeydale Ct SE) reiterated traffic concerns and requested better neighborhood notification of future proposals.

Scot VanSolkema (2570 Orange St) suggested consideration of alternative site layouts to better preserve green space and lower density.

**Motion was made by Secretary Noordyke to close public hearing. Supported by Member Bruneau. Motion carried 6 to 0.**

Legal Counsel Luara Genovich provide clarification of 16.08.2 of the zoning ordinance regarding PUD expiration. Counsel explained that construction must commence within one year of final PUD approval or other necessary governmental approvals, whichever occurs later. If construction does not begin within this timeframe, the PUD approval expires unless an extension is granted by the township board upon good cause shown prior to expiration. Member Rowland inquired whether any extension had been requested or granted, to which CP&D Director Hendrick indicated no such request was made from their research. Secretary Noordyke noted the original PUD's five-year provision requiring driveways and sidewalks be constructed by the 25th lot or within five years of project start. Legal Counsel Genovich confirming that since construction never commenced within the required one-year window, the original timeline became moot but deferred that decision to staff.

**Motion was made by Secretary Noordyke to REJECT Case Number 24-3862, for a major revision to the development plan for The Meadows at Abbeydale, PUD-97. Supported by Member Rowland. Motion carried 6 to 0.**

**ARTICLE 12. Acknowledge visitors and those wishing to speak.**

Scot VanSolkema (2570 Orange St) Addressed the Commission to express gratitude to Vice Chair Rissi and Secretary Noordyke for their years of service on the Planning Commission.

**ARTICLE 13. Other Business**

The Commission discussed the rewriting of the zoning ordinance, favoring targeted zoning ordinance modifications over comprehensive revision. CP&D Director

Hendrick introduced new Zoning Administrator Ryan Sennett. The Commission acknowledged the impending departure of Vice Chair Rissi and Secretary Noordyke to Township Board positions. Following expressions of appreciation for departing members' Chair Moxley indicated his willingness to serve until replaced.

**ARTICLE 14. Adjourn**

**Motion was made by Vice Chair Rissi to adjourn. Supported by Secretary Noordyke, Motion carried 6 to 0. The meeting adjourned at 10:01 pm.**

Respectfully submitted,  
Chris Noordyke, Secretary

DRAFT

**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, December 16, 2024  
7:00 PM**

**ARTICLE 7.**

**Case #24-3868 – Tabled**

**Applicant:** Joel Bodbyl (Lakeland Pallets Inc)

**Property Address:** 3700 Kraft Ave

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

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

# Parcel & Zoning Map





# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

## PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 24-3868  
 REPORT DATE: December 11, 2024  
 PREPARED FOR: Cascade Charter Township Planning Commission  
 MEETING DATE: December 16, 2024  
 PREPARED BY: Andrea Hendrick, Community Planning & Development Director

### APPLICATION SUMMARY:

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

ADDRESS: 3700 Kraft Ave SE

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

REQUESTED ACTION: Special Use Request for Outdoor Storage

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

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

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

PARCEL SIZE: 37.4 acres

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

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

## **PROPERTY HISTORY**

*1978 – Current Building Constructed*

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

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

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

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

*2024-11-18 Planning Commission heard the Special Use Permit request and tabled.*

## **PROPOSED USE**

The applicant is requesting a Special Use Permit from the Planning Commission on December 16th & Township Board on January 8th to request a Type II Special Use permit for outdoor storage. The business constructs pallets and intends to use portions of the paved area on the southwest, south, and southeast sides of the building for storage of constructed pallets and wood material.

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

The operations were considered and designed based on the current layout of the building without the knowledge that setbacks for outdoor storage were required. However, given the surrounding land uses, staff does not find that the current requirements for outdoor storage within the setback have a negative impact to the surrounding land uses or compromise the character of the Zone District. The Zoning Board of Appeals has granted a variance for outdoor storage within the side and front setbacks on the south and southwest sides of the property.

In addition to the updated material provided, the applicant has voluntarily provided the material requested at the previous hearing. See images provided by the applicant on 12-02-2024.



## **SECTION 17 - OUTDOOR STORAGE OF EQUIPMENT AND MATERIAL**

### *Section 17.06 Special Use Approval Standards – General*

<b>Standard</b>	<b>Determination</b>
a. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed.	The locations of the outdoor storage would be placed on existing paved surface in a location that is screened by existing vegetation on the south and west sides.
b. Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.	The site is an industrial site operating a by right use in the Industrial Zone District. All required services are provided.
c. Not create excessive additional requirements at public cost for public facilities and services.	The site is properly serviced by utilities and no additional calls for service are anticipated. The submitted plans appear to meet the requirements of this standard.
d. Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.	The proposed use is designed to accommodate the operational traffic for the site efficiently. The use is a typical industrial use in an industrial zone district. No additional traffic or congestion is anticipated by this use.
e. Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.	The property is located at the end of a dead end, with adequate screening from surrounding properties. Both the Special Use and Variance request have been noticed to surrounding properties and no objections have been received. The surrounding properties are transportation utility uses with no public access and limited access for employees of the businesses. There are no parties to be aggrieved by the out storage of pallets and material for pallet manufacturing.

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

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

## **FIRE DEPARTMENT REVIEW COMMENTS**

After multiple site visits, the fire inspector has provided a summary letter for the Planning Commission. He supports the development as proposed.

## **NEIGHBORS COMMENTS**

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

## **CONSIDERATIONS**

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

## **RECOMMENDATION**

Staff recommends that the Special Use request for outdoor storage at 3700 Kraft Avenue be APPROVED and recommended to the Township Board.

## **ATTACHMENTS**

1. Application
2. Site Plan
3. Photometric
4. Floor plan
5. Zoning Verification – 4-26-2024
6. Letter of Support
7. Staff Review for Administrative Site Plan Review
8. Fire Inspector Letter of Support
9. Additional Emails from Planning and Fire



# CASCADE CHARTER TOWNSHIP

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

## PLANNING & ZONING APPLICATION

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

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:\*\*

WE MOVED OUR OPERATIONS ACROSS THE STREET.

---



---

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY\*\*:

SEE ATTACHED.

(\*\*Use Attachments if Necessary)

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

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

PRESENT USE OF THE PROPERTY: PALLET WAREHOUSING & MANUFACTURING

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

Name(s)

Address(es)

3700 KRAFT LLC

2838 LEONARD ST MARNE, MI 49738

**SIGNATURES**

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

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

JOEL BOBBYL

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

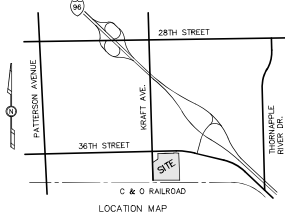
Applicant – Print or Type Name

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

Applicant's Signature & Date

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

Rev. 7/27/21



**GENERAL NOTES**

1. PARCEL NUMBER: 41-19-20-100-015
2. EXISTING ZONING: I-INDUSTRIAL DISTRICT
3. ZONING REQUIREMENTS:
 

MINIMUM LOT AREA	= 2 AC
MINIMUM LOT WIDTH	= 200'
MINIMUM BUILDING SETBACKS	
FRONT YARD	= 100'
REAR YARD	= 50'
SIDE YARD	= 25' (50' SETBACK FOR ANY USE OTHER THAN VEHICLE PARKING)
MAXIMUM BUILDING HEIGHT	= 45'
MAXIMUM LOT COVERAGE	= 50%
4. SITE DATA:
 

LOT AREA	= 35.05 AC
EXISTING BUILDING AREA	= 1.25 AC
EXISTING LOT COVERAGE	= 3.29%
5. PROPOSED USE: INDUSTRIAL USE INCLUDING WAREHOUSING & DISTRIBUTION
 

OUTDOOR STORAGE AREA	= 51,365 SF (MATERIAL STORAGE NOT TO EXCEED 20' IN HEIGHT)
----------------------	--
6. PARKING REQUIREMENTS:
 

EXISTING SPACES	= 99 SPACES (3 ADA)
PROPOSED SPACES	= NONE
TOTAL	= 99 SPACES (3 ADA)
- REQUIRED SPACES:
 

MANUFACTURING	20,103 SF OF BUILDING = 8.7 SPACES
OFFICE	5,925 SF OF BUILDING = 2.72 SPACES
WAREHOUSE	27,789 SF OF BUILDING = 18.6 SPACES
TOTAL REQUIRED	= 45 SPACES REQUIRED (PER CASCADE CHARTER TOWNSHIP STAFF REVIEW 1014102024)
7. LANDSCAPE REQUIREMENTS:
 

THE CURRENT CHANGE OF USE DOES NOT REQUIRE LANDSCAPING CHANGES AS NO EXISTING MODIFICATIONS TO THE BUILDING ARE PROPOSED. THE EXISTING TREES LOCATED ON THE WEST AND SOUTH SIDES OF THE PROPERTY SHALL BE MAINTAINED AS A BUFFER TO THE ADJACENT PROPERTIES. HOWEVER, OUTDOOR STORAGE OF MATERIALS AND EQUIPMENT MAY REQUIRE ADDITIONAL SCREENING DEPENDING ON THE LOCATION OF THE STORAGE.

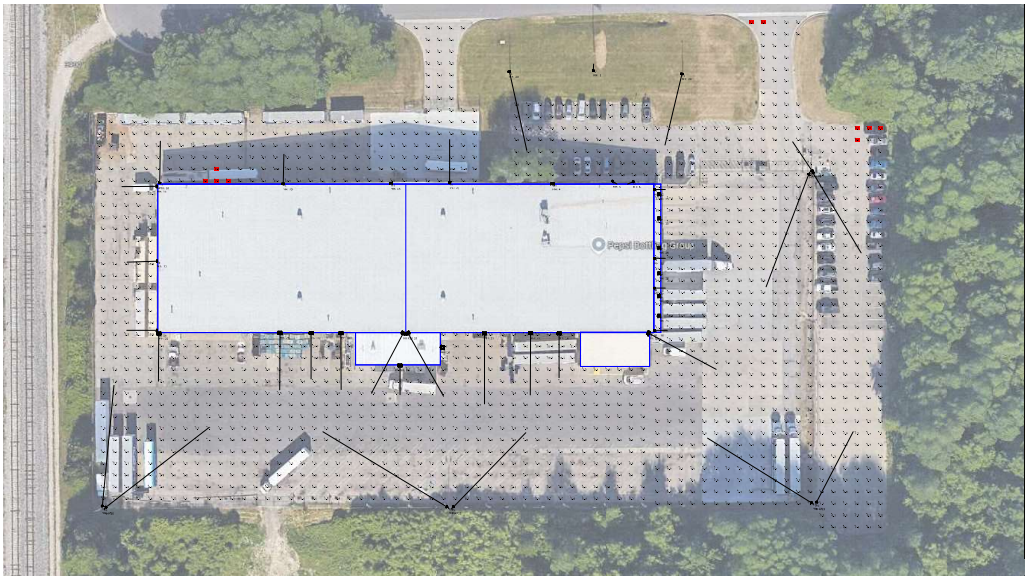
■ - PROPOSED STORAGE LOCATIONS  
■ - EXISTING PARKING AREAS TO REMAIN

- LEGEND**
- = IRON STAKE FOUND
  - = IRON STAKE SET
  - ⊙ = MONUMENT
  - ⊙ = LIGHT POLE
  - ⊙ = SIGN
  - ⊙ = BOLLARD
  - ⊙ = HYDRANT
  - ⊙ = WATERMAIN VALVE
  - ⊙ = CLEANOUT
  - ⊙ = CATCH BASIN
  - ⊙ = MAILBOX
  - ⊙ = HOLE
  - ⊙ = BURIED FIBER OPTIC MARKER
  - ⊙ = BURIED GAS LINE MARKER
  - ⊙ = BURIED ELECTRIC MARKER
  - ⊙ = BURIED TELEPHONE MARKER
  - ⊙ = BURIED WATERMAIN MARKER
- SCALE: 1" = 50'  
 1" CONTOUR INTERVAL  
 (R) = RECORD DIMENSION  
 (C) = CALCULATED DIMENSION  
 --- = FENCE LINE

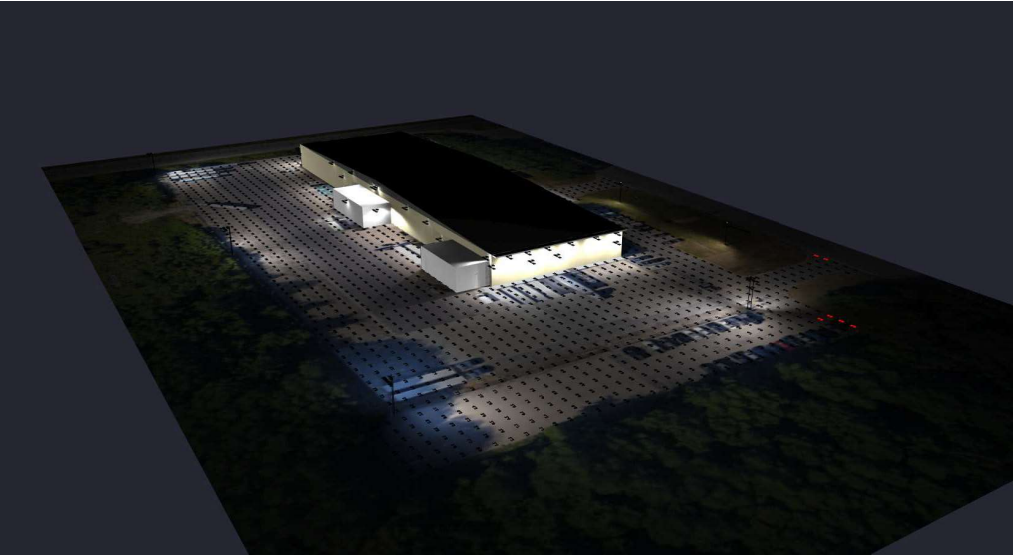
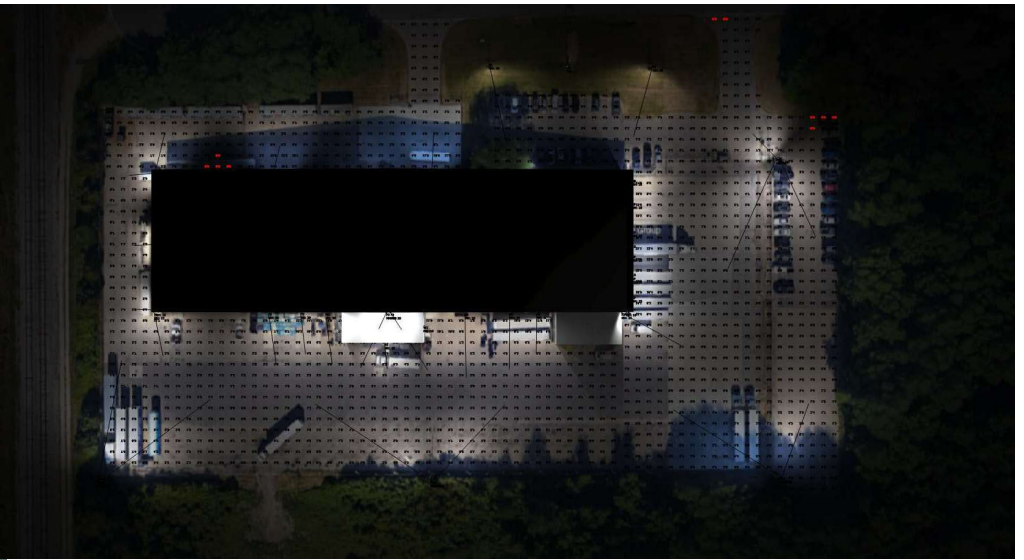
**SITE PLAN**  
 RE: 3700 KRAFT AVE. SE  
 FOR: 3700 KRAFT, LLC  
 ATTN: JOEL BOBBY  
 3801 KRAFT AVE. SE  
 GRAND RAPIDS, MI 49512  
 PART OF THE NW 1/4, SECTION 20, 19N, 101W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

**excel engineering, inc.**  
 5310 Capital Park Drive, Grand Rapids, MI 49508  
 Phone: (616) 875-0888, www.exceleng.com

DATE	REVISION	DRAWN BY	DATE	PROJ. ENGR.	DATE	SHEET
04/19/2024		RYAN	04/19/2024	RYAN	04/19/2024	1 OF 1



Scale: 1 inch= 50 Ft.



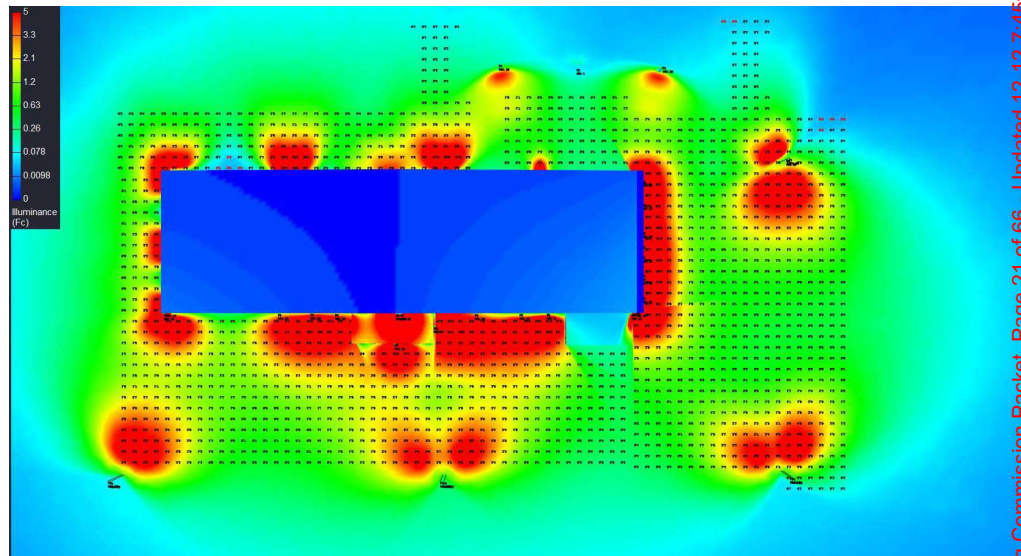
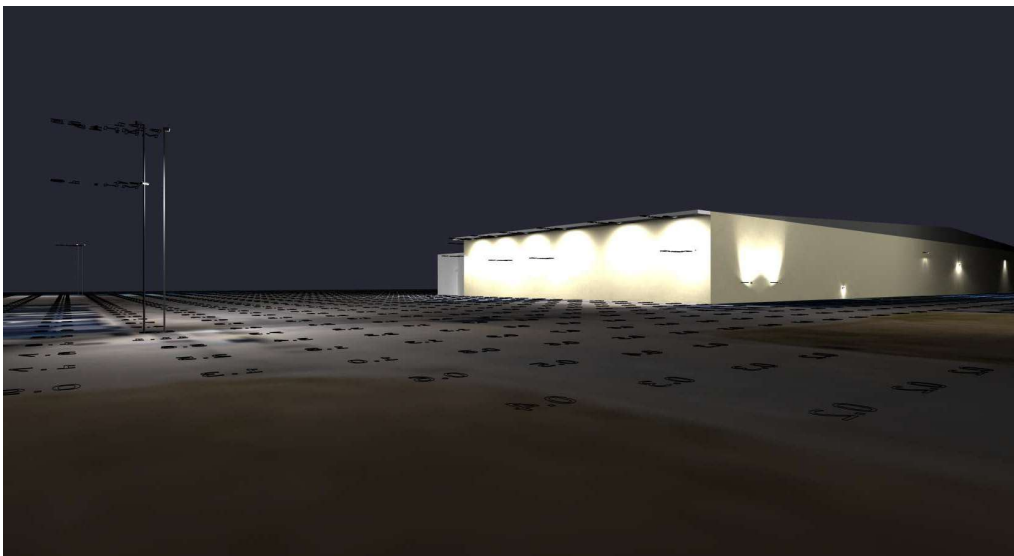
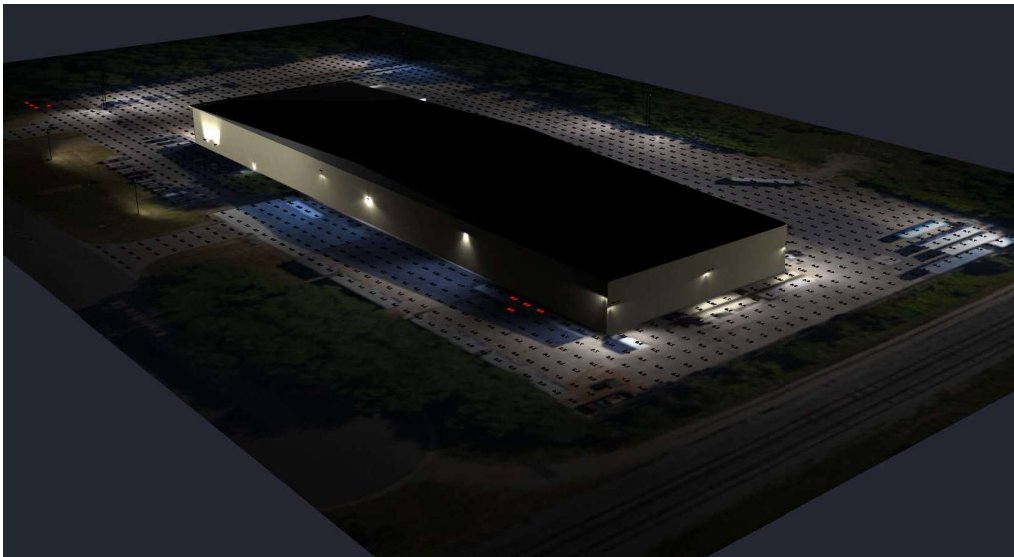
Project Name  
 Project Name  
 Project Address Line 1  
 Project Address Line 2

Date: 11/4/2024  
 Time: 11:38:22 AM  
 Filename: Lakeland Pallet - Kraft Ave - Exterior Existing  
 Chad Nienhuis  
 chad@apluslightingllc.com  
 (866) 798-4446

Symbol	Qty	LF	Lumens	Watts
1	1	1	1	1
2	1	1	1	1
3	1	1	1	1
4	1	1	1	1
5	1	1	1	1
6	1	1	1	1
7	1	1	1	1
8	1	1	1	1
9	1	1	1	1
10	1	1	1	1
11	1	1	1	1
12	1	1	1	1
13	1	1	1	1
14	1	1	1	1
15	1	1	1	1
16	1	1	1	1
17	1	1	1	1
18	1	1	1	1
19	1	1	1	1
20	1	1	1	1
21	1	1	1	1
22	1	1	1	1
23	1	1	1	1
24	1	1	1	1
25	1	1	1	1
26	1	1	1	1
27	1	1	1	1
28	1	1	1	1
29	1	1	1	1
30	1	1	1	1
31	1	1	1	1
32	1	1	1	1
33	1	1	1	1
34	1	1	1	1
35	1	1	1	1
36	1	1	1	1
37	1	1	1	1
38	1	1	1	1
39	1	1	1	1
40	1	1	1	1
41	1	1	1	1
42	1	1	1	1
43	1	1	1	1
44	1	1	1	1
45	1	1	1	1
46	1	1	1	1
47	1	1	1	1
48	1	1	1	1
49	1	1	1	1
50	1	1	1	1
51	1	1	1	1
52	1	1	1	1
53	1	1	1	1
54	1	1	1	1
55	1	1	1	1
56	1	1	1	1
57	1	1	1	1
58	1	1	1	1
59	1	1	1	1
60	1	1	1	1
61	1	1	1	1
62	1	1	1	1
63	1	1	1	1
64	1	1	1	1
65	1	1	1	1
66	1	1	1	1
67	1	1	1	1
68	1	1	1	1
69	1	1	1	1
70	1	1	1	1
71	1	1	1	1
72	1	1	1	1
73	1	1	1	1
74	1	1	1	1
75	1	1	1	1
76	1	1	1	1
77	1	1	1	1
78	1	1	1	1
79	1	1	1	1
80	1	1	1	1
81	1	1	1	1
82	1	1	1	1
83	1	1	1	1
84	1	1	1	1
85	1	1	1	1
86	1	1	1	1
87	1	1	1	1
88	1	1	1	1
89	1	1	1	1
90	1	1	1	1
91	1	1	1	1
92	1	1	1	1
93	1	1	1	1
94	1	1	1	1
95	1	1	1	1
96	1	1	1	1
97	1	1	1	1
98	1	1	1	1
99	1	1	1	1
100	1	1	1	1

Scene Channel Summary	Switched	Dimming
Channel		

Calculation Summary	Calc Type	Avg	Max	Min	Max/Min
East Parking Lot	Illuminance	2.03	28.8	0.0	N/A
W and S Lots	Illuminance	1.97	16.9	0.0	N/A
	Illuminance	2.71	17.8	0.2	89.00



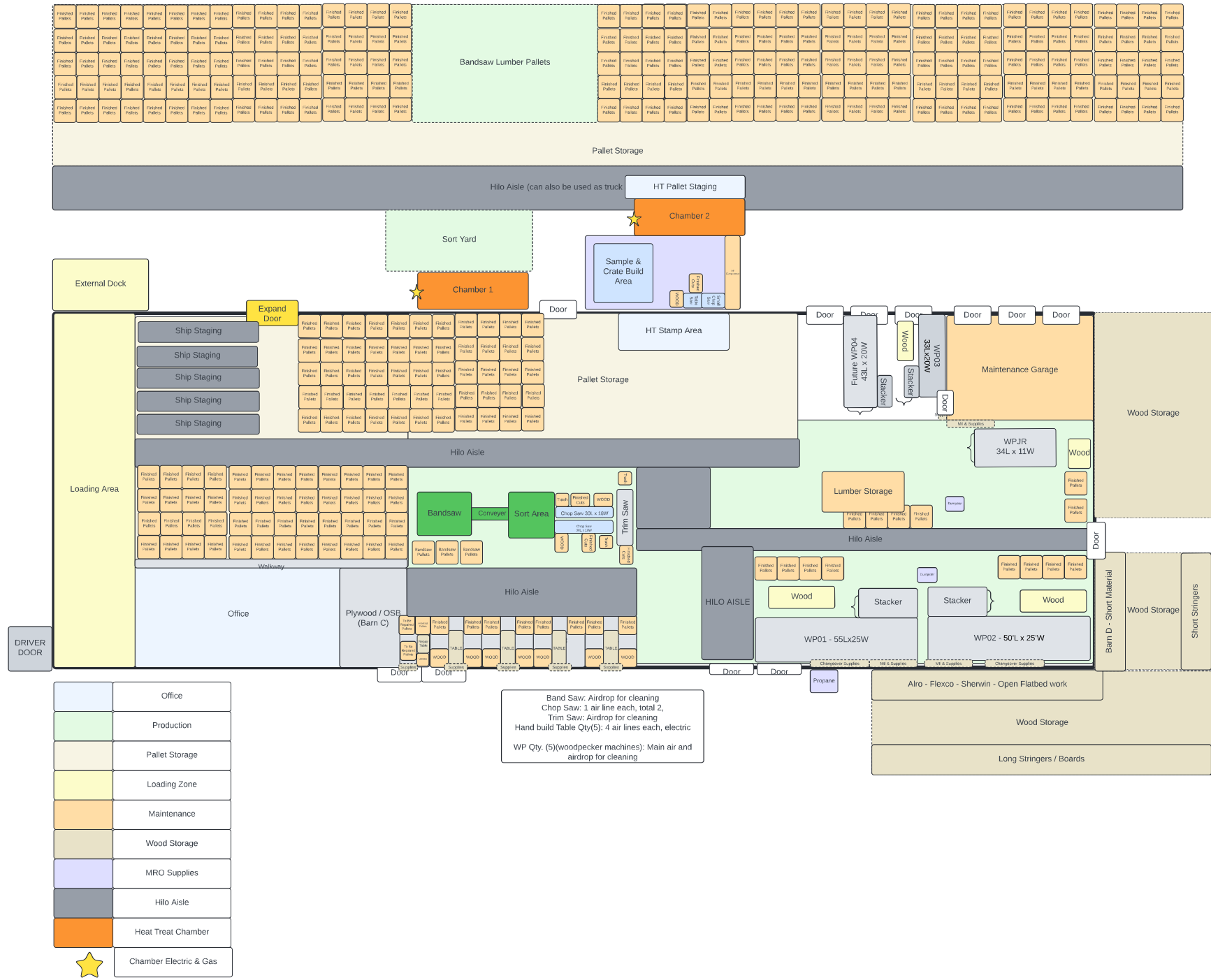
Project Name  
 Project Name  
 Project Address Line 1  
 Project Address Line 2

Date: 11/4/2024  
 Time: 11:36:32 AM  
 Filename: Lakeland Pallet - Kraft Ave - Exterior Existing.AGI  
 Chad Nienhuis  
 chad@apluslightingllc.com  
 (866) 798-4446

Symbol	Qty	LF	LF	Lumens	Watts
1	120	1	120	13920	86
2	1	1	1	13920	86
3	1	1	1	13920	86
4	1	1	1	13920	86
5	1	1	1	13920	86
6	1	1	1	13920	86
7	1	1	1	13920	86
8	1	1	1	13920	86
9	1	1	1	13920	86
10	1	1	1	13920	86
11	1	1	1	13920	86
12	1	1	1	13920	86
13	1	1	1	13920	86
14	1	1	1	13920	86
15	1	1	1	13920	86
16	1	1	1	13920	86
17	1	1	1	13920	86
18	1	1	1	13920	86
19	1	1	1	13920	86
20	1	1	1	13920	86
21	1	1	1	13920	86
22	1	1	1	13920	86
23	1	1	1	13920	86
24	1	1	1	13920	86
25	1	1	1	13920	86
26	1	1	1	13920	86
27	1	1	1	13920	86
28	1	1	1	13920	86
29	1	1	1	13920	86
30	1	1	1	13920	86
31	1	1	1	13920	86
32	1	1	1	13920	86
33	1	1	1	13920	86
34	1	1	1	13920	86
35	1	1	1	13920	86
36	1	1	1	13920	86
37	1	1	1	13920	86
38	1	1	1	13920	86
39	1	1	1	13920	86
40	1	1	1	13920	86
41	1	1	1	13920	86
42	1	1	1	13920	86
43	1	1	1	13920	86
44	1	1	1	13920	86
45	1	1	1	13920	86
46	1	1	1	13920	86
47	1	1	1	13920	86
48	1	1	1	13920	86
49	1	1	1	13920	86
50	1	1	1	13920	86
51	1	1	1	13920	86
52	1	1	1	13920	86
53	1	1	1	13920	86
54	1	1	1	13920	86
55	1	1	1	13920	86
56	1	1	1	13920	86
57	1	1	1	13920	86
58	1	1	1	13920	86
59	1	1	1	13920	86
60	1	1	1	13920	86
61	1	1	1	13920	86
62	1	1	1	13920	86
63	1	1	1	13920	86
64	1	1	1	13920	86
65	1	1	1	13920	86
66	1	1	1	13920	86
67	1	1	1	13920	86
68	1	1	1	13920	86
69	1	1	1	13920	86
70	1	1	1	13920	86
71	1	1	1	13920	86
72	1	1	1	13920	86
73	1	1	1	13920	86
74	1	1	1	13920	86
75	1	1	1	13920	86
76	1	1	1	13920	86
77	1	1	1	13920	86
78	1	1	1	13920	86
79	1	1	1	13920	86
80	1	1	1	13920	86
81	1	1	1	13920	86
82	1	1	1	13920	86
83	1	1	1	13920	86
84	1	1	1	13920	86
85	1	1	1	13920	86
86	1	1	1	13920	86
87	1	1	1	13920	86
88	1	1	1	13920	86
89	1	1	1	13920	86
90	1	1	1	13920	86
91	1	1	1	13920	86
92	1	1	1	13920	86
93	1	1	1	13920	86
94	1	1	1	13920	86
95	1	1	1	13920	86
96	1	1	1	13920	86
97	1	1	1	13920	86
98	1	1	1	13920	86
99	1	1	1	13920	86
100	1	1	1	13920	86

Scene Channel Summary	Switched	Dimming
Channel		

Calculation Summary					
Label	Calc Type	Avg	Max	Min	Max/Min
East Parking Lot	Illuminance	2.03	28.8	0.0	N/A
W and S Lots	Illuminance	1.57	15.2	0.0	N/A
	Illuminance	2.71	17.8	0.2	89.00





## CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE  
Grand Rapids, Michigan 49546

April 26, 2024

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

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

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

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

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

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

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

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

Section 13.04 Uses Permitted by Special Use Permit:

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

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

Section added by Ordinance #19 of 1990).

13. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03 (h). (This subsection added by Ordinance #11 of 1996)

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

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

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

Sincerely,



**Madison Smith-Jacoby**

**Zoning Administrator**

**Cascade Charter Township**

5920 Tahoe Dr. SE | Grand Rapids, MI 49546

**Phone** 616.285-2327



## 3801 Kraft LLC

5345 Naples Cedar Dr  
Wyoming, MI 49519

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

November 6, 2024

Greetings Township Officials,

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

Sincerely,

Its Managing Partner

Its MANAGING PARTNER



# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

October 14, 2024

Joel Bodbyl  
Lakeland Pallets Incorporated  
3700 Kraft Avenue SE  
Grand Rapids, MI 49512

RE: Case 24-3868 – 3700 Kraft Avenue SE Administrative Site Plan Review Comments

Mr. Bodbyl,

The floor plan and site sketch for the pallet making business located at 3700 Kraft Avenue SE has been administratively reviewed for compliance with the Cascade Charter Township Zoning Ordinance. The use, as described by the applicant would be classified as a basic manufacturing industrial & warehousing facility with ancillary offices uses located on the same site. These uses are permitted by right in the I-Industrial Zone District. Since there are no structural modifications to the outside of the building or the parking lot, a sketch plan is sufficient for submission.

### **Section 4.08 Accessory Buildings and Structures**

Any accessory structures on the site must comply with this section of the Ordinance. It appears that elements of your site may include lean-to structures consistent with the operations on the previous site. This should be confirmed.

### **Section 17.07.i Outdoor Storage of Equipment and Materials**

It appears that some elements of your outdoor storage do not meet the Zoning Requirements. Specifically, the setback requirements. Some of the exterior configuration may need to be adjusted to meet this standard. See Standards below.

- 1) *A minimum lot size of three (3) acres.*
- 2) *The minimum setback for use and structures other than employee and customer parking shall be 100 feet from the street right-of-way and 50 feet from side or rear property line.*
- 3) *A buffer strip shall be required along all property lines.*
- 4) *Repair of vehicles shall be done within a totally enclosed building.*
- 5) *The storage of vehicle parts or inoperable vehicles shall be done within an enclosed building.*
- 6) *Except for visitor parking, operable vehicle parking and storage and all material storage shall be within a fenced area.*

### Table 18-B: Parking and Loading

While the exact square footage was not included on the submitted plans, there was adequate information to provide the rough breakdown of each use within the building. The table below shows the approximate breakdown of manufacturing, warehousing, and office space within the building for the new use. Some of the proposed outdoor space is allocated for outdoor storage of materials, however the two parking areas on the northwest side of the building and the large parking area spanning the north side of the developed area have well over 65 spaces. Therefore, the site appears to be adequately parked for the use.

Please confirm that the chart below is consistent with the planned development on site.

	Percentage	Square Feet	Required Parking
<b>Manufacturing</b>	37.4%	20,103	8.7
<b>Office</b>	10.8%	5,805	17.4
<b>Warehouse</b>	51.7%	27,789	18.6
		<b>53,750</b>	<b>45 Spaces</b>

### Section 19.19.2 Lighting

All exterior lighting must meet the requirements of Section 19.19.2. Lighting standards have been added to the Zoning Ordinance since the construction of this building. Site lighting shall meet the requirements of this section.

### Section 19.22.2 Loading Spaces

Building between 50,000 and 100,000 sf requiring the receipt of distribution of materials require three (3) loading spaces. It appears that this standard has been met by the indoor area labeled “loading area” on the north side of the building, however the exact number or dimensions have not been provided.

### Section 20.04 Landscaping

The current change of use does not require landscaping changes as no exterior modifications to the building are proposed. The existing trees located on the west and south side of the property shall be maintained as a buffer to the adjacent properties. However, outdoor storage of materials and equipment may require additional screening depending on the location of the storage.

### Conclusion

After the initial review, additional items are required to determine compliance. Please provide the following information:

- 1) A site sketch plan showing the dimensions and distance from other structures and property lines of the following items:
  - the building
  - the existing parking areas that are to be maintained for parking
  - the location, dimensions, and setback of any proposed accessory structures
  - the location, and dimensions of loading spaces on the property
  - the location, dimensions, and setback of all outdoor storage of equipment and materials

- the areas containing vegetation that are to remain and any areas where trees are going to be removed.
- 2) A lighting plan showing the location, height, and type of exterior lighting provided on the site. This must also include a photometric plan showing the illumination levels of the parking lot in intervals no greater than 20 by 20 sections of the site.

Lastly, the outdoor storage will require a Special Use Permit. This requires a hearing before the Planning Commission and Township Board. While the review is likely procedural, it is still required. Please provide the updated plans by, **Monday, October 21, 2024** if you would like to be heard on the November 18<sup>th</sup> Planning Commission hearing.

Thank you,



Andrea Hendrick  
Community Planning and Development Direct

CASCADE TOWNSHIP  FIRE DEPARTMENT

*Office of the Fire Marshal*

11/21/2024

Cascade Planning Commission,

Last week I was contacted to review the site plan information regarding Lakeland Pallet at their new location (3700 Kraft Ave SE) regarding their outdoor storage configurations. Everyone is aware of the inherent risks of having high-pile combustible storage, either inside or outside. I noticed something on the site plan that I had questions on and drove to the site to verify what I was seeing in person, versus what was proposed on the site plan documents regarding outdoor storage.

I happened to drive to the site on the wrong day (Monday 11/18). When I initially went through the site on Monday, the pallet and storage configuration was completely different compared to what the documents were leading us to believe the configuration was. Andrea and I spoke to the business President (Joel) with my concerns. Understandably, they had to get all their products off their previous site, and so there were stacks and racks that were placed in various locations on-site temporarily. He stated what I saw was temporary and would be gone by the end of the next day. They are currently in a “60-day shred” process that will take all the outdoor storage quantities down significantly. They were told they would be compliant to the site plan by the end of the year – approx. 40 days out. I gave them guidelines and goals to maintain in an email during the “60-day shred” which I believe was shared or briefed with the Planning Committee.

After the Planning meeting on Monday night, I was contacted by Joel to come visit the site and go over the current configurations and safety systems in place. Fire Inspector Boonenberg and I went back to the site on Wednesday (11/20) and what we saw was completely different from what I saw on Monday, just two days prior. All the temporary stacks and racks of pallets were gone, and adequate fire dept access roads were present and being maintained even with the additional products temporarily on site as part of the “60-day shred.”

Lakeland Pallet has been in Cascade for over 18 years without incident. There are other pallet manufacturers and wood processing facilities In Cascade who have not been as compliant with safety standards as Lakeland has. Their new building has been upgraded with proper fire protection which the previous site did not have. They monitor moisture levels in their products to make sure nothing is too dried out and susceptible to rapid combustion. All their solid wood materials are banded properly, so the large fire potential is actually very small, especially those materials closest to the building. The materials with the highest fire load potential and the ones furthest away from the building. There are no potential ignition sources near pallet storage, both indoor and outdoor areas. Joel has agreed and already become compliant with the requests I have made regarding the site plan review from a fire department perspective.

2865 THORNHILLS AVE SE • GRAND RAPIDS, MI 49546  
(616) 949-1320

Lakeland plans to build a road (fire barrier) on the east side of the boundary to distance the brush and trees from the outdoor storage areas. This would help contain a fire from spreading to the woods if it were to happen by lightning strike or incendiary means. The road is not required, but they are choosing to do this to protect their products and wooded property.

All high hazard, high-pile storage facilities are inspected annually, and this one is no exception, and will be monitored and periodically inspected to ensure storage and life-safety compliance. I can assure you that even though they work with high-hazard combustible storage and manufacturing, they are operating in the safest manner possible, and I endorse their practices. They currently exceed the requirements for a safe operation, and I believe they will continue to do so.

Regards,

Todd Pell  
Fire Marshal  
Cascade Township Fire Dept.



Outlook

---

**Fw: 3700 Kraft Ave Planning Commission Hearing**

---

**From** Andrea Hendrick <AHendrick@cascadetwp.com>  
**Date** Mon 11/18/2024 5:44 PM  
**To** 2024 Planning Commission <2024PlanningCommission@cascadetwp.com>  
**Cc** Nick Govan <ngovan@cascadetwp.com>

Planning Commissioners,

Please note that Fire Inspector, Todd Pell, myself, and the owner of Lakeland Pallets had a conference call this morning to discuss fire compliance for outdoor storage of materials at 3700 Kraft Ave SE, Case Number 24-3868. The following items were addressed.  
This should be taken into consideration at tonight's meeting.

Thank you,

**Andrea Hendrick**  
Community Planning & Development Director

Cascade Charter Township  
5920 Tahoe Dr. SE  
Grand Rapids MI 49546  
Cell: 616-980-5867  
[ahendrick@cascadetwp.com](mailto:ahendrick@cascadetwp.com)

---

**From:** Joel Bodbyl <joel@lakelandpalletsinc.com>  
**Sent:** Monday, November 18, 2024 10:11 AM  
**To:** Andrea Hendrick <AHendrick@cascadetwp.com>  
**Cc:** Todd Pell <tpell@cascadetwp.com>  
**Subject:** Re: 3700 Kraft Ave Planning Commission Hearing

We are on it. I will reach out to Todd as soon as we are ready for a walkthrough.

Joel Bodbyl  
[joel@lakelandpalletsinc.com](mailto:joel@lakelandpalletsinc.com)



On Mon, Nov 18, 2024 at 9:41 AM Andrea Hendrick <[AHendrick@cascadetwp.com](mailto:AHendrick@cascadetwp.com)> wrote:  
Joel,

Thanks for the call. After the call today with you and Todd, it looks like we could have an agreed plan moving forward with the following additions to the plan.

Storage on the east side of the site -

- Break up pallet storage every 50-75 feet with an 8 foot aisle
- Maximum height 20 feet

Access Road Requirements -

- 30 foot access road around entire building

Timeline -

- Compliance with approved site plan within 45 days

Fire department will conduct random drive through inspections to verify compliance. The Fire Inspector finds that outdoor storage is appropriate at this site, if we can meet the requirements discussed on the call and listed in this email. Please confirm this can work with your operation.

**Andrea Hendrick**

Community Planning & Development Director

Cascade Charter Township  
5920 Tahoe Dr. SE  
Grand Rapids MI 49546  
Cell: 616-980-5867  
[ahendrick@cascadetwp.com](mailto:ahendrick@cascadetwp.com)

---

**From:** Andrea Hendrick

**Sent:** Monday, November 18, 2024 7:56 AM

**To:** Joel Bodbyl <[joel@lakelandpalletsinc.com](mailto:joel@lakelandpalletsinc.com)>

**Subject:** 3700 Kraft Ave Planning Commission Hearing

Good Morning Joel,

Here is the packet for tonight's meeting. It will be a similar format to the ZBA meeting. I talked to the fire inspector on Friday and he is likely going to stop out today to take a look at your setup. His name is Todd Pell. Please let me know if you have any other questions in advance of the hearing.

<https://www.cascadetwp.com/reference-desk/meetings/planning-commission/2024>

**Andrea Hendrick**

Community Planning & Development Director

Cascade Charter Township  
5920 Tahoe Dr. SE  
Grand Rapids MI 49546

Cell: 616-980-5867

[ahendrick@cascaetwp.com](mailto:ahendrick@cascaetwp.com)



---

**RE: 3700 Kraft Ave**

---

**From** Todd Pell <tpell@cascadetwp.com>  
**Date** Wed 12/11/2024 11:22 AM  
**To** Andrea Hendrick <AHendrick@cascadetwp.com>

Andrea,

I am good with the site plan submitted. Most of the time the fire access road will be greater. That is a worst-case scenario and if they hit those limits of 22-25ft, it would be very temporary.

The fire barrier outside the fence is a future plan, and not being done yet.. I mentioned it in the letter because it isn't required, but they are choosing to do it for safety.

I will stay on top of their inventory and appropriate fire lanes on a regular basis.

Thanks

**Todd Pell - CFI-II, CFPE**  
**Fire Marshal**

Direct: (616) 285-2328

Cell: (616) 644-3244

Email: [tpell@cascadetwp.com](mailto:tpell@cascadetwp.com)



Cascade Fire Department  
2865 Thornhills SE  
Grand Rapids, MI 49546  
616-949-1320

---

**From:** Andrea Hendrick <AHendrick@cascadetwp.com>  
**Sent:** Wednesday, December 11, 2024 10:32 AM  
**To:** Todd Pell <tpell@cascadetwp.com>  
**Subject:** 3700 Kraft Ave

Good morning Todd,

Here is the updated plans from Joel for 3700 Kraft lakeland Pallet

A few things I've noted:

- The fire barrier mentioned in your letter dated 11-21-24 is not on the site plan
- The drive width is mostly 25 feet with areas that decrease to 22 feet at points. In our previous conversation we mentioned 30 feet.

Please let me know how you feel about this and if you have any other concerns.

**Andrea Hendrick**

Community Planning & Development Director

Cascade Charter Township

5920 Tahoe Dr. SE

Grand Rapids MI 49546

Cell: 616-980-5867

[ahendrick@cascadetwp.com](mailto:ahendrick@cascadetwp.com)

**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, December 16, 2024  
7:00 PM**

**ARTICLE 8.**

**Case #24-3866 - Tabled**

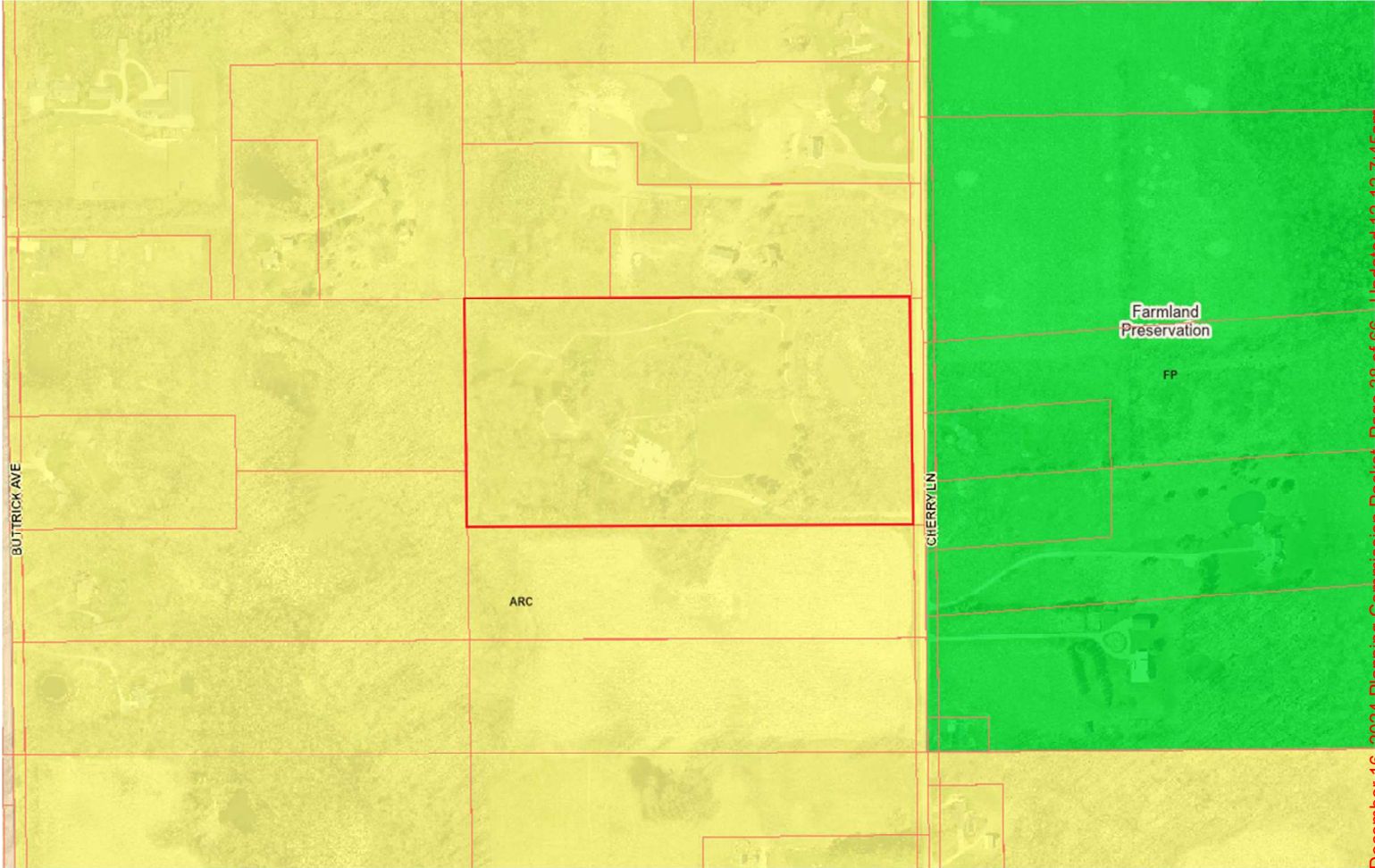
**Applicant:** Bruce Wright (Shaggy Pines Dog Park)

**Property Address:** 3895 Cherry Lane

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

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

# Parcel & Zoning Map





# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

## PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 24-3866  
REPORT DATE: December 11, 2024  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: December 16, 2024  
PREPARED BY: Danielle Bouchard, AICP, Contract Planner

### APPLICATION SUMMARY:

APPLICANT: Applicant: Bruce Wright (Shaggy Pines Dog Park)  
Property Owner: Peekaboo Acres LLC

ADDRESS: 3895 Cherry Lane Avenue

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

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

Seeking Type I Special Use approval for an accessory building exceeding 832 square feet in area.

REQUIREMENTS: Section 17.06 Special Use Approval Standards - General  
Section 17.03.1.a Type I Special Use Standards

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

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

PARCEL SIZE: 19.8 acres

EXISTING LAND USE: Dog park, private (membership required), with current special use approval for a “kennel.”

ADJACENT PROPERTIES:  
N: ARC, residential home

S: ARC, vacant/farmland  
E: ARC, residential home  
W: ARC, vacant

## **PROPERTY HISTORY**

### **February 2003**

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

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

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

The definition of “kennel” states: *“Any place on which five (5) or more dogs, cats or other household pets four (4) months of age or older are kept either temporarily or permanently for any reason other than veterinary medicine, including board, breeding, or sale.”*

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

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

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

### **November 2024**

This request was presented to the Planning Commission during the November 18, 2024 meeting. During that meeting, this special land use request was tabled.

## **PROPOSED USE - TYPE II SPECIAL USE**

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

1. An existing building, including a member clubhouse, approximately 1,872 square feet (a former residential home).

2. A proposed 7,560 square foot (70x108, including a covered porch) barn style building (26’ in height) to “provide storage for the park’s equipment, a maintenance workshop to support repairs and improvements on the property, and an indoor training room to allow for dog training classes year-round and in inclement weather. It would also provide an improved space for the park’s clubhouse, reception area and office.”

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

If approved, the new barn-style building will be the principal structure on-site.

**SECTION 17.06 SPECIAL LAND USE APPROVAL STANDARDS**

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

<b>STANDARD</b>	<b>STAFF RESPONSE</b>
Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed.	The proposed use, an outdoor recreation facility dog park, has previously been approved by the Township and has been operating for 20+ years. As such, the proposed use and associated structures are not likely to cause conditions that would negatively affect character of the surrounding properties or area.
Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.	The proposed use is not anticipated to require additional essential public services. Further, the applicant has indicated that there will be no need for additional staff or hours of operation as a result of the new building. According to the business website, training activities currently occur on site. The Township has not received complaints regarding this activity.
Not create excessive additional requirements at public cost for public facilities and services	It is not anticipated that the proposed private outdoor recreation facility and associated activities would create or require additional services. Given that the character and intensity of the current business operations are not intended to change.
Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.	The site is located on a main road with Kent County jurisdiction. Structures on the site are setback more than 200’ from the road right-of-way. Given the proposal will not increase the intensity of the use, it is not likely that concerns regarding traffic conflicts or congestion will occur.

	<p>The area is rural in nature. As such, the proposed use is consistent with the general wooded character of the site and surrounding land uses. A private outdoor recreation use is consistent with the Township’s goal for preservation of rural land uses and open space. The site, in its largely undeveloped condition, has preserved a large area of undeveloped land and prevented lot splits.</p>
<p>Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.</p>	<p>No changes are proposed regarding smoke, fumes, glare, vibration, odor, or traffic as a result of the proposed use. By moving training activities indoors, it can also be considered that the proposed use will likely reduce noise emitting from the site.</p>
<p>All applicable federal, state and local licensing regulations shall be complied with. Initial and annual proof of such compliance shall be a condition of special use approval and the continuance thereof.</p>	<p>It does not appear that a license is required for the proposed use. However, should a license be required, proof of such license shall be submitted to the Township for file.</p>
<p>As a minimum or unless specifically modified by the provisions in Section 17.07 the dimensional standards and landscape, buffering and parking regulations otherwise applicable to the use and/or zoning district shall be maintained as outlined within the other various applicable chapters of this Ordinance.</p>	<p>All existing and proposed structures meet the setback requirements for the ARC District. The proposed building height is 26’ at the peak.</p> <p>Table 19-B includes parking requirements for various land uses. For recreational uses, the Ordinance requires “(1) <i>parking space per (4) persons maximum rated capacity.</i>” It appears (through aerial imagery) that the existing parking lot includes around 29 parking spaces. Maximum capacity has not been provided by the applicant. However, the Township has not received complaints or concerns from members or residents. Therefore, it is reasonable to deduce that adequate parking is likely already provided.</p> <p>Regarding landscaping, the existing site is heavily wooded and screened from Cherry Lane Avenue. The existing and proposed structures are likely adequately screened from adjacent properties in that the setback is over 100’ from all property lines, and existing mature growth trees are present on the south side of the lot and north side of the lot, where there are residential land uses. The proposed new structure will not affect the existing</p>

	vegetation, nor will the continued use as a private outdoor recreation facility.
--	--

**SECTION 17.07.2.D., STANDARDS APPLICABLE TO OUTDOOR RECREATION FACILITIES**

1. *A minimum lot area of three (3) acres.* This requirement is met. The subject site is 19.8 acres in area.
2. *Parking areas shall be setback a minimum of thirty (30) feet from all property lines and street right-of-way. A buffer strip shall be required if parking is located less than fifty (50) feet from a property line.* The existing parking area is located approximately 132’ from the south (side) property line and approximately 600’ from the road right-of-way. This requirement is met.
3. *Front yard building setbacks shall be a minimum of one hundred (100) feet and no building or use other than parking shall be located within fifty (50) feet of any side or rear property line.* All existing structures meet this requirement. The proposed indoor storage and training facility is to be located 132’ from the south (side) property line and approximately 600’ from the front (east) property line. These requirements are met.

**SECTION 17.03.1.a STANDARDS APPLICABLE TO ACCESSORY BUILDINGS EXCEEDING 832 SQUARE FEET**

**NOTE:** Considering the request for the new 70x108 barn style building, the existing building, the former residential home and member clubhouse, is now considered ACCESSORY to the principal structure. The principal structure, the new barn style building, is determined as such given the larger size and varied activities to occur within the building.

*...the Planning Commission shall consider the following:*

<b>STANDARD</b>	<b>STAFF RESPONSE</b>
The intended use of the building.	The applicant has stated that the building will not be used. But intends to keep the building. If anything, the building may be used for additional storage, if needed.
The proposed location, type and kind of construction, and general architectural character of the building.	The building, a former residential home, has been used for several years as a member clubhouse. The exterior of the building has not changed from the residential character. As such the size, location, and general architectural character is consistent with the ARC Zoning District and adjacent properties.
The size of the building in relation to the house, lot, and zoning district.	The lot is over 19 acres in size. The former residential home is approximately 1,872 square feet in area. The size and location of the building is appropriate for the ARC District and the surrounding character.

<p>The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.</p>	<p>Majority of the principal and accessory uses in the ARC District, and adjoining properties, are residential. The accessory structure (the former residential home) is consistent with the general area, given its former residential nature and lack of changes to the exterior.</p>
<p>The topography and vegetation of the general area.</p>	<p>The site includes a myriad of mature growth trees and natural vegetation. No trees or other vegetation is planned to be removed as a component of this Special Use request.</p>
<p>Whether the proposed building will affect the light and air circulation of any adjoining building or properties</p>	<p>This structure has been in existence on the property since the 70's. Considering the site's size, over 19 acres in area, the site's natural vegetation and mature growth trees, and robust setbacks from each property line, it is not likely that the location of the existing structure will cause adverse effects with regard to light and air circulation.</p>
<p>Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.</p>	<p>Considering the site's size, over 19 acres in area, the site's natural vegetation and mature growth trees, and robust setbacks from each property line, it is not likely that the location of the existing structure will cause adverse effects with regard to views of neighbors.</p>
<p>Points of access to the proposed building and their relationship to adjoining properties and the view from adjacent streets.</p>	<p>The building is accessed from a driveway off Cherry Lane (over 800 feet back). The driveway appears to be about 18 feet in width. The building is not easily viewed from the street, especially in spring and summer months with full foliage.</p>

**RECOMMENDATIONS**

**Type II Special Use Permit:** The Cascade Township Planning Department recommends approval of the proposed special land use, for a *private outdoor recreation facility* located at 3895 Cherry Lane Avenue (Case No. 24-3866), with the following conditions:

1. Any outdoor lighting meets the requirements of Township ordinance.
2. Any stormwater runoff will remain on site.
3. The applicant receives permits and approvals for all required construction activities from the Township Planning Department and Building Department.

**Type I Special Use Permit:** The Cascade Township Planning Department recommends approval of the proposed special land use for an accessory building exceeding 832 square feet in area.

1. Any outdoor lighting meets the requirements of Township ordinance.
2. Any stormwater runoff will remain on site.
3. The accessory building shall only be used for accessory activities, incidental to the principal use, and shall not be used as a residential dwelling.
4. The applicant receives permits and approvals for all required construction activities from the Township Planning Department and Building Department.

Respectfully Submitted,

Danielle Bouchard, AICP  
Contract Planner



# CASCADE CHARTER TOWNSHIP

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

## PLANNING & ZONING APPLICATION

APPLICANT: Name: BRUCE WRIGHT  
 Address: 3895 CHERRY LANE  
 City & Zip Code: ADA, MI 49301  
 Telephone: 215 431 9620  
 Email Address: BTWRIGHT24@GMAIL.COM

### OWNER: \* (If different from Applicant)

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City & Zip Code: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:\*\*

ATTACHED.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

LEGAL DESCRIPTION OF PROPERTY\*\*:

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

(\*\*Use Attachments if Necessary)

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

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

PRESENT USE OF THE PROPERTY: SHAGGY PINES DOG PARK

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

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

**SIGNATURES**

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

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

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

BRUCE J WRIGHT  
Applicant – Print or Type Name

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

[Signature]  
Applicant’s Signature & Date

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

## **Attachment to Planning and Zoning Application**

3895 Cherry Lane SE - Ada, MI 49301

### **Proposed Construction of Storage and Training Building**

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

The proposed new building would be a 60'x108' barn style construction, with a peak of 26'. It would provide storage for the park's equipment, a maintenance workshop to support repairs and improvements on the property, and an indoor training room to allow for dog training classes year round and in inclement weather. It would also provide an improved space for the park's clubhouse, reception area and office. All of the park's operations would now be run out of this new facility. Training classes would continue to be offered 1 or 2 days per week in the evenings between 4 and 8 pm. Classes normally accommodate 4-8 dogs per session.

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

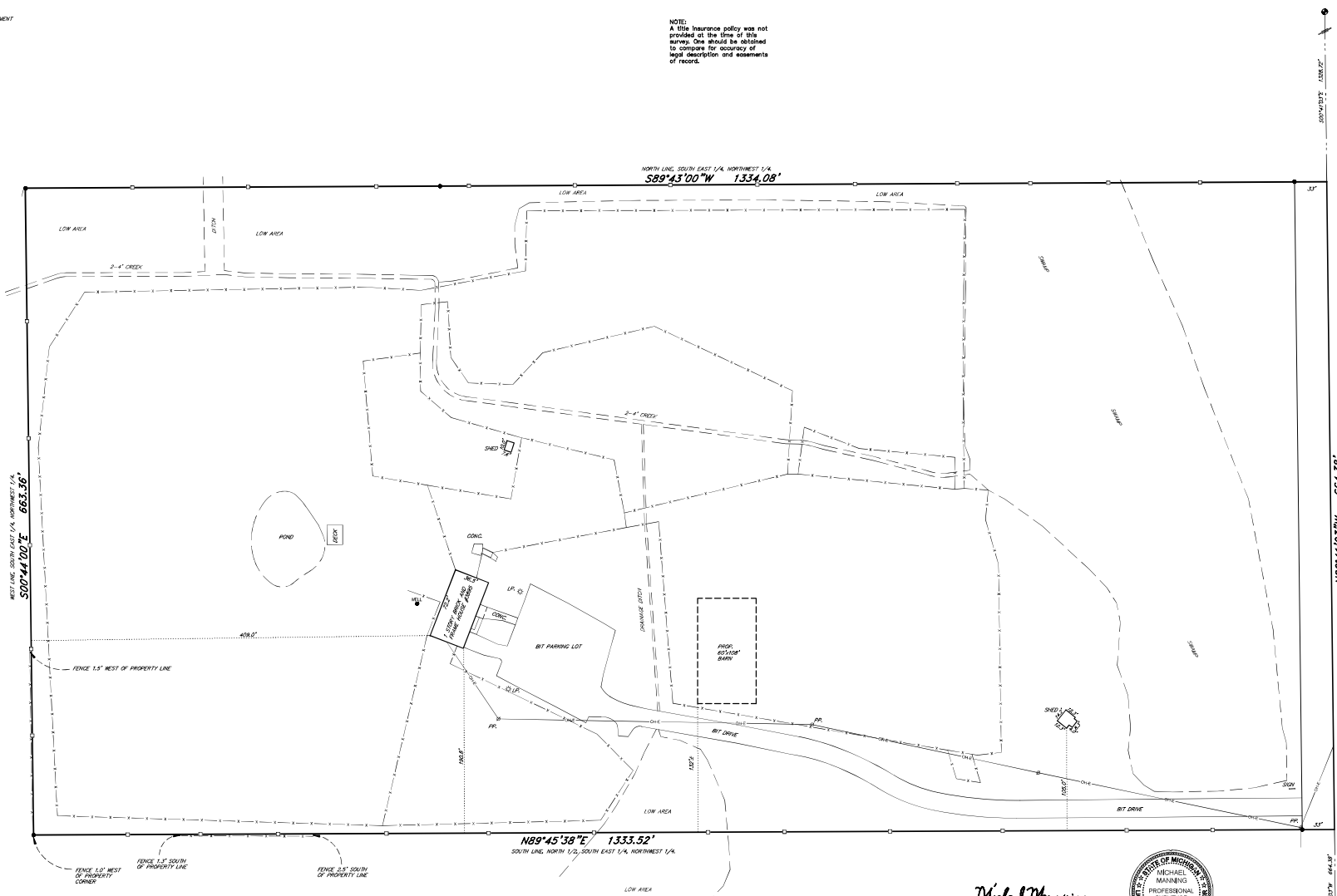
A site plan of the 20 acre lot has been attached which shows the position of the proposed building. It is located approximately 600 feet from Cherry Lane and 130 feet from the nearest neighboring property line.

- LEGEND**
- - IRON STAKE - SET
  - - IRON STAKE
  - - WOOD STAKE
  - ▭ - RECONSTRUCTED DIMENSION
  - ▭ - FLATTED DIMENSION
  - ▭ - UNRECORDED DIMENSION
  - ▭ - CENTER LINE
  - ▭ - CENTER OF CONCRETE
  - ▭ - EDGE OF CONCRETE
  - ▭ - EDGE OF BRICKWORK
  - ▭ - EDGE OF GRAVEL
  - ▭ - ORIGINAL ELEVATION
  - ▭ - PLUM LINE TO CENTER
  - ▭ - WORKING ELECTRICAL LINE
  - ▭ - LIGHT LINE
  - ▭ - GAS CONTROL LINE
  - ▭ - FENCE LINE
  - ▭ - CONCRETE
  - ▭ - BITUMENOUS PAVEMENT
  - ▭ - PROPERTY LINE ENDEAVOURMENT
  - ▭ - CURB
  - ▭ - DRIVE
  - ▭ - SET - REPAIRING WALL
  - ▭ - PROPERTY LINE
  - ▭ - PAVEMENT
  - ▭ - WATER SERVICE LATERAL
  - ▭ - BENCHMARK
  - ▭ - WATER WALLE
  - ▭ - TIE TO TOWNHIP
  - ▭ - CATCH BASIN
  - ▭ - MANHOLE

**LEGAL DESCRIPTION**

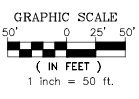
FROM TAX RECORD: The North 1/2 of the Southeast 1/4 of the Northwest 1/4, Section 23, T6N, R10W, Cascade Township, Kent County, Michigan.

**NOTE:**  
A title insurance policy was not provided at the time of this survey. One should be obtained to compare for accuracy of legal description and easements of record.



NORTH 1/4 CORNER SECTION 23, T6N, R10W, KENT COUNTY, MICHIGAN

CHERRY LANE (66')



*Michael Manning*



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 herein.

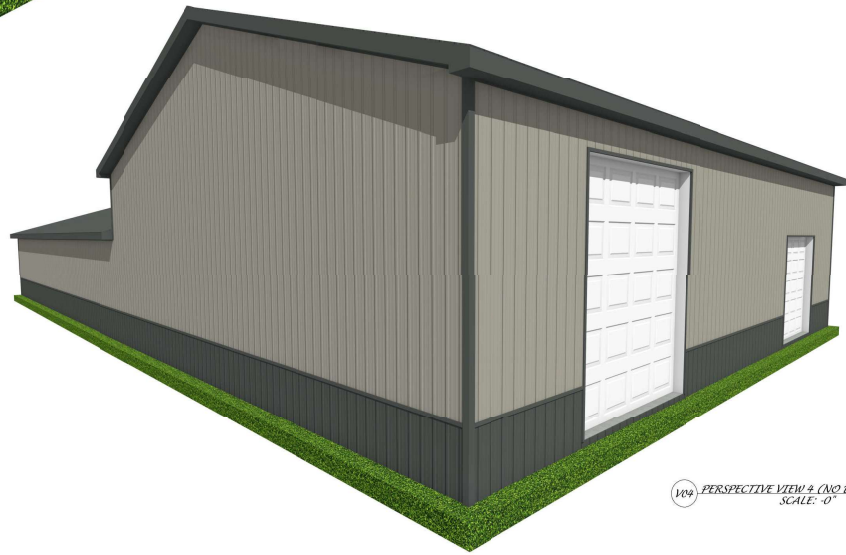
<p>CLIENT: <b>BRUCE WRIGHT</b> 3447 QUIGGLE AVE. SE. ADA, MI 49301 419-951-9620</p>	<p>PROJECT NO: 240602</p>
<p>BOUNDARY SURVEY PART OF SECTION 23 T6N, R10W, CASCADE TOWNSHIP KENT COUNTY, MICHIGAN</p>	<p>DATE: 12/12/2024 DRAWN BY: AM APPROVED BY: MM REVISED: 12/12/2024 MICHAEL MANNING PROFESSIONAL SURVEYOR STATE OF MICHIGAN LICENSE NO. 40015148</p>
<p>December 16, 2024 Planning Commission Packet, Page 49 of 66 - Updated 12-12-24</p>	
<p>1 of 1</p>	



102 PERSPECTIVE VIEW 2 (NO BACKDROP)  
SCALE: 0"



103 PERSPECTIVE VIEW 3 (NO BACKDROP)  
SCALE: 0"



104 PERSPECTIVE VIEW 4 (NO BACKDROP)  
SCALE: 0"

VIEW TYPE KEY	
ID	TITLE
A-1	PAGE NUMBER
P-1	PLAN VIEW
V-1	3D PERSPECTIVE VIEW
E-1	ELEVATION VIEW
S-1	SECTION VIEW
D-1	DETAIL DRAWING
L-1	LANDSCAPE DRAWING
S-1	SCHEDULE

WRIGHT PROJECT PROJECT	
LABEL	TITLE
A-1	3D VIEW / COVER SHEET
A-2	ELEVATIONS
A-3	FLOOR PLAN

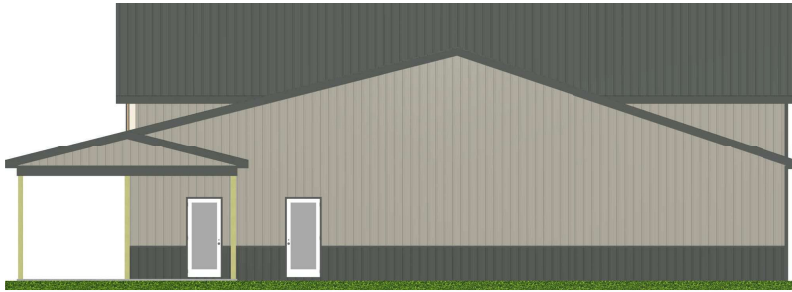
PROPOSED PROJECT FOR:  
**WRIGHT PROJECT**  
 ATTN: BRUCE WRIGHT  
 N/A  
 N/A, MICHIGAN #####  
 PHONE: N/A E-MAIL: (###) ###-####

**3D VIEW / COVER SHEET**

**42 PARALLEL CONSTRUCTION**  
 9811 THOMPSON ROAD  
 LAKE ODESSA, MICHIGAN 48849  
 TOLL FREE: (800) 693-2758  
 PHONE: (616) 693-2758  
 FAX: (616) 693-2930



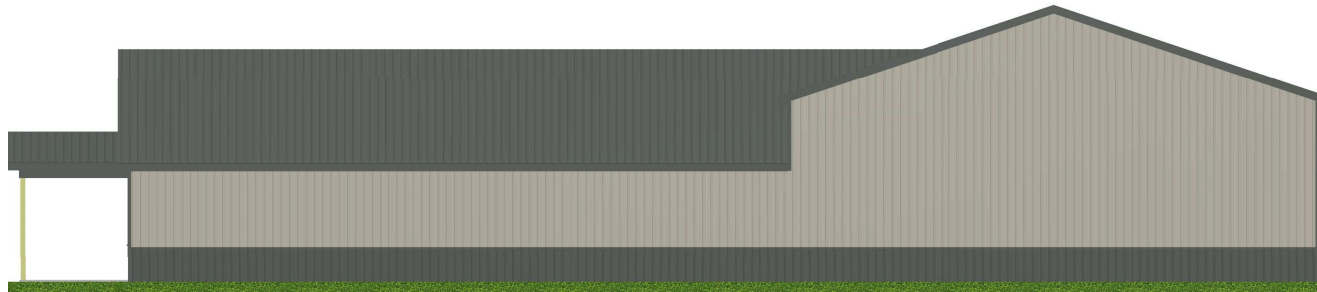
EO3 REAR ELEVATION - STANDARD (NO LABEL)  
SCALE: 3/16" = 1'-0"



EO4 LEFT ELEVATION - STANDARD (NO LABEL)  
SCALE: 3/16" = 1'-0"



EO2 RIGHT ELEVATION - STANDARD (NO LABEL)  
SCALE: 3/16" = 1'-0"



EO1 FRONT ELEVATION - STANDARD (NO LABEL)  
SCALE: 3/16" = 1'-0"

ELEVATIONS

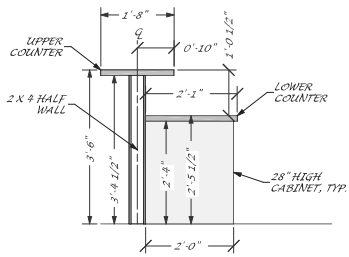
42 PARALLEL CONSTRUCTION

9811 THOMPSON ROAD  
LAKE ODESSA, MICHIGAN 48849  
TOLL FREE (800) 693-2728  
PHONE (616) 693-2728  
FAX (616) 693-2930

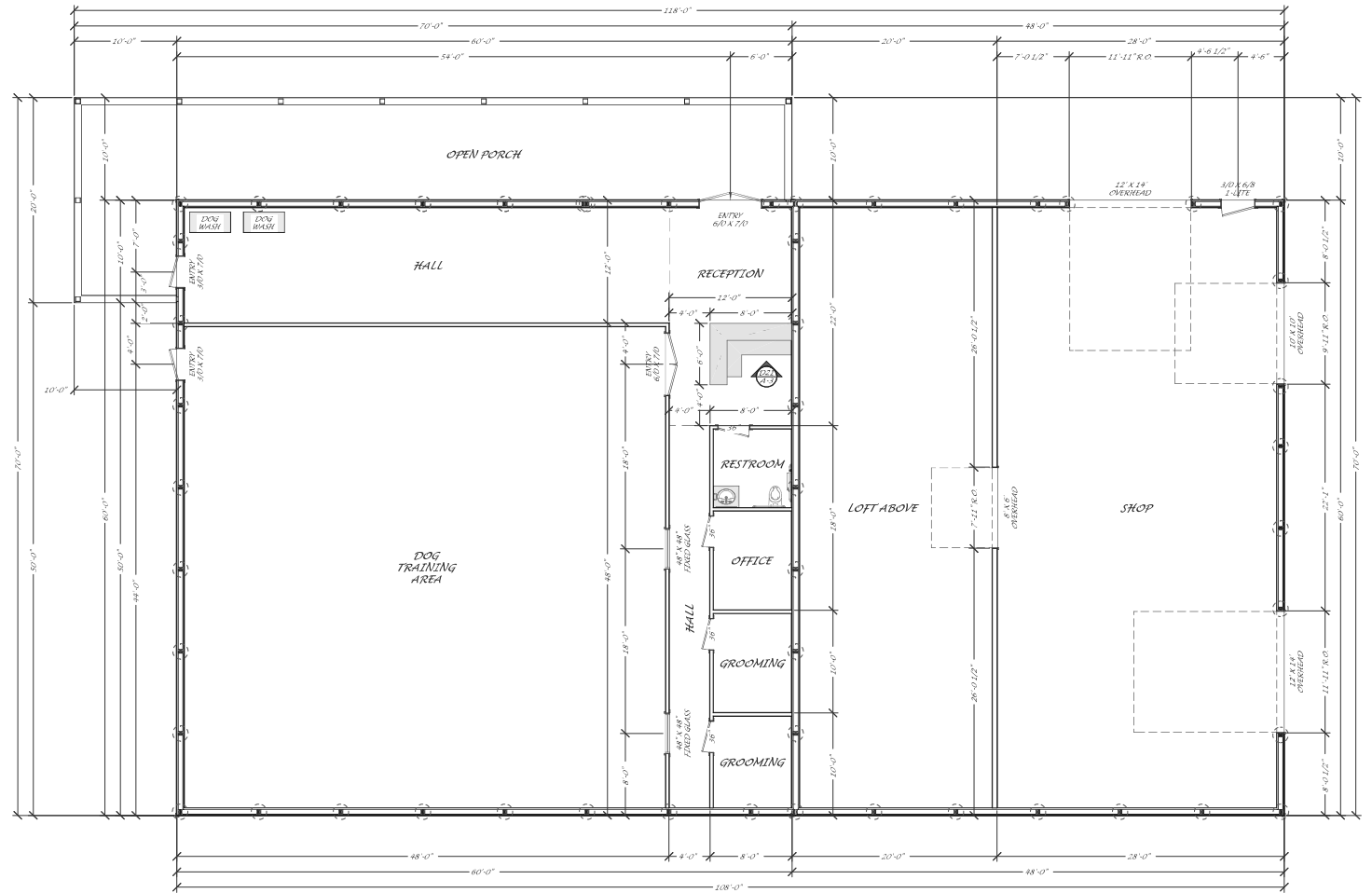
PROPOSED PROJECT FOR:  
**WRIGHT PROJECT**

ATTN: BRUCE WRIGHT  
N/A  
N/A, MICHIGAN #####  
PHONE: N/A  
E-MAIL: (###) ###-####

SHEET NO. 4  
DATE 12/6/2024  
DRAWN BY STEPHEN  
CHECKED BY  
DATE 12/6/2024



022 TYP. RECEPTION COUNTER  
SCALE: 3/8" = 1'-0"



P03 FLOOR PLAN - LEVEL 1  
SCALE: 3/16" = 1'-0"

F.P.	OWNER	PROPOSED PROJECT FOR:
	DATE	<b>WRIGHT PROJECT</b>
DESIGNER	ATTN: BRUCE WRIGHT	42 PARALLEL CONSTRUCTION
SCALE	N/A	
DATE	N/A, MICHIGAN #####	9811 THOMPSON ROAD
DESIGNER	PHONE - N/A	LAKE ODESSA, MICHIGAN 48849
SCALE	E-MAIL : (###) ###-####	TOLL FREE (800) 693-2738
DATE		PHONE (616) 693-2738
DESIGNER		FAX (616) 693-2930
SCALE		

FLOOR PLAN

42 PARALLEL CONSTRUCTION

MINUTES  
Cascade Charter Township Planning Commission  
Tuesday, January 21, 2003  
7:00 pm

ARTICLE 1. Secretary Goldberg called the meeting to order in the absence of the Chairman and Vice Chairman.  
Members Present: Erickson, Goldberg, Jones, Lewis, McDonald, Nuereberg  
Members Absent: Koessel, MacAllister, Richards (all excused).  
Others present: Planning Director Peterson, Planner Deem, Admin. Assistant Thompson and those listed on Supplement #1 (an audience of about 20).

ARTICLE 2. Member Lewis suggested moving the Presentation of Resolutions of Appreciation to a later meeting when all the members and recipients could be present. The members concurred.

ARTICLE 3. **Member Lewis supported by Member McDonald moved to approve the agenda with the deletion of Article 2. The motion carried.**

ARTICLE 4. **The Minutes of the January 6, 2003 meeting were approved as submitted on motion by Member Lewis and supported by Member Nuereberg. The motion carried.**

ARTICLE 5. **Case #02-2533: Pam Stanley  
(PUBLIC HEARING)**

The applicant requested a Type II Special Use Permit to build a dog park at 3895 Cherry Lane.

Planner Deem related the applicant is proposing an off leash dog park. This is not going to be kennel. A kennel would need site plan review and a public hearing with the Township Board. The 20 acre site could handle as many as 60 dogs. The entire property will be fenced with chain link fencing. Decorative fencing will be used along the front. Trees will be used with fencing for neighbors along the north property line. The pathway in the rear portion will be lighted as well as the parking lot. The packet contains the proposed rules for the park which addresses barking dogs, owners being responsible for dogs, etc. Owners will be asked to leave the premises if the rules are violated. Planner Deem then went through the factors as listed in the Staff Report to be considered before granting a Special Use Permit. Planner Deem recommended approval of the Special Use Permit and a favorable

recommendation to the Township Board with the two stipulations from the Staff Report.

Member Lewis asked Planner Deem to point out the locations of the two nearest homes. Planner Deem did so.

Member Goldberg asked if the number of 60 dogs comes from the Zoning Ordinance under kennel provisions. Planner Deem responded yes.

Member Goldberg asked if there is an intent to board dogs. Planner Deem responded no.

Member McDonald asked how many dogs does the kennel on Buttrick Avenue service? Planner Deem responded he did not know.

Planner Deem related he received a couple of phone calls regarding the site. One call was concerning noise and the other with a concern of the property becoming a kennel.

Member McDonald related the kennel on Buttrick Avenue is about a half mile away from his home and he seldom, if ever, hears noise from there.

Member Nuereberg asked what is the distance of the proposed parking lot to the two houses to the north? Planner Deem related he did not know.

Member Jones asked is this a commercial private venture? Planner Deem responded yes.

**Member Nuereberg supported by Member Lewis moved to open the public hearing. The motion carried and the public hearing was opened.**

Kyle Wilson of Fleis & VandenBrink represented the applicant and related this is intended to be a secure access dog park, fenced in all areas. The area will be free for the dogs to roam. Bags will be provided for the waste. It is an exercise facility for the dogs and will be a members only park. The path location is not final in all areas. The path location may be moved slightly to prevent cutting of large trees, etc. The park will be open from 7:00 am to 9:00 pm.

Member Goldberg asked what type of fence will be used? Mr. Wilson responded a six foot chain link fence with vinyl coating used across the north boundary and front.

Member Jones asked if the dog park will be used year around. Mr. Wilson responded yes. There will be two parking lot lights and a rear path area with timer lights. The path will be lit only during hours of operation.

Member Lewis asked if the inside would be fenced also. Mr. Wilson responded yes with a six foot fence. The swale will be fenced on both sides.

Member Goldberg asked is this a concept that has been used before? The applicant, Pam Stanley of 1405 Thomas, SE, responded yes, she has researched other dog parks in other areas of the country.

Member Jones asked if the park will be limited to a certain number of dogs? Ms. Stanley responded yes.

Mr. Wilson related the park will have a gated entrance. Ms. Stanley related the key will only work during the hours of operation.

Member Nuereberg asked if the entrance fence would have a spring loaded gate. Ms. Stanley related the site will be fenced and gated. There will be the first gate to go through where you take off the leash and then the second gate goes into the park area itself. With a double gate, Ms. Stanley did not anticipate needing a spring loaded gate.

Member Nuereberg asked how are you going to monitor there won't be more than 60 dogs in at one time. Ms. Stanley responded the average time a period a dog would use the park is 45 minutes to an hour. She will be in the park office and will monitor who goes in and out.

Member Nuereberg suggested the key entrance have a system that would count the number of dogs to monitor how many are in the park. If the system is sophiscated enough it should be able to do that.

Member Nuereberg asked if the paths will be cleaned in the winter. Ms. Stanley related they will be snow blowed in the winter.

Member Nuereberg asked if the house on the property will be a members club or used as a residence. Ms. Stanley related it will be a members club. It will not be used as a residence.

Member Nuereberg asked if the club will have rest room facilities and be up to code. Ms. Stanley responded yes.

Member Jones asked if there are permits from other agencies that are required such as the Health Department, Animal Control, etc. Mr. Wilson responded no. The size of the drainfield may have to be increased and that would be permitted through the Health Department. There is no agency that governs or permits dog parks.

Sue Williams of 7464 Whispering Ridge related she also owns a horse barn on Buttrick Avenue that backs up to this property. She is a huge animal lover and has had a number of show dogs. She observed there are a large majority of dogs who have not received adequate training and socialization. This dog park offers an opportunity for socialization. It also has the opportunity for dogs to establish dominance and fighting.

Ms. Stanley related the park will have four sections, including a small dog area. All male dogs will be required to be neutered.

Mrs. Williams further related there is lots of wildlife in the area. She is worried about deer clearing the six foot fence and adequate fencing being provided. There is a potential for wildlife to be chased and trapped inside the fence with 60 dogs.

Ms. Stanley related it will be staffed for eight hours a day Monday through Friday and probably another eight hours on each weekend day.

Mrs. Williams related people seem to be reacting to the option of having a kennel there, but there are not many in the area.

Kevin Rude of 3777 Cherry Lane related he met with the applicant a few days ago regarding the site plan. He suggested she take the six foot chain link fence and move it 25 feet away off his property line. The reasoning behind that is he has existing trees that are there which will act as a buffer. That would save the cost of removing the trees. There is also an existing deer trail in that area. Moving the fencing in will leave the deer trail alone. Mr. Rude related he is worried about his kids and dog going up to the fence to see the other dogs. He recommended replacing 100 feet of the

chain link fence with a privacy fence of some type. His business partner and neighbor, Brad has a similar request. He would like the applicant to come back and position that fencing. Mr. Rude would also like the hours of operation to start and end a little later. Mr. Rude then asked what will happen with the dog residue and where will it go? Mr. Rude related he is also concerned about liability and bigger dogs breaking the fence. He is a dog lover and believes this is a good idea. He asked if the request could be expanded to an overnight kennel and boarding use. He is in favor of the proposal with modifications to the site plan.

Member Erickson asked what should be the total length of the wood fence? Mr. Rude related 100 feet. The berm and plantings would not be necessary if a privacy fence was installed.

Member Nuereberg asked do you live on the north side this property? Mr. Rude responded yes.

Member Nuereberg asked if a chain link fence with slats would be acceptable? Mr. Rude responded yes.

Member McDonald asked what are the addresses of the homes we are talking about? Mr. Rude responded 3777 and 3779 Cherry Lane.

Ron Bush of 8226 – 36<sup>th</sup> Street related he feels you are forgetting quite a few houses within the close proximity to this project. There are 6-8 homes would be affected by barking. He is also concerned if this project does not work, there will be 20 acres that could be developed into something else.

Member McDonald related if this was converted to a kennel it would have to come back to us. Planner Deem related yes, it would have to come back and go through the whole process.

Member Goldberg related any use that we typically allow in an agricultural district could go on. For this project, the Special Use Permit being applied for would authorize this use (off leash dog park) and only this use. Another use in the future would have to come back to us.

Planning Director Peterson related the only permitted uses in this zoning district that would not require a Special Use Permit would be a farm or a single family home.

Member McDonald asked when you did this research what were some of the downfalls the other dog parks experienced? Ms. Stanley related nothing came up in speaking with both members and owners. Owners will be required to stay with their dog during their visit to the dog park.

Member McDonald asked regarding the neighbors requests, have you considered their request about moving the fence in and keeping the trees? Ms. Stanley responded yes. We want them to be happy.

Karen Custer, long time resident of Cascade Township, related she knows the applicant real well and will be pleased and proud to have this park in Cascade Township. Mrs. Custer related she just knows this will be a real professional project.

Mr. Stevens of 9390 – 36<sup>th</sup> Street asked how much area is designated for the park? Member Goldberg responded 20 acres. Mr. Wilson related only 14 of the 20 acres will be fenced.

Robert Beahan of 3148 Thornapple River Drive related when the township did the Master Plan one of the things that came up was the idea of a dog park and the Township funding the park. Here we have somebody privately willing to come in and install a dog park. His concern is with lighting. Hopefully the lights will be night sky friendly and down cast. He believes the project could be a really good situation. Ms. Stanley has done a lot of research and received input from her father who has done projects in the Brighton area.

**Member Lewis supported by Member Nuereberg moved to close the public hearing. The motion carried and the public hearing was closed.**

Member McDonald related you have met with the residents and agreed to meet their requirements. The lights will go off at 9:00 pm. The chain link fence will blend in. Ms. Stanley related where you enter and come up the driveway it will be decorative fencing.

Member Nuereberg asked is that the only place you are planning on putting the no see through fence. Ms. Stanley responded the rear portion adjacent to the two homes on Cherry Lane will have privacy fencing.

Member Nuereberg asked what about liability. What if a dog were to escape? Ms. Stanley responded we will carry liability

insurance. The owners are required to be with their dogs. Only adults over the age of 18 will be able to come to the park with a dog.

Member Nuereberg asked Mr. Rude what is the distance of your house to this property line? Mr. Rude responded about 60 feet. There is a 15-20 foot existing tree row. My neighbor's home is a little further back.

Member Lewis asked you will be moving the north fence line in by 25 feet? Ms. Stanley responded yes.

Member Goldberg asked Staff if this turns out as a noise problem as a continuing issue, does the township have any enforcement authority? Planning Director Peterson related right now we don't other than the old law that addresses the general disturbing of the peace for any kind of barking dog situation. The Township Board is considering adopting a noise ordinance. The owners could be cited if the park is found to be in violation of an ordinance. Planning Director Peterson suggested having the applicant come back for a one year review of the Special Use Permit to see how things are going.

Member Goldberg related that might be appropriate.

Member Nuereberg asked will you use a marketing ploy to consider having an open house once a month and enable people to use the park once a month. Ms. Stanley related no. We screen each dog and owner. The dogs have to be up to date in their vaccinations. We won't open the doors and let the people in without memberships.

Member Nuereberg then asked if there would be a sign on the property and if it would be lit. Ms. Stanley responded there will be a sign but she hasn't determined the type. Mr. Wilson related it will be a ground mounted sign.

Member Lewis related this is a very unique proposal. We have a Zoning Ordinance that is pretty strict. He feels very comfortable with the applicant showing her cooperation to move the fence to accommodate the needs and wants of people regarding the deer population in that area.

**Member Lewis supported by Member McDonald moved to grant the Special Use Permit with the conditions listed in the Staff Report: 1) the site plan meet all of the Township**

**Engineer's requirements; 2) the existing trees on the site remain for screening except as shown on the site plan; and with an added condition 3) that the site plan show the fence being moved 25 feet to the south.**

**Member McDonald proposed additional stipulations: 4) in the area of the two homes on Cherry Lane, move the chain link fence in 25 feet and to put the privacy fencing to block the view from the homes; 5) lighting on the site will be downcast and turned off after 9:00 pm; and 6) the applicant agrees to alert Staff with site plan alterations in any way.**

**Member Lewis accepted the additional conditions.**

**Member Nuereberg asked for clarification of the homes addresses and to move the chain link fence in 25 feet for 100 feet in length across from 3777 and 3779 Cherry Lane with a privacy fence.**

Ms. Stanley related she was willing to provide 100 feet of privacy fencing for each house.

**Member Lewis related he will also accept that as a friendly amendment.**

**The motion carried.**

#### **ARTICLE 6.**

##### **Case #02-2521: LSH, Inc./XGR Truck Terminal**

*(From the Table of January 6, 2003)*

The applicant requested site plan approval to construct a truck terminal with office and warehouse space at 5214 Kraft, SE.

**Member Lewis supported by Member McDonald moved to remove Case #02-2521 from the Table of January 6, 2003. The motion carried.**

Member Jones related he would like to abstain from this matter as his firm has provided services for the applicant in the past.

**Member Lewis supported by Member McDonald moved to accept Member Jones' abstention. The motion carried with Member Nuereberg casting a nay vote. (Member Jones took a seat in the audience).**

Planner Deem related this request is for a proposed truck terminal which is a use permitted by right in the Industrial Zoning District.

**MINUTES**  
**CASCADE CHARTER TOWNSHIP REGULAR BOARD MEETING**  
Wednesday, February 12, 2003  
7:00 P.M.

**Article 1.** Supervisor Julien called the meeting to order at 7:00 p.m.  
Present: Carpenter, Goodyke, Jones, Julien, Kleinheksel, Parrish and Timmons  
Absent: None  
Others present: Manager Cravens, Planning Director Peterson, Planner Deem, Engineer VerPlank, Grand Rapids Press Reporter Wilson, Deputy Clerk Neve, and those listed on Supplement #1.

**Article 2.** Supervisor Julien let the Pledge of Allegiance to the Flag.

**Article 3.** The agenda was approved on motion and support by Clerk Kleinheksel and Trustee Parrish.

**Article 4. Approval of the Consent Agenda**

- a. Approval of Township Board Minutes
  - 1. Regular Meeting Minutes of 1/22/03
  - 2. 2003 Goal Setting Session Minutes of 1/21/03
- b. Receive and File Minutes of Various Meetings
  - 1. Planning Commission Regular Meeting Minutes of 1/6/03
  - 2. Kent County Road Commission Meeting Minutes of 12/10/02
  - 3. Planning Commission Regular Meeting Minutes of 1/21/03
- c. Receive and File Various Reports
  - 1. Treasurer's Department Bank Balances for December 2002
- d. Receive and File Various Communications
  - 1. Memo from Planning Director Peterson –re: KCRC Five-Year Road Improvement Plans
  - 2. Thank you letter from Representative Glen Steil, Jr.

Trustee Jones supported by Treasurer Carpenter moved to approve. The motion carried.

**Article 5. Financial Actions**

- a. Consider Approval of Preaudit Public Utilities Funds for December 2002

Trustee Goodyke supported by Treasurer Carpenter moved to approve. The motion carried.

- b. Consider Approval of Preaudit General Fund Revenue and Expenses for December 2002

Treasurer Carpenter supported by Clerk Kleinheksel moved to approve. The motion carried.

- c. Consider Approval of Bills, Transfers, and Payroll for January 2003

Trustee Parrish supported by Clerk Kleinheksel moved to approve. The motion carried.

- d. Consider Approval of Invoice Payment to Kent County Road Commission – re: Thornapple River Drive Projects

Trustee Goodyke supported by Treasurer Carpenter moved to approve. The motion carried unanimously by roll call vote.

**Article 6. Public Actions**

**a. Public Hearing – re: Special Assessment District #29 for Laraway Lake Aquatic Weed Harvesting**

Trustee Goodyke supported by Trustee Parrish moved to open the public hearing at 7:10 p.m. The motion carried.

The Township has determined the cost of the improvements to be \$30,953 or \$1,346 for each of the 25 property owners. A second public hearing will be held March 26, 2003.

Mr. Owen Pyle, 1944 Boxthorn, thanked the Board for obtaining costs and moving ahead with the project. He suggested rolling all costs incurred by Mr. Tom Koster, in obtaining easements, into the special assessment district costs. Manager Cravens responded those costs have already been included. The weed contractor will attend the next meeting to answer questions.

Trustee Goodyke supported by Trustee Parrish moved to close the public hearing at 7:17 p.m. The motion carried.

**Article 7. Public Comments (None)**

**Article 8. Unfinished Business**

**146-2002 Pedestrian Pathway Signage Project**

Planning Director Peterson met with four members of the original pathway committee for recommendations regarding signage. The recommendations were to install one large trailhead sign at the library, reduce the size of the small map panels, and indicate the distance of each segment of pathway in miles. Using the recommendations the project cost would be approximately \$40,000.

Clerk Kleinheksel supported by Trustee Parrish moved to authorize staff to obtain bids. The motion carried.

**Article 9. New Business**

**05-2003 Consider Resolution Determining to Make Public Improvements; Approving Plans and Estimate Cost; Determining Special Assessment District and Directing Preparation of Special Assessment Roll for Laraway Lake Aquatic Weed Harvesting Special Assessment District #29**

Trustee Goodyke supported by Trustee Parrish moved to approve. The motion carried unanimously by roll call vote.

**06-2003 Consider Approval of Type II Special Use Permit for Cherry Lane Dog Park**

Planner Deem presented the applicant request for a special use permit to build a dog park on Cherry Lane. Staff recommends approval with the conditions that existing trees remain for screening and lighting on the site be down cast.

John Linton, 3671 Cherry Lane, commented about the number of people who live further than 300 feet from the property, did not receive notice of the meeting, and are very concerned about the possibility of a dog park. He expressed his concern that dogs will fight, bite, and there will be uncontrollable barking. Mr. Linton further stated a good use for the property would be wetlands preserve.

Mr. Kevin Rude, 3777 Chery Lane, lives in the closest house to the project. He is concerned that the Planning Commission did not seem to answer the question of what happens when a dog get out of the fenced area and attacks a child. Mr. Rude feels that Board and Staff are not protecting its citizens.

Mr. Jack Hulst, 3717 Cherry Lane, questioned if an ordinance regarding dog parks would be established since there is not one in effect at present. Supervisor Julien responded he could not imagine there would be a need since he only foresees one dog park in the Township. Mr. Hulst also questioned the previous planning or discussion regarding a dog park. Planning Director Peterson responded the idea was raised as a suggestion by the Parks & Recreation Committee.

Mr. Hulst further expressed his concerns over barking, hours of operation, and fence height.

Karen Custer related she wanted to express some positive comments. She thinks the Township will be very pleased with the professional design and effort going into the project. She views the dog park as an excellent use of the property.

Rob Beahan, 3148 Thornapple River Drive, related he was on the master plan committee. He feels we now have a quality developer that will create a quality park. Mr. Beahan related there may be some other alternatives to secure the parking area so dogs cannot escape but overall he feels the park will be a great benefit to the area.

Applicant Pam Stanley spoke to assure the neighbors that she doesn't want to go into the project as the enemy. She has done extensive research on other dog parks showing no major problems with fencing, barking, dogs escaping or fighting.

Trustee Timmons questioned staff if the permit could be removed if problems arose or conditions were not fulfilled. Planning Director Peterson responded in the affirmative.

Trustee Timmons supported by Trustee Parrish moved to approve the special use permit with the two conditions set forth by staff and the understanding the special use permit could be removed. The motion carried unanimously by roll call vote. .

**07-2003 Consider Request from American Heart Association for Heart Walk, September 20, 2003**

Trustee Goodyke supported by Trustee Parrish moved to approve. The motion carried unanimously by roll call vote.

**08-2003 Consider the 2002 Annual Report from the Planning Department**

Trustee Goodyke supported by Treasurer Carpenter moved to approve. The motion carried.

**09-2003 Consider Approval to Allow Treasurer Carpenter to Strike Delinquent Personal Property From Tax Rolls**

Treasurer Carpenter related this request applies to personal property that has been delinquent for five years.

Trustee Parrish supported by Clerk Kleinheksel moved to approve. The motion carried.

**10-2003 Consider Approval of Resolution for the Installation of a Streetlight at the Intersection of 30<sup>th</sup> Street and Buttrick Avenue**

Treasurer Carpenter supported by Trustee Parrish moved to approve. The motion carried unanimously by roll call vote.

**11-2003 Consider Construction of the Cascade Road Eastside Sewer**

Manager Cravens related over the past 15 months the Utility Subcommittee and engineers at Fishbeck, Thompson, Carr & Huber have discussed the construction of the eastside sewer in conjunction with the Kent County Road Commission improvements to Cascade Road.

Engineer John VerPlank presented sketches of Cascade Road between Wycliffe and 36<sup>th</sup> Street indicating two phases of sanitary sewer construction. Phase I project costs are estimated at \$323,600 with 22 direct connections. Phase II costs are \$582,600 with no direct connections but the future possibility of servicing the Hidden Hills development.

Of the 63 property owners surveyed only five responses were received. Supervisor Julien commented he feels the focus should be on providing public water first and extend sanitary sewer only to large tracts of land where developers will build new homes.

Trustee Jones feels the first priority should be to complete the water transmission line second river crossing.

Mrs. Herbert, 7029 Cascade Road, is not interested in connecting to sewer and knows of 8 neighbors who will not connect.

Mrs. Stevens, 7085 Cascade Road, commented age of the homeowners in the area is a concern. Most are senior citizens who cannot afford \$15,000 for connection.

Mr. Faber, 7135 Cascade Road, related his septic is fine, soil is good; sandy soil is a good base for drainage.

Mr. Kantorowski, 7186 Cascade Road, commented that many septic systems along the river are bad and have failed. His system has failed twice. He believes people need to be educated to the advantages of having a sanitary sewer line available.

Trustee Jones supported by Trustee Goodyke moved to postpone construction of an eastside sanitary sewer line on Cascade Road. The motion carried.

**Article 10. Manager's Comments**

a. Manager Cravens related the Kent County Supervisors met on February 11<sup>th</sup> and discussed West Nile Virus. The county feels the situation has been overblown.

b. A traffic signal at the Kraft Avenue and Burton Street intersection has been approved.

**Article 11. Board Member Comments (None)**

**Article 12. Adjournment**

Trustee Goodyke supported by Clerk Kleinheksel moved to adjourn. The motion carried at 10.35 p.m.

Respectfully submitted,

Jeanie Neve  
Deputy Clerk

Approved by:

  
Marlene Kleinheksel, Clerk

  
Michael R. Julien, Supervisor

**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, December 16, 2024  
7:00 PM**

**ARTICLE 9.**

**2025 Proposed Meeting Schedule**

**CASCADE CHARTER TOWNSHIP  
2025 MEETING SCHEDULE AND DEADLINE DATES**

***PLANNING COMMISSION***

*Meetings are at 5:30 PM*

<u>Meeting Date</u>	<u>Deadline Date</u>
January 6 .....	November 22, 2024
January 20 .....	December 6, 2024
February 3 .....	December 20
March 3 .....	January 17
March 17 .....	January 31
April 7 .....	February 21
April 21 .....	March 7
May 5 .....	March 21
May 19 .....	April 4
June 2 .....	April 18
June 16 .....	May 2
July 7 .....	May 23
July 21 .....	June 6
August 4 .....	June 20
August 18 .....	July 3
September 15 .....	August 1
October 6 .....	August 22
October 20 .....	September 5
November 3 .....	September 19
November 17 .....	October 3
December 1 .....	October 17
December 15 .....	October 31

***ZONING BOARD OF APPEALS***

*Meetings are at 5:30 PM*

January 14.....	November 29, 2024
February 11.....	December 27, 2024
March 11 .....	January 24
April 8 .....	February 21
May 13 .....	March 28
June 10 .....	April 25
July 8 .....	May 23
August 12 .....	June 27
September 9 .....	July 25
October 14 .....	August 29
December 9 .....	October 24

**Meetings will be held at the Cascade Library  
Wisner Center located at 2870 Jacksmith Ave SE.**

**Revised: December 11, 2024**