

AGENDA
Cascade Charter Township Planning Commission
Monday, April 20, 2015
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the March 02, 2015 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 15-3239 Chad Weldy
Property Address: 9575 52nd Street
Requested Action: The Applicant is requesting a Special Use Permit to
construct an accessory building that is over 832 sq. ft.**
- ARTICLE 7. Case # 15-3240 Florence Cement Co.
Property Address: 4949 South Complex Drive
Requested Action: The Applicant is requesting a Type II Special Use Permit
for a temporary concrete plant located at 4949 South Complex Drive.**
- ARTICLE 8. Case # 15-3241 John & Mary Borisch
Property Address: 5200 Dayenu Drive SE
Requested Action: The Applicant is requesting a Special Use Permit to
construct an accessory building that is over 832 sq. ft.**
- ARTICLE 9. Any other business**
- ARTICLE 10. Adjournment**

Meeting format

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

MINUTES

Cascade Charter Township Planning Commission
Monday, March 2, 2015
7:00 P.M.

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Hammond, Lewis, Mead, Pennington, Rissi, Sperla, Waalkes
Members Absent: Robinson, Williams (Excused)
Others Present: Community Development Director, Steve Peterson, and others listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance to the flag.

ARTICLE 3. Approve the current Agenda.

Motion by Member Mead to approve the Agenda. Support by Member Hammond. Motion carried 7-0.

ARTICLE 4. Approve the Minutes of the February 02, 2015 meeting.

Motion by Member Lewis to approve the minutes of the February 02, 2015 meeting as written. Support by Member Sperla. Motion carried 7-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)

No one wished to speak to non-agenda items.

ARTICLE 6. Case #15-3229 RJV Ventures

Property Address: 3000 Thornhills Avenue SE

Requested Action: The Applicant is requesting to amend PUD #55 to permit a 15 unit single family detached homes.

Director Peterson presented the case. This property is part of the Sentinel Pointe P.U.D. The Library is to the east and the Township office is to the west. The PUD was established in 1984. At that time, we approved a 154 unit retirement facility and a 40 unit elderly housing unit facility. The 40 unit housing facility was never built and is on a separate parcel of land. New owners are now trying to amend the project. They have plans for 15 units. It will be set up as condominiums so there are not separate lots. You will note that several of the buildings will be quite close to the road right of way where we would typically have our setbacks taken from. This will be similar to the club homes in Watermark. They have proposed a 15' setback around the perimeter and 20' separation between units. I have a laundry list of items that they need to provide for us. There is a

discrepancy in some materials. They talk of 14 units and in others 15. Engineering work will need to be done. There is a preliminary review from the Township Engineer but there is quite a bit of material that will need to be provided before a public hearing can be scheduled. Another item that I would like to see is pedestrian access to the library. The new road will be a private road. It will have to meet our design requirements as well. The pump station access will need to be reviewed by the City of Grand Rapids for any easements or accessibility requirements. Street lights and street trees are typical and we need to make your feelings known. Sidewalks are sometimes required if they could connect to our pathway system and there is access to a pathway from this development. It would seem that this would be an appropriate time to require sidewalks.

Member Sperla asked if this was part of Sentinel Pointe; if anyone could develop the property; is it restricted to a compatible use. Director Peterson stated it is a separate piece of property and could be developed by anyone.

Member Lewis asked if there was a storm water situation that needed to be addressed. Director Peterson stated the Township is looking to do some improvements to the Thornhills Drain in the area but there is not an issue because they will have their own storm water facility. There will not be a direct benefit to the site from the Township improvements.

Member Mead asked for clarification that all onsite water would be diverted directly to the detention basin. Member Mead also questioned if the basements would be walkouts or crawl space and stated the retaining wall may be significant as well for drainage.

Chairman Pennington asked the Applicant to come forward with comments.

Kyle Wilson, Nederveld, and Tom Guisti, the Developer came forward on behalf of the Applicant. The plan before you is a basic plan. With regard to the storm water we are in Zone A which means we have to contain the 100 year storm. The Township Engineer stated we need to use the soil survey data. The survey indicates sandy soil so we will be using an infiltration system. We will do soil borings and perk test to verify the findings. We have been working with the City of Grand Rapids on the sanitary sewer system capacity for this project. Our architect did put together a mock-up of what the buildings and floor plans would look like. As far as the retaining wall height, it will depend on our surveys and what will be needed to control the water.

Member Mead asked if the units would be on crawl spaces or basements. The Applicant stated the units would have basements.

Member Sperla asked if these would be considered retirement living and would there be an affiliation with Sentinel Pointe. The Applicant stated the apartments would not be retirement living but more for empty nesters.

Member Lewis asked the proposed square footage of the units. The Applicant stated the units would be approximately 2,500 sq. ft. of living space plus the basement.

We want the residents to be able to access the library and other Township amenities. It may not be from the rear of the site but there will be access. Member Sperla asked if there would be sidewalks within the site. The Applicant stated they are open to suggestions.

Member Mead stated that some of the units will not have any additional parking available at the unit and asked if there would be an area for overflow parking for these units. The Applicant stated the layout of the buildings is not set in stone and we are really not in that part of the planning phase at this point. That being said, we do want the units to be well done and these types of ideas will be considered.

Member Waalkes asked if the 15 units was their critical mass or density needed for the project. The Applicant stated they were looking to see what would work best on the site with the land that is available.

Member Sperla stated the site had a lot of trees and were they planning on replacing the trees with landscaping. The Applicant stated they would replace what is taken out and they do want it to be nicely landscaped and dense.

Member Sperla asked the Applicant if they were in favor of the connector to the library. The Applicant stated they were very open to it. They want people to be able to walk to the library and surrounding businesses. The Commissioners would prefer the connector be placed on the Township property rather than trespassing through someone's back yard to cut the corner to the library.

Member Waalkes asked the Applicant if they were planning to market this community as a zero step or minimal step community. The Applicant stated they were thinking the units would be a typical ranch with a step down.

Member Hammond asked the Applicant if they were planning on having these be 2 unit homes. The Applicant stated they had thought about that, but felt that would have a duplex feel which is not what they want. The price point they're anticipating is \$500,000 - \$600,000 because of the amenities inside which they'll

be trying to achieve. However, the only struggle Member Hammond is seeing is its large enough and priced right for a family to slip in yet it's too small to have any outdoor living area. The Applicant stated they would be addressing outdoor living space in their next step.

Member Lewis stated Cascade Township has been looking for different ways for people to come downtown. There will be changes in roads and walkways in the area to encourage walkers and bike riders and would welcome new residential property. That said, don't overprice these units. He feels the price point is not realistic.

Member Rissi feels the developer needs to concentrate on the ratio of density to greenspace and parking.

Kyle Wilson stated he wasn't sure what the next step would be for him. Planner Peterson stated Mr. Wilson will receive a letter from him telling him all the items that were discussed tonight and a public hearing will be scheduled once all the items are received by the Township.

**ARTICLE 7. Case #15:3232 Township Initiated Rezoning
Property Address: 5905 Broadmoor Avenue
Requested Action: Discuss options for possible Township initiated rezoning.**

Director Peterson presented the case. This property is in the furthest southwest corner. He showed the Commissioners an aerial view of the property. The property boundaries are 60th Street, M-37, and Patterson. This piece is cut off from Cascade. There are lots of challenges with this property which is surrounded by roads. This is a 14 acre property but it doesn't feel that big especially for an industrial piece. There's a lot wet area to the south with a county drain that runs through the three different communities. There's a billboard on the property. Peterson stated he spoke with the KCRC and felt they would not allow a curb cut on M-37. No one has ever spoken with the Township regarding the property. Peterson gave the Commissioners a chart stating what the options for this property could be. Rezoning may help assist this property to become marketable. This property is currently zoned Industrial. In meeting with Caledonia Township and reading the Steelcase Study, which was a study of this whole area, they're calling for a Mixed Use Zoning District and discouraging a commercial area. Caledonia Township has zoned this whole southern quarter as Highway Commercial. Kentwood has this area in a PUD for Steelcase. Their plan for that area is a bit like Meadowbrook where there's inner connectivity going through everywhere. Director Peterson feels an Office Zoning district would tie in with what is in the perimeter of the Steelcase site. The zoning requirements for

this would allow for smaller lot size than our industrial district. The billboard that's on the property is legal non-conforming. Peterson's plan is to send a letter to the owner telling him what the Township is doing and gauge their interest.

Planning Commission Members agreed and instructed Director Peterson to send the letter to the owner.

ARTICLE 8. Any other business

There was no new business.

ARTICLE 9. Adjournment

Motion made by Member Lewis. Support by Member Hammond. Motion carried 7-0.

Respectfully submitted,
Aaron Mead, Secretary

Ann Seykora/Debra Groendyk
Planning Administrative Assistant

STAFF REPORT: Case # 15-3239
REPORT DATE: March 26, 2015
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: April 20, 2015
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:

Chad Weldy
9575 52nd St
Alto MI 49302

STATUS
OF APPLICANT: Owner

REQUESTED ACTION: The applicant is requesting a Special Use Permit to construct an accessory building that is over 832 sq.ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): ARC

GENERAL LOCATION: The north side of 52nd St just west of Snow Ave.

PARCEL SIZE: approximately 2.3 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: All Residential

ZONING ON
ADJOINING PARCELS: All ARC

STAFF COMMENTS:

1. The applicant is requesting permission to construct a new accessory building approximately 48' x 36' in the rear yard. The building will be used for residential storage, lawn equipment, etc.
2. The building is located in the rear yard and is planned to be 30 feet to the nearest property line. This would allow a building up to 14 feet tall. This building as shown is 15 feet tall and will require a variance. The applicant is aware of this and has indicated that they will apply for a variance. The other options are to move the building 40 feet away (another 10 feet) from the property line to comply with the setbacks for a 15 foot tall building or lower the building to 14 feet. I see no reason to grant a variance in this case.
3. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
4. It should be noted that accessory buildings cannot be used for living space or to run a business.

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

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Storage.
The proposed location, type and kind of construction and general architectural character of the building.	The building will have steel roofing and steel siding. This is not uncommon in this part of the township.
The size of the building in relation to the house, lot and zoning district.	The property is about 2.3 acres. The home has approximately 2,400 sq ft. of finished living space. This size building would be in relation to the size of the home and property.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	The building would not match the home but it would be consistent with the area.
The topography and vegetation in the area.	Flat open

Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The setbacks and location should not negatively affect the view of adjoining properties.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

I recommend approval of the special use permit with the following conditions:

1. The applicant either reduces the height to 14 feet, move the building to meet the setbacks for a 15 foot tall building.
2. The building cannot be used for living space or to run a business.

Attachments: Application package



Cascade Charter Township

2865 Thornhills SE Grand Rapids, Michigan 49546-7192

PLANNING & ZONING APPLICATION

APPLICANT: Name: Michigan Dutch Barns

Address: 9811 Thompson Rd Lake Odessa MI 48849

Telephone: 616-693-2754

Facsimile: 616-693-2754

OWNER*: Name: Chad Weldy

Address: 9575 32nd Street Alto MI 49302

Telephone: 616-678-2420

Facsimile: 616-678-2420

(* If different from the Applicant)

Nature of the Request: (Please check the appropriate box or boxes)

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Residential use, storing lawn equipment,
tools etc.

(*Use Attachments if Necessary)

LEGAL DESCRIPTION OF PROPERTY:** See attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-41-19-25-480-005

ADDRESS OF PROPERTY: 9575 52nd Street Alto MT 49302

PRESENT USE OF THE PROPERTY: Residential use

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

<u>Name(s)</u> <u>N/A</u>	<u>Address(es)</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.)

* Chad Weldy
Owner - Print or Type Name

Jesse Swartz
Applicant - Print or Type Name

(If different from Applicant)

* [Signature] 3/20/15

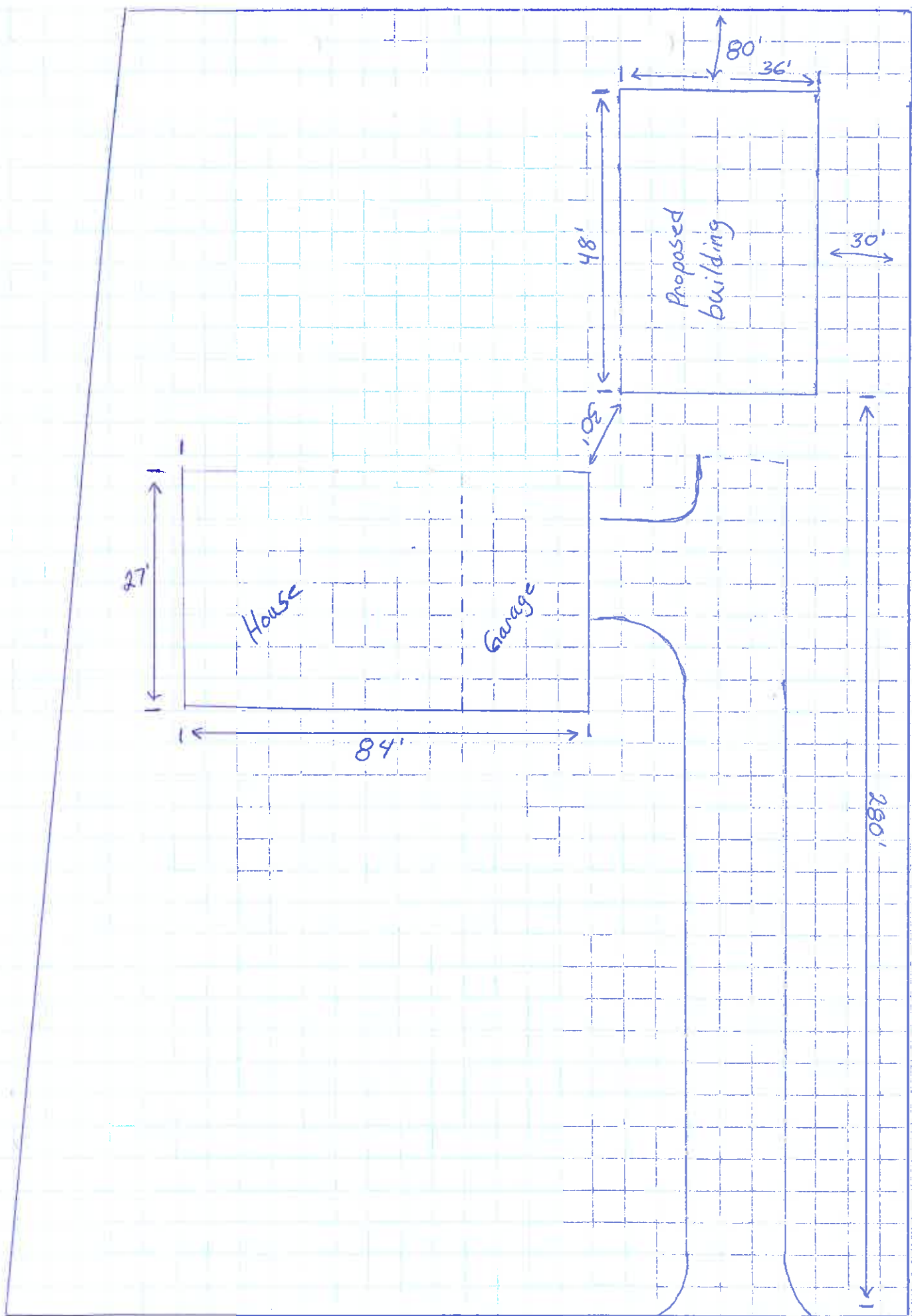
[Signature]
Applicant's Signature & Date

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

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS

REVIEW SHEET - THANK YOU

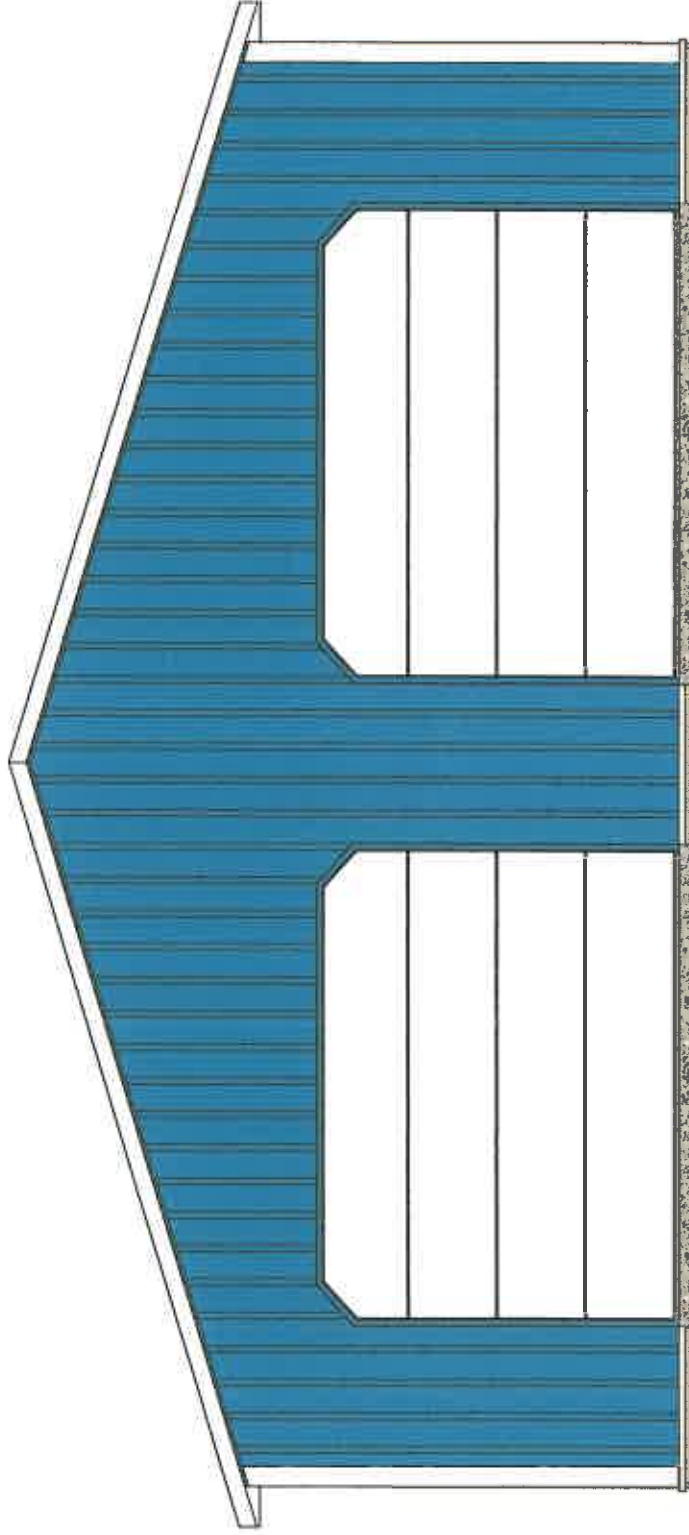
Revised 03/26/02





SOUTH SIDE-GABLE SIDE 1 ELEVATION

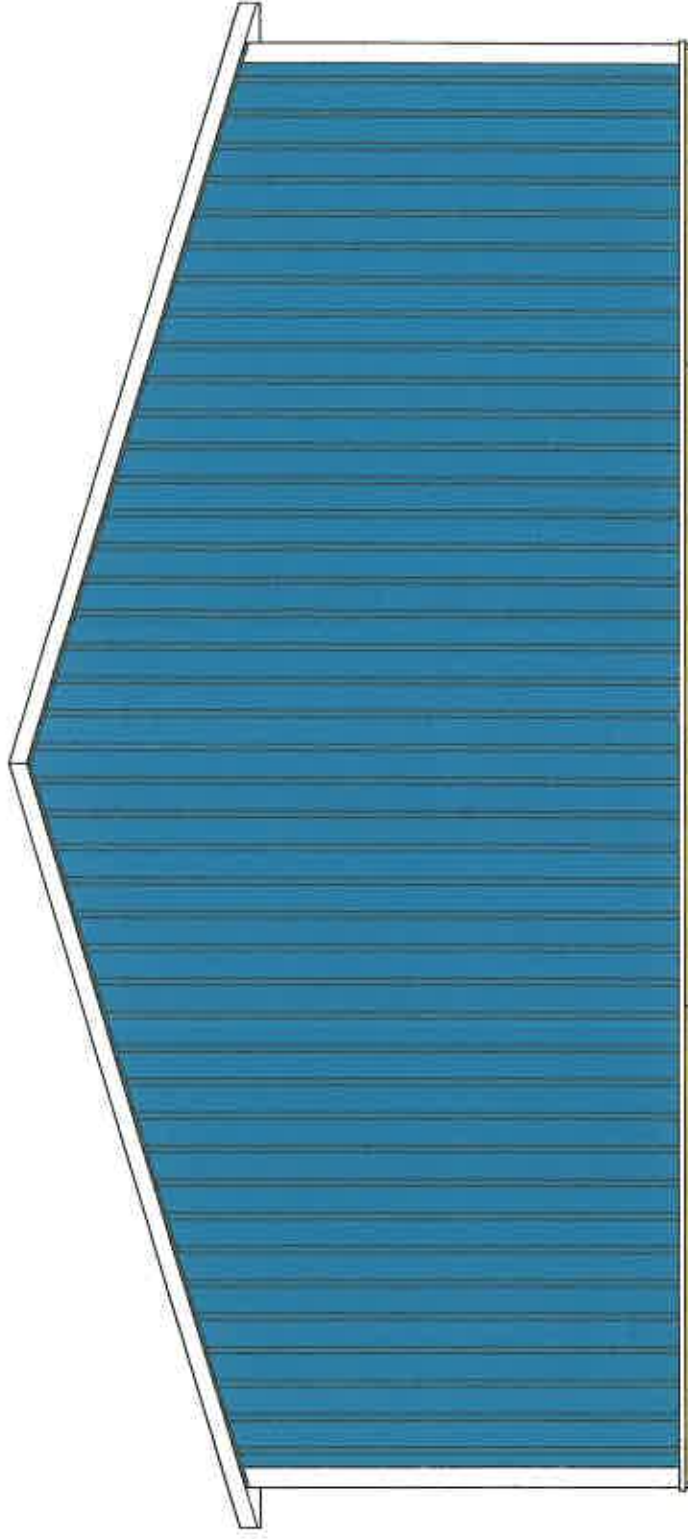
Construction
Maestro[®]
Estimating Software
Pete Berni, Garagon J. Decker





NORTH SIDE-GABLE SIDE 2 ELEVATION

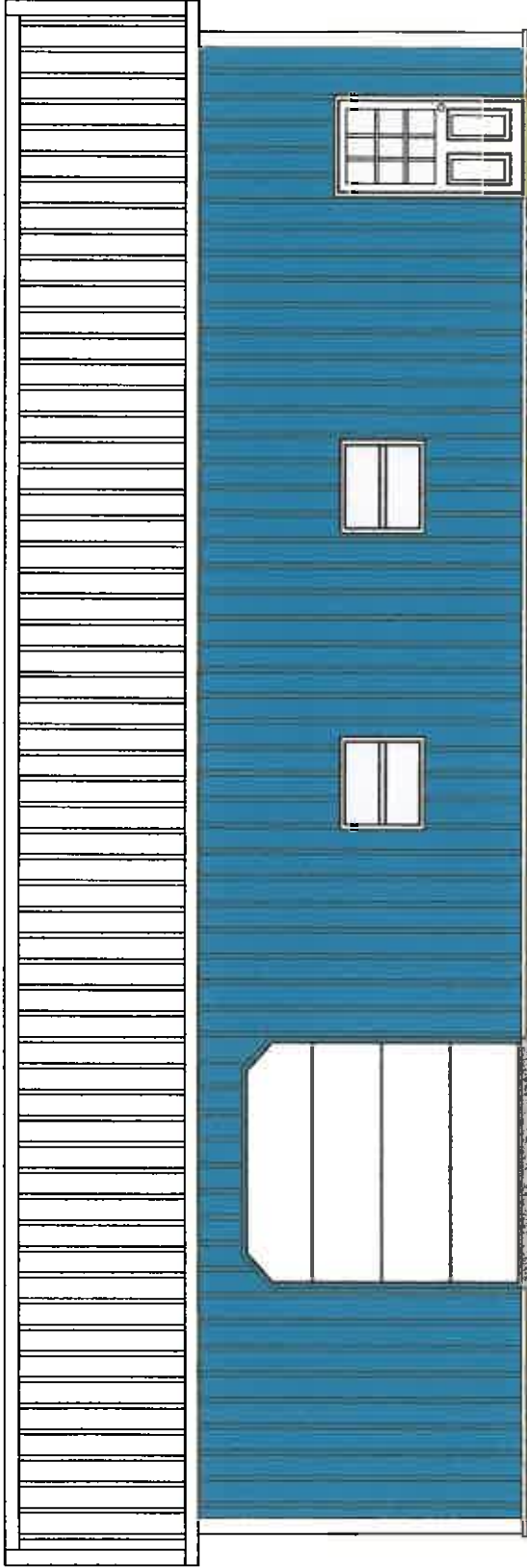
Construction
Maestro[®]
Estimating Software
Pob Bama, Georgia & Dicks

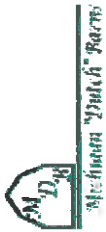




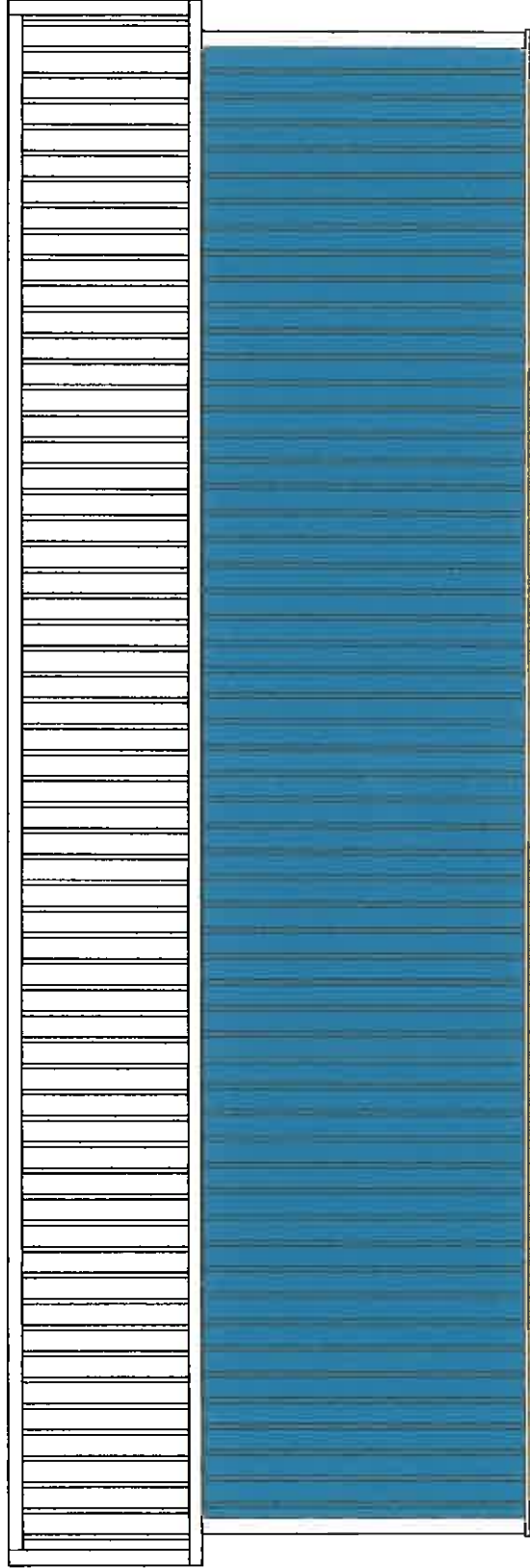
WEST SIDE-EAVE SIDE 1 ELEVATION

Construction
Maestro
Estimating Software
For Estimators, Designers & Builders

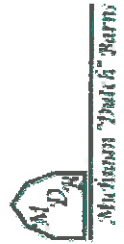
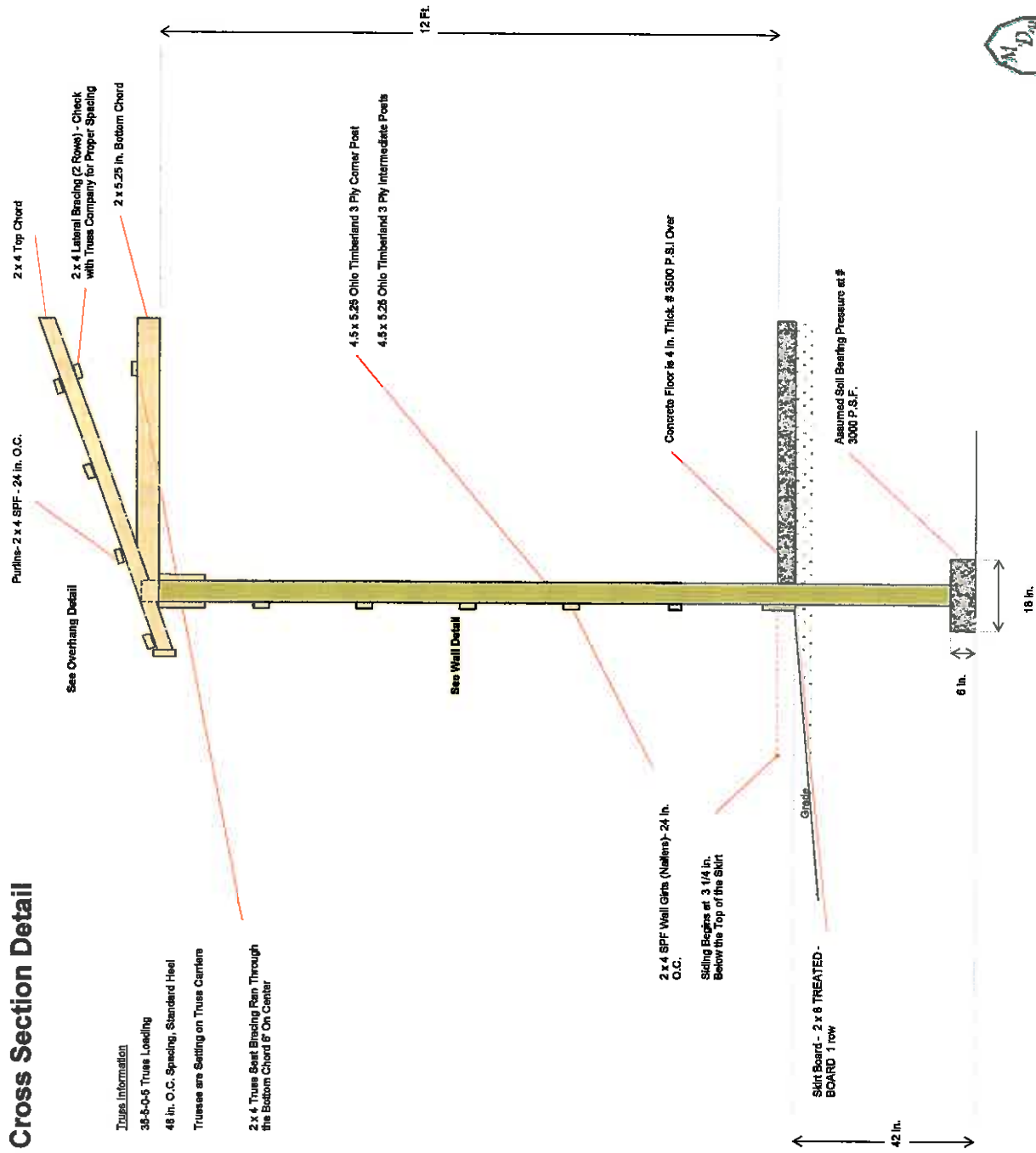




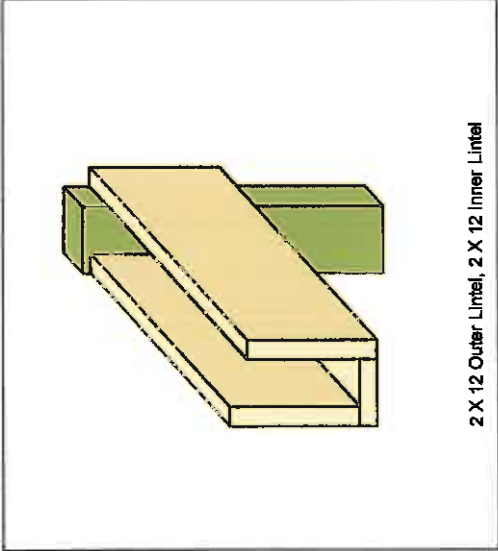
EAST SIDE-EAVE SIDE 2 ELEVATION



Cross Section Detail

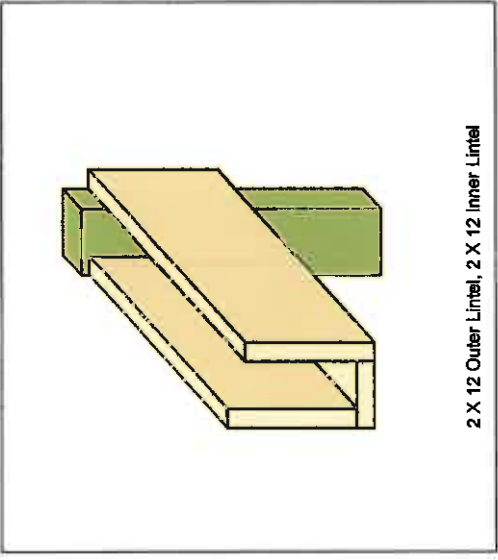


Header Details



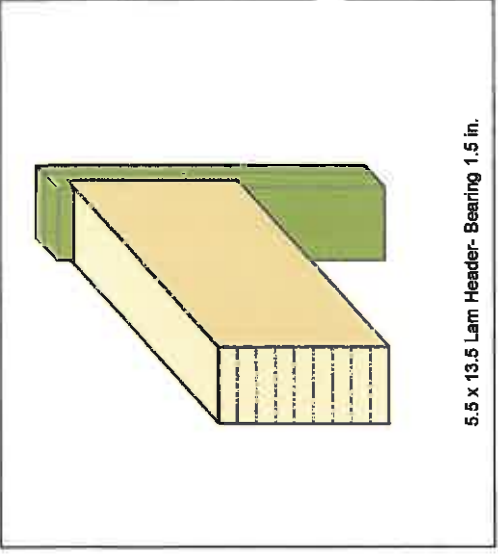
2 X 12 Outer Lintel, 2 X 12 Inner Lintel

Header Detail for Overhead Door # 1 on Gable1



2 X 12 Outer Lintel, 2 X 12 Inner Lintel

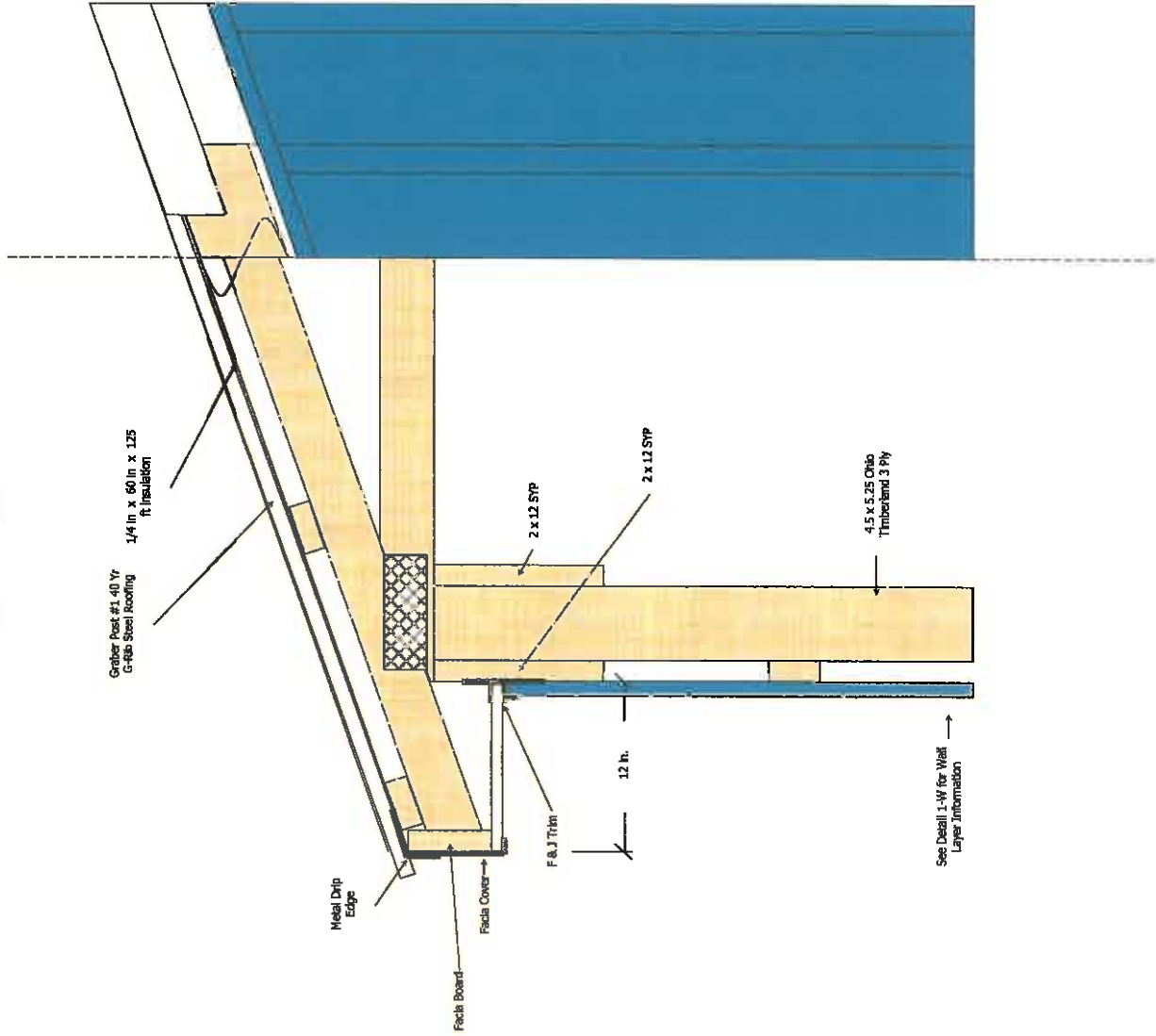
Header Detail for Overhead Door # 2 on Gable1



5.5 x 13.5 Lam Header- Bearing 1.5 in.

Header Detail for Overhead Door # 4 on Eave1

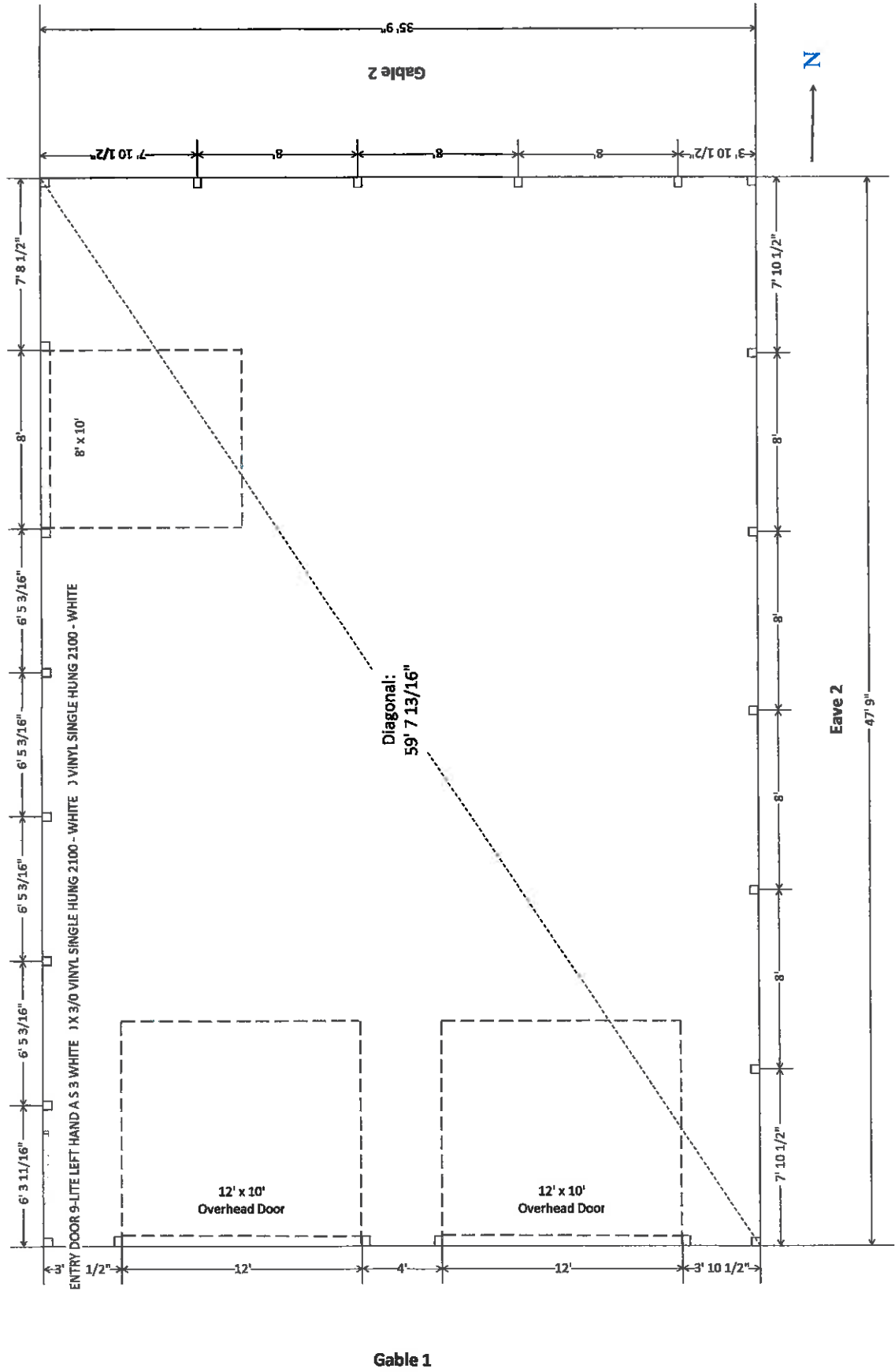
Overhang Detail





POLE LAYOUT

Personal Use, 1728 sq. ft.





9675 52nd St

SNOW AVE

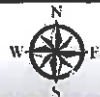
CLEAR BROOK DR

CLEAR MEADOW DR

52ND ST

McPOMER AVE

A



STAFF REPORT: Case # 15-3240
REPORT DATE: April 14, 2015
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: April 20, 2015
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Florence Cement Co
12585 – 23 Mile Rd
Shelby MI 48315
586-997-2666

STATUS

OF APPLICANT: Contractor

REQUESTED ACTION: Type II Special Use Permit for a temporary concrete plant located at 4949 South Complex Dr

EXISTING ZONING OF SUBJECT PARCEL: PUD #47

GENERAL LOCATION: East side of Patterson Ave just south of 36th St

PARCEL SIZE: Approximately 40 Acres

EXISTING LAND USE ON THE PARCEL: KCRC office and maintenance facility

ADJACENT AREA LAND USES:
N – Industrial/Railroad
S – Gerald R Ford Airport
E – Gerald R Ford Airport
W – Patterson Ave/Industrial

ZONING ON ADJOINING PARCELS:
N – I, Industrial
S – AC subzone 1
E – AC subzone 1
W – Industrial (Kentwood)

STAFF COMMENTS:

1. The applicant is requesting a Type II Special Use Permit to construct a temporary concrete plant for the 36th St reconstruction project.
2. The site is currently in use by the KCRC for their southern maintenance facility. The concrete plant would be located near the rear (east) of the site. This area is occupied by material used by the KCRC. Introducing this use to the area will be consistent with the surroundings.
3. Access to the property will be provided by the existing road. No new access will be needed. The concrete plant is in a good location for access to the construction site and will not require trucks in an incompatible location.
4. We have had other temporary batch plants at this location with no problems.
5. Gerald R Ford Airport officials are aware of the project and have approved the request.
6. Section 17.06 as well as 17.07 of the zoning ordinance requires the Planning Commission to review several factors before making a recommendation to the Township Board. I have listed those items for your consideration followed by my comments for each. I have also followed that with the recommendations from the Cascade Rd Corridor study.

<i>Factors</i>	<i>Comments</i>
Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed.	The use is consistent with the Industrial, Railway and Airport uses in the area.
Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.	The location is adequately served by essential facilities
Not create excessive additional requirements at public cost for public facilities and services.	Keeping the concrete plant in close proximity to the job will reduce public cost.
Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.	The traffic will also be reduced by keeping the plant in close proximity to the job. The traffic generated is not different from what is already in the area.
Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.	Will not create any detrimental impact, especially with what the surrounding uses are.

Special Design Criteria	
1) No fixed machinery shall be erected or maintained within one hundred (100) feet of any adjacent property or street line. No stockpiling shall be made closer than fifty (50) feet to any street right-of-way line or property line in order to prevent the mass movement of material onto surrounding property.	Site Plan in compliance. The operation would be roughly over a 2,000 feet from Patterson Ave. the stock piles that the KCRC have are in the same vicinity.
2) Where it is determined by the Township Board to be a public hazard, all uses shall be enclosed by a fence six (6) feet or more in height for the entire periphery of the property or portion thereof. Fences shall be adequate to prevent trespassing, and shall be placed no closer than fifty (50) feet to the top or bottom of any slope.	Staff does not recommend a fence given the location being proposed use
3) The Township Board shall establish routes for truck movement to and from the site in order to minimize the wear on public streets and to prevent hazards and damage to properties in the community. That portion of access roads within the area of operation shall be provided with a dustless surface.	Staff does not feel that a truck route needs to be established since the trucks will be able access Patterson Ave directly from the site.
4) Proper measures shall be taken to minimize the nuisance of noise and flying dust or rock. Such measures may include, when considered necessary, limitations upon the practice of stockpiling material upon the site, watering and paving.	None needed
5) When processing operations are completed, all structures shall be removed and the affected area shall be reconditioned to support complete re-vegetation. No gradients in disturbed earth shall be steeper than a slope of 3:1(horizontal-vertical). A layer of arable topsoil shall be spread over the affected area to a minimum depth of four (4) inches. The area shall be seeded with a perennial rye grass and maintained until the area is stabilized and approved by the Planning Director.	The site will revert back to the KCRC storage area.
6) In granting approval the Township Board may require the posting of a letter of credit or	None recommended

certified check to insure compliance with this section.	
7) Upon approval of the application and approval of any required surety, the Building Inspector shall issue any necessary building permits and a temporary occupancy permit for a one (1) year period.	The equipment should be gone by early July.
8) An occupancy permit may be renewed for up to one (1) year at a time or for the duration of an accepted surety whichever is less, upon a finding by the Township Board that all conditions and plans are being complied with and no nuisance has been created by prior operations. Where any new area is to be considered, or where any area not shown by the original site plan is to be included, the procedures for a new application shall be followed.	
9) The Building Inspector shall revoke an occupancy permit where operations do not conform to approved plans or special conditions. All operations shall cease fourteen (14) days following notification by the Building Inspector of such violations unless such conditions are corrected. Reinstatement of a revoked permit shall require a new application and approval therefore.	

STAFF RECOMMENDATION

Staff recommends that this project receive a positive recommendation to the Township Board.

After your recommendation, the Township Board will consider the request and make a decision on the project.

Attachments: Application
 Site Plan



4949 south complex dr

NA

AIR CARGO DR

CASSARD LN

OLD THORNAPPLE RIVER DR

THORNAPPLE RIVER DR
RIVER EMERALD DR
RIVER LINDA DR
WADSWORTH TRLS
CIVIC RD

WADSWORTH TRLS

NORTH AVE

WADSWORTH TRLS

SYSCO CT

37TH ST

PATTERSON AVE

SOUTH COMPLEX DR
PERMETER RD

36TH ST

40TH ST

DANVERS DR
DANVERS CT

PATTERSON AVE
WALKER DR
ROSS DR

41TH ST

75TH DR
SUNCOY TERRACE
DANVERS DR
AIRPORT RD
AIRPORT RD

BROOKTON DR



Cascade Charter Township

2865 Thornhills SE Grand Rapids, Michigan 49546-7192

PLANNING & ZONING APPLICATION

APPLICANT: Name: FLORENCE CEMENT CO.
 Address: 12585-23 MILE ROAD, SHELBY, MI 48315
 Telephone: 586 - 997 - 2666
 Facsimile: 586 - 997 - 3966
 OWNER*: Name: KENT COUNTY ROAD COMMISSION
 Address: 1500 SCRIBNER AVE, NW, GR 49504
 Telephone: 616 - 242 - 6914
 Facsimile: 616 - 242 - 6974

(* If different from the Applicant)

Nature of the Request: (Please check the appropriate box or boxes)

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

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

BRIEFLY DESCRIBE YOUR REQUEST**: SPECIAL USE PERMIT
FOR PORTABLE CONCRETE
BATCH PLANT TO BE ERECTED @
KCRC SOUTH COMPLEX. ASSOCIATED
WITH 36TH STREET REPAVING PROJECT

(**Use Attachments if Necessary)

LEGAL DESCRIPTION OF PROPERTY**: LOT 5 - SEE ATTACHED

PERMANENT PARCEL (TAX) NUMBER: 41-19-

ADDRESS OF PROPERTY: 4949 SOUTH COMPLEX DRIVE

PRESENT USE OF THE PROPERTY: ROAD COMMISSION GARAGE & STORAGE

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

Name(s) Address(es)
GERALD R. FORD INTERNATIONAL AIRPORT

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.)

Wayne A. Harrell
Owner - Print or Type Name

(If different from Applicant)
Wayne A. Harrell
* Owner's Signature & Date (If different from Applicant)

Tony Cardillo
Applicant - Print or Type Name
Applicant's Signature & Date 3/25/15

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS

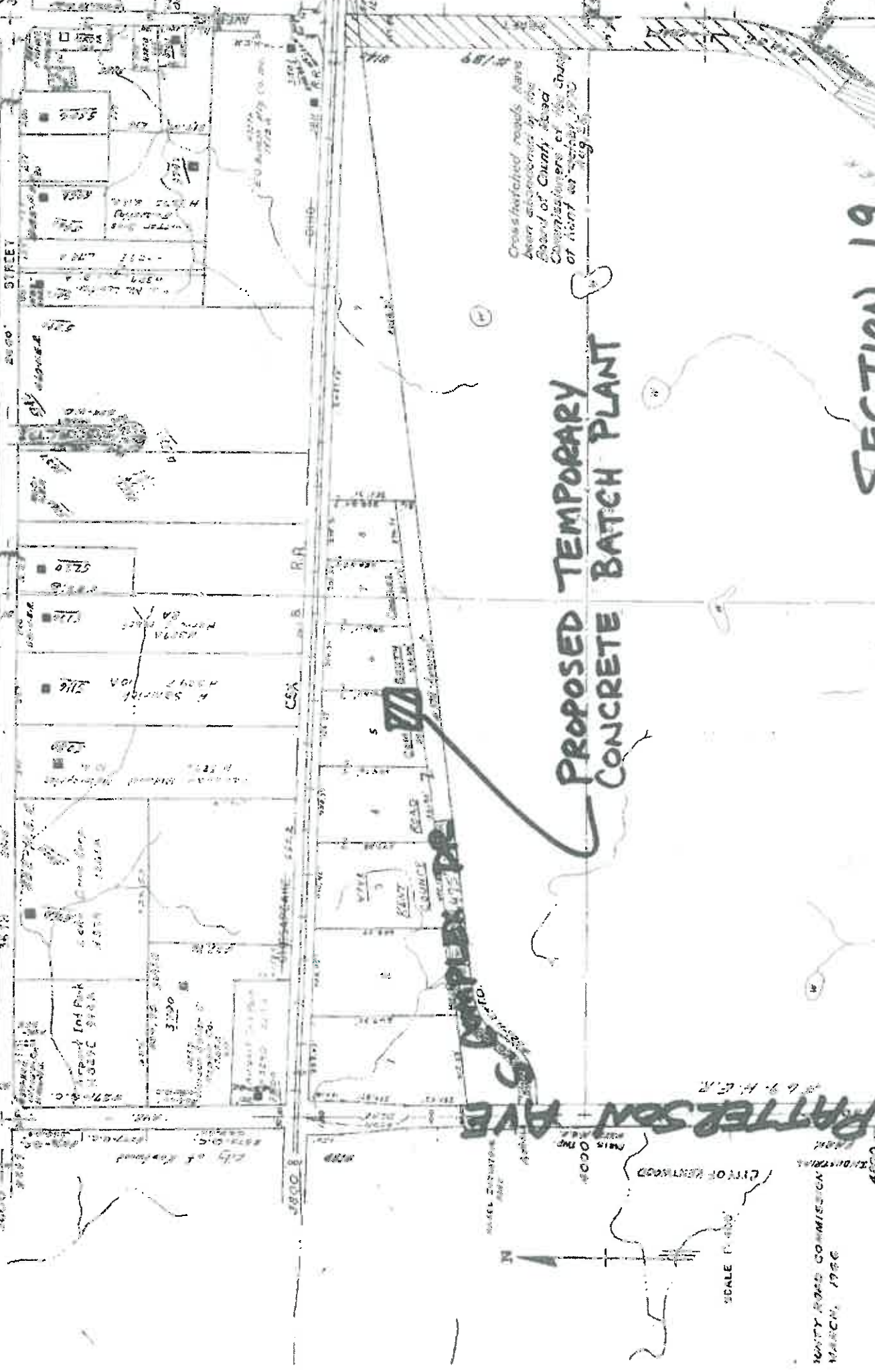
REVIEW SHEET - THANK YOU

Revised 03/26/02

Start Date: JAN 22 2011
Data Entry Date:
Kent County Road Commission
20078



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Crosshatched roads have been approved by the Board of County Road Commissioners or the County at least at the time of this map.

**PROPOSED TEMPORARY
CONCRETE BATCH PLANT**

**SECTION 19
CASCADE TWP**

PATTERSON AVE



SCALE 1"=400'

WENTY-NINTH COMMISSION
MARCH, 1986

STAFF REPORT

STAFF REPORT: Case #15-3241
REPORT DATE: April 14, 2015
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: April 20, 2015
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT: Mary Borisch

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a Special Use Permit to construct a new accessory building larger than 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): R1

GENERAL LOCATION: North side of Kilmer Dr just east of Thornapple River Dr.

PARCEL SIZE: Approximately 9 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: R1

STAFF COMMENTS:

1. The applicant is requesting permission to construct a new accessory building. This building is (40x 75) and is being located on the side of the house but is technically in the front yard.
2. Because the property is located on the river they are permitted to have a building in the front provided they meet the front setback. The minimum setback is 35 feet from the row. The proposed setback is 80 feet in the front and 10 feet on the side.
3. The building has a proposed height of 14 feet to the midpoint. This requires a minimum setback of 10 feet on the side. The setbacks proposed are in compliance.

4. The plan does not indicate outdoor lighting. Any outdoor lighting added will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
5. With over 9 acres the site is allowed to have 3 accessory buildings. The building proposed would be the first.

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

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Pool with associated uses.
The proposed location, type and kind of construction and general architectural character of the building.	The building will be a built to match the house.
The size of the building in relation to the house, lot and zoning district.	The parcel is about 10 acres and the home has about 6,000 sq. ft. of finished living space. This building would be compatible given the size of the home and property.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	Area has a mix of residential and agricultural buildings.
The topography and vegetation in the area.	Rolling hills and heavily wooded.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The building will be difficult to see from neighboring properties.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access is being created.

STAFF RECOMMENDATION

Staff recommends approval of the Special Use Permit as requested.

Attachments: Application
 Site Plan



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT:

Name: DEHAAN HOMES - DOUGLAS DEHAAN CEO

Address: 5299 HUDSON TRAILS DRIVE

City & Zip Code: HUDSONVILLE, MI 49426

Telephone: (616) 896-5300

Email Address: ddehaan@dehaanhomes.com

OWNER: * (if different from Applicant)

Name: Jon & Mary K. Borech

Address: 5200 DAYBELL DRIVE SE

City & Zip Code: CASCADE, MI

Telephone: (616) 901-9004

Email Address: jon@steadfastllc.com

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

BORSEH FAMILY REQUEST PERMISSION TO BUILD
AN INDOOR POOL HOUSE ON THEIR PROPERTY FOR PERSONAL
& FAMILY USE. MEDIAN 14' / 14' AVE TO MEDIAN OF ROOF

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

FINAL ENGINEERING
CALCULATIONS
SUBMITTED W/ BLDG. PERMIT

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY**:

SEE ATTACHED SITE PLAN ✓

NOTED BY EXCEL ENGINEERING MAPS/PLANS

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19

ADDRESS OF PROPERTY: 5200 DEFEWILL DRIVE

PRESENT USE OF THE PROPERTY: RESIDENTIAL - R-1 (PERSONAL)

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. plot restrictions, deed restrictions, covenants, etc.)

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

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

DEHANN BUILDERS INC.
DOUGLAS A DEHANN MD
Applicant -- Print or Type Name

[Signature] 4-25-2015
Applicant's Signature & Date

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

Rev. 7/24/16

Assessing
949-6176

Building
949-3765

Buildings & Grounds
949-4836

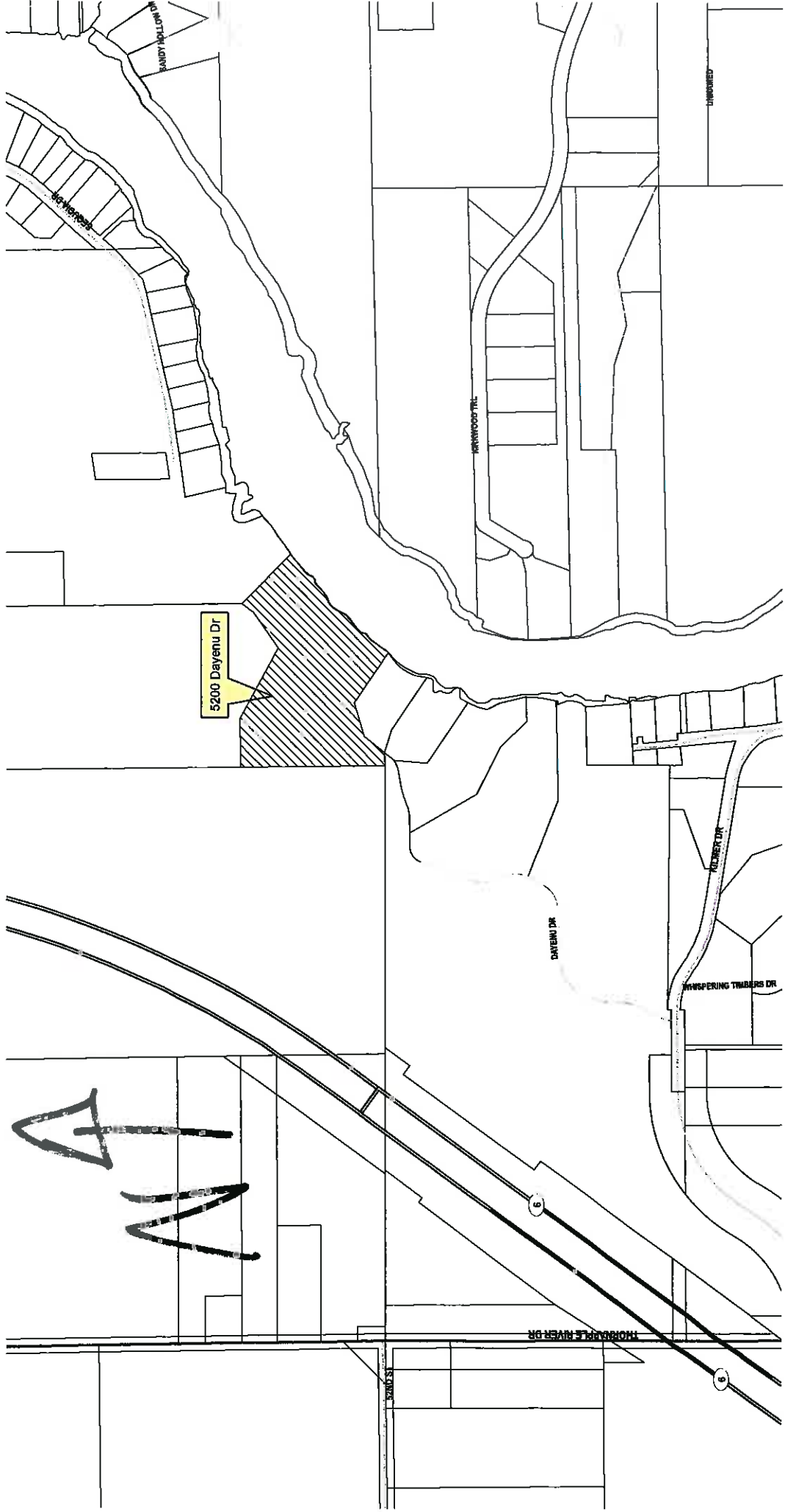
Chief
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944



5200 Dayenu Dr

NA

HOBBS RIVER DR

UNIMPROVED

HAWKWOOD TRL

DAYENU DR

WHISPERING TIMBERS DR

SANDY HOLLOW DR

DAYENU DR

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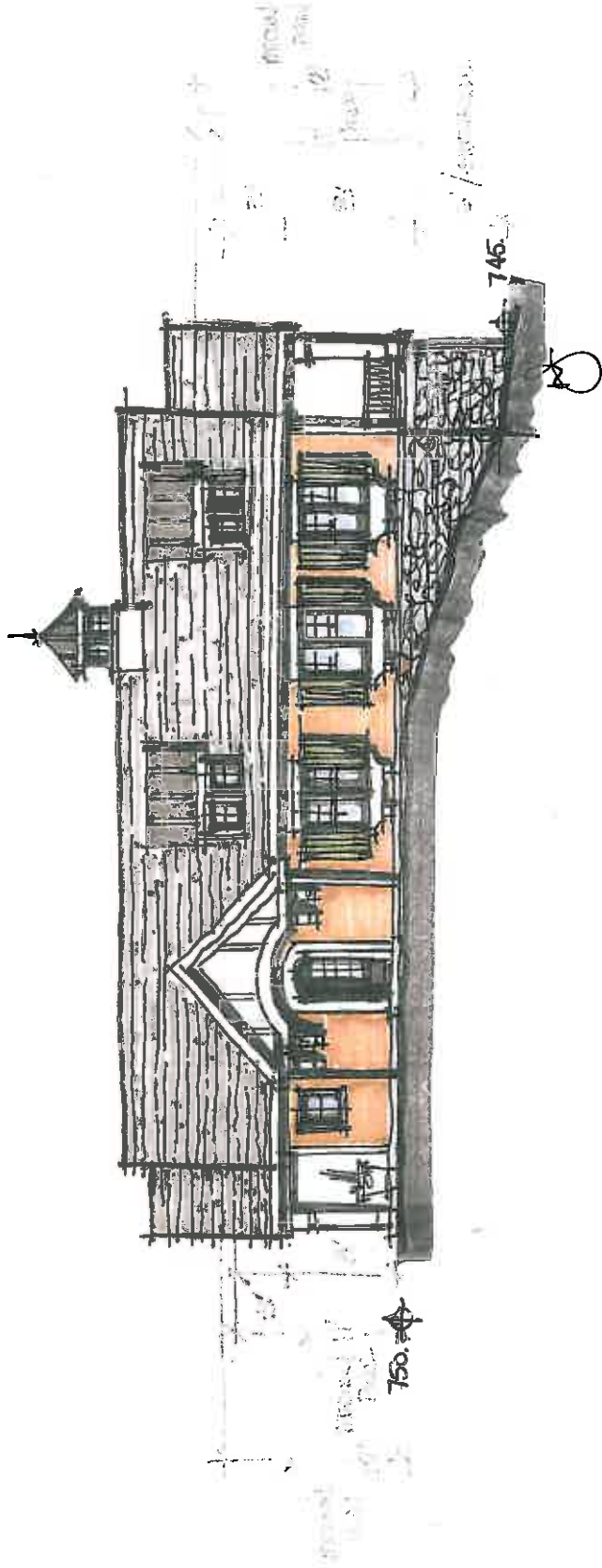
6

Project: Project Pool House
EAT. BUREAU. FOUR.

Date: March 2015



Dehann Builders, Inc.
3259 Hudson Trails Dr.
Hudsonville, MI 49428
Phone (616) 998-9300
Fax (616) 998-9302
Email: ddehann@dehannhomes.com

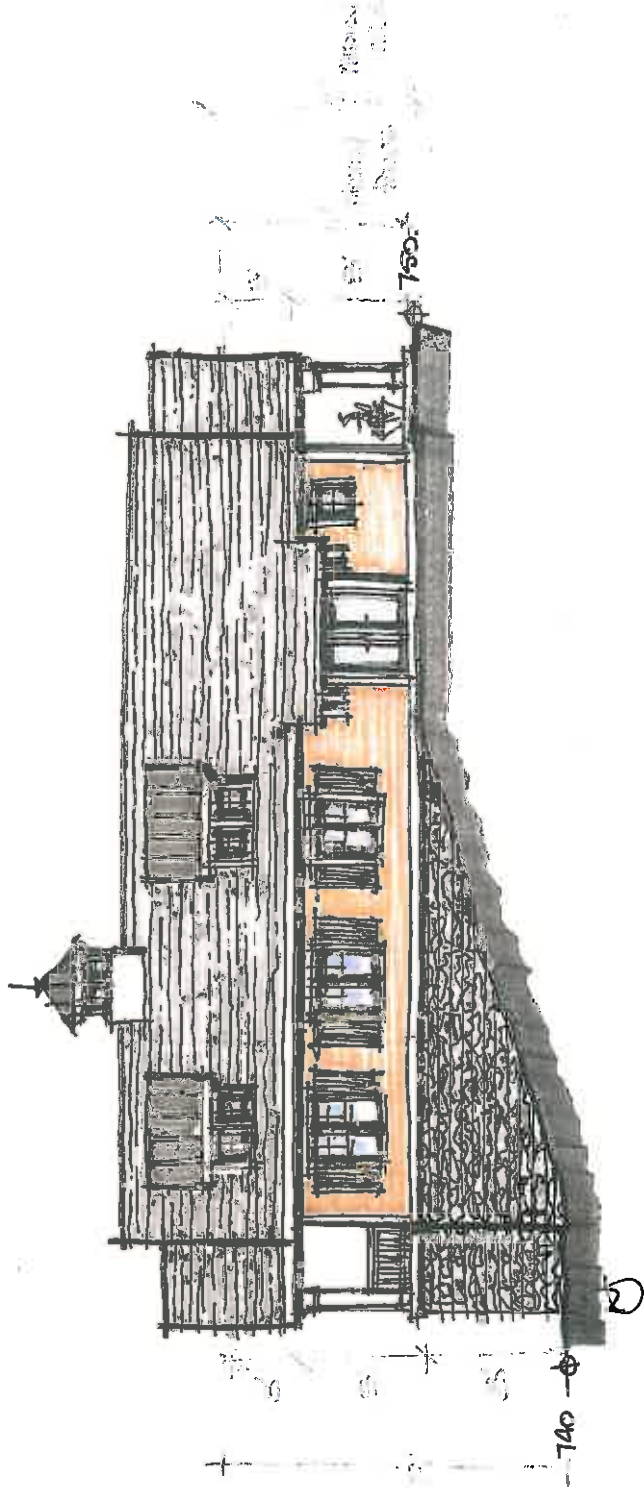


Project: Boatsch Pool House
West Elevation.

Date: May 2015



DeHann Builders, Inc.
3799 Hudson Trails Dr.
Hudsonville, MI 49426
Phone: (616) 896-9300
Fax: (616) 896-9302
Email: ddehann@dehannhomes.com



Project:

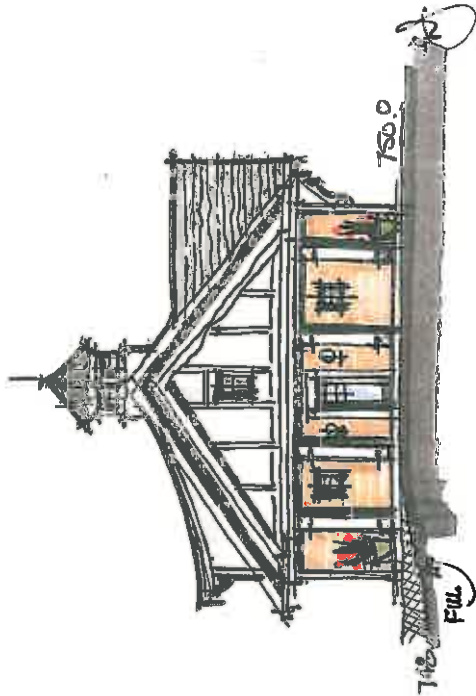
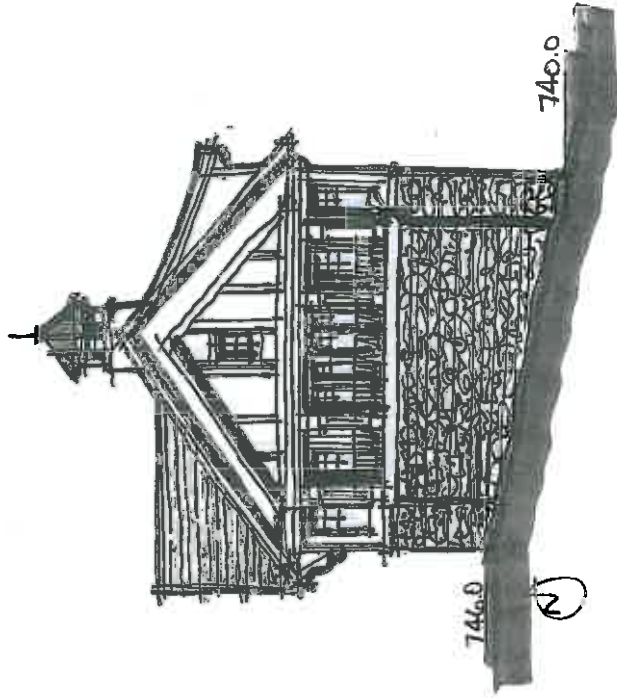
Project Pool House
South / North Elevation

Date:

March 2015



DeHaan Builders, Inc.
5299 Hudson Trails Dr.
Hudsonville, MI 49426
Phone: (616) 996-8300
Fax: (616) 996-8302
Email: ddehaan@dehaanhomes.com



Bobisat Pool House
Plan View

March 2015

Date:

Project:



DeHann Builders, Inc.
3229 Hudson Trails Dr.
Hudsonville, MI 49426
Phone: (616) 896-8300
Fax: (616) 896-8302
Email: ddehann@dehannhomes.com

