

AGENDA
Cascade Charter Township Zoning Board of Appeals
Special Meeting
Tuesday, June 28, 2022
5:30 pm
2870 Jacksmith Ave

- 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. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 5. Case #22-3714/Wal-mart
Public Hearing
Property Address: 5859 28th Street SE
Requested Action: The applicant is requesting a variance for temporary outdoor storage.**
- ARTICLE 6. Any other business**
- ARTICLE 7. Adjournment**

Meeting format

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

STAFF REPORT

STAFF REPORT: Case #22-3714/Wal-Mart
REPORT DATE: June 12, 2022
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: June 28, 2022
PREPARED BY: Madison Smith-Jacoby, Zoning Administrator

APPLICANT:

Eric Hooker
5859 28th Street SE
Grand Rapids, Michigan 49546

STATUS
OF APPLICANT:

Store Manager

REQUESTED ACTION:

The applicant is requesting approval from the Zoning Board of Appeals to allow for temporary outside storage of 4 trailers for ninety days. The applicant requests approval as soon as possible.

EXISTING ZONING OF
SUBJECT PARCEL(S):

B2

GENERAL LOCATION:

On the north side of 28th street, just east of Charlevoix Drive SE.

PARCEL SIZE:

Approximately 14.9 acres.

PROPERTY LOCATION:

5859 28th Street, p#: 41-19-08-376-009

EXISTING LAND USE
ON THE PROPERTY:

Commercial use, Wal-Mart Supercenter

ADJACENT AREA
LAND USES:

W – Commercial
S – Commercial/office
E- Commercial/office
N – Attached residential

ZONING ON
ADJOINING PARCELS:

N – PUD 91
S – PUD 39
E – PUD 67
W – B2

STAFF COMMENTS:

1. The applicant requests a Special Meeting for approval from the Zoning Board of Appeals to allow for temporary placement of storage trailers in the parking lot due to supply chain reasons.
2. The applicant requests approval for 90 days of outdoor storage.
3. The site plan indicates the 4 trailers will be placed on the south side of the Wal-Mart, next to the garden center area, in the overflow parking area. Section 4.08(b) requires placement to be at least 10 feet from the principal building.
4. The storage trailers are measured as 40' x 8'.
5. The trailers are proposed to be located approximately 27 feet from the property edge. The two trailers would be located within the required 100-foot building setback for the B-2 District (Table 18-C). This table in chapter 18 provides setback standards for *permanent* structures.
6. The two trailers closest to the street are planned to be placed approximately 65 feet from the center of 28th Street. This setback meets the zoning standard requiring a minimum setback of structures to be 60 feet on an arterial street (section 4.15.3).
7. There are a few trees along the parking lot that provide some minor screening from 28th Street
8. Parking hazards have been minimized by leaving the access area open for drivers and traffic flow. The site plan indicates at least twenty-eight (28) feet between the two rows of trailers.
9. The site plan indicates the trailers will utilize approximately 24 parking spaces leaving around 14 spaces still available in the overflow parking area.
10. The applicant requests approval as soon as possible to meet store inventory demand and ensure safe shopping and work experience, as noted in the application.
11. The Building Official requires a regular building permit to ensure proper anchoring. ZBA approval would be contingent on the applicant obtaining the necessary building permit.
12. The Fire Department has reviewed and approved plans due to no issues with ingress and egress foreseen.
13. The Township Engineer has reviewed the plans and does not see any negative impact on site drainage due to the containers being slightly elevated and has no concerns with the temporary trailers.

ZONING ORDINANCE SECTION 4.18: Criteria for Approval

1. Section 4.18 of our Zoning Ordinance allows for approval of temporary or movable structures so long as they meet the conditions outlined. **Section 4.18 Buildings and Structures, Temporary:** Mobile homes, mobile offices, tents or other movable or erected structures intended for temporary use or occupancy incidental to construction work, or special events shall be situated or erected upon land or premises within the Township and used according to the following provisions.

Other Approved Temporary Structures:

Other temporary structures not permitted or regulated above or by other provisions of this Ordinance may be permitted by the Zoning Board of Appeals. An application for such temporary structure shall set forth the purposes of the construction. The Zoning Board of Appeals shall determine whether such structure is intended as a temporary building and that its use thereof shall be terminated at a specified time. The application shall not be granted if the structure is not served with a sufficient and healthful water supply and toilet facilities. The temporary structure shall be so constructed and maintained that it shall conform to the minimum requirements for safety, health, and general public welfare and for the prevention of fire hazards as provided by the terms of this Ordinance or any other ordinance of the Township, not in conflict herewith for such districts in which the temporary structure shall be located. The temporary building shall not be injurious to the value of the surrounding property or neighborhood.

STAFF RECOMMENDATION:

Staff recommends that you approve the variance as requested to allow for temporary outdoor storage for 90 days.

ATTACHMENTS: Application packet and Site Plan



TITLE



Legend

- Freeway
- Freeway Ramp
- Highway
- Primary
- Secondary
- Private
- Sidewalks/Sidepaths
- Railroads
- Shared Use Paths (Trails)
- Rivers & Streams
- Lakes & Ponds
- Building Footprints
- Parks
- Cemetery
- Parcels
- Cities & Townships

Map Scale 1:4,000

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Printed 6/21/2022 9:56:56 AM



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT:

Name: Eric Hooker
Address: 5859 28th street SE
City & Zip Code: Grand Rapids 49546
Telephone: 231 286 1026
Email Address: Ejhooker.s02493.us@Wal-Mart.com

OWNER: * (If different from Applicant)

Name: Wal-Mart Eric Hooker
Address: 5859 28th street SE
City & Zip Code: Grand Rapids 49546
Telephone: 616 949 7670
Email Address: Ejhooker.s02493.us@Wal-Mart.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 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:**

Requesting to have storage trailers placed on the
southside of Building for 90 days. They would be
used to hold excessive freight flow that will be

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

coming to store. I'm requesting 41 40 foot trailers.
This will help to ensure both a safe shopping and
work experience. Freight flow has been driven by
supply chain just opportunity and we do not see
this to be a problem in the future. Also would like to
request a special (**Use Attachments if Necessary)
machining date.

PERMANENT PARCEL (TAX) NUMBER: 41-19 08 376 009

ADDRESS OF PROPERTY: 5859 28th Street Grand Rapids MI 49546

PRESENT USE OF THE PROPERTY: Retail

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

Name(s)

Address(es)

Walmart

5859 28th Street Grand Rapids

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.)

Eric Hooker

Eric Hooker

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

Applicant – Print or Type Name

* Eric Hooker 5/24/2022

Eric Hooker 5/24/22

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

Buildings

grass

Sidewalk

6 Parking spaces

40 ft Trailers

8 ft

40 ft Trailers

17 ft

28 ft drive thru traffic thru

28 ft drive thru traffic

40 ft Trailers

40 ft trailers

Parking spaces

17 ft

total 1182

Buildings

grass

Sidewalk

6 Parking spaces

40 ft Trailers

8 ft

40 ft Trailers

4 ft door

8 ft

17 ft

28 ft drive thru traffic

28 ft drive thru traffic

40 ft Trailers

40 ft trailers

17 ft

9 parking spaces

total 188

Buildings

grass

Sidewalk

6 Parking Spaces

40 ft Trailers

8 ft

40 ft Trailers

17 ft

40 ft door

28 ft drive thru traffic

28 ft drive thru traffic

40 ft Trailers

40 ft trailers

17 ft

9 Parking Spaces

total 1482

Buildings

grass

Sidewalk

6 parking spaces

40 ft Trailers

8 ft

40 ft Trailers

4 ft door

8 ft

17 ft

28 ft drive thru traffic

28 ft drive thru traffic

40 ft Trailers

40 ft trailers

9 parking spaces

17 ft

40 ft x 8 ft

Buildings

14ft grass

70ft Sidewalk

20ft Corn
Sill

40ft Trailers

8ft

40ft Trailers

4ft door

8ft

6 Parking
Spaces

17ft

28ft Drive
Traffic
Hwy

28ft Drive
Traffic
Hwy

40ft Trailers

8ft

40ft Trailers

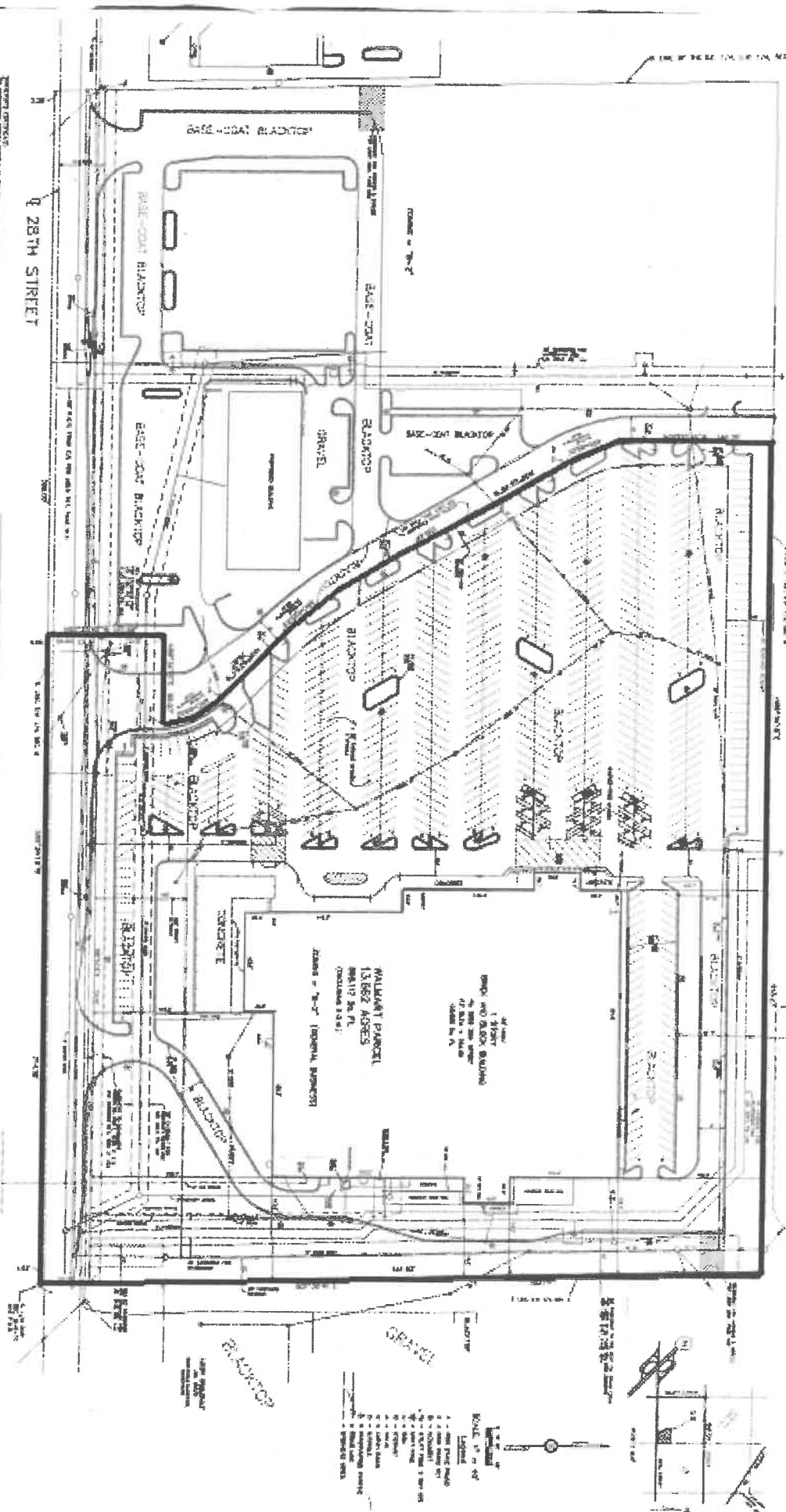
9 Parking
Spaces

17ft

40ft x 118ft

#2493 - Grand Rapids, MI
Demised (leased) Premises

#2493 - Grand Rapids, MI
WM Tax Plat Parcel



THESE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS AND CONDITIONS OF CONTRACT ARE HEREBY OFFERED TO THE PUBLIC FOR THE PURPOSE OF OBTAINING BIDS FOR THE CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. THE BIDDING PROCESS IS OPEN TO ALL QUALIFIED BIDDERS WHOSE BIDS ARE RECEIVED BY THE DATE AND TIME SPECIFIED IN THE BIDDING DOCUMENTS. THE BIDDING PROCESS IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. The Bidder shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. The Bidder shall be responsible for obtaining all necessary insurance and bonds.
3. The Bidder shall be responsible for obtaining all necessary materials and labor.
4. The Bidder shall be responsible for obtaining all necessary subcontractors.
5. The Bidder shall be responsible for obtaining all necessary equipment.
6. The Bidder shall be responsible for obtaining all necessary transportation.
7. The Bidder shall be responsible for obtaining all necessary utilities.
8. The Bidder shall be responsible for obtaining all necessary site access.
9. The Bidder shall be responsible for obtaining all necessary site preparation.
10. The Bidder shall be responsible for obtaining all necessary site cleanup.

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CHARLEVOIX DR.

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WALMART LAND TITLE SERVICE
 1100 WALMART DRIVE
 GRAND RAPIDS, MI 49508
 (616) 799-1234
 www.walmartlandtitle.com

LAND RECORDS DIVISION
 1000 WALMART DRIVE
 GRAND RAPIDS, MI 49508
 (616) 799-1234
 www.michigan.gov/landrecords





Receipt: 202207641 05/25/22
Page 05/25/22 Post Date

Cashier: JESSICA
Received Of: **WALMART ERIC HOOKER**

5920 TAHOE DRIVE SE
GRAND RAPIDS, MI 49546
616-949-1500

The sum of: **\$625.00**

CHARG	CHARGES FOR SERVICES		625.00
		101-000-600-608	625.00
		Total	625.00
TENDERED:		CASH	625.00

Signed: _____