

AGENDA
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, December 1, 2025
6:00PM
WISNER CENTER
2870 JACKSMITH AVE SE

Public may access the meeting via video conference software Zoom
Webinar ID: 860 8654 9700
<https://us02web.zoom.us/j/86086549700>

- 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 3, 2025 meeting**
- ARTICLE 6. **Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 7. **Case #25-3899 – Public Hearing – Tabled**
Applicant: Daniel Woods
Address: 8300 Cascade Rd. SE
Parcel Number: 41-19-26-126-013
Requested Action: The applicant is requesting a Type I Special Use Permit to allow an accessory building over 832 sf.
- ARTICLE 8. **Case #25-3901 – Public Hearing – Tabled**
Applicant: Durk Martin
Address: 7890 36th St. SE
Parcel Number: 41-19-22-226-004
Requested Action: The applicant is requesting a Type I Special Use Permit to allow an accessory structure in the front yard.
- ARTICLE 9. **Case #25-3902 – Public Hearing**
Applicant: Trang Huynh
Address: 5138 Thornapple River Dr. SE
Parcel Number: 41-19-28-400-028
Requested Action: The applicant is requesting a Type I Special Use Permit to allow an accessory structure in the front yard.
- ARTICLE 10. **Case #25-3906 – Public Hearing**
Applicant: Daniel Pinkham
Address: 8178 Bolt Dr. SE
Parcel Number: 41-19-11-100-052
Requested Action: The applicant is requesting a Type I Special Use Permit to allow an accessory building over 832 sf.
- ARTICLE 11. **Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 12. **Other Business**
- ARTICLE 13. **Adjourn**

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, December 1, 2025
6:00 PM**

ARTICLE 5.

Approve the Minutes of the November 3, 2025 meeting

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, November 3, 2025
6:00 pm
2870 JACKSMITH AVE SE

- ARTICLE 1.** Chairman Rowland called the meeting to order at 6:00 pm.
Members Present: Korstange, Kraemer, Rowland, Cribbs, Madiol
Members Absent: None
Others Present: Andrea Hendrick, Community Planning and Development Director (Director); Nick Govan Planning Administrative Assistant; 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 Member Madiol to approve the current agenda. Supported by Member Cribbs. Motion carried unanimously.
- ARTICLE 4. Disclose any Conflict of Interest**
There were no conflicts of interest.
- ARTICLE 5. Approve the Minutes of the September 22, 2025 meeting.**
Motion was made by Vice Chair Kraemer to approve the September 22, 2025 meeting minutes. Supported by Treasurer Korstange. Motion carried unanimously.
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
There was no one wishing to speak.
- ARTICLE 7. Case #25-3899 – Public Hearing**
Applicant: Daniel Woods
Property Address: 8300 Cascade Rd. SE
Parcel Number: 41-19-26-126-013
Requested Action: The applicant is requesting a Type I Special Use Permit to build an accessory building over 832 sf.
- Director Hendrick presented the application for a 1,500 square foot accessory structure on a 1.6-acre lot located in the R1 zoning district. The applicant proposes to use the structure to store a truck, dirt bike, and side-by-side vehicle. The structure would be located approximately nine feet behind the front plane of the home, meeting setback requirements.
- Director Hendrick noted that only six previous requests for accessory buildings of this size on similar size parcels were approved in all zone districts, and only two of those were on properties with smaller homes. This would be one of the largest accessory buildings approved on a lot of this size, with a footprint comprising 66% of the principal structure. Staff recommended the structure may be more appropriate if set back further from Cascade Road.
- The applicant provided two letters of support from adjacent property owners. Director Hendrick noted the structure will have a visual impact on neighbors and is similar in scope to the Whispering Ridge property reviewed in February 2025. The applicant is proposing to add screening trees and remove an existing accessory

structure on the property.

Motion was made by Vice Chair Kraemer to open public hearing. Supported by Treasurer Korstange. Motion carried unanimously.

There was no one wishing to speak.

Motion was made by Vice Chair Kraemer to close public hearing. Supported by Member Cribbs. Motion carried unanimously.

Commission members expressed concerns about the size and height relative to the primary structure. Treasurer Korstange identified the 66% footprint ratio as very large and questioned whether the applicant intended to store additional items on the adjacent gravel pad. When Mr. Woods confirmed items would be stored on the pad, Treasurer Korstange noted this contradicted the argument that all storage would fit inside the proposed building.

Vice Chair Kraemer expressed concern about the size of the structure, noting it represented 'such a big jump' from the currently allowed 832 square feet. Vice Chair Kraemer indicated that if the Commission voted on the application as presented, it would be denied.

Member Cribbs suggested the applicant consider alternative roof designs, such as a Mansard roof, to achieve the desired height reduction while maintaining storage capacity. Mr. Woods responded that he could accommodate a Mansard roof design and that it would reduce the height by approximately four feet.

Director Hendrick noted that if the Commission had feedback for the applicant and was not ready for a straight denial, postponement would be the appropriate course of action to allow the applicant to return with modifications based on that feedback.

Member Cribbs suggested that postponement would allow the applicant an opportunity to reconsider the design and ensure any future modifications would be the final, approved design, avoiding the need for the applicant to reapply multiple times at additional cost.

Discussion centered on the proposed Zoning Ordinance potentially scheduled for adoption by the Board on November 19th, which would establish different standards for accessory structures. In review of what was proposed in the new Ordinance Chairman Rowland provided feedback that if the applicant returned with approximately 1,200 square feet and 22 feet in height, approval would be anticipated.

Chairman Rowland inquired about the location of the structure and discussed whether repositioning towards the back of the property might address some concerns.

The applicant expressed that this would restrict his family's use of the rear property for recreational activities with ATVs and would push those activities closer to the front of the property where they would impact neighbors more significantly. Mr. Woods expressed willingness to modify the design of the structure.

In response to the discussion of moving the structure Treasurer Korstange expressed concern about setting precedent by allowing flexibility in structure

placement based on individual circumstances.

Motion was made by Chair Rowland to POSTPONE Case Number 25-3899 until the next Planning Commission meeting to allow the applicant to consider feedback and modifications. Supported by Treasurer Korstange. Motion carried unanimously.

Chairman Rowland clarified for the applicant that postponement allows modifications without additional fees and provides time to see what the new ordinance establishes for requirements of accessory structures.

ARTICLE 8.

Case #25-3901 – Public Hearing

Applicant: Durk Martin

Property Address: 7890 36th St. SE

Parcel Number: 41-19-22-226-004

Requested Action: The applicant is requesting a Type I Special Use Permit to build an accessory structure in the front yard.

Director Hendrick presented the application, noting this has been a difficult process with the applicant. The applicant is on a corner lot, which creates two front yards. The proposed structure is approximately 20' by 30' feet and does not exceed 832 square feet, so the size is not an issue. The primary concern is the requested front yard location. Director Hendrick explained that staff had many conversations about the appropriateness of this placement and staff had illustrated compliant locations to the applicant, but he chose to apply for the Type I Special Use to place the structure in the front yard. She further explained that the applicant indicated the septic system location constrains rear placement options, and he preferred to place the structure where he could see it from his home, just west of the pool.

Director Hendrick noted the applicant provided a drawing to neighbors indicating where he wanted to place the structure, but the documentation was unclear and inconsistent with what the Planning Department had received. She could not clearly communicate to the Planning Commission what the applicant was requesting or what the neighbors' feedback meant without further clarification. Director Hendrick suggested holding the public hearing to get feedback from the public and then postponing the case until a more solid plan is provided.

Motion was made by Vice Chair Kraemer to open public hearing. Supported by Member Madiol. Motion carried unanimously.

There was no public comment received.

Motion was made by Treasurer Korstange to close public hearing. Supported by Member Madiol. Motion carried unanimously.

Chairman Rowland mentioned he wanted to see drawings and renderings showing the exact location and questioned why the Commission was postponing rather than denying the application, noting it is in a front yard. Vice Chair Kraemer indicated he would favor an opportunity for the applicant to present a clearer proposal.

Director Hendrick explained that since the hearing had already been noticed, she did not see a disadvantage to hearing public feedback. Director Hendrick noted the applicant needs to provide a complete application and plan showing location and septic constraints, as back-and-forth office discussions do not accomplish the goal.

Rowland agreed to support postponement.

**Motion was made by Chairman Rowland to POSTPONE Case Number 25-3901 until the next Planning Commission meeting.
Supported by Treasurer Korstange.
Motion carried unanimously.**

ARTICLE 9. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 10. Other Business

Director Hendrick presented a draft version of the proposed 2026 schedule, noting the Commission typically has one or two meetings per month, except for February and September. The proposed schedule removes meetings on Presidents Day (February) and Labor Day (September), holding only one regularly scheduled meeting in those months.

The Commission discussed removal of meetings that fall on holiday weeks. Members agreed to remove the April 6 meeting (spring break week) and the December 21 meeting (Christmas week).

Director Hendrick requested that the Planning Commission cancel the November 17th and December 15th, 2025, meetings and add a meeting on December 9th to the 2025 schedule. The Planning Commission confirmed those dates.

Director Hendrick stated she would update the schedule.

ARTICLE 11. Adjourn

The meeting adjourned at 7:40 pm.

Respectfully submitted,

Andrea Hendrick, Community Planning and Development Director, Recording Secretary

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, December 1, 2025
6:00 PM**

ARTICLE 7.

Case #25-3899 – Public Hearing – Tabled

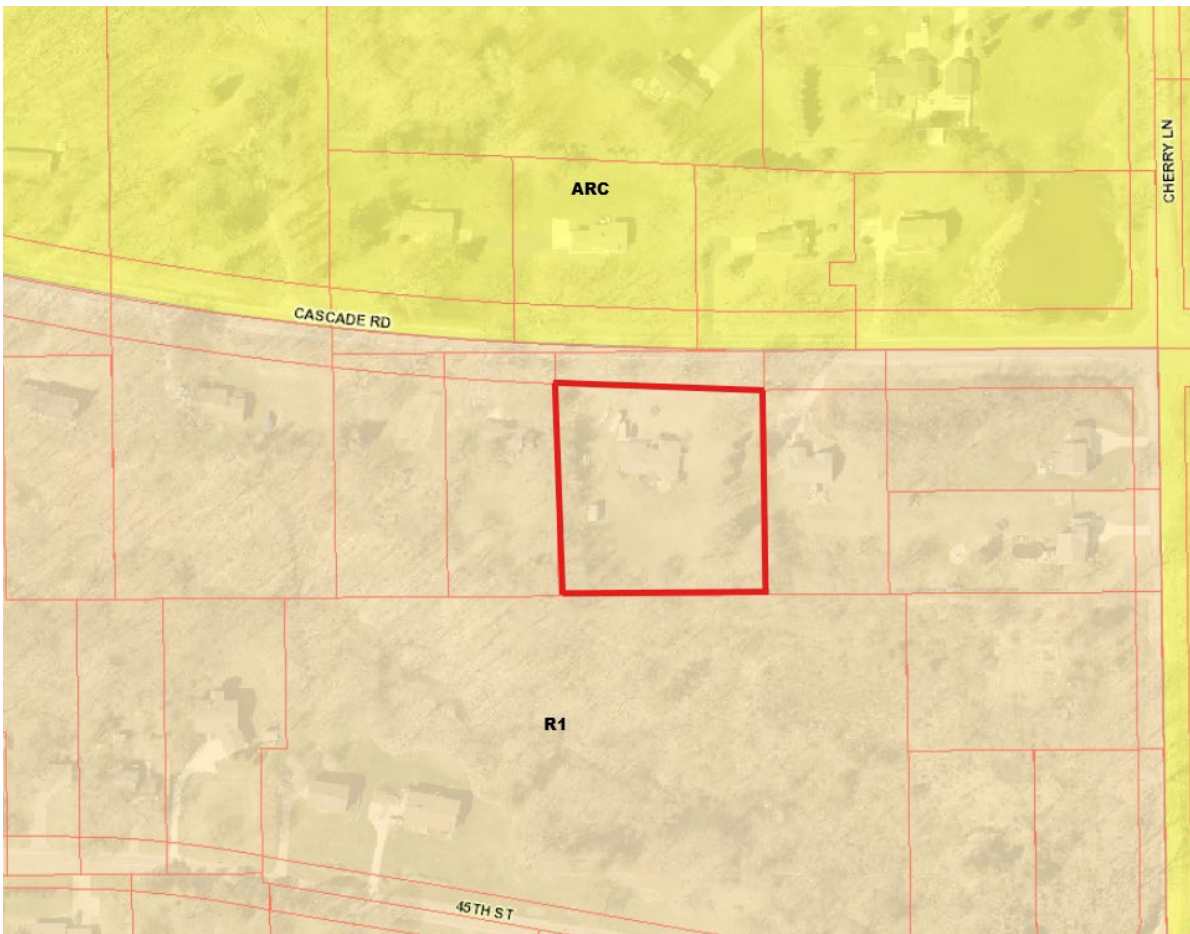
Applicant: Daniel Woods

Property Address: 8300 Cascade Rd. SE

Parcel Number: 41-19-26-126-013

Requested Action: The applicant is requesting a Type I
Special Use Permit to allow 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 # 25-3899
REPORT DATE: November 20, 2025
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: December 1, 2025
PREPARED BY: Ryan Sennett, DDA Manager

APPLICATION SUMMARY:

APPLICANT: Daniel Woods
ADDRESS: 8300 Cascade Rd SE
PARCEL NUMBER: 41-19-26-126-013
REQUESTED ACTION: Seeking a Type I Special Use permit to build an accessory building over 832 sf.
REQUIREMENTS: Section 4.09 Accessory Buildings – Residential
Section 17.03.1 Type I Special Use Permit
EXISTING ZONING OF SUBJECT PARCEL(S): R-1, Residential Zone District
GENERAL LOCATION: The subject site is located along the south side of Cascade Road. It is situated east of Buttrick Ave, and near the intersection of Cherry Lane and Cascade Road. The surrounding lots are all single-family residential dwellings units, with the North side of Cascade Road zoned ARC, Agriculture/Rural Conservation District.
PARCEL SIZE: 1.6 acres
EXISTING LAND USE: Residential
ADJACENT PROPERTIES: N: ARC, Agriculture/Rural Conservation District
W: R-1, Residential Zone District
S: R-1, Residential Zone District
E: R-1, Residential Zone District

PROPERTY HISTORY

The current site has a single-family residential dwelling built in 1969 with an attached garage and a small accessory building located south-west of the principal building. The current accessory building is 216 sf and is therefore allowed by right. The principal structure has a floor area of 1,716 sf and a garage area of 528 sf. This results in a total overall footprint of 2,244 sf for the primary structure.

HISTORY

This case (Case #25-3899) was heard at the November 3, 2025 Planning Commission meeting. Commission members expressed concerns about the size and height relative to the primary structure. A motion was made by Chair Rowland to postpone the case until the next Planning Commission meeting to allow the applicant to consider the feedback and make modifications. The applicant has adjusted the proposed location of the structure, and provided modified building plans.

PROPOSED USE

The applicant is requesting Type I Special Use Permit approval to construct a detached accessory structure with a footprint and floor area of 1,500 sf on the residential lot. The proposed use of the building is for general storage. The current accessory building would be demolished, and the proposed new structure would be constructed to the west of the primary building, at the southern corner of the lot.

The new accessory structure would be located 200 ft setback from the north property line. It is proposed to be located 60 ft from the west side yard property line, which maintains the 60 ft minimum side yard setback requirement for a structure 19' – 22' in height to the midpoint. The rear yard setback will be 60 ft as well.

The applicant has provided two sets of building plans for the Planning Commission to consider. He is proposing “Building Plan A” which are the same plans that were submitted and heard at the November 3rd meeting, the only difference is that it is to be placed in the location shown in the new site plan. The applicant has also provided a “Building Plan B”. Based on the feedback of the Planning Commission, the applicant found that the height of the structure was an area of concern. This alternative plan has a height-to-peak of 21ft. This is 6ft shorter than the previously proposed “Building Plan A” which is 27ft to the peak. Both plans have a proposed height that is compliant with the current Zoning Ordinance maximum allowance.

It is worth noting that “Building Plan B”, however, is compliant with the language in the draft proposed Zoning Ordinance that was introduced at the Township Board meeting on November 5, 2025, as it pertains to maximum height and setback requirements. Under the proposed ordinance, “Building Plan A” would exceed the allowed height. To summarize, the only difference between “Building Plan A” and “Building Plan B” is the height of the structure (and roof style).

SECTION 4.09


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


The subject parcel is 1.6 acres. Therefore, only one accessory building is allowed for this parcel. The current accessory building on site will be removed in advance of the construction of the proposed structure. This should be reflected within the conditions of approval.

SECTION 17.03(1)(a)

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

PLANNING COMMISSION CONSIDERATIONS	FINDINGS
1) The intended use of the building.	The proposed use of the accessory building is for vehicle storage. The applicant intends to use it for storage of a classic truck, dirt bikes, quads, and side by sides. The applicant does not intend to include features consistent with an ADU or home occupation, nor do they intend to use the space as such.
2) The proposed location, type and kind of construction and general architectural character of the building.	The proposed accessory building is intended to appear similar in architectural character as the residential home, with similar siding as shown in the image below. The proposed location is over 200ft setback from the front yard property line. This is a more appropriate location than what the applicant previously proposed to the planning commission, especially considering the scale of the structure is more comparable to that of a principal structure.
3) The size of the building in relation to the house, lot, and zoning district.	<p>The total finished floor area of the principal structure is 1,716 sf. Including the attached garage, the principal structure has a total footprint of 2,244 sf. The bonus storage shown in the proposed Plan A accessory structure drawings will have an OSB floor, for the storage of equipment. It is not proposed to be finished flooring. Therefore, this does not count toward the floor area. The proposed accessory structure is 1,500 sf. Plan B provided by the applicant is lower in height, at 21ft to the peak. Only six (6) previous requests within all zone districts were approved for accessory buildings greater than 1,500 sf on parcels of this size or smaller. Additionally, only two (2) of these requests were for properties where the home was smaller than the applicant’s home. The size of the structure, in comparison to the principal structure and other principal structures in the vicinity, is large. Based on previously approved accessory buildings, this would be one of the larger accessory buildings approved on a lot of this size.</p> <p>Accessory footprint to principal footprint ratio: 66%</p>

<p>4) The type and kind of principal and accessory buildings and buildings located on properties which are adjoining and in the general area.</p>	<p>No notable accessory buildings are located on the adjacent properties located off Cascade Road or in the general area. The accessory building inventory is attached for Planning Commission review.</p>
<p>5) The topography and vegetation in the area.</p>	<p>The property lines to the east, west, and south have significant tree coverage, providing screening from neighboring parcels. The north property line and front yard contain a few mature growth trees. Additionally, the applicant is proposing adding screening trees on the east property line between the proposed structure and the property to the east. It is unclear if any trees will be removed. Aside from the property lines, most of the property is uncovered from trees with flat topography. The current house is located to the west of the proposed accessory structure.</p> <p>The image below illustrates the approximate location of the proposed building. It is not to scale.</p> 

	
<p>6) Whether the proposed building will affect the light and air circulation of any adjoining properties.</p>	<p>The proposed building meets the setbacks for an accessory structure with a 19ft - 22 ft height at midpoint, however, scale should be considered when determining the appropriateness of the structure. The home at 8244 Cascade Rd appears to be setback approximately 30 ft from the property line adjacent to the applicant. With the accessory structure proposed to be located 60ft from the property, and closer to the south property line, there should be adequate distance to the neighboring property in terms of mitigating these effects.</p>
<p>7) Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.</p>	<p>The proposed location of the accessory building will likely affect the view for the neighbor located at 8244 Cascade Rd (west neighbor). The 60 ft setback from the west property line, and distance created by locating it toward the south property line may be considered a mitigating factor. Although there is ample tree coverage, the scale and height of the structure will likely still make it partially visible to the neighboring property.</p>
<p>8) Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.</p>	<p>The proposed development, as presented, intends to add a second driveway off Cascade Road. The Kent County Road Commission has provided the applicant approval for the proposed driveway (please see attached email confirmation). access may be more appropriate.</p> <p>The Planning Commission should consider if the effect on the view from Cascade Road will be negative.</p>

NEIGHBORS COMMENTS

No comments have been received whether in support or opposition.

RECOMMENDATION

Staff recommend that if the Planning Commission find the applicant is **unable** to provide sufficient evidence supporting that the size of the building in relation to the house, lot, and zoning district will not create an adverse effect on the views of the adjoining/adjacent neighbors, the request be **DENIED** based on the findings above, and recommend the following motion:

Motion to DENY Case #25-3899 for a Type I Special Use Permit for a 1,500 ft. residential accessory structure at 8300 Cascade Road SE based on the following:

1. The scale of the proposed building in relation to the house, lot, and zoning district exceeds that of accessory buildings in the area and of previously approved accessory buildings. The size of the structure and proposed location will significantly impact the view for the surrounding neighbors and the general character of the Zone District.

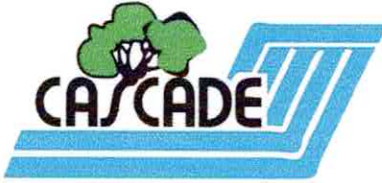
If the Planning Commission finds that applicant **is able** to provide sufficient evidence that all standards to approve the Special Use permit are met, the request is APPROVED, and recommend the following motion:

Motion to APPROVE Case #25-3899 for a Type I Special Use Permit for a 1,500 sf residential accessory structure at 8300 Cascade Road SE based on the findings above, with the following conditions:

1. The building is not used for living space or to operate a business.
2. All outdoor lighting meets the lighting standards of the Cascade Charter Township Zoning Ordinance.
3. An approved driveway permit from the Kent County Road Commission is provided before issuance of a Building Permit.
4. Additional Conditions _____

ATTACHMENTS

1. Application & Narrative
2. Current property survey
3. Site Plan
4. "Plan A" - Accessory Building Floor Plans & Elevations
5. "Plan B" – Accessory Building Floor Plans & Elevations
6. Kent County Health Department – Sewage Disposal Facility Permit
7. Accessory Structure Inventory
8. KCRC Approval Email
9. Letters of Support



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Daniel Woods
 Address: 8300 Cascade Rd SE
 City & Zip Code: Ada MI 49301
 Telephone: 616-813-7502
 Email Address: Daniel.Woods.5059@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 type="checkbox"/> Special Use Permit	<input type="checkbox"/> Plat Review *
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: <u>Type 1 special use Permit</u>

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

BRIEFLY DESCRIBE YOUR REQUEST:**
Im asking permission to build a bigger barn than what is allowed

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

LEGAL DESCRIPTION OF PROPERTY**:

See Attachment

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-26-126-013

ADDRESS OF PROPERTY: 8300 Cascade Rd SE, Ada MI 49301

PRESENT USE OF THE PROPERTY: My house

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

Name(s)	Address(es)
<u>None</u>	_____
_____	_____

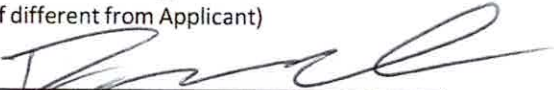
SIGNATURES

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.)

Daniel Woods
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

DESCRIPTIONS AND SKETCH FOR:

Dan and Kathy Casey
491 Johnson Street
Caledonia, Mi. 49316

RE:

8300 Cascade Road
Grand Rapids, Mi.

DESCRIPTION OF PARCEL: (Based on prior survey)

The North 310.0 feet of the East 766 feet of the Northwest ¼ of Section 26, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, Subject to a right of way for highway purposes in a strip 50 feet wide lying South of and adjacent to the centerline of Detroit-Grand Rapids Road (Cascade Road) as surveyed. Also Subject to a right of way for highway purposes over the East 33 feet thereof.

DESCRIPTION OF PARCEL SUBDIVISION: (For land division purposes)

Parcel 1:

That part of the Northwest ¼ of Section 26, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the North ¼ corner of said Section 26; thence S89°35'18"W, 501.00 feet, along the North line of the NW ¼ of said Section 26, to the point of beginning of this description; thence continuing S89°35'18"W, 265.00 feet, along said North line, to the West line of the East 766.0 feet of said NW ¼; thence S00°51'35"E, 310.00 feet, along said West line, to the South line of the North 310.0 feet of said NW ¼; thence N89°35'18"E, 265.00 feet, along said South line; thence N00°51'35"W, 310.00 feet, to the point of beginning. Parcel contains 1.88 acres including highway right of way, 1.61 acres (70,237 square feet) with out right of way. Subject to a right of way for highway purposes in a strip 50 feet wide lying South of and adjacent to the centerline of Detroit-Grand Rapids Road (Cascade Road) as surveyed.

Parcel 2:

That part of the Northwest ¼ of Section 26, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the North ¼ corner of said Section 26; thence S89°35'18"W, 346.00 feet, along the North line of the NW ¼ of said Section 26, to the point of beginning of this description; thence continuing S89°35'18"W, 155.00 feet, along said North line; thence S00°51'35"E, 310.00 feet, to the South line of the North 310.0 feet of said NW ¼; thence N89°35'18"E, 155.00 feet, along said South line; thence N00°51'35"W, 310.00 feet, to the point of beginning. Parcel contains 1.10 acres including highway right of way, 0.93 acres (40,479 square feet) with out right of way. Subject to a right of way for highway purposes in a strip 50 feet wide lying South of and adjacent to the centerline of Detroit-Grand Rapids Road (Cascade Road) as surveyed.

Parcel 3:

That part of the Northwest ¼ of Section 26, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Beginning at the North ¼ corner of said Section 26; thence S89°35'18"W, 346.00 feet, along the North line of the NW ¼ of said Section 26; thence S00°51'35"E, 180.00 feet; thence N89°35'18"E, 346.00 feet, to the East line of the NW ¼; thence N00°51'35"W, 180.00 feet, along said East line to the point of beginning. Parcel contains 1.43 acres including highway right of way, 0.93 acres (40,785 square feet) with out right of way. Subject to a right of way for highway purposes in a strip 50 feet wide lying South of and adjacent to the centerline of Detroit-Grand Rapids Road (Cascade Road) as surveyed. Also Subject to a right of way for highway purposes over the East 33 feet thereof.

Parcel 4:

That part of the Northwest ¼ of Section 26, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the North ¼ corner of said Section 26; thence S00°51'35"E, 180.00 feet, to the point of beginning of this description; thence S89°35'18"W, 346.00 feet, parallel with the North line of the NW ¼ of said Section 26; thence S00°51'35"E, 130.00 feet, to the South line of the North 310.0 feet of said NW ¼; thence N89°35'18"E, 346.00 feet, along said South line, to the East line of the NW ¼; thence N00°51'35"W, 130.00 feet, to the point of beginning. Parcel contains 1.03 acres including highway right of way, 0.93 acres (40,644 square feet) with out right of way. Subject to a right of way for highway purposes in a strip 50 feet wide lying South of and adjacent to the centerline of Detroit-Grand Rapids Road (Cascade Road) as surveyed. Also Subject to a right of way for highway purposes over the East 33 feet thereof.

BOUNDARY SURVEY FOR:
 Dan and Kathy Casey
 8300 Cascade Road
 Grand Rapids, Mi.

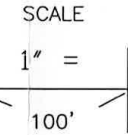
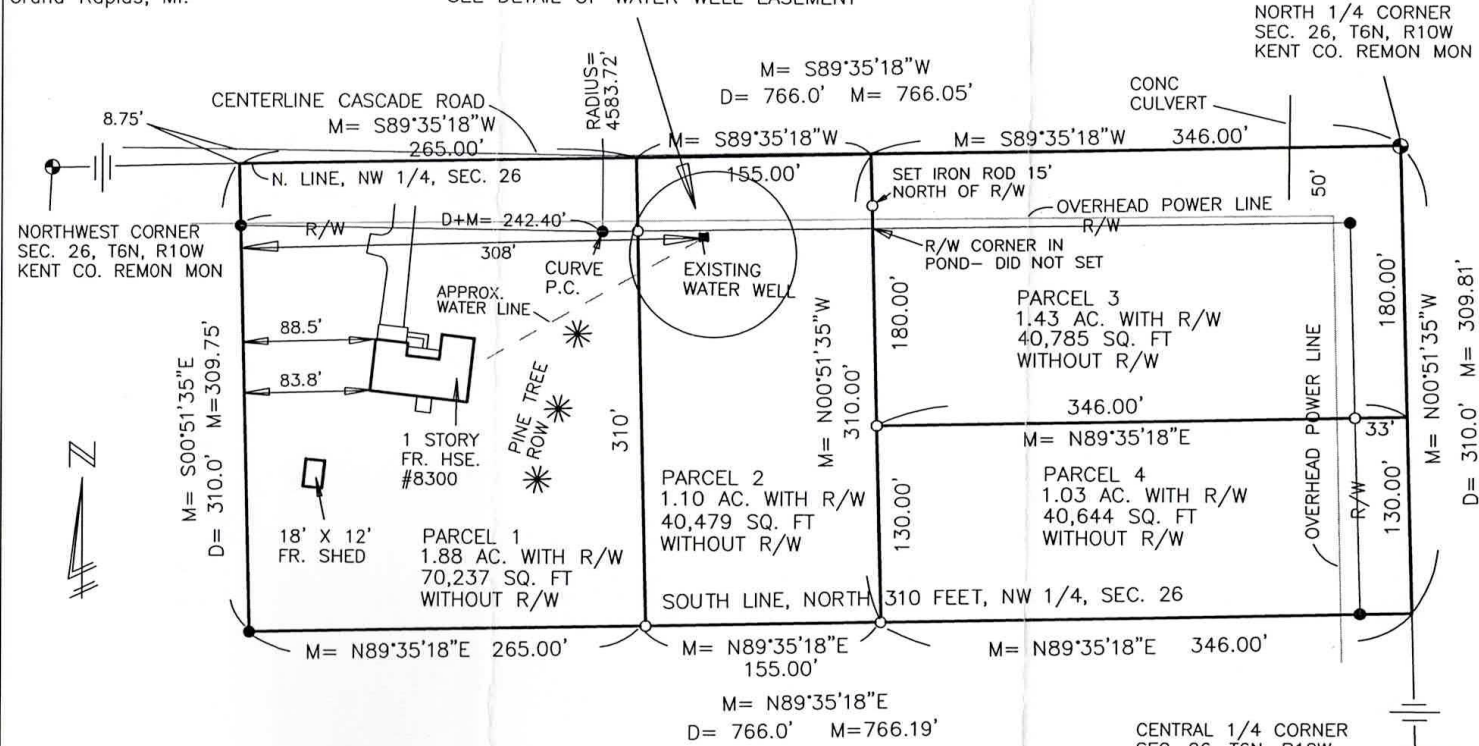
SEE PAGE 2 FOR LEGAL DESCRIPTIONS

RE:
 8300 Cascade Road
 Grand Rapids, Mi.

SEE DETAIL OF WATER WELL EASEMENT

PREPARED BY: PAGE 1 OF 2
ARROW LAND SURVEYS
335 WILLOW RUN DRIVE
WAYLAND, MICHIGAN 49348
 BUS. 616-891-0402 HOME 616-792-6684
 FILE NO.14-584-FINAL DATE 5-22-2014

REV 5-30-14

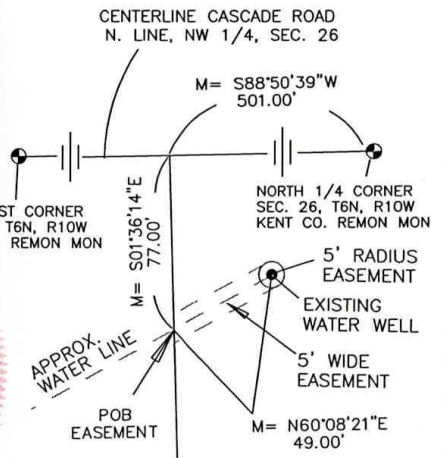


BEARING BASED ON
 KENT COUNTY DATA SHEET

- LEGEND
- O = SET IRON STAKE
 - = FOUND IRON STAKE
 - P = PLATTED DIMENSION
 - D = DESCRIBED DIMENSION
 - M = MEASURED DIMENSION
 - X-X-X = FENCELINE
 - C/L = CENTERLINE
 - ⊙ = MONUMENT
 - = WOOD STAKE

CHERRY LANE & EAST LINE, NW 1/4, SEC. 26

DETAIL OF WATER WELL EASEMENT

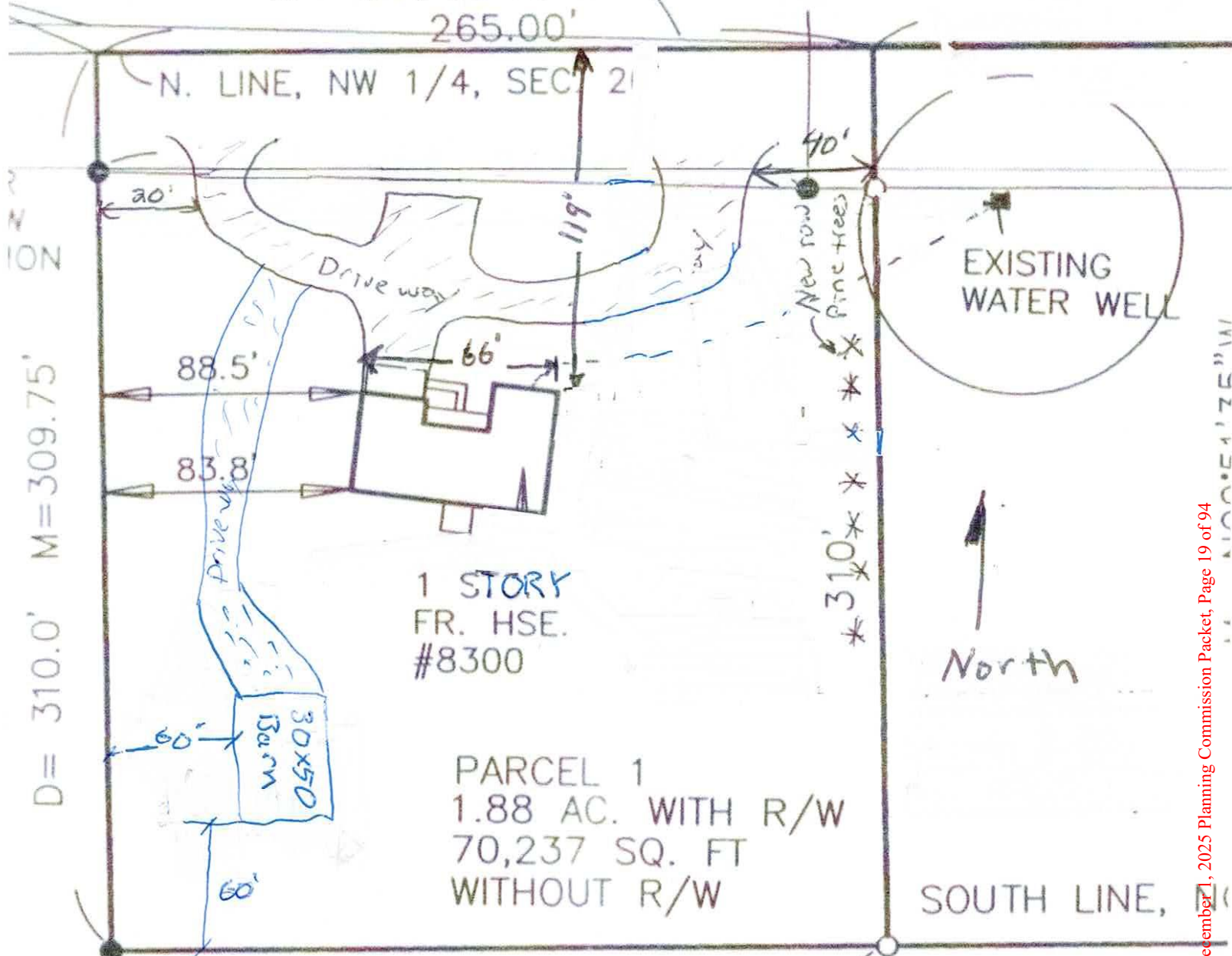


Description of easement for use and maintenance of water well and water line
 (For water well and water line from existing well to existing house #8300 Cascade Road)
 That part of the Northwest 1/4 of Section 26, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the North 1/4 corner of said Section 26; thence S89°35'18"W, 501.00 feet, along the North line of the NW 1/4 of said Section 26; thence S00°51'35"E, 77.00 feet, to the point of beginning and centerline of a 5 foot wide easement for use of water well and water line from the well to an existing house; thence N60°53'00"E, 49.00 feet to the point of ending of said 5 foot wide easement at an existing water well, said water well is the centerline of a 5 foot radius easement for the water well use and maintenance.



8300 Cascade Rd SE
Ada MI 49301

CENTERLINE CASCADE ROAD
M= S89°35'18"W
265.00'



1 STORY
FR. HSE.
#8300

PARCEL 1
1.88 AC. WITH R/W
70,237 SQ. FT
WITHOUT R/W

EXISTING
WATER WELL

North

M= N89°35'18"E 265.00'

M= N89°35'18"E
155.00'

Parcel # 41-19-26-126-013

M= N89°35'18"E
D= 766.0'

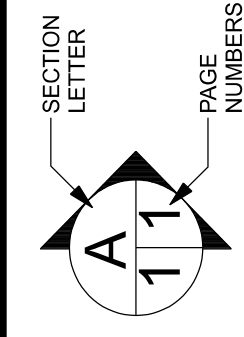


14250 Oberley Dr.
Lowell
Michigan
49331

POLE BARNS-MI
741 Kenmoor SE Suite A
Grand Rapids, Michigan, 49546
PHONE: 616-272-3468

SCALE: As Noted

DATE: Wednesday, April 16, 2025



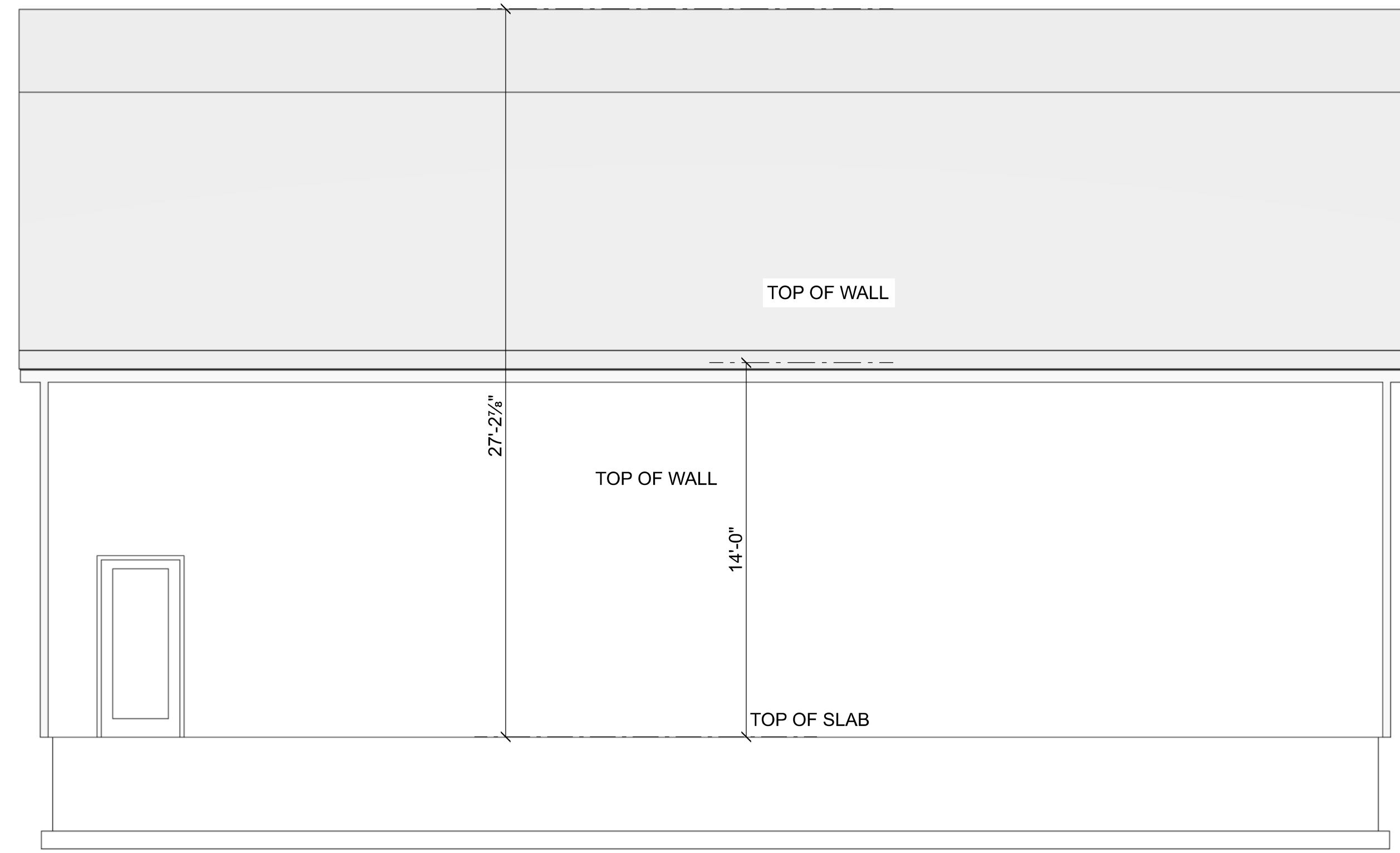
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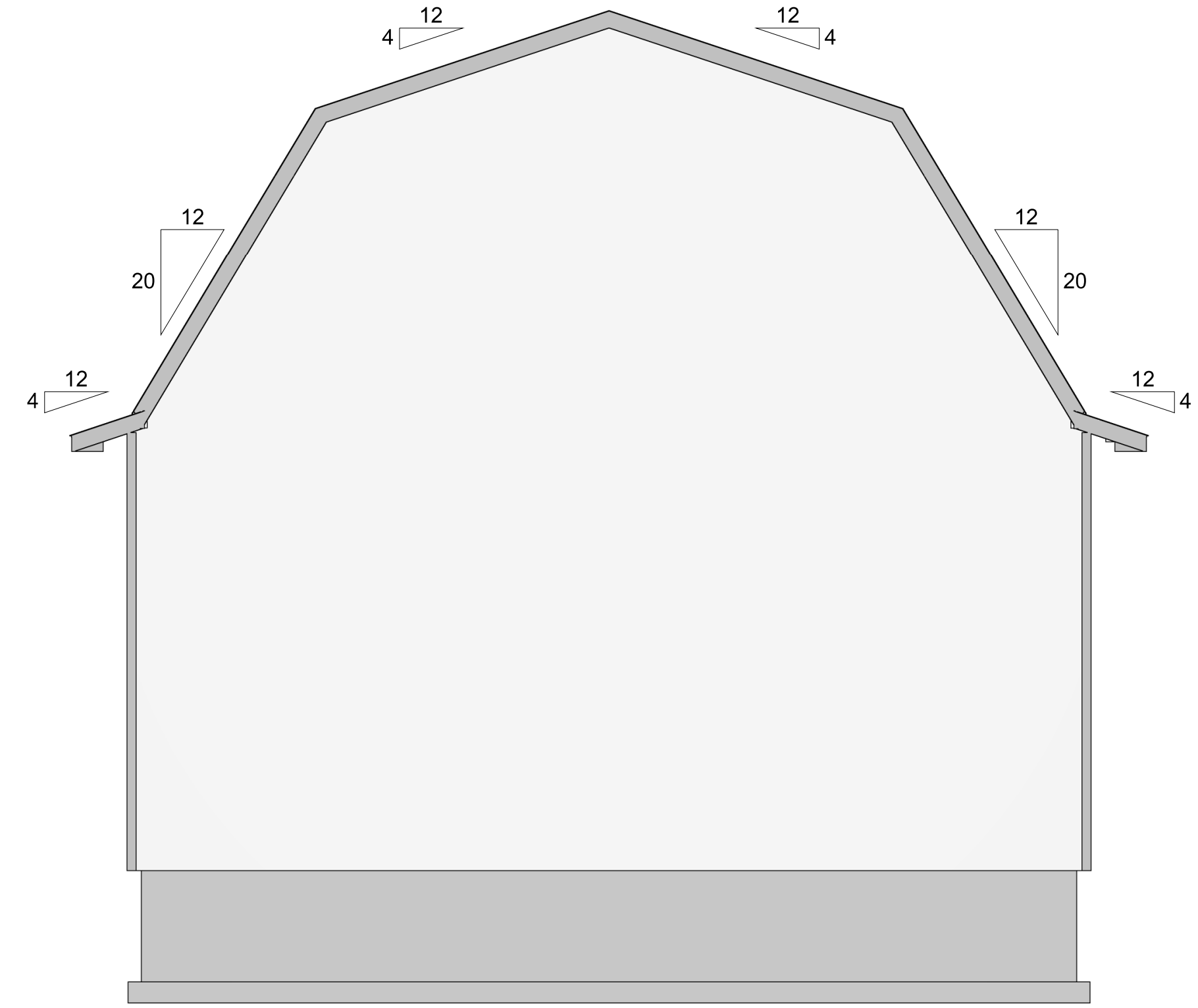
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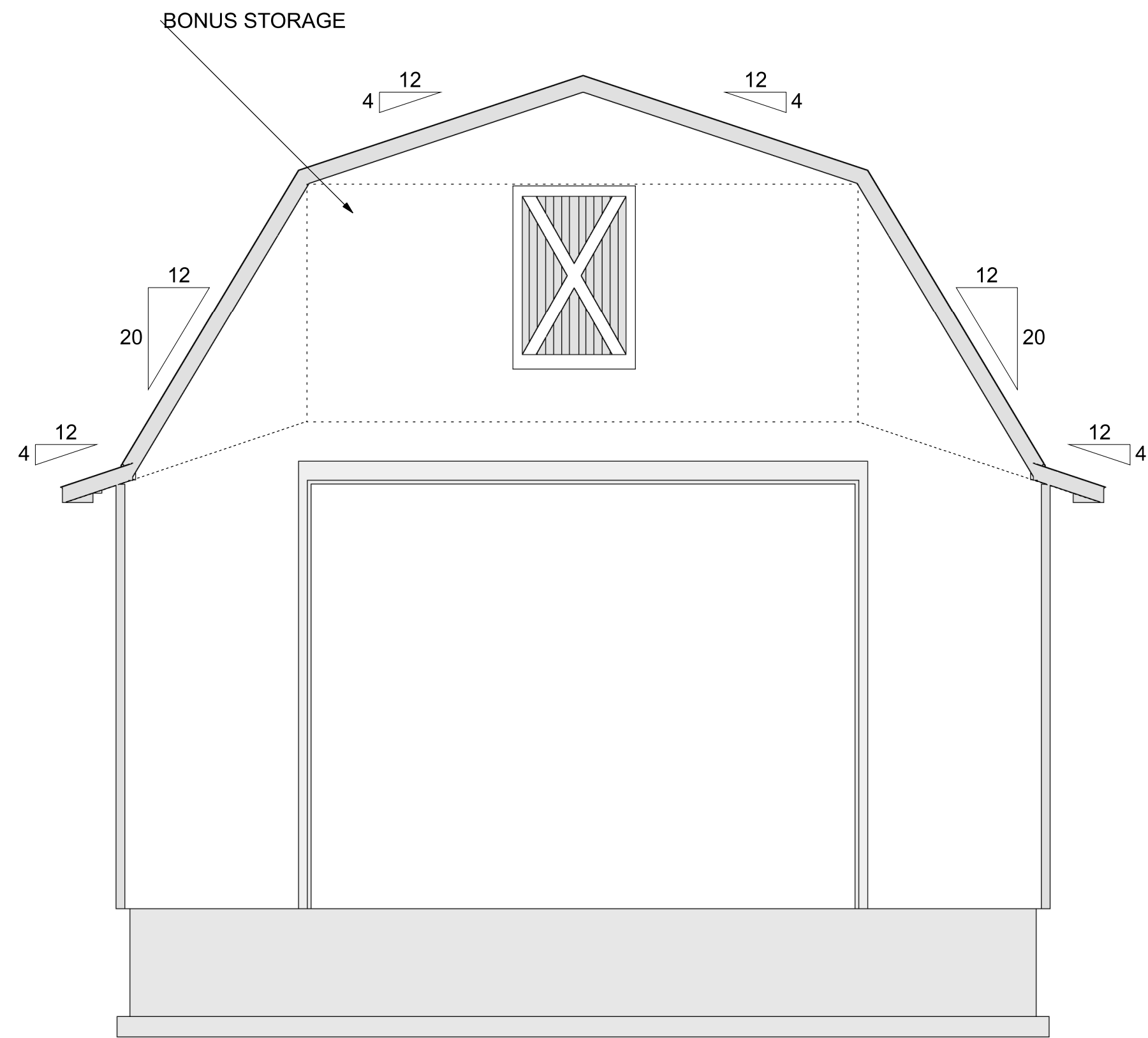
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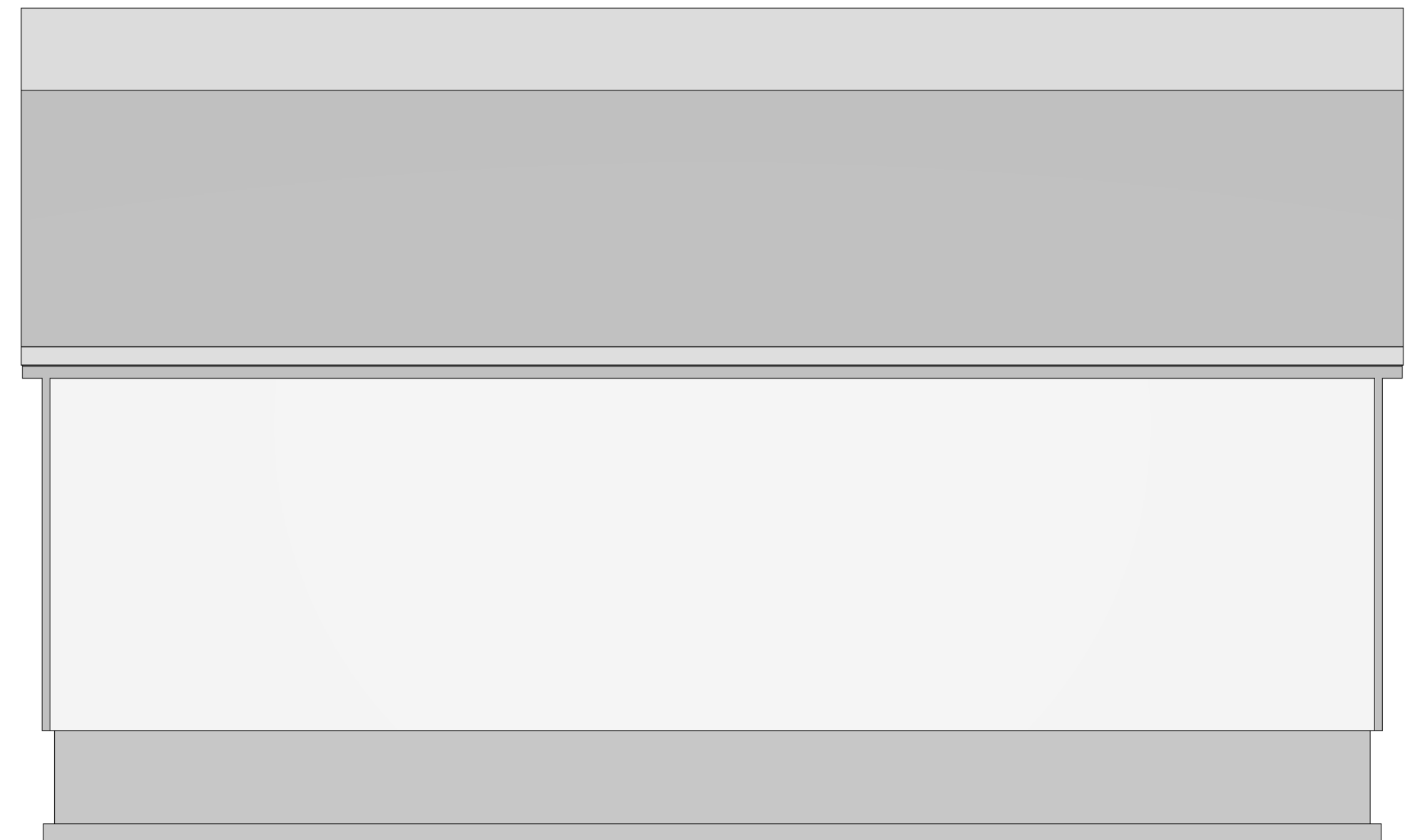
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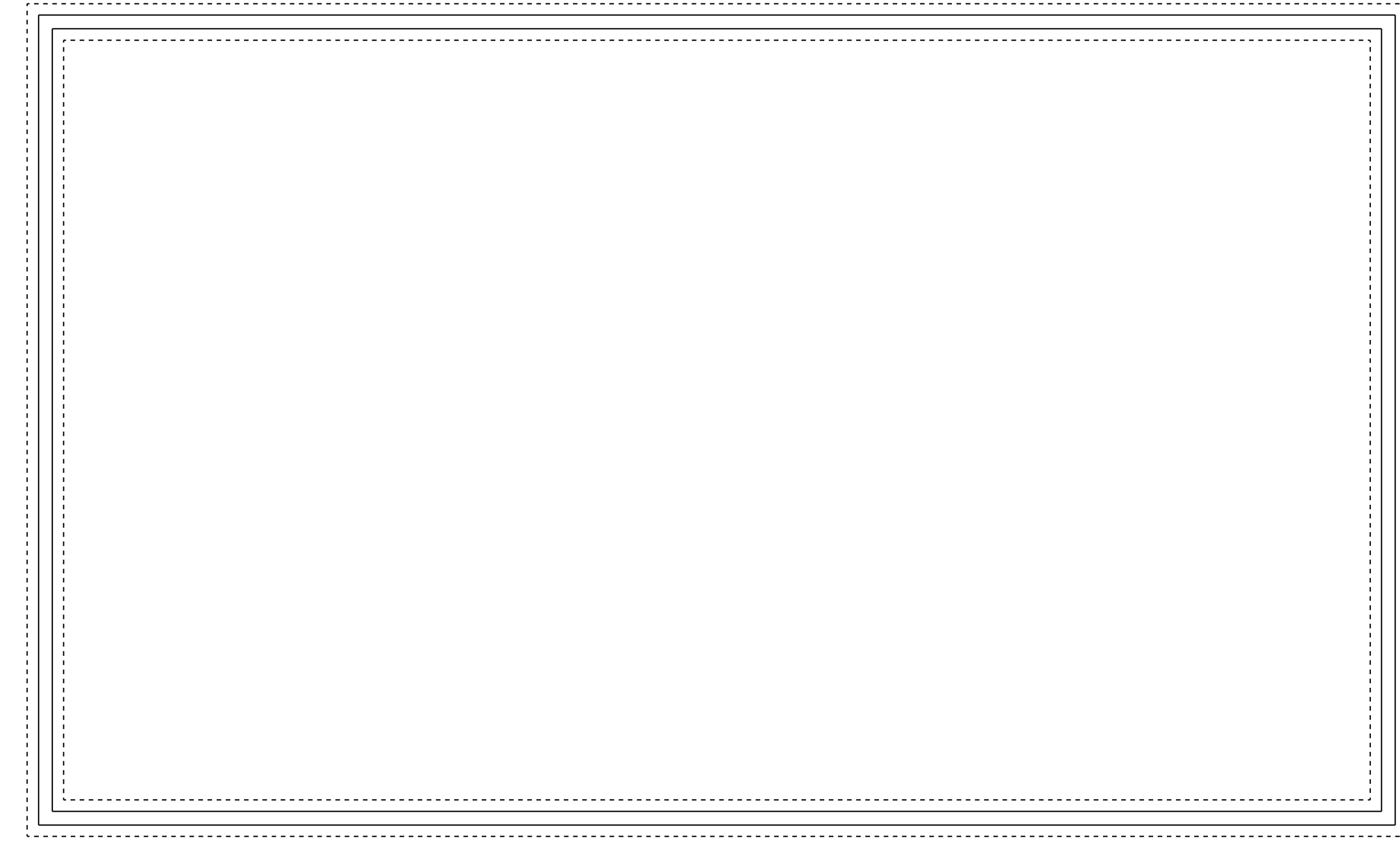
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Elevation
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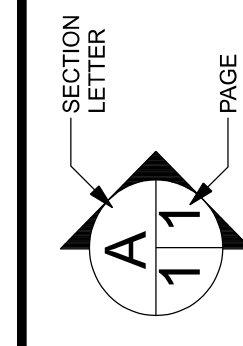
FOUNDATION
SCALE: 1/4" = 1'-0"

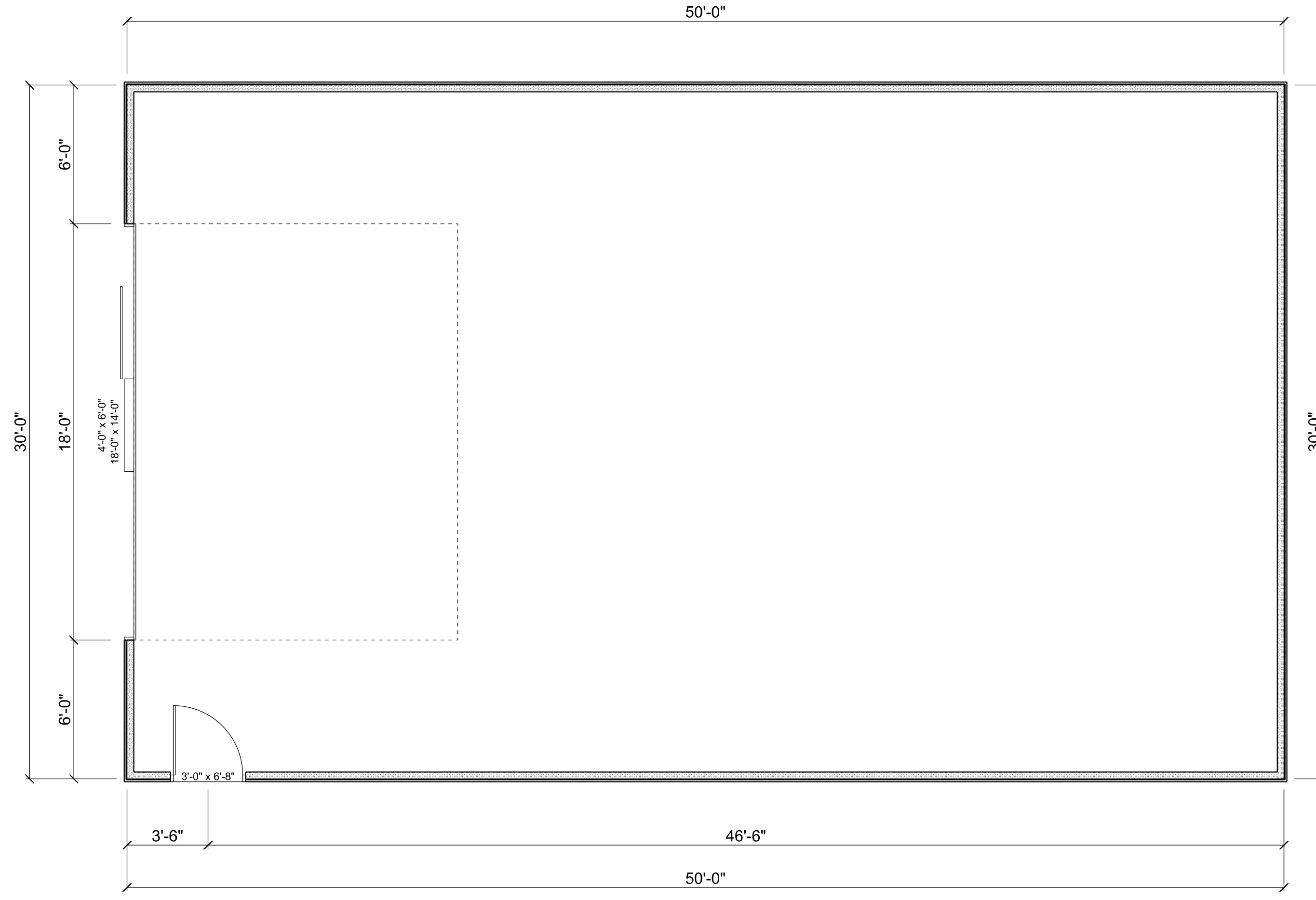


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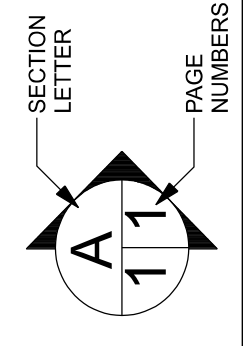
MAIN FLOOR
SCALE: 1/4" = 1'-0"



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SCALE: 1/4" = 1'-0"
DATE: Wednesday, April 16, 2025



S 2 GABLE2 CROSS SECTION

ROOF LAYER 1: CHARCOAL PARALLEL RIB STEEL PANEL

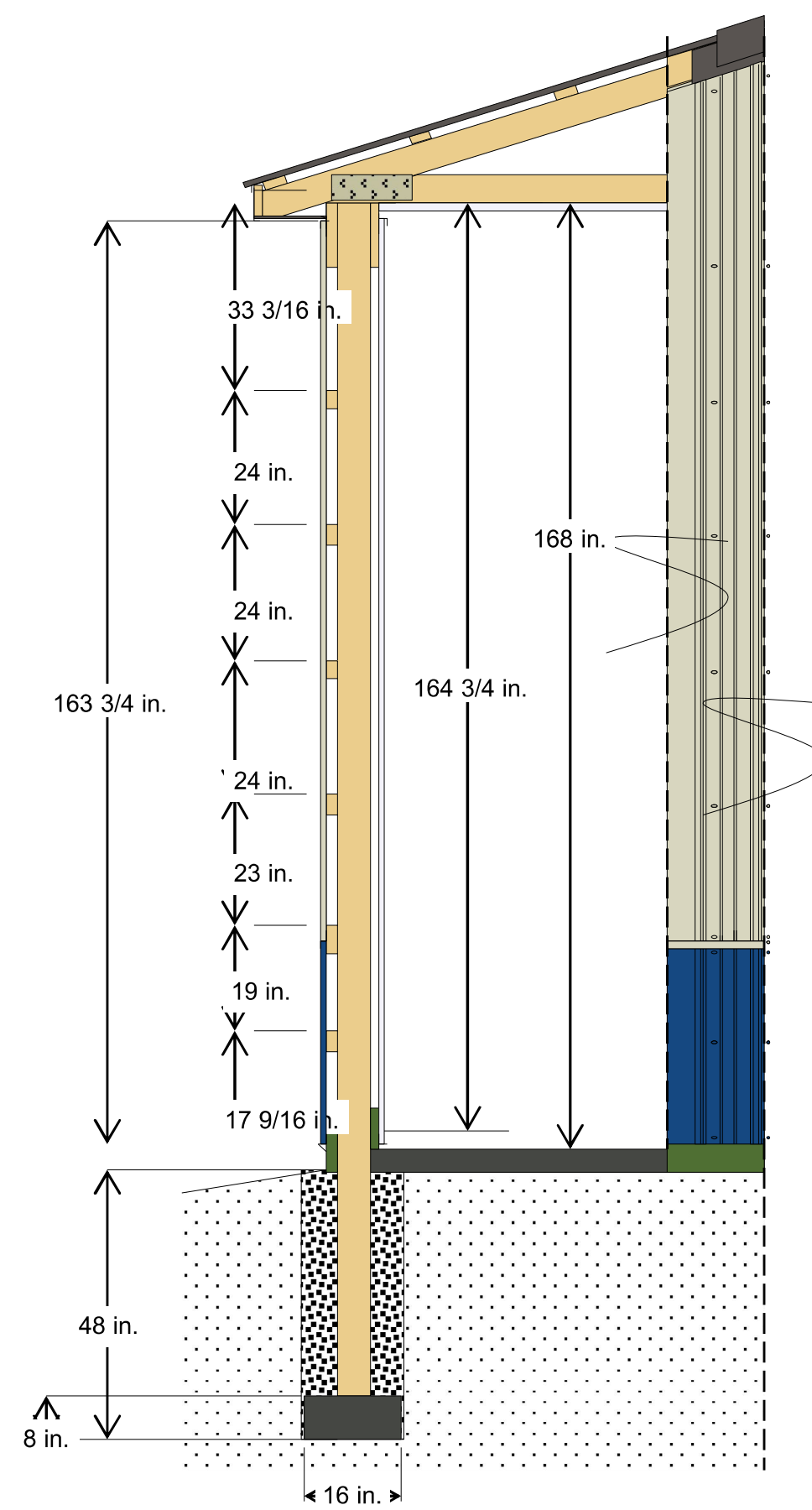
PURLINS: 2 X 4 #2 S P F FASTENED LAYING FLAT
 SUB FACIA: 2 X 6 #2 S P F
 FACIA COVERING: CHARCOAL STEEL FASCIA 6 IN
 CHARCOAL 6 X 10 FT 2 IN
 UNDEREAVE: CHARCOAL SOLID SOFFIT SOLID 16 IN X
 10 FT 2 IN CHARCOAL 16 IN X 10 FT 2 IN

CORNER POSTS: STANDALE LUMBER 3 PLY 4.5 X 5.5
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 EXTERIOR CARRIER: #1 S Y P 2 X 12
 INTERIOR CARRIER: #1 S Y P 2 X 12
 EXTERIOR WALL GIRTS: #2 S P F 2 X 4
 WALL LAYER 1: TYVEK
 WALL LAYER 2: LIGHT STONE PARALLEL RIB STEEL
 PANEL

EXTERIOR SKIRT BOARD: #2 CA/MCA/GC TREATED 2
 X 8

SIDING BEGINS 2 1/8 IN. BELOW THE TOP OF SKIRT
 BOARD

EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF
 SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
 (HEEL HEIGHT: 0-5-12 OR 5 3/4 IN.)
 TRUSS SPACING: 48 IN. O.C.
 TRUSS LOADING INFORMATION:
 TCLK/TCDL/BCLL/BCDL 47-7-0-10
 TOTAL TRUSS LOADING = 64 P.S.F.
 BRACE PER TRUSS MANUFACTURER'S
 RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 3 1/4 IN.
 BELOW THE TOP OF THE SKIRT BOARD
 4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH -
 3500 P.S.I.
 UNDISTURBED SOIL OR COMPACTED SAND FILL
 BACKFILL 16 IN. HOLE WITH SAND/GRAVEL FILL &
 COMPACT
 PIER FOOTING: PRECAST 5000 P.S.I. 16 IN. X WIDE 8
 IN. THICK CONCRETE PAD

S 1 GABLE1 CROSS SECTION

ROOF LAYER 1: CHARCOAL PARALLEL RIB STEEL PANEL

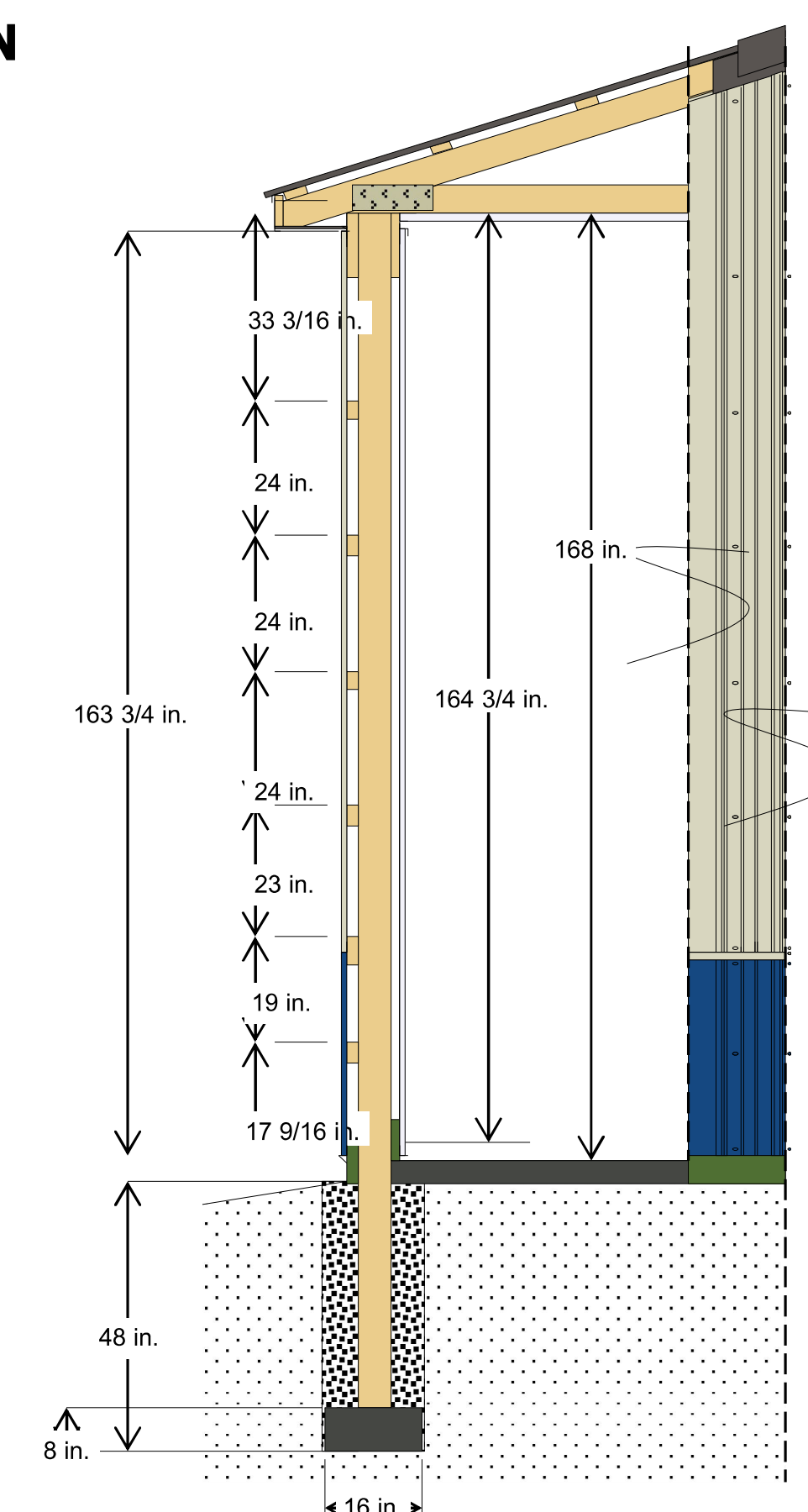
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 X 8

SIDING BEGINS 2 1/8 IN. BELOW THE TOP OF SKIRT
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 SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
 (HEEL HEIGHT: 0-5-12 OR 5 3/4 IN.)
 TRUSS SPACING: 48 IN. O.C.
 TRUSS LOADING INFORMATION:
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 BACKFILL 16 IN. HOLE WITH SAND/GRAVEL FILL &
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 IN. THICK CONCRETE PAD

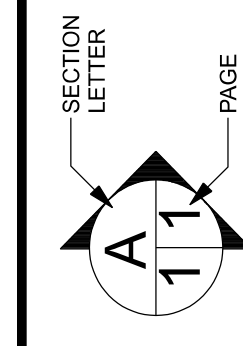


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741 Kenmoor SE Suite A
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PHONE: 616-272-3468

SCALE: As Noted

DATE: Thursday, November 21, 2024



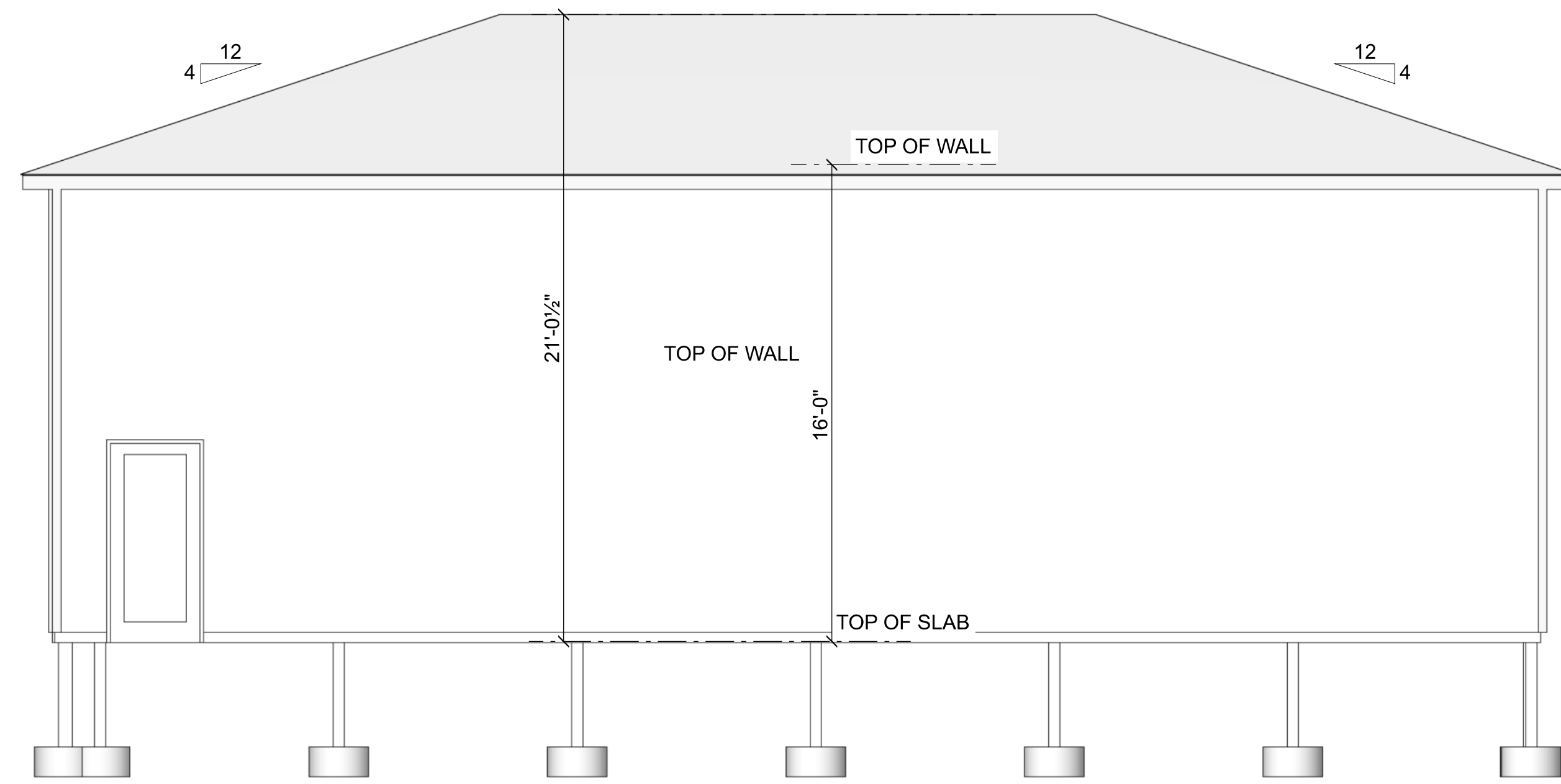
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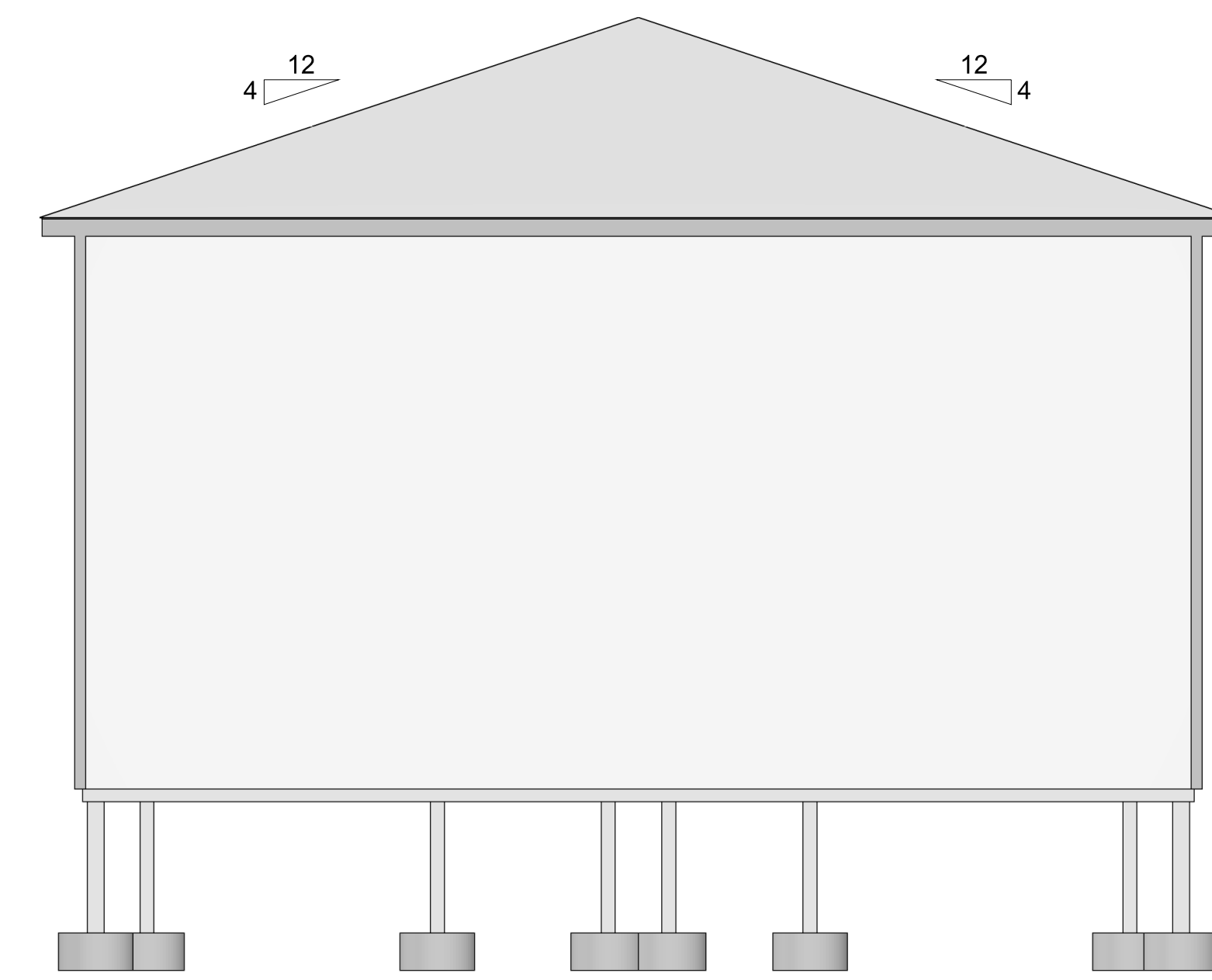
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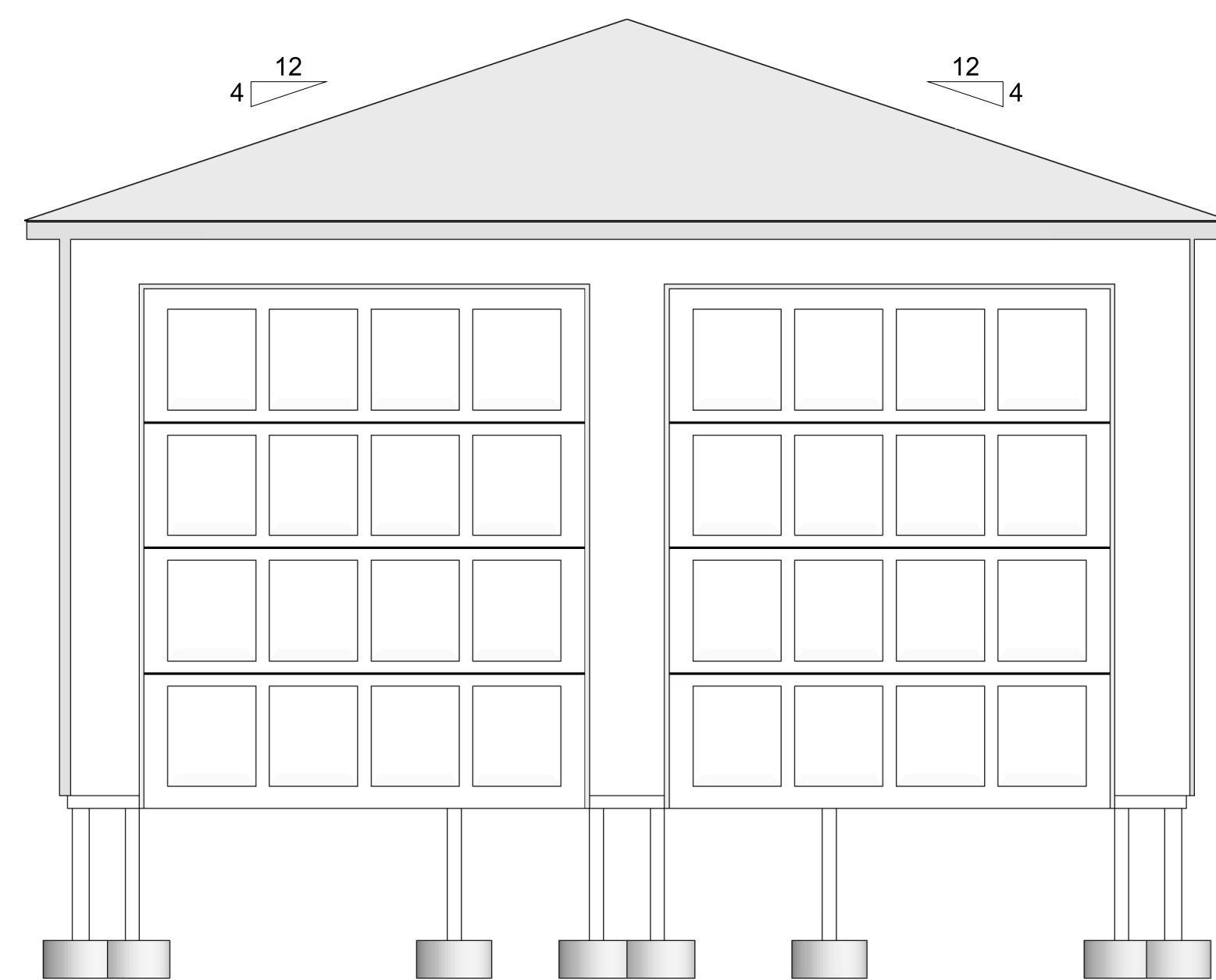
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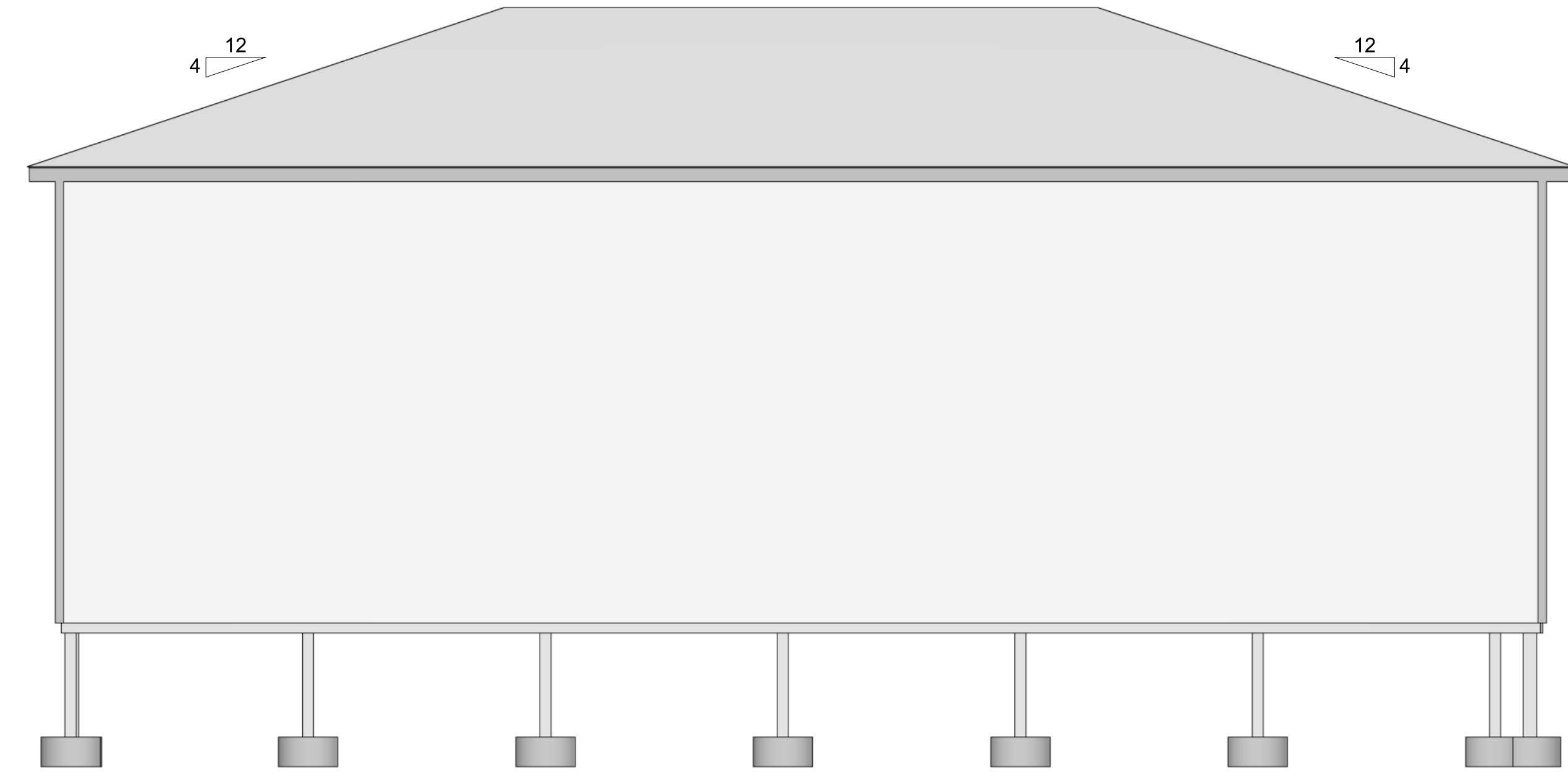
Elevation
SCALE: 1/4" = 1'-0"



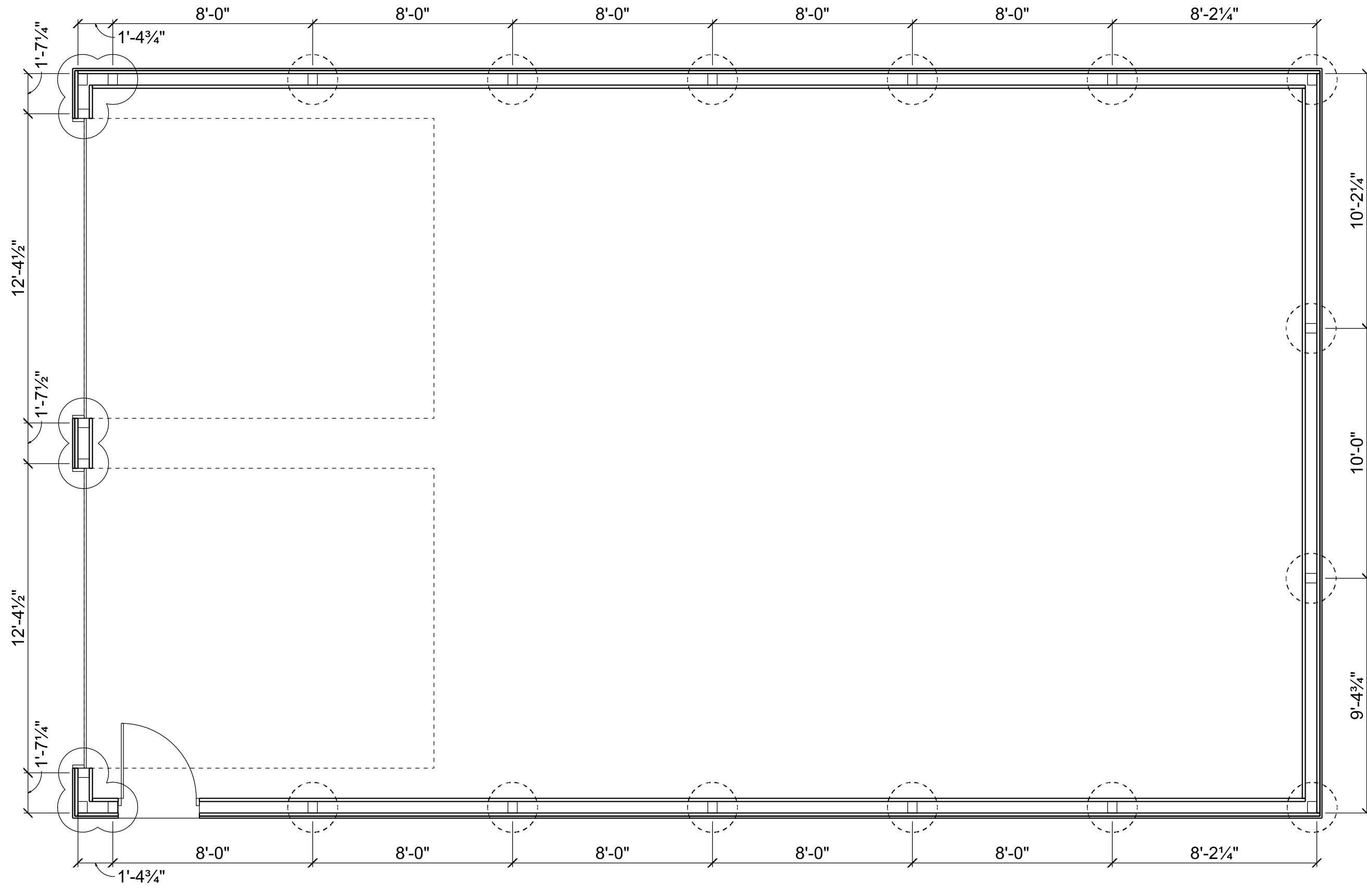
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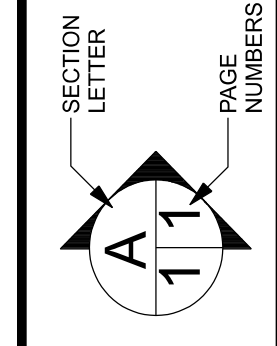
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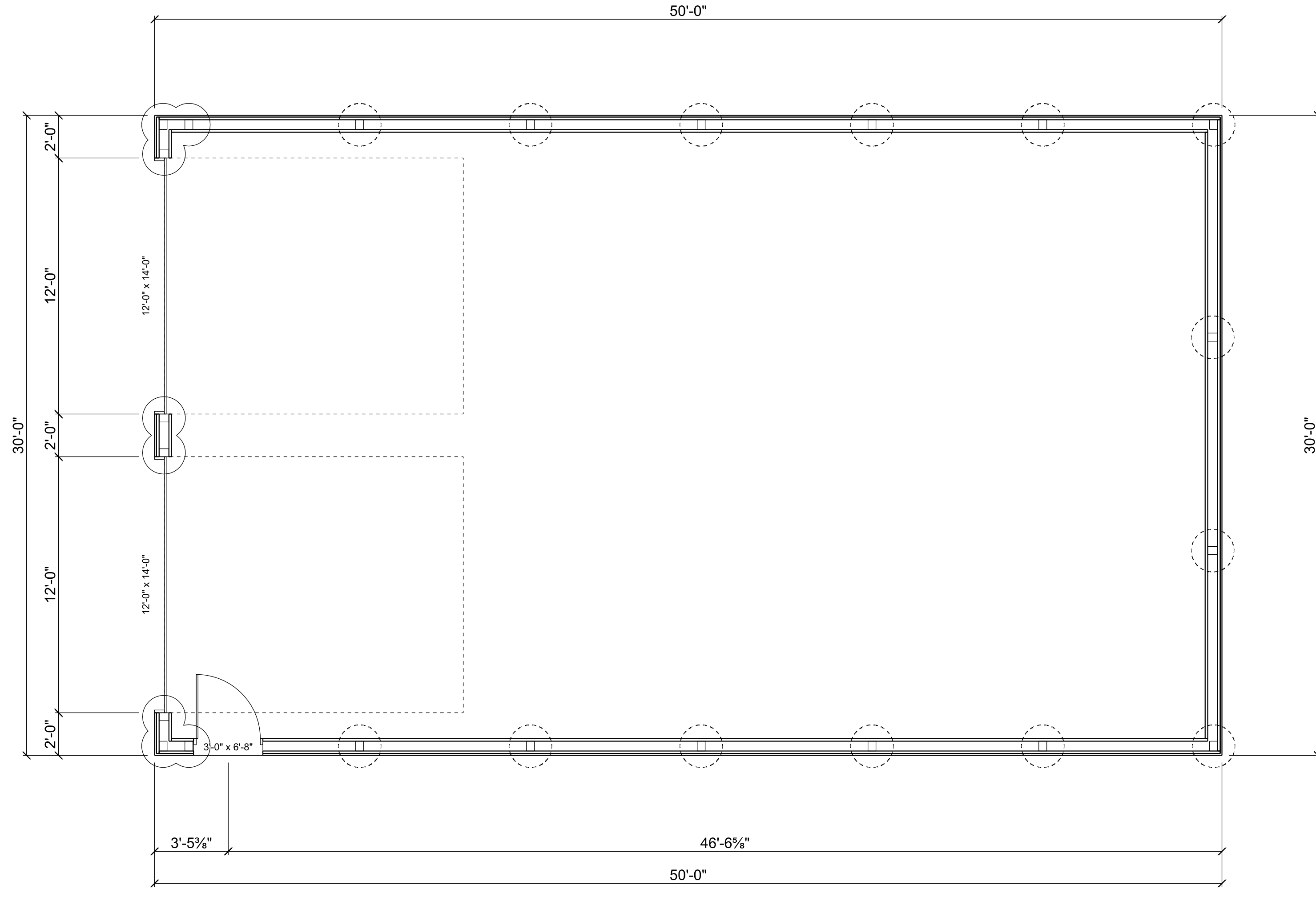
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741 Kenmoor SE Suite A
Grand Rapids, Michigan, 49546
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SCALE: 1/4" = 1'-0"
DATE: Thursday, November 21, 2024



Cascade Charter Township December 1, 2025 Planning Commission Packet Page 27 of 94



MAIN FLOOR
SCALE: 1/4" = 1'-0"

S 2 GABLE2 CROSS SECTION

ROOF LAYER 1: CHARCOAL PARALLEL RIB STEEL PANEL

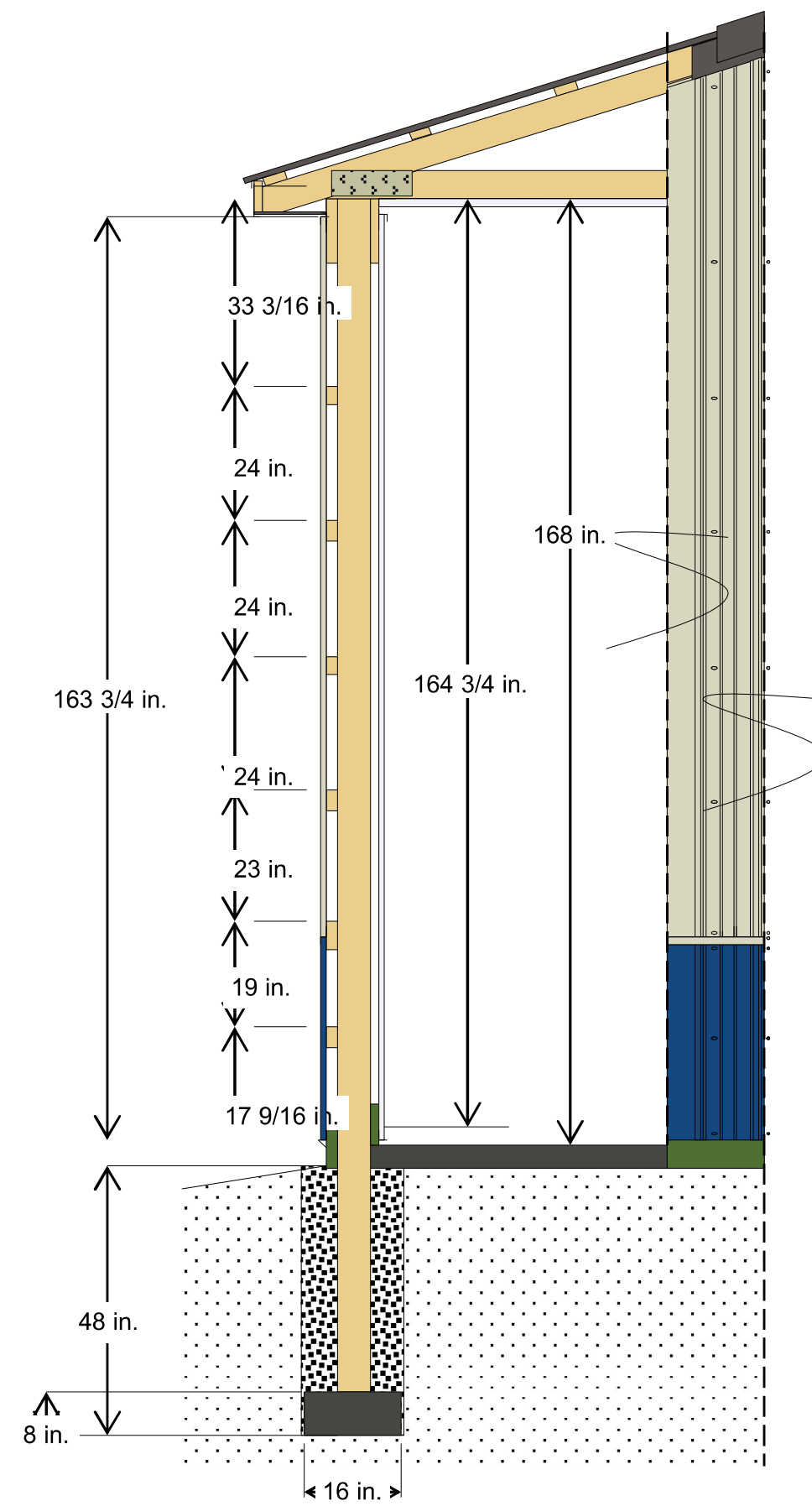
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 WALL LAYER 1: TYVEK
 WALL LAYER 2: LIGHT STONE PARALLEL RIB STEEL
 PANEL

EXTERIOR SKIRT BOARD: #2 CA/MCA/GC TREATED 2
 X 8

SIDING BEGINS 2 1/8 IN. BELOW THE TOP OF SKIRT
 BOARD

EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF
 SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
 (HEEL HEIGHT: 0-5-12 OR 5 3/4 IN.)
 TRUSS SPACING: 48 IN. O.C.
 TRUSS LOADING INFORMATION:
 TCLK/TCDL/BCLL/BCDL 47-7-0-10
 TOTAL TRUSS LOADING = 64 P.S.F.
 BRACE PER TRUSS MANUFACTURER'S
 RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 3 1/4 IN.
 BELOW THE TOP OF THE SKIRT BOARD
 4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH -
 3500 P.S.I.
 UNDISTURBED SOIL OR COMPACTED SAND FILL
 BACKFILL 16 IN. HOLE WITH SAND/GRAVEL FILL &
 COMPACT
 PIER FOOTING: PRECAST 5000 P.S.I. 16 IN. X WIDE 8
 IN. THICK CONCRETE PAD

S 1 GABLE1 CROSS SECTION

ROOF LAYER 1: CHARCOAL PARALLEL RIB STEEL PANEL

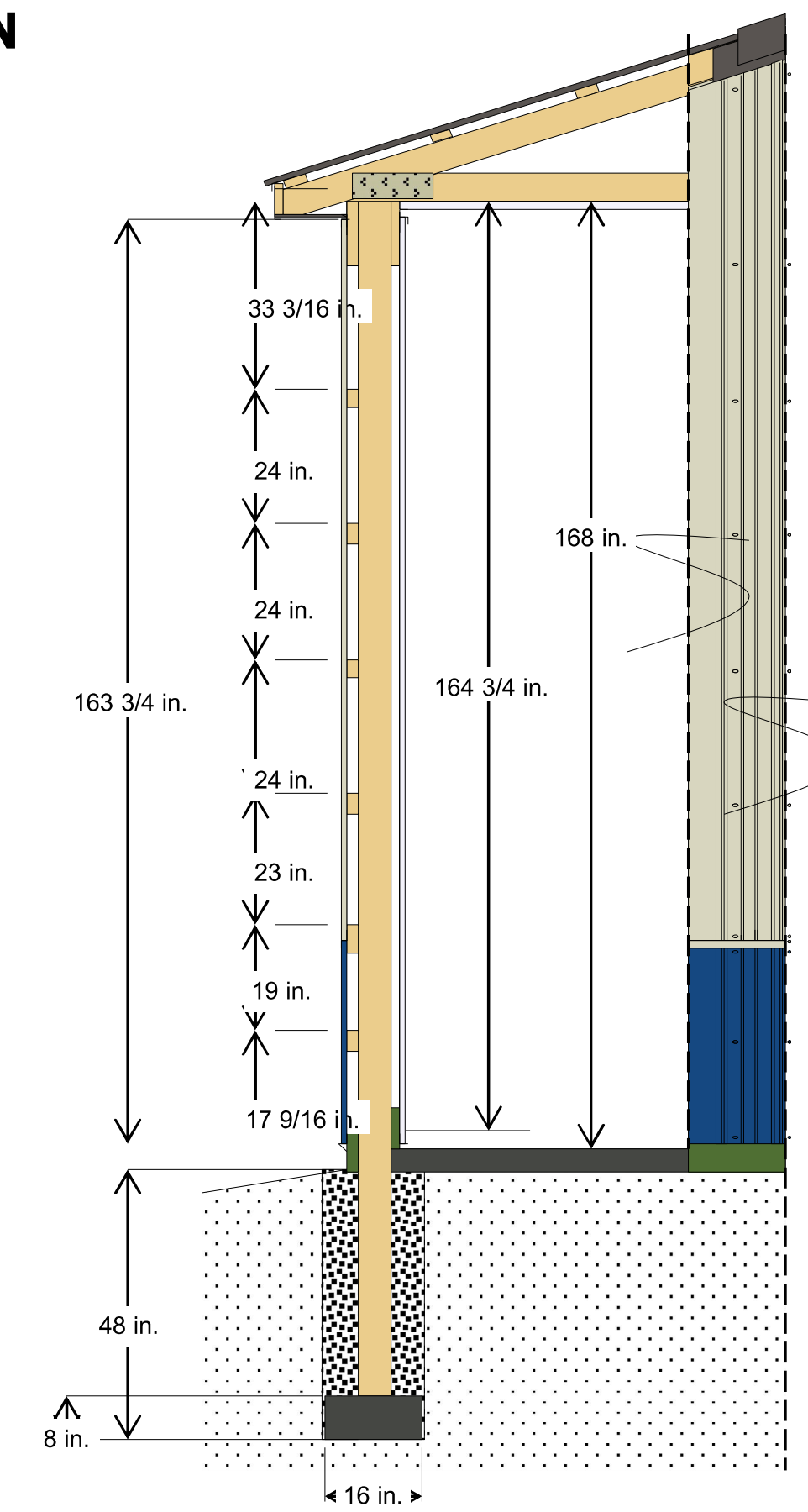
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 X 8

SIDING BEGINS 2 1/8 IN. BELOW THE TOP OF SKIRT
 BOARD

EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF
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4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
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 TRUSS SPACING: 48 IN. O.C.
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KENT COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION
 700 FULLER N.E
 GRAND RAPIDS, MICHIGAN 49503-1918
 PH: 616-632-6900
 EMAIL: kcehmail@kentcountymi.gov



Adam London, PhD, RS, DAAS
 Administrative Health Officer

Onsite Sewage Disposal Facility Permit

<p>Property Location</p> <p>Street Address: 8300 Cascade Rd SE Forest Hills MI 49301</p> <p>Parcel #: 41-19-26-126-013 Township: Cascade Township 9080</p>	<p>Owner Information</p> <p>Owner Name: Daniel Woods Address: 8300 Cascade Rd SE Ada MI 49301 United States Phone: (616) 813-7502 Email: daniel.woods.5059@gmail.com</p>
<p>Utilization: Replacement Residential Wastewater Disposal Facility</p>	

MINIMUM ISOLATION DISTANCES (FEET)

Water Wells	to septic tank	50	to drainbed	50
Basement Wall	to septic components	10		
Property Boundary	to septic tank	10	to drainbed	10
Groundwater Drainage Pipe	to drainbed	25		
Water Supply Lines	to septic components	10		

SPECIFICATIONS

Building Type	Single family residence	Number of Bedrooms	3
Sewage Absorption System Type	Drainbed	Delivery Type	Gravity
Total Infiltrative Area (feet²)	990	Dimensions (feet)	15 X 57
Number of Laterals or Trenches	3	Bottom of Stone	No deeper than 30" below grade at TH1
Number of New Septic Tanks	2	Tank 1 Size	800 gallons
Tank 2 Size	800 gallons		

Additional Requirements This permit is for a replacement conventional gravity fed drainbed for 3 bedroom home. Maintain all isolation distances.

- Locate the septic system as shown on the attached drawing.
- A recent pump card showing acceptable size and condition of tank(s) must be supplied if the existing septic tank(s) are used.
- Abandon existing tank(s) by pumping, crushing, and filling with soil.
- The installation of a septic tank riser is required for tanks deeper than 20".
- Keep all heavy equipment away from the proposed drainage areas.
- Gravity sewer lines must be minimum 10' from water wells.
- If gravity flow from the septic tanks cannot be obtained, contact this department for additional specifications.

Homeowner or authorized agent is required to ensure that all plumbing associated with the septic system is up to current regulations. If no interior inspection was completed prior to permit issuance, documentation will be required at the time of final inspection.

Onsite sewage disposal facilities must be installed per Sewage Regulations of Kent County, Michigan and permit requirements. Visit <https://www.kentcountymi.gov/635/Permits-Evaluations> for additional specifications. Permit may be voided if the site or site plan is changed without approval from this department. Final inspections are required prior to backfilling! Contact this office before 9:00 am for a final inspection.

KENT COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION
700 FULLER N.E
GRAND RAPIDS, MICHIGAN 49503-1918
PH: 616-632-6900
EMAIL: kcehmail@kentcountymi.gov



Adam London, PhD, RS, DAAS
Administrative Health Officer

Permit Issued By: Russell Platte

ISSUE DATE: 4/23/2025

EXPIRATION DATE: 4/22/2027

Permits are non-transferable!

Homeowner or authorized agent is required to ensure that all plumbing associated with the septic system is up to current regulations. If no interior inspection was completed prior to permit issuance, documentation will be required at the time of final inspection.

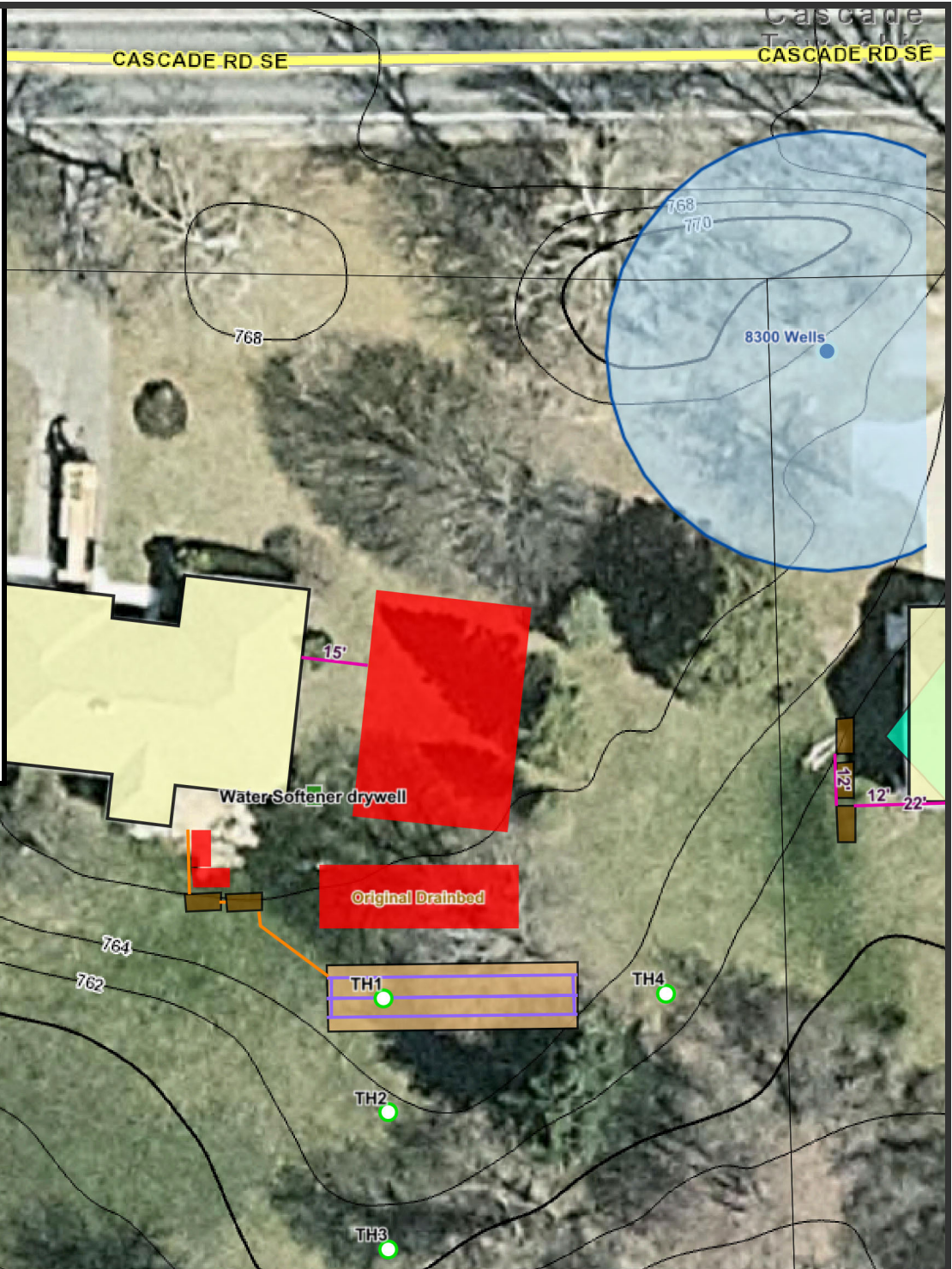
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Visit <https://www.kentcountymi.gov/635/Permits-Evaluations> for additional specifications.

Permit may be voided if the site or site plan is changed without approval from this department.


Final inspections are required prior to backfilling! Contact this office before 9:00 am for a final inspection.

- Wells**
-  Wells
- Proposed Abandoned Septic Tank**
-  Proposed Abandoned
- Permitted Septic Tank**
-  Permitted
- Proposed Abandoned Drain Field**
-  Proposed Abandoned
- Permitted Drain Field**
-  Permitted
- Septic Lines**
-  Lateral
-  Septic
- Measurement Lines**
-  Measurement Lines
- Contours**
-  Contours



8300 Cascade Rd SE
 Septic Replacement Permit




Map Publication:
 04/10/2025 3:44 PM

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Kent County expresses no warranty for the information displayed on this map document.

Special Use Case History - Accessory Structures Over 832 SF
***R-1, Residential Lots Under 2 Acres**

Case	Zoning	Accessory Building SQ.FT	Acres	Home (FLS)	Percentage of Principal Structure	Lot Coverage%
18-3480	R1	1,800	2	2,200	82%	4.59%
16-3352	R1	1,600	1.05	3,000	53%	10.06%
16-3301	R1	1,504	1.2	2,500	60%	7.66%
23-3798	R1	1,440	1.8	3,729	39%	6.59%
20-3595	R1	1,326	1.8	4,700	28%	7.69%
19-3567	R1	1,296	1.5	2,700	48%	6.12%
15-3290	R1	1,232	1	4,000	31%	12.01%
16-3337	R1	1,200	1.7	2,200	55%	4.59%
17-3383	R1	1,200	1.16	4,800	25%	11.87%
21-3652	R1	1,200	1.8	2,000	60%	4.08%
22-3703	R1	1,200	1.3	1,550	77%	4.86%
22-3722	R1	1,200	1.01	2,156	56%	7.63%
22-3737	R1	1,200	1.01	2,156	56%	7.63%

Special Use Case History - Accessory Structures Over 832 SF

Case	Zoning	Accessory Building SQ.FT	Acres	Home (FLS)	Percentage of Principal Structure	Lot Coverage%
10-2999	ARC	1,728	5.6	2,600	66%	1.77%
10-3010	ARC	2,400	10	3,000	80%	1.24%
10-3017	ARC	1,020	3.6	3,000	34%	2.56%
11-3029	ARC	900	2.5	1,800	50%	2.48%
11-3052	ARC	2,304	4.5	3,500	66%	2.96%
12-3073	ARC	1,200	4.9	2,700	44%	1.83%
12-3077	ARC	2,432	5	2,000	122%	2.03%
12-3101	ARC	1,536	80	1,500	102%	0.09%
13-3145	ARC	1,440	10	2,200	65%	0.84%
14-3216	ARC	1,920	7.6	1,800	107%	1.12%
15-3239	ARC	1,728	2.3	2,400	72%	4.12%
15-3256	ARC	1,536	7.8	3,100	50%	1.36%
15-3260	ARC	1,575	5	4,000	39%	2.56%
15-3267	ARC	1,728	2.9	1,500	115%	2.56%
16-3315	ARC	4,864	4.4	3,700	131%	4.47%
17-3379	ARC	1,066	2.5	2,500	43%	3.27%
17-3404	ARC	2,720	8.3	3,000	91%	1.58%
17-3411	ARC	2,192	1.9	2,500	88%	5.67%
18-3439	ARC	15,120	160	1,600	945%	0.24%
18-3448	ARC	1,800	4.3	2,500	72%	2.30%
18-3482	ARC	1,680	17	2,800	60%	0.60%
18-3483	ARC	2,688	4	2,800	96%	3.15%
18-3486	ARC	3,136	12	3,300	95%	1.23%
18-3496	ARC	1,728	4.4	2,300	75%	2.10%
19-3511	ARC	1,200	160	1,600	75%	0.04%
19-3524	ARC	1,600	11	2,100	76%	0.77%
19-3529	ARC	1,600	8	3,300	48%	1.41%
19-3530	ARC	1,200	2.9	2,900	41%	3.25%
19-3546	ARC	1,344	2.5	2,600	52%	3.62%
20-3589	ARC	1,634	13	7,900	21%	1.68%
20-3598	ARC	1,296	2	1,900	68%	3.67%
20-3601	ARC	4,288	4.5	3,800	113%	4.13%
20-3616	ARC	1,300	2.3	4,500	29%	5.79%
21-3637	ARC	1,224	0.97	1,100	111%	5.50%
21-3638	ARC	4,000	14.7	2,900	138%	1.08%
21-3659	ARC	1,600	3.4	2,800	57%	2.97%
21-3664	ARC	1,680	9.2	2,900	58%	1.14%
21-3677	ARC	1,536	0.9	1,400	110%	7.49%
21-3682	ARC	1,561	2.9	2,700	58%	3.37%
22-3695	ARC	3,456	4.6	5,100	68%	4.27%

Special Use Case History - Accessory Structures Over 832 SF

Case	Zoning	Accessory Building SQ.FT	Acres	Home (FLS)	Percentage of Principal Structure	Lot Coverage%
22-3695	ARC	3,456	4.48	2,965	117%	3.29%
22-3725	ARC	2,240	1.67	1,822	123%	5.58%
23-3770	ARC	1,900	3.84	2,549	75%	2.66%
23-3770	ARC	1,900	3.32	1,694	112%	2.49%
23-3774	ARC	2,142	11.9	2,142	100%	0.83%
23-3774	ARC	1,014	11.64	2,142	47%	0.62%
23-3784	ARC	2,800	4.22	1,782	157%	2.49%
24-3820	ARC	1,958	9.6	2,815	70%	1.14%
12-3076	FP	1,680	2.4	1,800	93%	3.33%
15-3265	FP	1,536	2	1,400	110%	3.37%
18-3443	FP	1,560	15	3,400	46%	0.76%
19-3531	FP	3,200	15	2,600	123%	0.89%
20-3600	FP	1,440	3.7	4,000	36%	3.38%
21-3625	FP	1,728	3.6	1,700	102%	2.19%
23-3801	FP	2,800	10.21	2,587	108%	1.21%
13-3161	PUD	4,500	6	6,600	68%	4.25%
16-3314	PUD 52	1,256	2.2	2,500	50%	3.92%
19-3561	PUD 61	1,200	2.2	2,600	46%	3.97%
21-3619	PUD 65	1,728	6.6	4,000	43%	1.99%
18-3494	PUD 66	1,500	1.39	2,200	68%	6.11%
21-3631	PUD 72	1,200	1.2	2,800	43%	7.65%
10-3008	PUD 89	1,120	2.5	4,520	25%	5.18%
22-3707	PUD 89	1,260	1.9	4,550	28%	7.02%
22-3707	PUD 89	1,260	1.86	3,608	35%	6.01%
23-3785	PUD 89	1,260	1.9	4,550	28%	7.02%
23-3785	PUD-89	1260	1.86	3,608	35%	6.01%
10-3001	R1	1,200	3.8	1,000	120%	1.33%
10-3014	R1	2,304	44	6,000	38%	0.43%
12-3082	R1	8,500	35	17,000	50%	1.67%
14-3184	R1	1,520	4.6	3,500	43%	2.51%
14-3185	R1	1,400	2.2	7,500	19%	9.29%
14-3190	R1	2,604	13	8,200	32%	1.91%
14-3197	R1	1,000	2.6	3,200	31%	3.71%
15-3241	R1	3,000	9	6,000	50%	2.30%
15-3253	R1	1,936	2.9	6,900	28%	6.99%
15-3257	R1	1,440	3.03	3,600	40%	3.82%
15-3290	R1	1,232	1	4,000	31%	12.01%
16-3301	R1	1,504	1.2	2,500	60%	7.66%
16-3311	R1	5,000	3.8	5,000	100%	6.04%
16-3337	R1	1,200	1.7	2,200	55%	4.59%

Special Use Case History - Accessory Structures Over 832 SF

Case	Zoning	Accessory Building SQ.FT	Acres	Home (FLS)	Percentage of Principal Structure	Lot Coverage%
16-3352	R1	1,600	1.05	3,000	53%	10.06%
17-3383	R1	1,200	1.16	4,800	25%	11.87%
17-3417	R1	1,440	4.6	1,300	111%	1.37%
18-3452	R1	1,296	0.95	3,000	43%	10.38%
18-3474	R1	1,300	5	2,800	46%	1.88%
18-3480	R1	1,800	2	2,200	82%	4.59%
18-3481	R1	1,944	5	2,000	97%	1.81%
19-3567	R1	1,296	1.5	2,700	48%	6.12%
20-3595	R1	1,326	1.8	4,700	28%	7.69%
21-3621	R1	3,312	4.4	7,000	47%	5.38%
21-3652	R1	1,200	1.8	2,000	60%	4.08%
21-3685	R1	2,520	55	No Principal Structure		0.11%
22-3699	R1	1,320	3.3	9,700	14%	7.67%
22-3702	R1	1,292	2.4	3,139	41%	4.24%
22-3703	R1	1,200	1.3	1,550	77%	4.86%
23-3764	R1	2,500	13.79	5,659	44%	1.36%
24-3819	R1	1,700	4.45	3,301	51%	2.58%
24-3826	R1	15,190	46.52	10,354	147%	1.26%
22-3722	R1	1,200	1.01	2,156	56%	7.63%
22-3737	R1	1,200	1.01	2,156	56%	7.63%
23-3767	R1	1,574	2.58	2,986	53%	4.06%
23-3771	R1	980	3.79	2,448	40%	2.08%
23-3793	R1	3,600	7.23	2,608	138%	1.97%
23-3798	R1	1,440	1.8	3,729	39%	6.59%
11-3028	R2	900	0.88	3,500	26%	11.48%
23-3753	R2	1,495	1.15	2,800	53%	8.57%
22-3732	R2	1,144	1.56	2,594	44%	5.50%
22-3699	R1	1,320	3.24	5,394	24%	4.76%

Fw: 8300 cascade rd

From Daniel Woods <daniel.woods.5059@gmail.com>

Date Fri 11/14/2025 12:08 PM

To Ryan Sennett <rsennett@cascadetwp.com>

[EXTERNAL EMAIL] Caution: This email came from outside Cascade Charter Township. Do not open attachments or click on links if you do not recognize the sender.

Thanks
Daniel Woods
616-813-7502

From: Sruba, Paul <psruba@kentcountyroads.net>

Sent: Thursday, November 13, 2025 3:02 PM

To: danielwoods5059@gmail.com <danielwoods5059@gmail.com>

Subject: cascade rd

Your driveway at 8300 Cascade Rd has been approved.
There is a \$ 100 permit fee that you can pay on our website.
Thank you



Paul Sruba

Permit Clerk

o. (616) 242.6920

psruba@kentcountyroads.net

Kent County Road Commission

1900 4 Mile Rd NW, Grand Rapids, MI 49544

kentcountyroads.net

Neighbor Approval Letter For Accessory Building Special Use Permit

Date 11-1-25

To whom it may concern

I, the undersigned, Kurt Race, residing at 8340 cascade RD SE, Ada Mi 49301, have been informed by my neighbor Daniel Woods, who resides at 8300 cascade Rd SE Ada Mi 49301, of their intent to construct an accessory building on their property.

I have reviewed the proposed location, details of the building sq ft and height, and have no objections to the construction of this building. I understand that this approval may be required by the township as part of the approval process of the special use permit



Kurt Race


Neighbor Approval Letter For Accessory Building Special Use Permit

Date 11-1-25

To whom it may concern

I, the undersigned, Janice Heemstra, residing at 8244 cascade RD SE, Ada Mi 49301, have been informed by my neighbor Daniel Woods, who resides at 8300 cascade Rd SE Ada Mi 49301, of their intent to construct an accessory building on their property.

I have reviewed the proposed location, details of the building sq ft and height, and have no objections to the construction of this building. I understand that this approval may be required by the township as part of the approval process of the special use permit



Janice Heemstra

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, December 1, 2025
6:00 PM**

ARTICLE 8.

Case #25-3901 – Public Hearing – Tabled

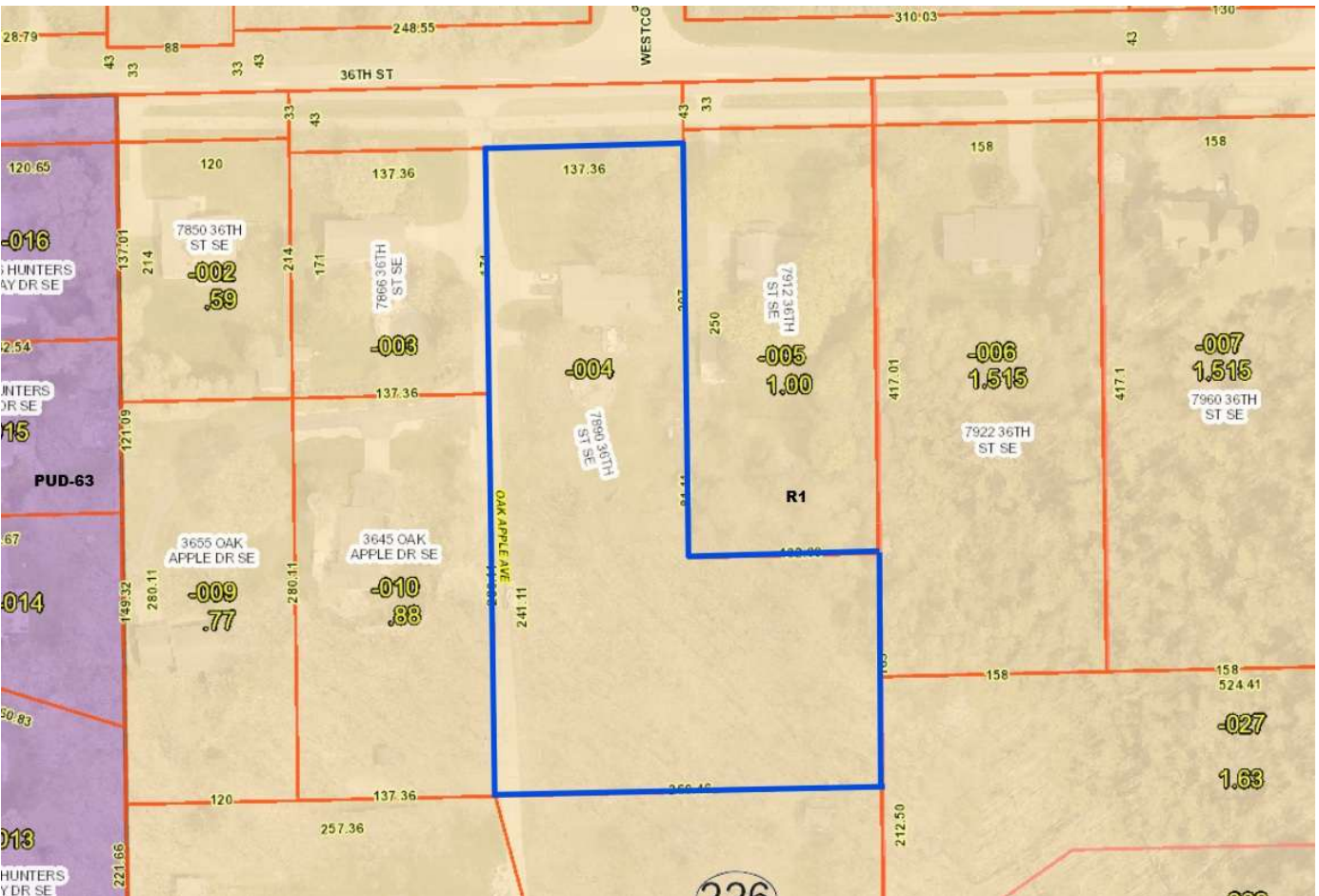
Applicant: Durk Martin

Property Address: 7890 36th St. SE

Parcel Number: 41-19-22-226-004

Requested Action: The applicant is requesting a Type I
Special Use Permit to allow an accessory
structure in the front yard.

PARCEL & ZONING MAP





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case #25-3901
REPORT DATE: November 20, 2025
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: December 1, 2025
PREPARED BY: Ryan Sennett, DDA Manager

APPLICATION SUMMARY:

APPLICANT: Applicant: Durk Martin
ADDRESS: 7890 36th St. SE
PARCEL NUMBER: 41-19-22-226-004
REQUESTED ACTION: Seeking a Type I Special Use permit to locate an accessory building in the front yard.
REQUIREMENTS: Section 4.08.3 Accessory Structures in the front yard
Section 17.03.1 Type I Special Use Permit
EXISTING ZONING: R1- Residential District
GENERAL LOCATION: The subject site is located on the southeast corner of 36th St and Oak Apple Ave.
PARCEL SIZE: 1.92 acres
EXISTING LAND USE: Single Family Residential
ADJACENT PROPERTIES: N: R1, Residential District
W: R1, Residential District
S: R1, Residential District
E: R1, Residential District

OVERVIEW

1. The current site has a single-family residential dwelling built in 1976. The home has a floor area of 1,596 sf, and an attached garage of 576 sf, for a total footprint of 2,172 sf.
2. The current Zoning Ordinance does not permit accessory buildings to be located in the front yard. The property is a corner lot, which means it has two front yards (off 36th St and Oak Apple Ave) for the purpose of setbacks and accessory buildings.
3. An accessory building in the front yard of a property may be permitted through a Type I Special Use Permit, as explained in the *Section 17.03(1)(b)* section below.
4. The applicant is requesting a Type 1 Special Use Permit to construct an accessory structure within the front yard off Oak Apple Ave, under the provisions of Section 17.03(2)(b).
5. A public hearing for this case was held on November 3, 2025. The case was postponed to the next Planning Commission meeting.

HISTORY

A public hearing for this case was heard at the November 3, 2025 Planning Commission meeting. Staff, at the applicant's request, asked that the case be postponed until the next Planning Commission meeting. This request was made to allow the applicant time to address inconsistencies in the provided site plan and application documents. A motion by Chair Rowland to postpone the case was approved. There was no public feedback given during the public hearing. The applicant has since updated their application documents to address some of the staff concerns.

PROPOSED USE

The applicant is requesting Type I Special Use Permit approval to construct a 600 square foot detached garage in the front yard off Oak Apple Ave. The property is a corner lot with 237 feet of street frontage on 36th Street, and 494 feet on Oak Apple Drive. The southern portion of the parcel widens in width, expanding behind the neighbor to the east's southern property line. The widened, southern portion of the property is completely wooded. This portion is also sloped from just south of the drain field to the southern property line.



The applicant is proposing to demolish a small shed located on the east property line, and construct a detached garage off Oak Apple Ave. The proposed location is setback 35' 6" from the property line, and approximately 2ft from the private road right-of-way line. The applicant's property line runs approximately through the midpoint of the road. With Oak Apple Ave being a

private road, the minimum setback requirement may be drawn from the property line, rather than the right-of-way line. The proposed location is 81' 6" from the east property line and greater than 200ft from the south property line. The current above-ground pool is greater than 25ft setback from the home, meaning the proposed structure location will meet the 10ft minimum from the principal structure. The applicant plans to remove the pool and two trees, to allow room to meet the 35' minimum front yard setback requirement. While accessory structures are not traditionally allowed in front yards, the Zoning Ordinance provides limited scenarios where they would be allowed.

SECTION 17.03(1)(b)

Upon review of a Type 1 Special Use Permit for an accessory building, the Zoning Ordinance requires the Planning Commission to consider three factors. Please note, unlike a variance, **all** standards are **not** required to be met to approve this application. The ordinance allows for accessory structures to be located in the front yard if any of the following provisions are applicable as allowed by Special Use under Section 17.03(1)(b).

Additionally, it should be noted that the Zoning Ordinance requires the front yard setback requirement be met in order for an accessory building to be permitted in the front yard. The proposed building has a 35 ft front yard setback from the west property line, which is also the minimum front yard setback requirement for the property.

SECTION 4.09

The proposed structure is 13'3" in height to the peak. Per Section 4.09, a 10 ft side setback and 25ft rear setback is required for an accessory structure of this height. The structure meets these requirements for the rear and side yard setbacks. When considering the proposed front yard placement, the Planning Commission may wish to consider this setback requirement when determining if the proposed distance from Oak Apple Ave is appropriate.

Table 4-1: Accessory Building – Residential, Permits

Maximum Height to Midpoint of Roof	Min. Bldg. Side Yard Setback	Min. Bldg. Rear Yard Setback	Special Use Permit Required
Up to 14'	10'	Min. – 25'	Over 832 sq. ft.
15'- 18'	40'	Min. – 40'	Over 832 sq. ft.
19'- 22'	60'	Min. – 60'	Over 832 sq. ft.

PLANNING COMMISSION CONSIDERATIONS	FINDINGS
<i>Section 17.03(1)(b) Provided the required front and side yard setback is maintained, accessory buildings may be located in the front yard under the following provisions:</i>	
1) A lot in which the topography of the property makes it impossible to construct the building in the rear or side yard, or extensive grading and tree removal is required which would significantly change the landscape and views of the neighborhood if required to locate the building in the rear or side yard.	The topography of the southern portion of the property is sloped, with a gradual grade change. The grade change is not extensively steep but would require some level of grading. The area is completely covered with trees, meaning at least some tree removal will be required. Building in this wooded portion of the property would likely change the landscape and views for the nearby

2023 Ariel Images:



neighbors. These two factors combined likely preclude this portion of the property as a potential site for the building under this standard. The northern portion of the rear yard, however, is flat and does not include any unique topographical characteristics or extensive tree cover. This standard for approval would not apply to the area between the home and drain field, as the topography is flat. The topography is depicted in the image below.



The proposed location is 24' to the pavement of Oak Apple Ave. This location and the scale of the building would affect the views for the neighbors directly across the street to the west. No public comment has been received from these neighbors, aside from the signatures provided by the applicant indicating support for the proposal.

2) A lot in which the property owner would have to drive over a drain or septic field in order to access the garage.

According to a drawing provided by the applicant (shown to the left) the drain field location prohibits the applicant's ability to place the structure in the indicated location. The area to the east of the proposed building location, and within the side yard, would be both feasible and compliant with the Zoning Ordinance. This standard alone does not appear to be grounds for approval of this Special Use request, but may further strengthen the case based on the challenges

<p>Property Line Black Arrows Down Hill Slope</p>	<p>related to topography of the south portion of the property.</p> <p>It is unclear how the applicant intends to access the proposed structure. There are currently two driveway accesses of Oak Apple Ave. The Planning Commission may wish to ask the Applicant for more clarification on how the structure will be accessed.</p>
<p>3) A lot in which the accessory building is setback a minimum of two-hundred (200') feet from the Right-of-Way.</p>	<p>The proposed location is setback 35 ft from the property line, but just 2 ft from the Right-of-way line. Based on measurements stated by the applicant, the building would be 23'6" from the pavement of Oak Apple Ave. This standard is not grounds for approval of this Special Use request.</p>

NEIGHBORS COMMENTS

This was noticed as a Special Use. Prior to being heard at the November 3, 2025 meeting, staff had a conversation with an individual at the office counter who was inquiring about the application. Staff presented the resident with the site plan and design. The resident did not provide a written comment or objection. Staff have received no comments in response to the notice for this meeting.

CONSIDERATIONS

It is the Planning Commission's task to determine if the request meets the standards of Section 17.03(1)(b). Therefore, the Planning Commission should deliberate and determine if the proposed accessory building shall be permitted to be placed in the front yard based on the findings of the meeting. Staff recommends the Planning Commission deliberate and consider the following findings of fact:

1. Does the Planning Commission find that the topography of the property makes it impossible to construct the building in the rear or side yard, or extensive grading and tree removal is required?

Various factors:

- The slope and grade change of the southern portion of the property
- The number of trees located on the southern portion of the property
- The presence of compliant location that is feasible, without impact from the topography (area where pool is currently located)

2. Does the Planning Commission find that the property owner would have to drive over a drain or septic field in order to access the garage.

Various factors:

- The drain field location prohibiting the ability to place the building south of the current pool location, without being placed in the wooded area
- The presence of compliant location that is feasible, without impact from the drain field (area where pool is currently located)

RECOMMENDATION

Staff recommend that the Type 1 Special Use request for Case #25-3901 for a residential accessory structure located in the front yard at 7890 36th Street SE be DENIED based on the findings above, and recommend the following motion:

Motion to DENY Case #25-3901 for a Type I Special Use Permit for a residential accessory structure located in the front yard at 7890 36th Street based on the following:

1. The topography, natural features, and drain field location on the property do not preclude all locations that would be compliant with the Zoning Ordinance, and the proposed location does not meet the 200ft setback standard.

If the Planning Commission finds that there is sufficient evidence to meet the standards to approve the Special Use permit, staff recommends the following motion:

Motion to APPROVE case number 25-3901 for a Type I Special Use for a residential accessory structure located in the front yard at 7890 36th Street SE for the following reasons:

1. Due to the topography and drain field location, constructing an accessory building in the rear or side yard of the proposed development would require extensive grading and tree removal which would significantly change the landscape and views of the neighborhood and be detrimental to the natural features of the property.

And with the following condition:

1. A new survey conducted by a licensed surveyor is provided, dated no earlier than 2025, and containing all existing structures, proposed structures, well/septic locations and easements.
2. The accessory building shall not be used as a home occupation.
3. Outdoor lighting must adhere to the Cascade Township standards; shielded or downcast, not creating glare for neighbors.

ATTACHMENTS

1. Application
2. Submitted Applicant Narrative
3. Site Plan
4. Elevation and Building Plan



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT:

Name: Durk E. Martin
 Address: 7890 36th St. SE
 City & Zip Code: Ada 49301
 Telephone: 616-460-5439
 Email Address: durkmartin2020@gmail.com

OWNER: * (If different from Applicant)

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

- See other side -

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

I Live on 36th and have two acres. Starting from behind the House.
the first acre is flat. There is a pool and behind the pool is
the drain field. Running east to west. The second acre
which is all woods, Slaps from the north & east down
hill to the end of the property.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 22-226-004

ADDRESS OF PROPERTY: 7890 36th St. SE Ada, M.: 49301

PRESENT USE OF THE PROPERTY: Residential

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

Name(s)

Address(es)

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.)

Duok E. Martin

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

Applicant - Print or Type Name

Duok E. Martin 9/8/25

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

Durk Martin
7890 36th St. SE
Ada, MI 49301

Installation of a 20' x 32' storage shed. See attached illustrations. The existing swimming pool and the dog pen, along with two trees are to be removed.

1. Easement runs through the property north to south.
2. The southern part of the property has a steep slope downhill.
3. The shed will be built running parallel along the easement on the west side of the northern part of the property.
4. **The dog pen and the pool will be removed so that the new location of the shed will be within all proper parameters.**
5. The shed will be 20' wide, 32' long, and 10' high walls, with 13' 3" from pad to peak, with a 4/12 roof pitch. Shed built by Mast Barns of Fremont, MI. Concrete work will be by Magnum Concrete of Greenville, MI.
6. The cement pad will be 4" thick, with a 12" drop, using 6 sack (4000 psi) cement.
7. The color and roof of the shed will match the house.
8. This is the best location of the shed so it will not interfere with the neighbor's view, as seen in the aerial picture. See attached neighbor's signatures.
9. Presently, as seen in the aerial view, the shed will be located 12' from an existing tree. This tree, along with another, will be removed. The shed will then be 16' from the drain field.
10. Setbacks: 35' 6" on west side. 16' on the south side to the drain field (which is 12' to the existing tree). East side is clear (no pool), and the North side is clear (no dog pen).

08/26-25

Hi Neighbor,

I would like to build
a 10'x20'x32' 4/12 pitch Roof
Shed. Next to the easement.
as you can see by the
picture

Approve YES or Decline NO

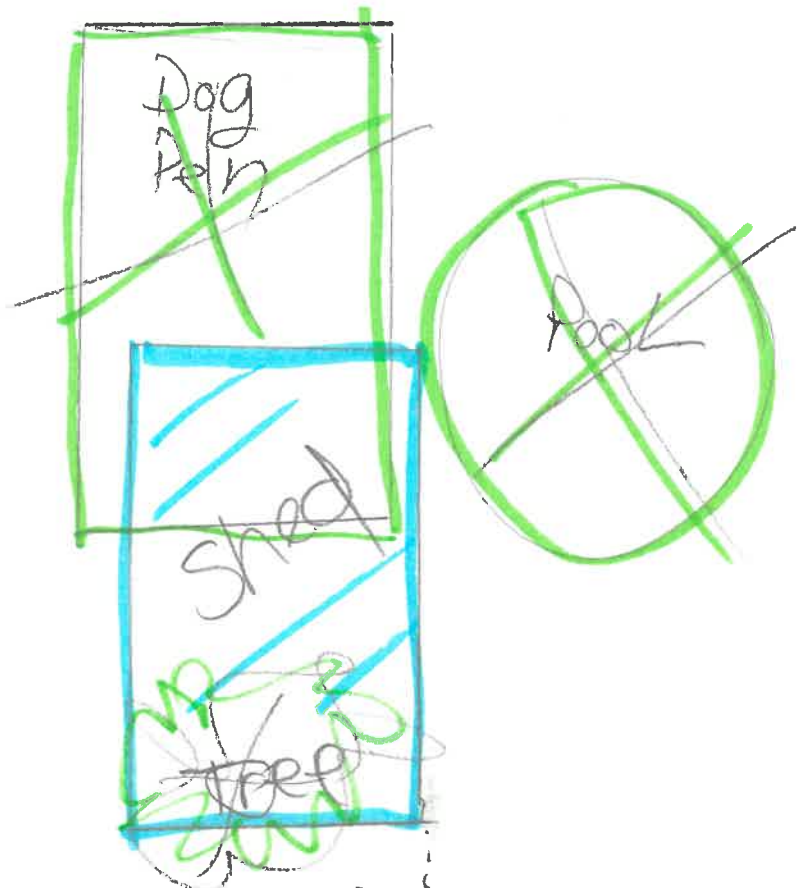
Address

7866 Oak Apple Ave RT
3645 " "
3697 " "
3752 " "
3757 " "
3751 " "
3695 " "
3690 " "

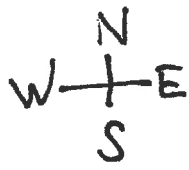
- 1. yes
- 2. yes
- 3. yes
- 4. yes
- 5. yes
- 6. yes
- 7. yes
- 8. yes

John Hernandez
Paula Diaz
W. Mount
Die
Craig McCallum
Steve
Supervisor
B...

Bus



Front of Tree
to Shed is
12'

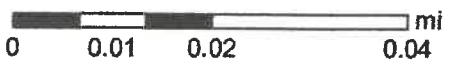


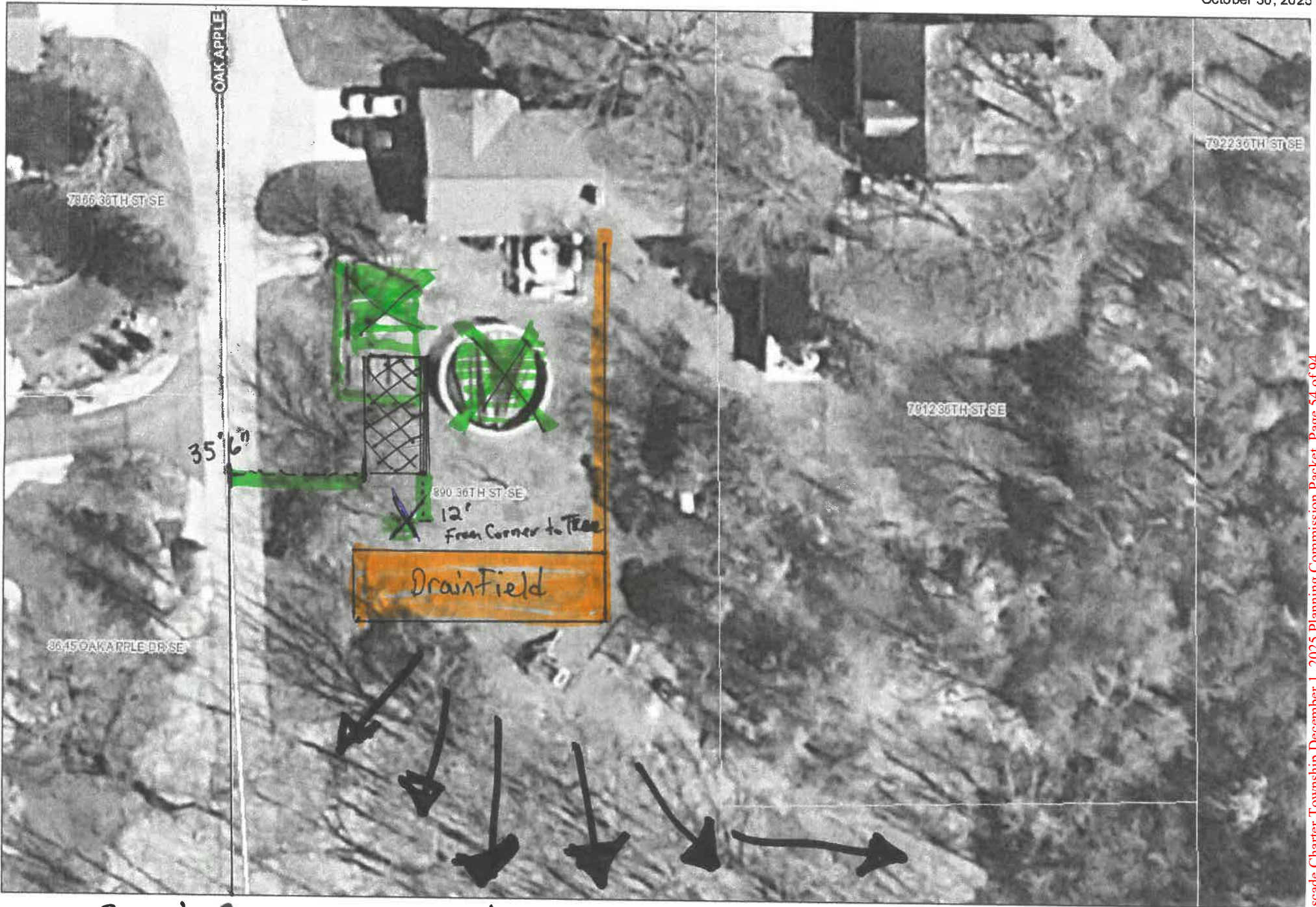
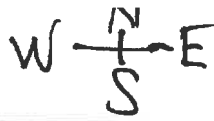
Kent County Web Map

October 29, 2025



orange is Drain Field
Black Arrows is Down Hill Slope





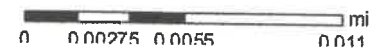
35' 6"

12'
From Corner to Tree

DrainField

Property /
Line

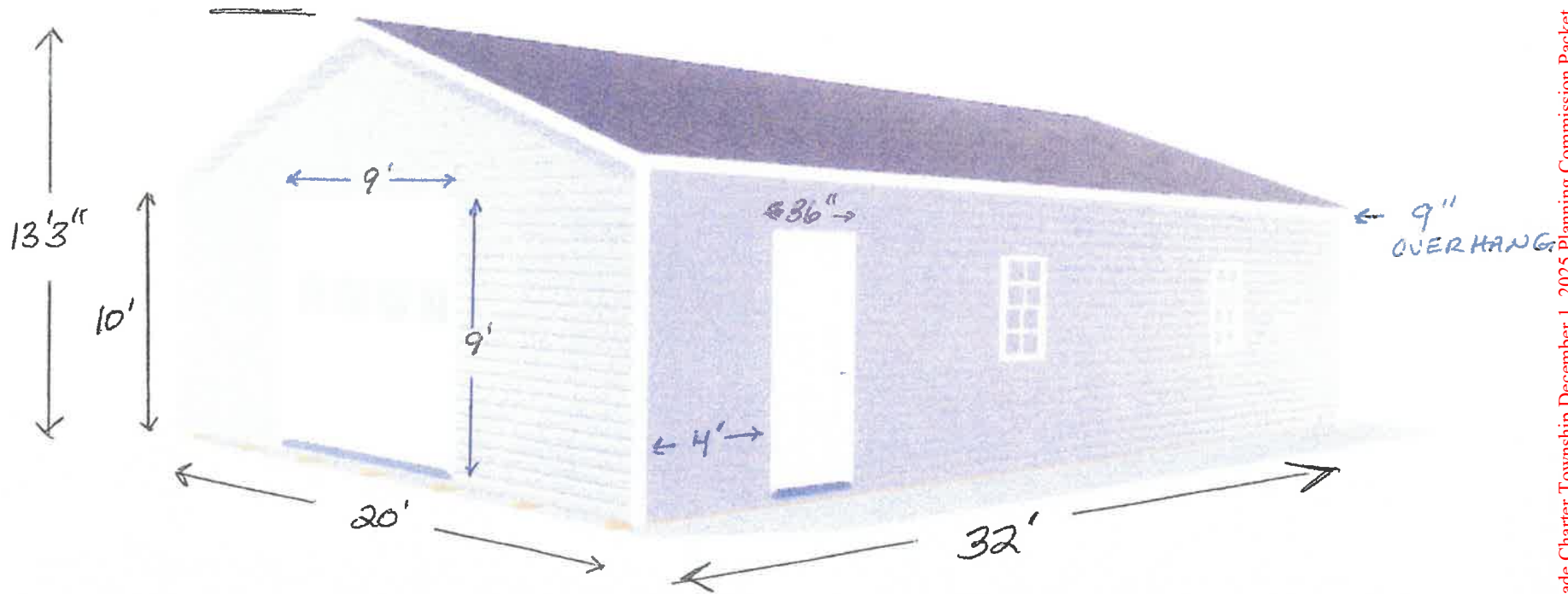
Black Arrows
Down Hill Slope





7890 36TH ST. S.E.
ADA, MI 49301

MAGNUM CONCRETE
20' x 35' 4" THICK
4000psi (6 SACK)



NOT STALLED WITH ANCHORS.

APPLICATION FOR BUILDING PERMIT
CASCADE CHARTER TOWNSHIP
 5920 Tahoe Dr SE GRAND RAPIDS, MI 49546-7123
 PHONE (616)949-3765

Address of Property: 7890 36 th St. SE Ada, Mi. 49301	
Permanent Parcel No. 41-19-22-226-004	Project Valuation
Owner Durk Martin	Phone 616-460-5439

APPLICANT:

Contractor <input type="checkbox"/>	License # / Expiration	
Homeowner <input checked="" type="checkbox"/>		
Address (include city and zip code) 7890 36 th St. SE Ada, Mi. 49301		Cell Phone (616) 460-5439
Phone () _____	Fax () _____	Email durk.martin.2020@gmail.com
Federal ID # (or reasons for exemption)	Workers Comp #	MESC #

WORK DESCRIPTION:

Scope of Work 10'x20'x30' Shed with cement pad. Vertical Vinyl siding. Color stone cold blue with brown shingled. Same as house.		
Use Group	Construction Type	Site plan <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Square Footage - Building 600	shed	Other
Complies with Barrier Free Laws? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
Is Parcel within 500 feet of lake or stream? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

SUB-CONTRACTORS:

ELECTRICAL	PHONE
MECHANICAL	PHONE
PLUMBING	PHONE
FIRE PROTECTION	PHONE

Section 23a of the state Construction Code Act of 1972, Act No. 230 or public Acts of 1982, being section 125, 1523a or the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on a residential building or a residential structure. Violators of section 23a are subject to civil fines.

I AGREE TO COMPLY WITH THE TERMS AND REQUIREMENTS OF ALL CODES AND ORDINANCES IN EFFECT IN THE TOWNSHIP PERTAINING TO ALL PHASES OF CONSTRUCTION AND DEVELOPMENT OF THIS PROJECT. IT IS ALSO UNDERSTOOD THAT A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED PRIOR TO USE OR OPERATION.

Owner Signature: Durk E. Martin	Date 09/08/2025
Contractor Signature:	Date

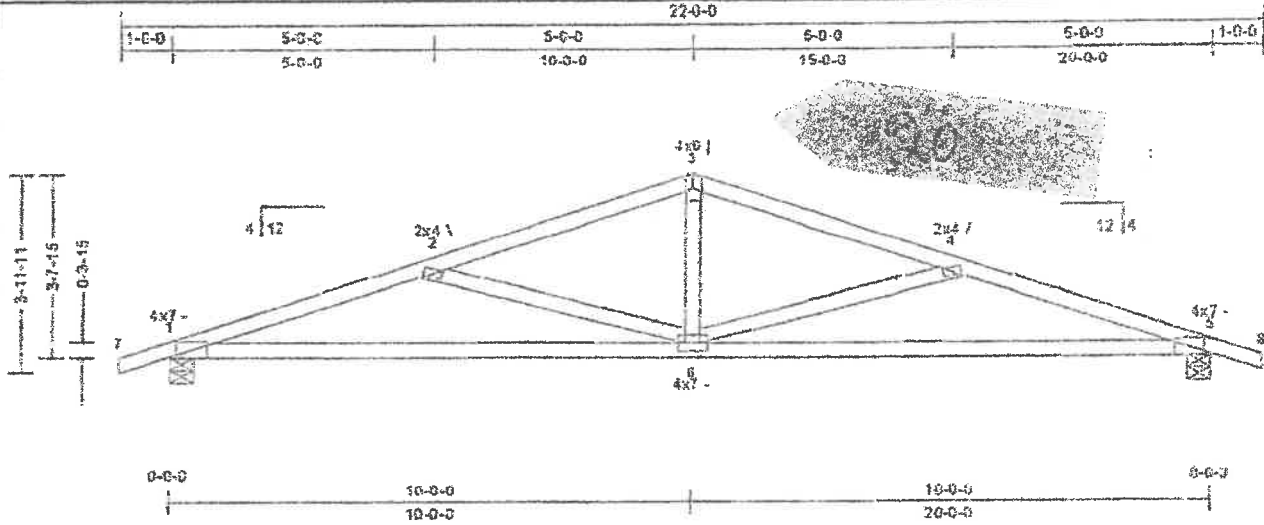
BELOW FOR OFFICE USE ONLY

BUILDING PERMIT VALUATION	PERMIT FEE
PLAN REVIEW APPROVAL	PLAN REVIEW FEE
DATE	WATER / SEWER
	REGISTRATION
RECEIPT # / DATE	TOTAL
BUILDING PERMIT #	

Summit Truss
 5892 Maple Island Rd
 Holton, MI 49425
 (231) 821-0003

Truss: T01
 Job: STC0310
 Date: 03/18/24 14:01:23
 Page: 1 of 1

SPAN 28'-0"	PITCH 4/12	QTY 1	OHL 1'-0"	OHR 1'-0"	CANTL 0'-0"	CANTR 0'-0"	PLYS 1	SPACING 24 in	WGTY/PLY 63 lbs
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All plates shown to be 20 unless otherwise noted.

Landing (psf) TCLL: 20 SSoW(Psf): 4240 TCCL: 5 BCCL: 3 BCDL: 4	General Bldg Code: IBC 2015/ TPI 1-2014 Rep Mfr: No Lumber D.O.L.: 115 %	CSI TC: 0.71 (3-4) BC: 0.76 (5-6) Web: 0.67 (4-6)	Deflection Vert TL: 0.39 in Vert LL: 0.18 in Horz TL: 3.87 in	L/ (loc) L/364 (3-6) L/999 (5-6) 5	Allowed 1/240 1/360
--	---	---	---	--	----------------------------------

Reaction

JT	By	Combo	By Width	Rpd By Width	Max React	Max Grav Uplift	Max MWRNS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1		5.5 in	1.99 in	1,555 lbs		-365 lbs	-489 lbs	-489 lbs	20 lbs
5	1		5.5 in	1.99 in	1,555 lbs		-365 lbs	-489 lbs	-489 lbs	

Material

TC: SPF1650/1.5 2 x 4
 BC: SPF210B/1.5 2 x 4
 Web: SPF#2 2 x 4

Bracing

TC: Sheathed or Purins at 3-2-0, Purin design by Others.
 BC: Sheathed or Purins at 8-4-0, Purin design by Others.

Loads

- This truss has been designed for the effects of balanced (42 psf) and unbalanced riepud roof snow loads in accordance with ASCE 7 - 10 with the following user defined input: 60 psf GSE, Tench C, Exposure (Co = 1.0), Risk Category II (I = 1.00), Thermal (CT = 1.00), DOL = 1.15. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed to account for the effects of ice dams forming at the eaves.
- This truss has been designed for the effects of wind loads in accordance with ASCE 7 - 10 with the following user defined input: 115 mph (factored), Exposure C, Enclosed, Gable/Hip, Risk Category II, h = B = L = 2.5 ft, End Zone Truss, Both end webs considered, DOL = 1.60
- This truss has been designed for the effects of TCLL = 20 psf.
- Concurrent minimum storage effe loading has been applied in accordance with IBC 1607.1

Member Forces

Member	Force	Member ID, nom. CSI, max and min, (omit empty force if different from max and min)	Only forces greater than 300 lbs are shown in this table
TC	12	0711 -3,425 lbs	34 0.715 -2,143 lbs
	23	0715 -2,143 lbs	45 0.711 -3,425 lbs
BC	56	0799 3,188 lbs (180 lbs)	62 0.756 3,188 lbs (180 lbs)
Web	26	0665 -1,336 lbs	36 0.193 785 lbs (-180 lbs) 44 0.605 -1,336 lbs

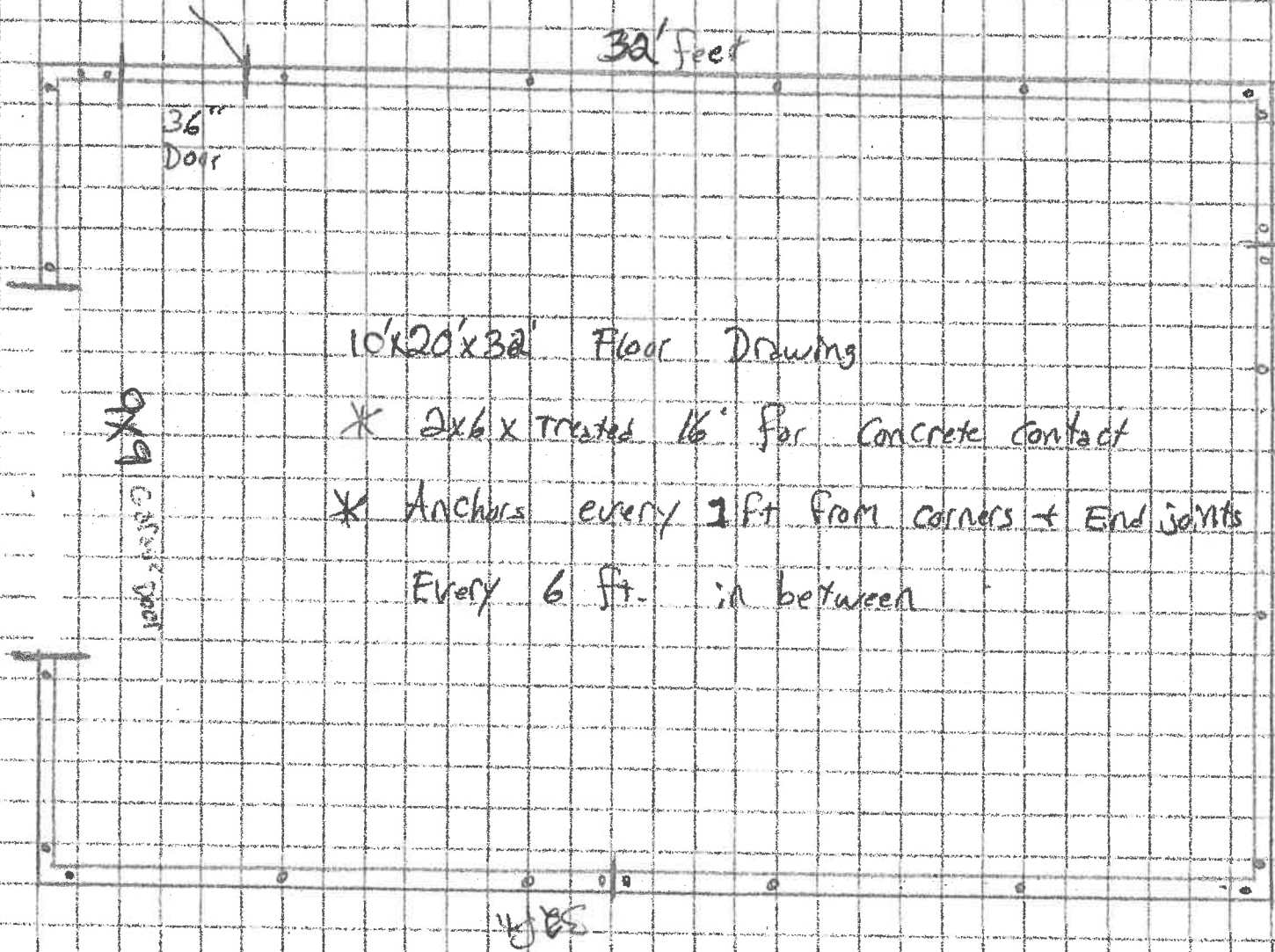
Notes

- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCCL 5 psf.
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCCL 4 psf.
- Brace bottom chord with approved sheathing or purins per Bracing Summary.
- A creep factor of 1.50 has been applied for this truss analysis.
- Listed wind uplift reactions based on MWRNS & C&C bracing.

TRUSS DRAWING

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TruBuild® Truss Software v5.0-112
 Eagle Metal Products



10'x20'x32' Floor Drawing

* 2x6 x treated 16' for concrete contact

* Anchors every 1 ft from corners + End joints
Every 6 ft. in between

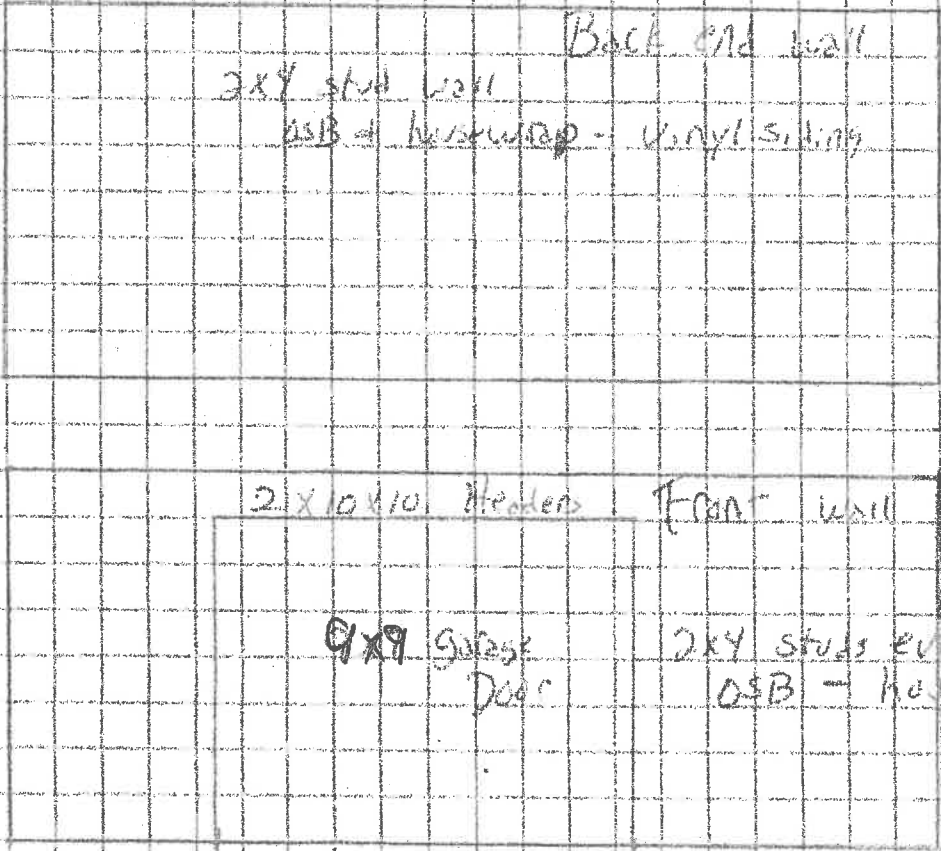
11/12

Left Side

AXIS STUD WALL EVERY 16" ON CENTER

Right Side

AXIS STUD WALL EVERY 16" ON CENTER
DSB - HOUSE WRAP - 1/2" SLIDING EXTENDERS



Back end wall
2x4 stud wall
OSB - house wrap - vinyl siding

2x10x10 Headers FRONT wall

6x9 Garage Door

2x4 studs every 16" on center
OSB - house wrap - vinyl siding

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, December 1, 2025
6:00 PM**

ARTICLE 9.

Case #25-3902 – Public Hearing

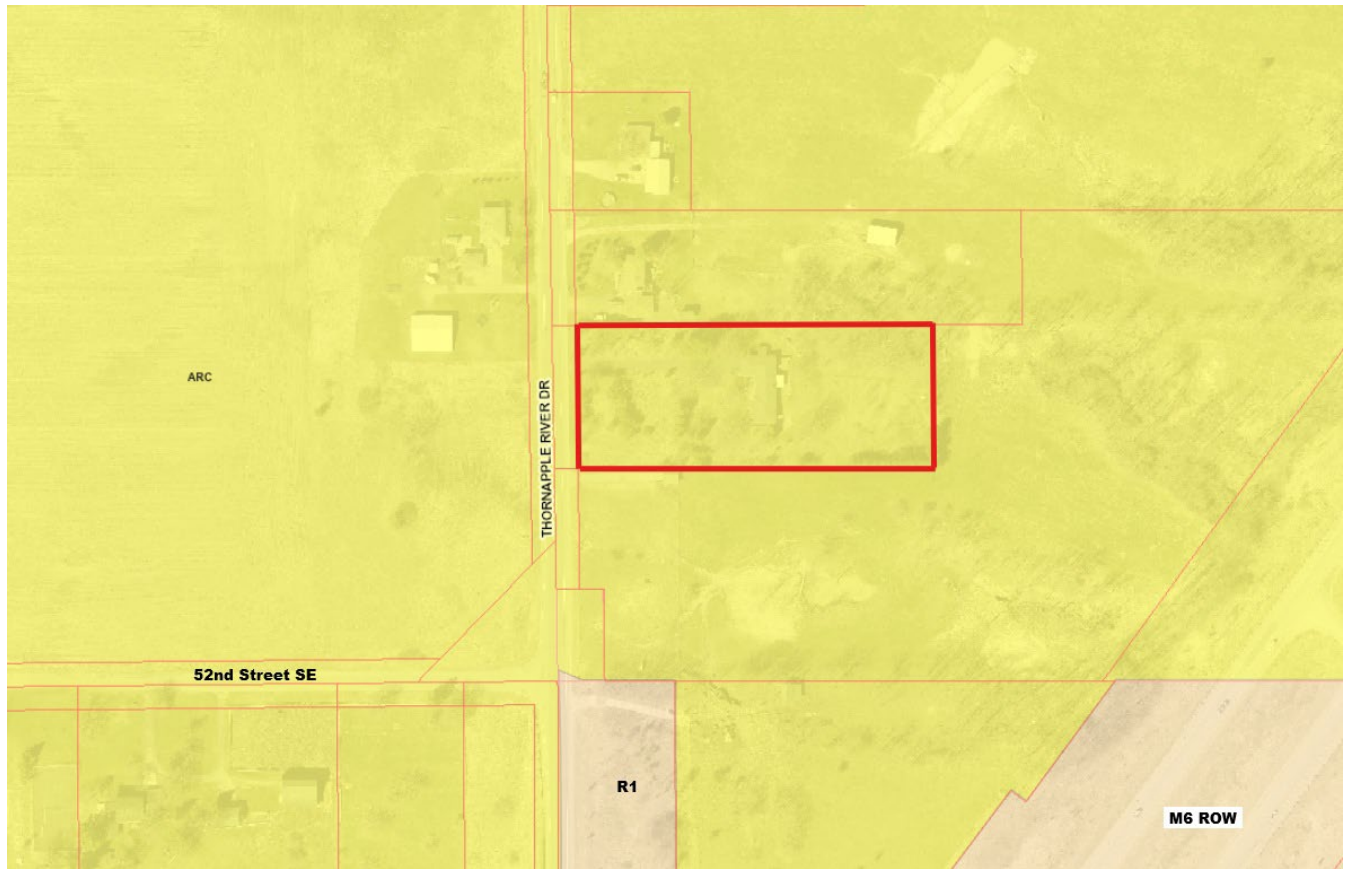
Applicant: Trang Huynh

Property Address: 5138 Thornapple River Dr. SE

Parcel Number: 41-19-28-400-028

Requested Action: The applicant is requesting a Type I
Special Use Permit to allow an accessory
structure in the front yard.

PARCEL & ZONING MAP





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case #25-3902
REPORT DATE: November 20, 2025
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: December 1, 2025
PREPARED BY: Ryan Sennett, DDA Manager

APPLICATION SUMMARY:

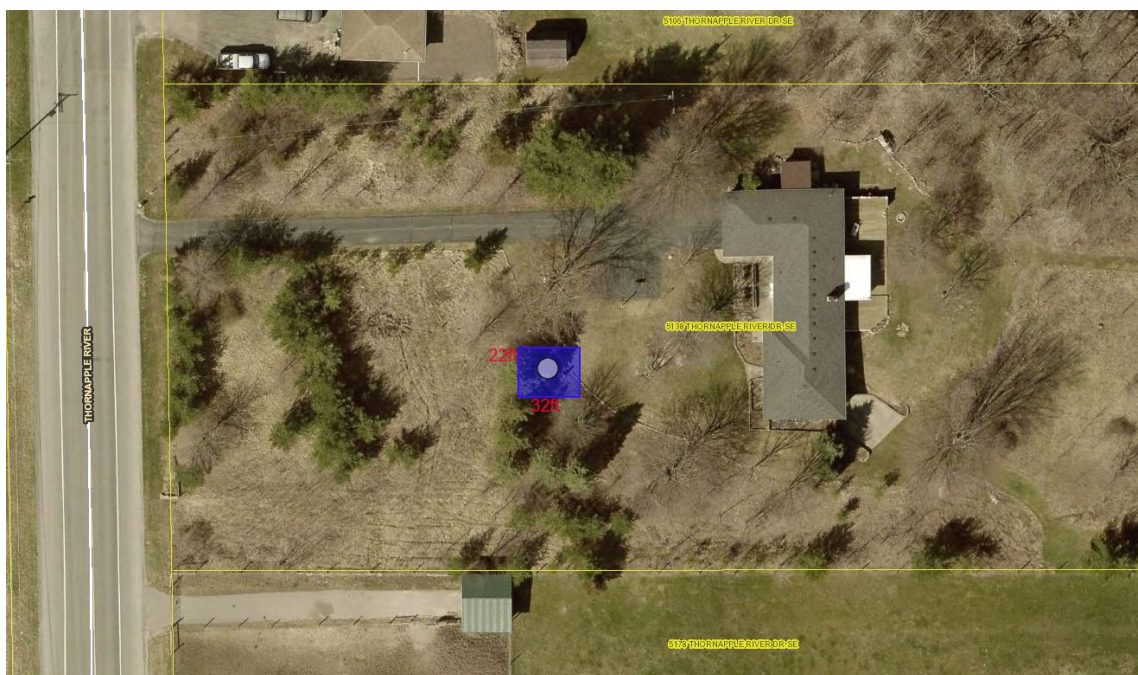
APPLICANT: Applicant: Trang Huynh
ADDRESS: 5138 Thornapple River Drive SE
PARCEL NUMBER: 41-19-28-400-028
REQUESTED ACTION: Seeking a Type I Special Use permit to locate an accessory structure in the front yard.
REQUIREMENTS: Section 4.08.3 Accessory Structures in the front yard
Section 17.03.1 Type I Special Use Permit
EXISTING ZONING: ARC, Agriculture/Rural Conservation District
GENERAL LOCATION: The subject site is located Northeast of the intersection of Thornapple River Drive and 52nd St, and just north of the M-6 overpass.
PARCEL SIZE: 2.29 acres
EXISTING LAND USE: Single Family Residential
ADJACENT PROPERTIES: N: ARC, Agriculture/Rural Conservation District
W: ARC, Agriculture/Rural Conservation District
S: ARC, Agriculture/Rural Conservation District
E: ARC, Agriculture/Rural Conservation District

OVERVIEW

1. The current site has a single-family residential dwelling built in 1949. The home has a floor area of 2,811 sf. In September of 2025, a complaint was filed that a large statue was installed in the front yard.
2. Due to the scale of the statue (just under 22ft), this would be considered an accessory structure. The Zoning Ordinance does not permit accessory structures to be located in the front yard. The applicant had conversations with a previous staff member about the structure before installation, and was under the belief that this was allowed in this location by right.
3. Staff recommended that the applicant apply for a Type II Special Use Permit, to change the use of the property to a religious institution. This recommendation was based on evidence that the property is currently operating as a religious institution. This evidence includes signage, reports of occasional increases in vehicle traffic at the property, images online of a gathering at the subject location, and google map notations listing the property as a "temple." After conversations with staff, the applicant has explained that the current use of the property is residential, and that they do not wish to request a change in use.
4. An accessory structure in the front yard of a residential property may be permitted through a Type I Special Use Permit, as explained in the *Section 17.03(1)(b)* section below.
5. The applicant is requesting a Type I Special Use Permit to construct an accessory structure within the front yard off Thornapple River Drive, under the provisions of Section 17.03(2)(b).

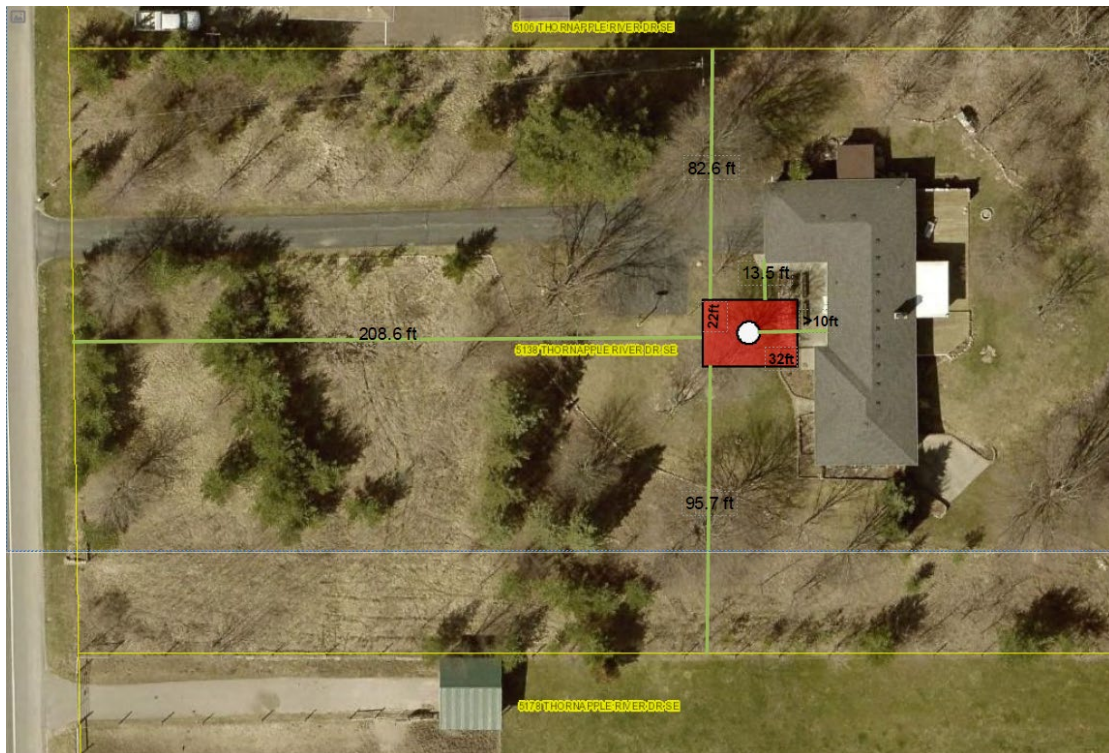
PROPOSED USE

The applicant is requesting Type I Special Use Permit approval to locate a 21ft 7inch tall statue in the front yard of the property at 5138 Thornapple River Drive. The statue was installed in September of 2025, and is currently located in the approximate location shown in the image below. The blue square represents the 32' by 22' concrete pad the statue sits on. This image is not to scale, nor is it an exact location.





To meet the standard for approval of a Special Use for an accessory structure in the front yard, the applicant is proposing to relocate the statue within the front yard, so that it is located greater than 200ft from the front yard property line. This is demonstrated in the proposed site plan, as shown in the image below:



SECTION 17.03(1)(b)

Upon review of a Type 1 Special Use Permit for an accessory building, the Zoning Ordinance requires the Planning Commission to consider three factors. Please note, unlike a variance, **all** standards are **not** required to be met to approve this application. The ordinance allows for accessory structures to be located in the front yard if any of the following provisions are applicable as allowed by Special Use under Section 17.03(1)(b).

SECTION 4.09

The proposed structure is 21ft 7inch in height to the peak. The purchase contract for the statue was provided to staff as confirmation of the statues height. Per Section 4.09, a 60ft side setback is required for an accessory structure of this height. The structure meets these requirements for side yard setbacks. When considering the proposed front yard placement, the Planning Commission may wish to consider this setback requirement when determining if the proposed distance from the adjacent properties to the north and south is appropriate.

Table 4-1: Accessory Building – Residential, Permits			
Maximum Height to Midpoint of Roof	Min. Bldg. Side Yard Setback	Min. Bldg. Rear Yard Setback	Special Use Permit Required
Up to 14'	10'	Min. – 25'	Over 832 sq. ft.
15'- 18'	40'	Min. – 40'	Over 832 sq. ft.
19'- 22'	60'	Min. – 60'	Over 832 sq. ft.

PLANNING COMMISSION CONSIDERATIONS	FINDINGS
<i>Section 17.03(1)(b) Provided the required front and side yard setback is maintained, accessory buildings may be located in the front yard under the following provisions:</i>	
1) A lot in which the topography of the property makes it impossible to construct the building in the rear or side yard, or extensive grading and tree removal is required which would significantly change the landscape and views of the neighborhood if required to locate the building in the rear or side yard.	<p>The topography of the property does not make it impossible to locate the structure in a compliant location. There are no significant grade changes, or extensive tree removal that would be required. The landscape and views would not be significantly changed for neighboring properties should the structure be located in the rear yard. This standard is not grounds for approval of this request.</p> <p>The applicant has stated to staff that for religious reasons connected to the statue, they are unable to locate the structure in the rear yard. The applicant can provide further details to the Planning Commission on this factor.</p>
2) A lot in which the property owner would have to drive over a drain or septic field in order to access the garage.	This standard is not applicable. The request is for a structure, not an accessory building that requires vehicle access. The drain field

	location is not relevant to the request, or grounds for approval of this request.
3) A lot in which the accessory building is setback a minimum of two-hundred (200') feet from the Right-of-Way.	<p>The proposed location of the concrete pad is setback 208 ft from the property line. The pad will be located at grade, and therefore does not need to meet setback requirements. This means the statue placement meets this standard for approval.</p> <p>Structures of 19' to 22' in height have a minimum setback requirement of 60ft to any property lines. The proposed plan has an 82ft setback to the north property line, and 95ft setback to the south property line. This provides an additional 20-30ft from the minimum setback requirement.</p> <p>While this is the only standard met by the proposed plans, the Zoning Ordinance only requires one of these standards be met. The Planning Commission may wish to consider if this standard provides adequate grounds for approval.</p>

NEIGHBORS COMMENTS

This was noticed as a Special Use. Prior to submission of this request, a complaint was filed with the Township regarding the installation of the statue. This complaint is what prompted the enforcement process. Staff received one call from a resident inquiring about the Special Use request. The resident did not wish to provide written objection or support for the proposed plan, but did indicate they would attend the public hearing should they wish to provide any comments to the Planning Commission.

CONSIDERATIONS

It is the Planning Commission’s task to determine if the request meets any of the standards of Section 17.03(1)(b). Therefore, the Planning Commission should deliberate and determine if the proposed accessory structure shall be permitted to be placed in the front yard based on the findings of the meeting. Staff recommends the Planning Commission deliberate and consider if the proposed setback of a minimum of two-hundred (200’) feet from the Right-of-Way, and other relevant factors, are grounds for approval based on the proposed plans.

RECOMMENDATION

Staff recommend that the Type 1 Special Use request for Case #25-3902 for a residential accessory structure located in the front yard at 5138 Thornapple River Drive SE be APPROVED based on the findings above, and recommend the following motion:

Motion to APPROVE Case #25-3902 for a Type I Special Use Permit for a residential accessory structure located in the front yard at 5138 Thornapple River Drive SE based on the following:

1. The accessory structure is setback a minimum of two-hundred (200') feet from the Right-of-Way, and does not significantly change the landscape and views of the neighborhood.

And with the following condition:

1. A Building Permit shall be obtained from the Cascade Township Building Department, meeting all applicable requirements within the Township's Building Code.

ATTACHMENTS

1. Application
2. Site Plan
3. Purchase Contract with Dimensions
4. Images of Structure



Received

SEP 29 2025

CASCADE CHARTER TOWNSHIP

Cascade Charter Township
Planning Department

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

PLANNING & ZONING APPLICATION

APPLICANT:

Name: Trang Huynh

Address: 5138 Thornapple River DR. SE

City & Zip Code: Grand Rapids, MI 49512

Telephone: 616-635-6919

Email Address: _____

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:**

Accessory structure in the front yard.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 _____

ADDRESS OF PROPERTY: 5138 Thornapple River DR, SE G. R.

PRESENT USE OF THE PROPERTY: Residential

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

Name(s)

Address(es)

TRANG HUYNH

5138 Thornapple
River DR, SE G. R.

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.)

TRANG HUYNH

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

Applicant – Print or Type Name

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

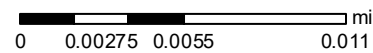
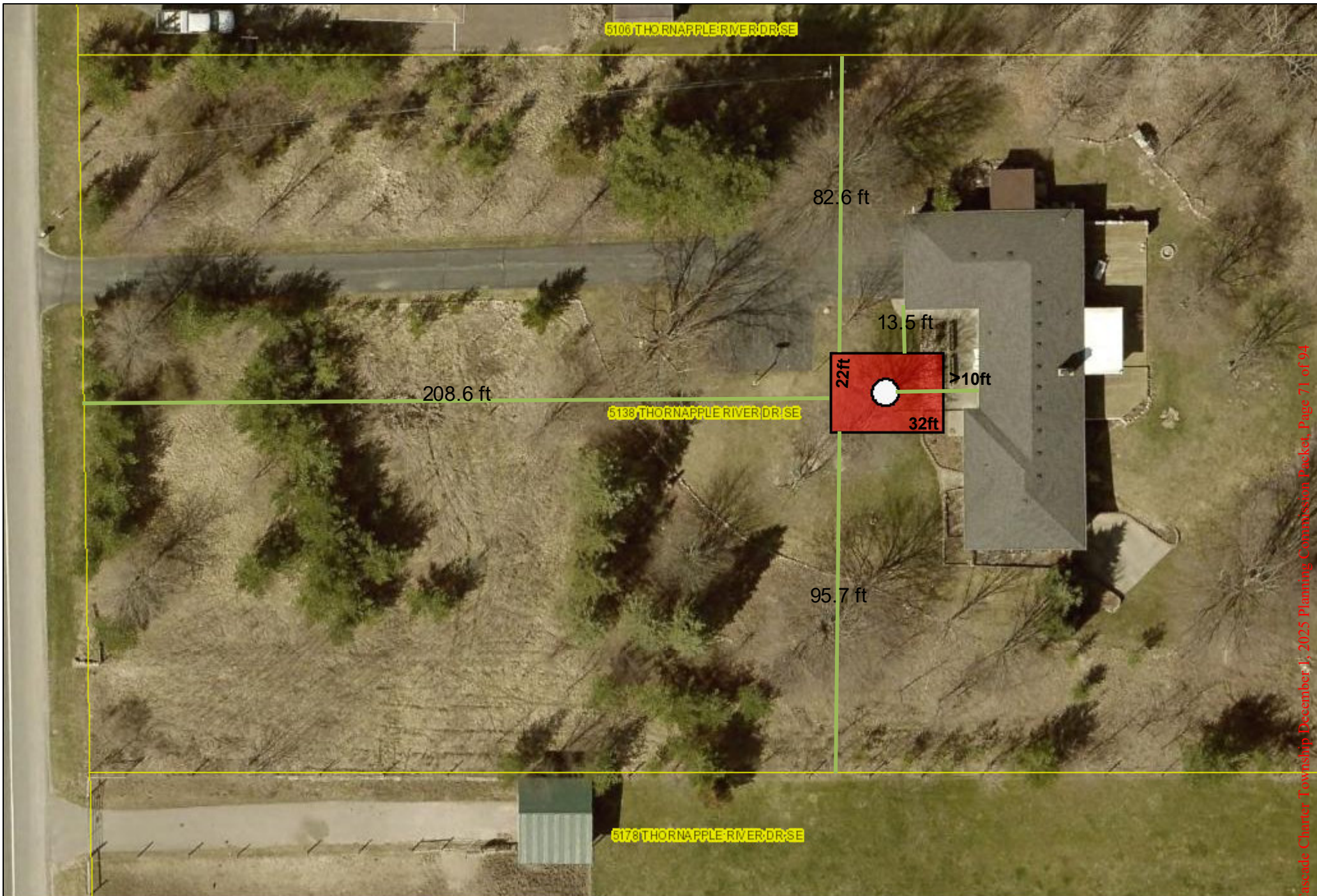
Applicant's Signature & Date

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

Rev. 7/27/21

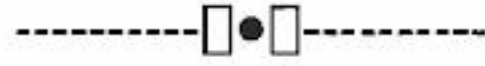
5138 Thornapple River Dr SE - Site Plan

October 07, 2025



SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness



SALES AGREEMENT

Number: 020325/HDMB/VILOAN

(Re: Stone statue processing)

- Pursuant to the Civil Code No. 91/2015/QH13 dated November 24, 2015 of the Socialist Republic of Vietnam.
- Pursuant to the Commercial Law No. 36/2005/QH11 dated June 14, 2005 of the National Assembly of the Socialist Republic of Vietnam.
- Based on the ability and needs of both parties.

Today, February 17, 2025, we include:

PARTY A: VI LOAN ARTISTIC STONE SCULPTURE FACILITY
Representative: MR. TRUONG VAN VI
Address: Lot 23-24-25 Le Thanh Phuong, Hoa Hai ward, Ngu Hanh Son district, Da Nang city
Tax code: 0401663678
0905305771 ; 0975751489 - Phone
Email: Vidieukhac4@gmail.com
Account number: 19035711011012 - Techcombank - Da Nang Branch
Owner Tai Khoan: Le Thi Anh Loan

PARTY B: PHUOC TRI MONASTERY
Represent: (MASTER) HOANG DINH PHUOC
CCCD:
Address: 5138 Thornapple River Dr. SE. Grand Rapids, MI 49512
Phone: 1-707-696-6689

After discussion, the two parties agreed to sign a contract with the following terms:

Article 1. Contract content:
Party A agrees to make a statue for Party B with the following content and unit price:

Table with 5 columns: No., Name of Goods, Specifications, Quantity, Unit price, Amount (VND). Rows include Statue of Avalokiteshvara 1 standing and 2 Bases.

Da Nang, February 17, 2025

REPRESENTATIVE OF PARTY A

REPRESENTATIVE OF PARTY B




TRUONG VAN VI
Kiln 23-24-25, subdivision SX-2, Non Nước stone carving village
Hoa Hai Ward, Ngu Hanh Son District, Da Nang City
MST:0401663678

(MASTER) HOANG DINH PHUOC

1









CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, December 1, 2025
6:00 PM**

ARTICLE 10.

Case #25-3906 – Public Hearing

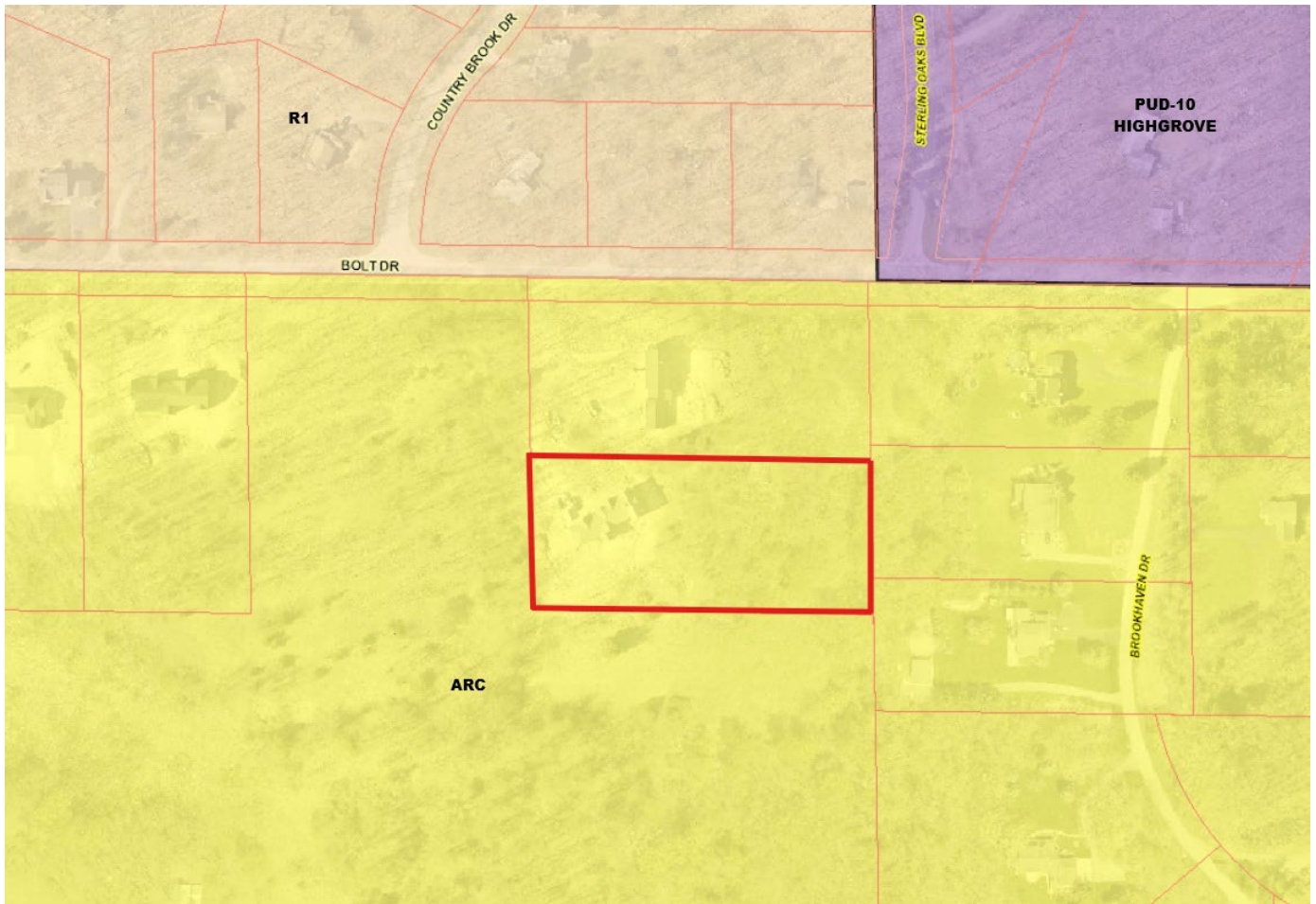
Applicant: Daniel Pinkham

Property Address: 8178 Bolt Dr. SE

Parcel Number: 41-19-11-100-052

Requested Action: The applicant is requesting a Type I
Special Use Permit to allow an accessory
building over 832 sf.

PARCEL & ZONING MAP





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 25-3906
REPORT DATE: November 21, 2025
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: December 1, 2025
PREPARED BY: Andrea Hendrick, Community Planning & Development Director

APPLICATION SUMMARY:

APPLICANT: Daniel Penkham
ADDRESS: 8178 Bolt Drive
PARCEL NUMBER: 41-19-11-100-052
REQUESTED ACTION: Seeking a Type I Special Use permit to allow an accessory building over 832 sf.
REQUIREMENTS: Section 4.09 Accessory Buildings – Residential
Section 17.03.1 Type I Special Use Permit
EXISTING ZONING: ARC, Agriculture Rural Conservation
GENERAL LOCATION: The subject site is located along the south side of Bolt Drive, east of Buttrick Ave, and west of Grand River Dr. The site is accessed by a private easement through the property to the north. The surrounding lots are all single-family residential dwellings units.
PARCEL SIZE: 2.3 acres
EXISTING LAND USE: Residential
ADJACENT PROPERTIES: N: ARC, Agriculture Rural Conservation – Small lot residential
W: ARC, Agriculture Rural Conservation – Large 40-acre lot
S: ARC, Agriculture Rural Conservation – Large 40-acre lot
E: ARC, Agriculture Rural Conservation – Small lot residential

PROPERTY HISTORY

The current site has a single-family residential dwelling built in 2022 with an attached garage. The principal structure has a floor area of 2,980 sf with a three-stall garage area of 1,072 sf. The footprint of the home is +/- 3,190 sf for the primary structure. There are no other structures located on the site.

The principal structure and driveway are located on the west side of the property. The home was constructed on a roughly 45-degree angle with the front of the home facing northwest. The home directly adjacent to the north and the subject property have parallel driveways off Bolt Dr. roughly 8-10 feet apart from each other located on 8166 Bolt Dr. After roughly 60 feet, the driveway for the neighbor's property curves right to the garage of the neighbor's home, which faces west on the property.



PROPOSED USE

The applicant is requesting Type I Special Use Permit approval to construct a detached accessory structure with a footprint and floor area of 3,200 sf on the residential lot. The proposed use of the building is for an indoor pickleball court and other indoor sporting activities. The proposed location of the structure will be in a currently wooded area east of the principal structure. The proposed building is angled similar to the house with the overhead door facing northwest and a man door facing the southwest side of the building.

Per the applicant's submitted plan, the structure will be located at least 60 feet from the north, east, and south property line. Therefore, it is compliant with the setback requirements for accessory structures between 19 and 22 ft in in height.

SECTION 4.09

The subject parcel is 2.3 acres. Therefore, only one accessory building is allowed for this parcel.

Acreage	Number of Buildings Allowed*
Up to three (3) acres	1
3-6 acres	2
6+ acres	3

*The number of buildings allowed is in addition to an attached or detached private garage. (Amended by Ordinance #12 of 2000)

SECTION 17.03(1)(a)

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

PLANNING COMMISSION CONSIDERATIONS	FINDINGS
<i>Upon review of each Type I special use permit request for an accessory building in excess of 200 square feet, or a detached private garage in excess of 832 square feet, the Planning Commission shall consider the following:</i>	
1) The intended use of the building.	The proposed use of the accessory building is for an indoor pickleball court. The applicant also states that other sporting activities will take place inside the building. Activities will be limited to friends and family of the residents of the home. The intent of the building is typical of other requests for larger structures requesting Type I Special Uses such as gyms or family recreation areas. This standard is consistent with other approved buildings.
2) The proposed location, type and kind of construction and general architectural character of the building.	The proposed accessory building appears to be a metal pole barn with a traditional shingled roof. The building has several windows throughout and is accessed through an overhead door with transparent glass, and a man door on the side of the structure. While the material is not the same as the siding for principal structure, it appears to be compatible.
3) The size of the building in relation to the house, lot, and zoning district.	<p>The subject lot is the minimum size allowed for an parcel located in the Agricultural Rural Conservation (ARC) Zone District. While the property surrounding the subject parcel on the south and west boundary is slightly less than 20 acres in size, the adjacent parcels on the north and east are also roughly the minimum lot size for the Zone District. Additionally, Bolt is the boundary of the R1 Zone District to the north, with residential parcels as small as 40,000 sf. In reviewing 15 years of Type I Special Use permits on parcels between 2-3 acres in the ARC, only one was approved for a structure as large as the principal structure. That parcel was located in the southeast corner of the Township adjacence to the Farmland Preservation Zone District.</p> <p>The proposed structure is larger than the principal structure including the attached garage.</p> <p>Accessory footprint to principal footprint ratio: 100%</p> <p>The proposed structure is significantly larger than previously approved buildings on lots of a similar size. Additionally, the proposed building in relation to the house is considerably large. The size of the proposed structure is not compatible with the size of other accessory structures in the Zone District, the home, or the subject lot.</p>

<p>4) The type and kind of principal and accessory buildings and buildings located on properties which are adjoining and in the general area.</p>	<p>A review of aerial images in approximately ½ radius surrounding the subject property revealed very few properties with large accessory structures. Notable structures include a 2,000 sf structure at 2131 Brookhaven, which appears to be used for the keeping of animals, and multiple accessory buildings located on the adjacent 20 acre parcel, address 2150 Buttrick. These structures appear to be more agricultural in nature. Furthermore, review of the inventory of previously approved accessory structures on ARC parcels around 2.2 acres</p>
<p>5) The topography and vegetation in the area.</p>	<p>The subject site gradually slopes downward from the north east side of the parcel towards the existing house. This may help to mitigate visual impact on surrounding properties. The submitted site plan indicates that the accessory structure will be placed east of the principal building. The applicant has indicated that the site is mostly open with two mature cherry trees they intend to keep. Landscaping will be added around the proposed building. The topography and vegetation of the site may mitigate some negative impact on adjacent properties.</p>
<p>6) Whether the proposed building will affect the light and air circulation of any adjoining properties.</p>	<p>The proposed building meets the setback requirements. While the lot is minimum lot size for the ARC Zone District, the size of the lot and distance from the property line will likely prevent the structure from the light and air circulation of adjoining properties.</p>
<p>7) Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.</p>	<p>The proposed accessory structure is over double the size of the minimum floor area for a residential dwelling in the Township. The structure will adversely affect the views of adjoining property owners and occupants. Furthermore, the adjacent neighbor to the north has submitted a letter of opposition voicing concern about the visual impact this structure will have.</p>
<p>8) Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.</p>	<p>The applicant has indicated that no proposed vehicle access is proposed. The applicant currently accesses their home through an access easement explained in the property history above. The proposed accessory building access would likely be on the north side of the principal structure between the building and the north property line. It appears that there is adequate room for a drive or pathway as the applicant has indicated. This factor does not appear to have significant weight either for or against the proposed structure. Since this application is asking the Planning Commission is considering an increase in the allowed size of the structure, the impact of the access to the proposed structure would likely not change if the 3,200 sf structure were approved, or if the applicant built an 832 sf accessory structure by right. The point of access seems to not have a major impact in this case.</p>

NEIGHBORS COMMENTS

The neighbor directly to the north of the subject property has sent a letter in opposition to the proposed accessory building. Please see the attachment for details.

RECOMMENDATION

Ultimately, challenges caused by the size of the structure in relation to the lot and home, as well as the visual impact to adjacent neighbors, cause Staff to recommend that if the Planning Commission **DENY** the request for a 3,200 sf accessory building. Staff recommends the following motion:

Motion to DENY Case #25-3906 for a Type I Special Use Permit for a 3,200 ft. accessory structure at 8178 Bolt Drive SE based on the following findings:

1. The scale of the proposed building in relation to the house, lot, and zoning district is inconsistent with that of accessory buildings in the area and of previously approved accessory buildings.
2. The size of the structure and proposed location will significantly impact the view for the surrounding neighbors and the general character of the Zone District.

If the Planning Commission finds that applicant provides sufficient evidence that all standards are met to approve the Special Use permit, Staff provides the following draft motion:

Motion to APPROVE Case #25-3906 for a Type I Special Use Permit for a 3,200 sf accessory structure at 8178 Bolt Drive SE based on the following findings:

1. _____
2. _____

Furthermore, the following conditions shall apply:

1. The building is not used for living space or to operate a business.
2. All outdoor lighting meets the lighting standards of the Cascade Charter Township Zoning Ordinance.
3. Additional landscape screening or a berm be provided on the north and east property lines to protect the view of adjacent property owners.
4. Additional Conditions _____

ATTACHMENTS

1. Application & Narrative
2. Site Plan
3. Accessory building renderings and interior design plan
4. Kent County Health Department – Well & Sewer locations
5. Neighbor Letter – 8166 Bolt Dr.
6. Accessory Structure Inventory – ARC lots between 2-3 acres



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Daniel Pinkham
Address: 8178 Bolt Drive SE
City & Zip Code Ada, 49301
Telephone: 773-218-1430
Email Address: Dano@tightlinewood.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:**

A special use permit to build an indoor Pickle Ball Court for my families use

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

Please See Attachment

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 11-100-052

ADDRESS OF PROPERTY: 8178 Bolt Dr SE

PRESENT USE OF THE PROPERTY: Primary Residence

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

Name(s)

Address(es)

Katherine Pinkham

8178 Bolt Dr SE

Ada, MI 49301

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.)

Daniel Pinkham

Owner – Print or Type Name

(*If different from Applicant)

*  10/16/25

Owner's Signature & Date

(*If different from Applicant)

Applicant – Print or Type Name

Applicant's Signature & Date

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

Rev. 7/27/21

Dear Planning and Zoning Board,

Our family loves to stay active and play sports. With Michigan winters pushing inside we are hoping to be granted a special use permit to build an outbuilding that allows us a year-round location for our family to stay active doing what we love. This outbuilding would house an indoor sports court that could be utilized for pickleball, basketball, four square and the like. While our final design will conform with the ordinance requirements, we also understand the importance of it being aesthetically appealing. We believe that the proposed location and orientation of the outbuilding will accomplish this objective. It is intended for private use only (our family and friends) and therefore does not impact traffic or any other Township services. We feel enclosing this sport court/pickleball court also provides additional benefits to our neighbors by suppressing the sound as compared to an outdoor court.

- Outbuilding will be for private use only (family/friends)
- It'll include an indoor sport court/pickleball court, small hangout space, and storage (1 story - no loft or 2nd floor)
- Design isn't finalized yet but will be approximate 40' x 80'
- Min of 60' setbacks will be met to conform with ordinance (see attached)
- Outbuilding will be oriented similarly to existing home but behind current home and in rear yard (see attached GIS sketch showing approximate location/orientation in red)
- Max building height of 22' to midpoint of roof will be met to conform with ordinance (see attached)
- Building will have "compatible" and "similar" materials to existing homes in the area to conform with ordinance (see attached inspiration pic - plans not finalized yet)

Thank you for your time and consideration,

Daniel Pinkham and Family

Min 60' setbacks
from prop lines?

115' (30.5m) E200'

115' (30.5m) E200'

40.2' E6

80.0' E6

50' (12.8m) E200'

50' (12.8m) E200'

50' (12.8m) E200'





flexms

KENT COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION
700 FULLER N.E
GRAND RAPIDS, MICHIGAN 49503-1918
PH: 616-632-6900
EMAIL: kcehmail@kentcountymi.gov



Adam London, PhD, RS, DAAS
Administrative Health Officer

March 28, 2023

Dan & Katherine Pinkham
8150 Shadybrook Dr SE
Ada MI 49301

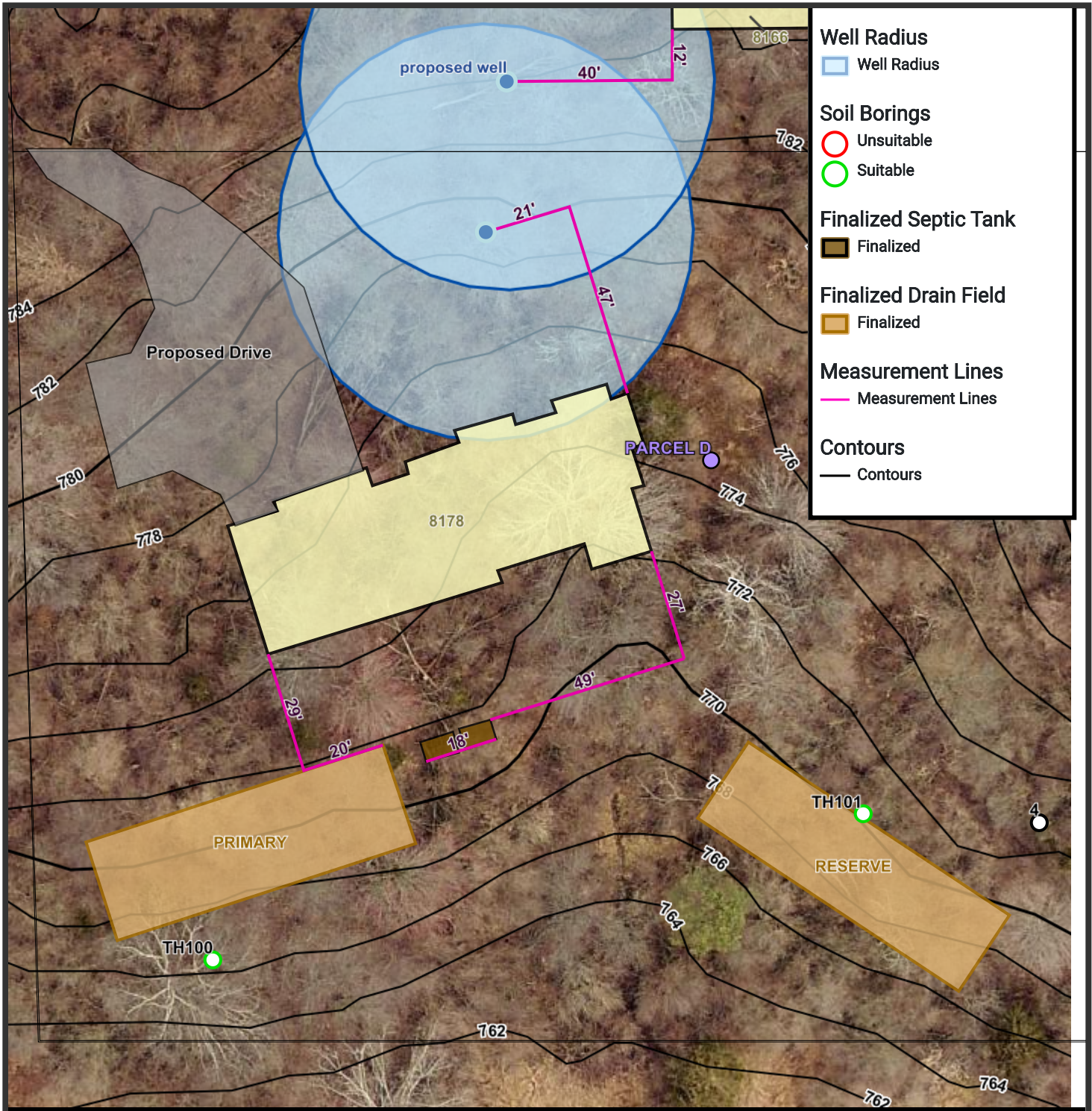
RE: Notice of Final Approval for Residential Water Supply Well
8178 Bolt Dr SE
Ada Township 9010

Dear Applicant,

This Department has conducted the construction inspection(s) on the residential water supply well installed at 8178 Bolt Dr SE. Satisfactory water samples and the completed well log have been received. All requirements of the permit have been satisfied, and the system has received final approval. Attached are the diagram and specifications of the water supply system as installed and observed during the final inspection.

If you have any questions regarding this matter, please do not hesitate to contact our office.

Sincerely,
Meghan Gavin
Sanitarian



8178 Bolt Dr SE

Final Inspection Report



Map Publication:
03/28/2023 2:34 PM

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Kent County expresses no warranty for the information displayed on this map document.



8178 Bolt Drive SE Ada plans

From Daniel Hearld <dphearld@icloud.com>
Date Wed 11/19/2025 12:32 PM
To Andrea Hendrick <AHendrick@cascadetwp.com>

[EXTERNAL EMAIL] Caution: This email came from outside Cascade Charter Township. Do not open attachments or click on links if you do not recognize the sender.

Good afternoon

Thank you for sending us the accessory plans for the proposed outbuilding at 8178 Bolt Drive SE Ada. We are at 8166 Bolt Drive SE Ada.

After careful consideration we are opposed to the project for the following reasons.

Possible negative impact on resale of our property.

Building will be very large 40x80 feet and will be located 60 feet from our property line. This will cause an obstructed view from our main living area and kitchen, located in the back of our home. Views will also be obstructed from our patio, and from our screen porch.

Both homes were placed on respective lots by the same builder in order to view surrounding landscape and be non-intrusive to each homeowner. This large structure will be the main view from the back of our home. Other homes in the area are filtered from view by existing trees.

80x40 foot outbuilding will have a overall negative aesthetic on the area because of its size.

With addition of cement pad and sidewalk as shown on plan could potentially be even closer to our property line.

Thank you for your consideration
Daniel Hearld/ Teresa Wainscott
Sent from my iPhone

Case Number	Address	Zone District	Accessory Building Size	Acres	Principal Building Size	Accessory to Principal Building Ratio
20-3598	9585 60th St SE	ARC	1,296	2	1,900	68%
PB21000900	2400 BUTTRICK AVE SE	ARC	768	2.25	4,464	17%
15-3239	9575 52nd St SE	ARC	1,728	2.3	2,400	72%
20-3616	5288 Buttrick Ave SE	ARC	1,300	2.3	4,500	29%
PB25001374	4325 CHERRY LN SE	ARC	384	2.30	2,403	16%
PB20001494	5288 BUTTRICK AVE SE	ARC	1,280	2.35	6,000	21%
PB21000373	5055 CLEAR RIDGE DR SE	ARC	336	2.44	2,354	14%
PB22002471	5157 CLEAR RIDGE DR SE	ARC	540	2.46	2,228	24%
11-3029	3480 Buttrick Ave SE	ARC	900	2.5	1,800	50%
17-3379	8665 28th St SE	ARC	1,066	2.5	2,500	43%
19-3546	8730 52nd St SE	ARC	1,344	2.5	2,600	52%
PB22000204	4929 STREAMSIDE POINTE DR SE	ARC	256	2.67	3,000	9%
PB22001456	5650 MCCORDS AVE SE	ARC	1,360	2.89	2,209	62%
15-3267	9150 52nd St SE	ARC	1,728	2.9	1,500	115%
19-3530	8125 45th St SE	ARC	1,200	2.9	2,900	41%
21-3682	5650 McCords Ave SE	ARC	1,561	2.9	2,700	58%
25-3906	8178 Bolt Dr.	ARC	3,200	2.3	3,290	100%