

AGENDA
Cascade Charter Township Planning Commission
Monday, March 02, 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 February 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 # 15-3229 RJV Ventures
Property Address: 3000 Thorhills Avenue SE
Requested Action: The Applicant is requesting to Amend PUD #55 to permit a
15 unit single family detached homes.**
- ARTICLE 7. Case # 15-3232 Township Initiated Rezoning
Property Address: 5905 Broadmoor Avenue
Requested Action: Discuss options for possible township initiated rezoning.**
- ARTICLE 8. Any other business**
- ARTICLE 9. Adjournment**

Meeting format

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

MINUTES

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

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Hammond, Mead, Pennington, Rissi, Robinson, Sperla, Williams
Members Absent: Lewis, Waalkes (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 Sperla to approve the Agenda. Support by Member Williams. Motion carried 7-0.

ARTICLE 4. Approve the Minutes of the January 19, 2015 meeting.

Motion by Member Robinson to approve the minutes of the January 19, 2015 meeting as written. Support by Member Rissi. 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 #14-3208 Thornapple Hill PUD

Property Address: 6868 Cascade Road

Requested Action: The applicant is requesting a recommendation to the Township Board for approval of the PUD Rezoning with the PUD Ordinance.

Director Peterson presented the case. The Public Hearing for this case was in November. The project was awarded preliminary approval with conditions and those conditions have been incorporated into the project. They have now included more detail on the pathway that will meander through the rear of the sight with additional landscaping. One item that has changed since our preliminary approval is that they are willing to give the Township an easement, but they do not want to build the pathway. I am not opposed to this idea as this path will not be going anywhere at this time. When the pathway is then built, we can build it to Township standards. This is the way the PUD Ordinance is written but it is slightly different than the preliminary plan approval. The rest of the

items have been incorporated into either the Storm Water Maintenance Agreement or the PUD Ordinance. They did provide a notice to the residents that there will be surrounding land uses that and that there may be noise associated with these uses. The final step is for the Planning Commission to make a recommendation to the Township Board and then a final Public Hearing will be held.

Member Waalkes asked if the easement for the pathway would be wide enough and if it corresponds with the drawing. Director Peterson stated that the easement will be 15' wide and they worked with the Township Engineer to verify that from a grade perspective the pathway easement can accommodate a path.

Chairman Pennington asked the Applicant to come forward with comments.

Sean Growney, Thornapple Hill came forward to answer questions.

Member Mead asked that if they owned both parcels, why they were not realigning the sliver of land in a way that is more advantageous in allowing a better buffer to the east away from the buildings. The applicant stated that they would look at doing this.

Member Sperla asked for clarification if all conditions had been met. Director Peterson stated that all conditions had been met.

Member Sperla made a motion to forward a positive recommendation to the Township Board for approval of the PUD Rezoning with the PUD Ordinance for Case 14-3208. Support by Member Mead. Motion carried 7-0.

ARTICLE 7. Case #14-3225 Vaneck Enterprises (Panera Bread)

Property Address: 5630 28th Street & 2828 Kraft SE

Requested Action: The applicant is requesting a recommendation to the Township Board for approval of the PUD Rezoning with the PUD Ordinance.

Director Peterson presented the case. The Public Hearing for this case was in January. The Storm Water Agreement and the PUD Ordinance have been reviewed and they have incorporated your comments regarding your approval from the Public Hearing. I am recommending a positive recommendation to the Township Board.

Member Hammond made a motion to forward a positive recommendation to the Township Board for approval of the PUD Rezoning with the PUD Ordinance for Case 14-3225. Support by Member Robinson. Motion carried 7-0.

ARTICLE 8. Any other business

Discussion followed regarding possible future projects.

ARTICLE 9. Adjournment

**Motion by Member Williams to adjourn. Support by Member Sperla.
Motion carried 7-0. Meeting adjourned at 7:18 PM.**

Respectfully submitted,
Aaron Mead, Secretary

Ann Seykora/Debra Groendyk
Planning Administrative Assistant

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: February 20, 2015
MEETING DATE: March 2, 2015
CASE: #15-3229 / RJV Ventures

GENERAL INFORMATION

- A. **Applicant:** Tom Guisti
PO Box 441
Ada MI 49301
- B. **Status of Applicant:** purchase agreement
- C. **General Location:** East side of Thornhills just south of Thornbook
- D. **Requested Action:** Amend PUD #55 to permit 15 unit single family detached homes.
- E. **Existing Zoning on Subject Parcels:** PUD #55
- F. **Zoning on Adjoining Parcels:**
N – PUD 36 and PUD 37
S – PUD 55
E – R2
W – PUD 39
- G. **Parcel Size:** Approximately 5.2 acre
- H. **Existing Land Use on Subject Parcel:** Vacant
- I. **Adjacent Area Land Uses:**
North - office/vacant
East - residential
South - senior housing
West - Residential

STAFF COMMENTS

- A. The applicant is requesting Basic Plan Review in order to amend a portion of the Sentinel Pointe PUD (PUD #55) for 15 new single family homes.
- B. When the project was originally developed (1984) this area was planned for a 40 unit elderly housing facility. However it was never built.
- C. The applicant has indicated that it could be either 14 of 15 home sites. This will need to be clarified. The homes would be single family detached units.
- D. The property has a couple of interesting challenges that include the access road to the pump station, and the topography of the site. These probably have contributed to the reason why the property was never developed.
- E. I have attached the site plan for Sentinel Pointe PUD for your review. You will note that the elderly housing facility that this would replace was a 16 unit building that was planned for 3 levels.
- F. The new project is being designed as a condominium project. The homes would have smaller setbacks than a traditional home. It would be similar to the clubhomes in Watermark as an example. The setbacks they are showing are about 0 in front, 15 feet in the back and a 20 foot separation between units.
- G. Given that they are amending an existing PUD, we will need to get the signature of the Sentinel Pointe property since we are amending a portion of the project that they are in.
- H. The new project would essentially be treated like a new subdivision. However I would use the master plan density of 4-6 units per acre as the range of allowed density.
- I. The property is designated in the Master Plan as Community Residential and allows up to 4-6 units per acre. This is the same designation as the apartments in Centennial Park that were approved last year.
- J. You will see on the plan a long retaining wall along the North property line. This is also the border with the library property. It seems like there is an opportunity to connect this property to the library property for non-motorized traffic. The retaining wall poses a problem.
- K. Street lights and street trees are also required in the subdivision ord. We should also discuss the need for sidewalks in the subdivision. The subdivision ord. requires them but we have not always required them when no pathway or connection is possible. It seems here we already have a pathway along thornhills and could have a connection to the library as well.
- L. Given the odd circumstance with the access road to the pump station I would expect not only approval from the KCRC for the road name but also some comment from the city of GR.
- M. The road will be private and they must provide all the documentation for a private road, including the easement, name, maintenance agreement, etc.

- N. The applicant has started designing the stormwater system for the site. This will need to meet approval from the Township engineer.
- O. The applicant has submitted this package as required by Section 16.05 (2) of the Zoning Ordinance for Basic Plan Review.
- P. If you find that all of the procedural information has been provided, this application should proceed to a public hearing and consideration of a Preliminary Development Plan. It will be at that stage of the review process that the *merits* of the request will be considered and the detailed site plans will be required and reviewed.

Before proceeding to the Preliminary Development plan review (Public Hearing), I would recommend that the Planning Commission address the following:

1. Number of units
2. House size
3. Price point
4. Have the applicant address the comments from the Township Engineer.
5. Access to the library property
6. KCRC approve name
7. Review from City of GR for access to pump station
8. Street lights
9. Street trees
10. Sidewalks

Attachments: Application
 Site plan



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Mr. Tom Giusti, RJV Ventures
 Address: P.O Box 441
 City & Zip Code: Ada, MI 49301
 Telephone: 616-581-8744
 Email Address: tmhomesllc@aol.com

OWNER: * (If different from Applicant) Name: Same as Applicant
 Address: _____
 City & Zip Code: _____
 Telephone: _____
 Email Address: _____

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)	
<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. – Rezoning *
<input type="checkbox"/> P.U.D. – Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Plat Review *
<input type="checkbox"/> Zoning Variance	<input checked="" type="checkbox"/> Other: <u>PUD Amendment Plan</u> *

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

BRIEFLY DESCRIBE YOUR REQUEST:**

_____The attached Basic PUD Amendment Plan is for 14 single family _____
 _____residential units at the 5.244 acre site identified on the attached plans _____

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6744

LEGAL DESCRIPTION OF PROPERTY:**

Included on plans

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 16-103-013

ADDRESS OF PROPERTY: 3000 Thornhills Avenue, Grand Rapids, MI 49546

PRESENT USE OF THE PROPERTY: Vacant (previous PUD approved for 40 unit assisted living facility)

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

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

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.)

<p><u>2880 THORNHILLS LLC</u> <u>Raymond A Manning, member</u> Owner – Print or Type Name (*If different from Applicant)</p> <p><u><i>Raymond A Manning</i></u> Owner's Signature & Date (*If different from Applicant)</p>	<p><u>Tom Giusti</u> Applicant – Print or Type Name</p> <p><u><i>Tom Giusti</i></u> Applicant's Signature & Date</p>
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PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Rev. 7/24/14



February 2, 2015

Mr. Steve Peterson, Planning Director
Cascade Charter Township
2865 Thornhills Avenue SE
Grand Rapids, Michigan 49546

RE: 3000 Thornhills Avenue property – PUD Amendment Basic Plan

Dear Mr. Peterson:

On behalf of RJV Ventures, we have enclosed the following PUD Amendment Preliminary Development Plan for the proposed development of vacant property at 3000 Thornhills Avenue in Cascade Township, Michigan. The property is part of an existing PUD which has been approved for a 40 unit assisted living facility. The plan presented to the Township is for the development to include 15 single family residential units with a private street on the 5.244 acre site. Attached please find:

- Signed Planning and Zoning Application for PUD –Amendment Basic Plan Review.
- Check for \$500 to cover PUD Amendment escrow amount (RJF Ventures to submit directly to you).
- PUD Amendment Basic Plan Site Plan Set (Three copies of plan Sheets C-100 and C-101). Public sewer and water are available to serve the development.
- Overall Legal Description for the proposed plan (included on plans).
- Copy of preliminary stormwater calculations to satisfy Township Zone “A” requirements utilizing an infiltration basin with a 100 year storm storage volume.
- Copy of recent correspondence with City of Grand Rapids regarding sanitary sewer availability and capacity for the development. We expect a review of lift station capacity in conjunction with improvements to the lift station as part of Centennial Country Club redevelopment will be on-going as the project moves forward.
- Electronic Copy of submitted items will be emailed directly to you in pdf format.

These plans are submitted for Planned Unit Development Amendment Basic Plan Review at the March 2, 2015 Planning Commission Meeting.

Should you have any questions or concerns, please do not hesitate to contact me at 616-575-5190. Thank you for your kind attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "K. Wilson", with a large, stylized flourish extending to the right.

Kyle D. Wilson, P.E.
Project Engineer

K:\2014\144\14401335\OUTGOING\Twp Subm Cvr Ltr.PUD Amendment Preliminary Development Plan.2015.02.02.DOC

CASCADE CHARTER TOWNSHIP
ORDINANCE NO. 6-1984
SENTINEL POINTE

The Board of Cascade Charter Township of Kent County, Michigan, ORDAINS:
That Ordinance #1-1980, being the Thornhills Estates 150 unit Planned Unit
Development, be amended by Ordinance #6-1984, to allow for a 154 unit retirement
home, and a 40 unit elderly housing facility, on the following described property:

SECTION I

Part of the NW ¼, of Section 16, T6N, R10W, Cascade Township,
Kent County, Michigan, described as: Commencing at the NW corner of said
Section 16; thence N 90 00'E 1475.51 feet along the North line of said
Section; thence S 08'E 895.0 feet (along the extended East line of Lot 7
of Arden Hills Plat) to the PLACE OF BEGINNING of this description; thence
S90 00'W (along the South line of the North 895.0 feet of said NW ¼) to the
centerline of Thornhills Drive; thence Southerly along said centerline to its
intersection with the North line of the South 264.0 feet of said NW ¼; thence East
parallel with the south line of said NW ¼ to the centerline of Thornapple River
Drive; thence Northeasterly along said centerline to the extended East line
of Lot 7 of Arden Hills Plat; thence North along said extended line to the
Place of beginning. Subject to highway right-of-ways of record for
Thornhills Drive and Thornapple River Drive.

SECTION II

The penalty for violation of this Ordinance shall be the same as those penalties set forth
in Chapter 19, paragraph 19.1, of the Cascade Charter Township Zoning Ordinance No.
2-1978, as amended.

SECTION III

This Ordinance shall be published in a newspaper circulated in the Charter Township of
Cascade, within 10 days following adoption thereof. This Ordinance shall be effective 30
days after publication. All Ordinances or parts of Ordinances in conflict herewith are
hereby repealed.

The foregoing Ordinance #6-1984 was offered by Member Burlingham, supported by
Member Lewis. The vote being as follows:

YEAS: Burlingham, Carpenter, Champion, Ellinger, Hansen, Henning, Lewis.

NAYS: None

ABSENT: None

Date of Adoption: April 15, 1984

CASCADE CHARTER TOWNSHIP
Brenda Henning, Clerk
Wendell Champion, Supervisor

INDIANWELL RIVER DRIVE

"MORNINGSTAR"
P&L LIMITED
KENTWOOD
INDIANWELL

INDIANWELL
INDIANWELL

INDIANWELL
INDIANWELL

INDIANWELL
INDIANWELL

INDIANWELL
INDIANWELL





February 12, 2015
Project No. G080322

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

Re: 3000 Thornhills Avenue
Basic Site Plan Review

Dear Steve:

We received a preliminary site plan for the property located at 3000 Thornhills Avenue on February 2, 2015. The site plan and preliminary drainage calculations were prepared by Nederveld Associates, Inc. It is our understanding the site plan will be introduced at the Planning Commission meeting on February 2, 2015. This is the basic site plan review, and we have completed a preliminary review of the plan to identify any major items that may need to be addressed before moving to the next step.

Storm Water

The site is located in Storm Zone A which requires infiltration if soil conditions have sufficient permeability. The design storm is the 100-year event. The site plan and calculations submitted indicate the applicant is planning on using an infiltration basin. The infiltration basin design is based on soil survey map information and not site specific soil testing. For the next submittal, we will need the following items to perform a complete review:

1. Soil boring and permeability tests performed at the proposed basin location. A minimum of two tests at the proposed bottom of the basin are required. The design infiltration rate is to be one half of the average test results.
2. The topographic mapping provided by the applicant indicates offsite stormwater flow from the north entering the site. The applicant will be required to quantify the amount of offsite stormwater runoff entering the site and make accommodations to route it through or around the site. This will require additional topographic mapping north of the site to accurately delineate the offsite tributary area.
3. The preliminary site plan does not provide detail as to how the roof drains will tie into the storm sewer system and infiltration basin. The next level of review will require a design showing how the roof drains tie into the infiltration basin.
4. The preliminary site plan does not include a proposed grading plan. The next level of review will require a detailed grading plan for the site.
5. The applicant must submit all items on the attached Drainage Plan Checklist.

Site Constraints

The site slopes severely from north to south towards the Thornapple Hills County Drain. Several of the proposed lots have grade differences from front to back of 15 ft to 20 ft+. The site plan does not show how this will be accomplished. The site plan shows one retaining wall along the northeast corner of the site. Additional retaining walls may be required along the south side of the site. Without a detailed grading plan, it is unclear how the applicant will solve these grade differences.



February 12, 2015
Project No. G080322

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

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Basic Site Plan Review

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Storm Water

The site is located in Storm Zone A which requires infiltration if soil conditions have sufficient permeability. The design storm is the 100-year event. The site plan and calculations submitted indicate the applicant is planning on using an infiltration basin. The infiltration basin design is based on soil survey map information and not site specific soil testing. For the next submittal, we will need the following items to perform a complete review:

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Utilities

1. The preliminary site plan shows a proposed 8-in sanitary sewer through the development. The new 8-in sanitary sewer will discharge to an existing 8-in sanitary sewer located along Thornhills Avenue. A lift station is located on the existing main. The lift station may not have the capacity for the proposed development. The applicant has been in contact with the City of Grand Rapids (City) regarding the capacity concerns. The City has stated to the applicant that when another development is complete (Ridges of Cascade), the lift station will be over capacity. The Ridges of Cascade development may be required to upsize the lift station, however it is unknown if there will be enough capacity remaining for the 3000 Thornhills Avenue development. The City's approval of the sanitary sewer service will be required.
2. The preliminary site plan has a proposed 8-in public water main through the development. This water main ties into an existing 6-in water main at the west end of the site. City's approval of the water service size and location will be required.

Summary

At this stage in the review process, the site plan has several critical items yet to be developed or designed. The site has several challenges that will need to be addressed before engineering approval. If this project is to proceed, we will require the items listed above, at a minimum, submitted in a timely manner prior to the next site plan review stage.

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

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

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

Nathan R. Torrey, PE, CFM

jc2
Attachment
By email

Cascade Charter Township

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, 5/14/2008

Drainage Plan Checklist

- ___ (1) Location of the development site and water bodies that will receive storm water runoff
- ___ (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map
- ___ (3) Development tributary area to each point of discharge from the development
- ___ (4) Calculations for the final peak discharge rates
- ___ (5) Calculations for any facility or structure size and configuration
- ___ (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
- ___ (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
- ___ (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
- ___ (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
- ___ (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
- ___ (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense
- ___ (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities
- ___ (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
- ___ (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems

MEMORANDUM

TO: CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
FROM: STEVE PETERSON, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONSIDER REZONING 5905 BROADMOOR AVE
MEETING DATE: MARCH 2, 2015

Attached to this memo is a chart with possible rezoning options for the property at 5905 Broadmoor Ave. This is one of the items on our annual work plan. Staff would like to consider a township initiated rezoning after studying our options. We believe that the property may be difficult to develop under the current Industrial zoning category and believe that with it rezoned it may be a little easier to develop.

Some of the challenges to the property include:

1. The large low area long 60th St.
2. The property would require the removal of a billboard in order to be redeveloped. We know that this can be very difficult.
3. The property is fronted on all sides by a road.
4. The KCRC would probably not permit direct access to M-37.

General Location: NW corner of M-37 and 60th

Existing Zoning on Subject Parcels: Industrial

Zoning on Adjoining Parcels:

N – City of Kentwood I-PUD
S – Caledonia Twp I-1/R-1
E – M-37 – Meadowbrooke PUD
W – City of Kentwood I-PUD

Parcel Size: Approximately 14.42 acres

Existing Land Use on Subject Parcel: Vacant/non-conforming billboard

Adjacent Area Land Uses:

North	-	Vacant portion of industrial use
East	-	Vacant
South	-	house
West	-	vacant portion of industrial use/ storm water retention

Any changes would require a public hearing. I would recommend that we review this material and get familiar with the area and our options and then invite the property owner in to discuss before we schedule a public hearing.

Options for 5905 Broadmoor Ave

Possible zoning	Zoning requirements	comments
I	2 acres 45 feet high 100' front 25' side 50' rear	Currently zoned
TI	1 acre 45 feet high 100' front 25' side 25' rear	Would require a zoning amendment to allow the retail uses that are allowed in the TI zone. Otherwise the uses are the same as the I.
ES	1 acre 48 feet high 100' 25' 50'	Allows for all the commercial uses in the B2. Would not allow for the industrial uses.
PUD	flexible	Would make more sense to wait until applicant approached township.
B2	3 acres 35 feet high 100' 25' 50'	These re the uses along 28 th St. Probably the most consistent with what Caledonia Township has planned for M-37.
New zoning district	flexible	May still require changes for future user
O	50,000 sq ft 35 feet high 30' 25' 50'	May be the most consistent with the four corners report by moving away from the industrial or commercial aspect.

CHAPTER 18

Zoning District Height, Area and Placement Standards

Section 18.12 Applicability:

Within the B-1, B-2, ES, VO, O, AC and I districts, except as otherwise provided in this Ordinance, no building or structure shall be erected or placed and no parcel of land created or used unless in accordance with the provisions of this Chapter.

The provisions contained in this Chapter are not intended to overly limit or restrict development but are intended to regulate short-range development in a manner that will assure the orderly long-range development of the area. While the majority of the land in these districts can be developed in accordance with these requirements, it is recognized that strict enforcement might preclude the use of a few smaller parcels of land. In these instances, it is envisioned that land will be developed by complying with the Planned Unit Development provisions of this Ordinance or where appropriate by the granting of necessary variances and Special Use Permits so that the intent of districts requirements can be satisfied without unduly restricting reasonable development.

Section 18.13 Height Lot Area and Building Placement Standards – Table 18-C: (Amended by Ord No 5 of 2010; 3/10/10) (Amended by Ord No 7 and 8 of 2011; 6/22/11)

Notes to Table 18-C

1. **Maximum Building Height:** See Section 4.14
2. **Minimum Lot Widths:** Minimum lot widths shall be

provided at the front right-of-way line or in the case of cul-de-sac or curved streets at the nearest point of building setback, and in any event within 150 feet of the public street right-of-way or private street easement on which the lot has frontage.

Minimum Front Yard Building Setback: See Section 4.15.

4. **Minimum Rear Yard Building Setbacks:** Where the rear lot line of any non-residential use lot in a B-1, B-2, ES, O, AC, TI or I District abuts upon a side or rear yard of a lot in any residential district there shall be rear yard setback requirements as follows:
 - a. B-1, B-2, ES, VO, O and AC Districts: 60 feet.¹
 - b. I District¹:
 - 1) "A" Groupings: 400 feet.
 - 2) "B" Groupings: 200 feet.
 - c. TI District: 200 feet

¹Table Notes Amended by Ordinance #4 of 1993

5. **The following apply to the AC zone:**
 - a. **Maximum Stories/Height:** The maximum height in the Subzone 1 shall be limited to the maximum height permitted by the FAA. The maximum height in Subzone 2 shall be 45 feet.
 - b. **Minimum Lot Width:** There shall be no minimum lot width in the subzone 1. The Subzone 2 area shall have a minimum lot width of 200 feet.
 - c. **Setbacks:** There shall be no minimum setback requirement in Subzone 1. The table on the following page setbacks shall apply to Subzone 2:

Table 18-C: Height Lot Area and Building Placement Standards							
	B-1 & VO ⁺	B-2	ES**	O	AC ^{##}	I	TI
Maximum Stories	2	3	4	2		2	2
Maximum Structure Height (feet)	25 for non-residential uses 30 feet for residential uses	35 ft	48 ft	35 ft		45 ft***	45 ft
Min. Lot Area AC= Acres SF=square feet	None, with approved site plan, otherwise 20,000 SF	3 AC	1 AC	50,000 SF		2 AC	1 AC
Min. Lot Widths	100 ft, unless waived per Section 8.06	300 ft	300 ft	200 ft		200ft	100 ft
Min. Bldg. Front Yard Setback	See Table 8-A	100 ft	100 ft	30 ft		100 ft	50 ft
Min. Bldg. Side Yard Setback	See Table 8-A	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft
Min. Bldg. Rear Yard Setback	30 ft	50 ft	50 ft	50 ft	50 ft	50 ft	25 ft
<p>^{**}Section Amended by Ordinance 7 of 2011; Special Use permit allows for additional height. Increased setbacks are required for additional height. See Section 17.07.s</p> <p>^{***}Section Amended by Ordinance 12 of 1997</p> <p>⁺Section Amended by Ordinance 8 of 2011</p> <p>^{##}Section Amended by Ord. 10 of 2002</p>							



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CHAPTER 10 B-2 General Business District

Section 10.01 Title:

Use Regulations Relating to the "B-2" General Business District

Section 10.02 Intent:

This district is intended to satisfy the land needs for a wide range of business uses and to cater to needs of a larger consumer population than is served by the "B-1" Village Business District. This district recognizes the economic value or potential value of these lands as well as various problems often encountered in the development of these areas, including hazardous traffic conditions, traffic congestion, over development of lands, shopper inconvenience, and potential lack of amenities necessary to maintain long-range property values. Additionally, this district can be a suitable area for mobile home park development due to it being served by adequate public facilities such as access streets, public water, sanitary sewer and storm water drainage.

Section 10.03 Uses Permitted By Right:

In any "B-2" General Business District no building structure or premises shall be erected, altered or used except as one or more of the following specified uses unless otherwise provided in this Ordinance.

1. Any retail business or service establishment allowed as a use permitted by right in the "B-1" Village District (Chapter 8).
2. Amusement Enterprises.
3. Appliance Stores.
4. Athletic Clubs and Health Spas.
5. Automobile Supply, Parts and Accessories.
6. Business or Trade Schools.
7. Building Trades, excluding heavy equipment.
8. Emergency Medical Clinics.
9. Funeral Homes.
10. Furniture Stores.
11. Laundromats and Dry Cleaners.
12. Lodge Hall, Private Clubs, Veteran's Clubs.
13. Musical Instruments Sales and Lessons.
14. Office Machines & Computers Sales and Service.
15. Theaters.
16. Veterinary Clinics.

17. Adult Oriented Business subject to the provisions of Section 21.05.7 (Amended by Ord. # 5 of 2001)
18. Massage Establishments Section 21.05.7 (Amended by Ord. # 5 of 2001)
19. Shopping Centers & Department Stores containing one or more permitted or special uses, excluding sale at wholesale level.
20. Accessory structures and uses customarily incidental to the uses permitted in this district Section 4.08.*
21. Mobile Home Parks Section 21.05.6 (amended by Ord. #3 of 2000).*
22. Churches Section 17.07.2.a (Ord. #10 of 2001).*
23. Brew Pub
24. Restaurant with brew pub as accessory use
25. Tavern

*Section renumbered as a result of Ord #3 of 2006; 5/10/06

Section 10.04 Uses Permitted by Special Use Permit:

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

1. Any use that may be allowed by Special Use Permit in the "B-1" Village District.
2. Lumber Yards and new building material sales.
3. Outdoor Recreation Centers excluding amusement parks Section 17.07.2.d
4. Sign Painting and Service Shops.
5. New Or Used Automobile Sales and Service Section 17.07.2.l
6. Recreational Vehicle Sales and Service.
7. Restaurants having drive in or drive through service.
8. Any permitted use if all business, storage, service or processing is not conducted wholly within a completely enclosed building, except for automobile parking for customers or employees, off-street loading spaces and signs.
9. Boarding houses, motels, hotels and transient lodging facilities not including trailer camps or tent sites. (New Section added by Ordinance #14 of 1989).
10. Minor Mineral Resource Extraction as regulated in Chapter 17 and Section 4.28 of Chapter 4. (New Section added by Ordinance #19 of 1990).
11. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning



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Commission subject to conformance with the standards of Section 17.03(h). (This subsection added by Ordinance #11 of 1996)

12. Other uses determined by the Planning Commission to be similar to the uses listed in Section 10.03 and Section 10.04 hereof. (Section added by Ord. #3 of 2006; 5/10/06)
13. Microbrew
14. Micro distillery



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CHAPTER 11

ES Expressway Service District

Section 11.01 Title:

Use Regulations Relating To The "ES" Expressway Service District

Section 11.02 Intent:

The Expressway Service District is designed to provide for servicing the needs of automobile highway traffic at certain interchange areas of feeder roads and expressway facilities.

The avoidance of undue congestion on feeder roads, the promotion of smooth traffic flow at the interchange areas of the expressway and the protection of adjacent properties in other zones from adverse influences of traffic are prime considerations in the creation of the "ES" District.

Section 11.03 Uses Permitted By Right:

In an ES, Expressway Service District, no building, structure or premises, shall be erected, altered or used except for one or more of the following uses, unless otherwise provided in this Ordinance.

1. Any retail business or service establishment allowed as a use permitted by right in the "B-2" General Business District, Chapter 10.
2. Boarding houses, motels, hotels and transient lodging facilities not including trailer camps or tent sites.
3. Accessory structures and uses customarily incidental to the uses permitted in this district, subject to the provisions of Section 4.08.
4. Churches (Ord #10 of 2001)*

*Section renumbered by Ord. #3 of 2006; 5/10/06

Section 11.04 Uses Permitted By Special Use

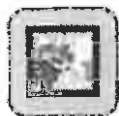
Permit: (Ord No 7 of 2011; 6/23/11)

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

1. All uses that may be allowed by Special Use in the "B-2" General Business District, Chapter 10.
2. Minor Mineral Resource Extraction as regulated in Chapter 17 and Section 4.28 of Chapter 4. (New Section added by Ordinance #19 of 1990).
3. Antenna tower and masts for cellular phone and other personal communication services, when

authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03(h). (This subsection added by Ordinance #11 of 1996)

4. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 11.03 and 11.04 hereof. (Section added by Ord #3 of 2006; 5/10/06)
5. Buildings in excess of maximum height standards.



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CHAPTER 12

O Office District

Section 12.01 Title:

Use Regulations Relating to the "O" Office District

Section 12.02 Intent:

The "O" Office District is intended to provide for the development of a variety of office uses of a business and professional nature as well as to provide for the development of certain related activities in proximity to office uses. It is also the intent of this district to locate office uses in proximity to expressways and major arterial streets. The regulations contained in this Section are designed to ensure a harmonious relationship between the Office District and abutting land uses and to promote efficient functioning for uses located within the Office District.

Section 12.03 Uses Permitted By Right:

The uses permitted by right in the "O" District are as follows:

1. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.
2. Professional offices for medical doctors, dentists, architects, engineers, accountants, attorneys and similar professions.
3. Medical and dental laboratories.
4. Radio and television stations, not including towers and antennas.
5. Funeral homes, not including crematories, subject to the following restrictions:
 - a. Sufficient off-street automobile parking and assembly area shall be provided for vehicles to be used in funeral processions. The assembly area shall be provided in addition to otherwise required off-street parking area.
 - b. Loading and unloading areas used by ambulances, hearses, or other such service vehicles shall be obscured from view with an opaque fence or wall not less than six (6) feet in height.
6. Publicly owned buildings, exchanges, and public utility offices not including storage yards, maintenance facilities, substations, regular stations, and materials handling facilities.

7. Banks, credit unions, savings and loan institutions, not including drive-in and outdoor automatic teller facilities.
8. The following personal service establishments when located within an office building and provided that;
 - a. Such establishments are limited to basement and ground floors of the building.
 - b. The total gross floor area collectively occupied by personal service establishments shall not exceed ten (10) percent of the gross floor area of the building's ground floor.
 - c. The gross floor area occupied by any single personal service establishment shall not exceed ten (10) percent of the gross floor area of the building's ground floor or 1500 square feet, whichever is the lesser amount.
 - 1) News Stands, tobacco stands and confectioneries
 - 2) Barber and beauty shops
 - 3) Tailor and dressmaker shops
 - 4) Shoeshine and shoe repair shops
 - 5) Dry Cleaning and laundry pickup stations
 - 6) Photographic studios and print shops
 - 7) Cafeterias or food services operated during normal business hours and primarily catering to on premises employees.
 - 8) Other personal service establishments including child care and day nurseries which are compatible with, subservient to and which cater to, on premises or neighboring businesses and employees.
 - 9) Accessory structures and uses customarily incidental to the uses permitted in this Section, subject to the provisions of Section 4.08.
 - 10) Signs are regulated by the Cascade Charter Township Sign Ordinance.
 - 11) Temporary buildings, structures and uses and essential public services as provided in Section 4.25.
 - 12) Churches (Ord. #10 of 2001)



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CHAPTER 12 O Office District

Section 12.04 Uses Permitted by Special Use Permit:

The following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17.

1. Athletic clubs and health spas and other indoor and outdoor recreation facilities including tennis, racquetball and handball courts and similar facilities, but not including bowling alleys, ice rinks, and athletic fields.
2. Drive-in banking, loan and finance facilities.
3. Roof and ground mounted communications antennas, excluding towers.
4. Medical clinics and veterinarian clinics excluding emergency services.
5. Minor Mineral Resource Extraction as regulated in Chapter 17 and Section 4.28 of Chapter 4. (New Section added by Ordinance #19 of 1990).
6. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03(h). (This subsection added by Ordinance #11 of 1996)
7. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 12.03 and 12.04 hereof. (Section added by Ord #3 of 2006; 5/10/06).



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CHAPTER 13 I Industrial District

Section 13.01 Title:

Use Regulations Relating to the "I" Industrial District

Section 13.02 Intent:

This zone is intended to permit industrial uses which are not unreasonably offensive, hazardous, or debilitating to surrounding property or the community through the effects of noise, smoke, odor, dust, dirt, noxious gases, vibration, glare, heat, fire hazards, industrial wastes, or traffic. In those instances where there may be doubt regarding the effect of the operation, the Planning Commission may require the prospective operator to demonstrate, through the use of qualified technical persons and acceptable testing techniques, that protective devices shall be utilized that will categorically assure the control of the questioned factor.

All outdoor storage facilities for fuel, raw materials, and products for every use, as enumerated and limited herein, located less than one hundred (100) feet from any other district, shall be enclosed by a solid fence or wall, not less than eight (8) feet in height.

Section 13.03 Uses Permitted by Right: Amended by Ord #5 of 2010; 3/10/10

Land and/or buildings in this district may be used for the following purposes:

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

2. "B" Groupings - Non-Basic Manufacturing: Facilities for manufacturing, processing fabrication, packaging treating or assembling from previously prepared materials provided that any structure used therefor shall be located not less than two hundred (200) feet from any residential district or use.

- a. Automotive and aircraft parts (not including tires) and metal working.
- b. Automotive assembly, including major repair.
- c. Textile mill products such as woven fabric, knitted goods, floor coverings, yarn and thread.
- d. Apparel and similar products made from fabrics, leather, fur, canvas and similar materials.
- e. Prefabricated structural wood products, containers and lumber yards but excluding sawmills.
- f. Furniture and fixtures.
- g. Paper and paperboard containers and products.
- h. Printing, publishing, and allied industries.
- i. Chemical products such as plastics, synthetic fibers, and cosmetics.
- j. Drugs and pharmaceutical products.
- k. Electrical machinery, equipment, and supplies.
- l. Fabricated metal products.
- m. Glass products.
- n. Tool and die shop and screw machine products.
- o. Metal bending and welding.
- p. Central dry cleaning or laundry.*
- q. Building trades contractors.*
- r. Research and development, and testing laboratories.*
- s. Warehousing and general storage.*
- t. Truck and trailer and heavy equipment sales, leasing and rental.*
- u. Mini warehouses and self storage.*
- v. Wholesale establishments.*
- w. Retail sales where such use is clearly incidental to the primary use and where the area devoted to retail sales does not exceed fifteen (15) percent of the total floor area, and provided that the building used for such purpose is located a minimum of one hundred fifty (150) feet from a residential district or use.*



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CHAPTER 13 I Industrial District

- x. Offices, provided they are incidental to an industrial use located on the same site.*
- y. Churches* (Ord. #10 of 2001)
- 3. Accessory buildings and uses: As provided in Section 4.08.
- 4. Signs As provided in the Cascade Charter Township Sign Ordinance.
- 5. Temporary structures and essential public services: As provided in Section 4.25.
- 12. Minor Mineral Resource Extraction as regulated in Chapter 17 and Section 4.28 of Chapter 4. (New Section added by Ordinance #19 of 1990).
- 13. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03 (h). (This subsection added by Ordinance #11 of 1996)
- 14. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 13.03 and 13.04 hereof. (Section added by Ord #3 of 2006; 5/10/06)

*Sections renumbered by Ord #3 of 2006; 5/10/06

Section 13.04 Uses Permitted by Special Use Permit:

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

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



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CHAPTER 13a

TI Transitional Industrial District

Section 13.01a Title:

Use Regulations Relating to the "TI" Transitional Industrial District

Section 13.02a Intent:

The Transitional Industrial District is intended to allow for low-impact industrial uses and supportive, ancillary service and commercial activities. This zoning district is meant to provide the transition from more conventional, heavy industrial uses to commercial, retail, and other uses. Land use activity in the TI District will be compatible with uses in adjacent zoning districts and will accommodate appropriate non-industrial uses in specified locations. The TI District is designed specifically for three potential redevelopment areas within Cascade Township: north of 36th Street and west of I-96; the Meadowbrook industrial area southwest of 52nd Street and Kraft Avenue; and south of 48th Street and west of M-6.

Section 13.03a Uses Permitted by Right:

Land and/or buildings in this district may be used for the following purposes:

1. Facilities for manufacturing, processing fabrication, packaging treating or assembling from previously prepared materials provided that any structure used therefor shall be located not less than two hundred (200) feet from any residential district or use, and certain other uses, including the following:
 - a. Automotive and aircraft parts (not including tires) and metal working.
 - b. Automotive assembly, including major repair.
 - c. Textile mill products such as woven fabric, knitted goods, floor coverings, yarn and thread.
 - d. Apparel and similar products made from fabrics, leather, fur, canvas and similar materials.
 - e. Prefabricated structural wood products, containers and lumber yards but excluding sawmills.
 - f. Furniture and fixtures.
 - g. Paper and paperboard containers and products.
 - h. Printing, publishing, and allied industries.
 - i. Chemical products such as plastics, synthetic fibers, and cosmetics.
 - j. Drugs and pharmaceutical products.
2. Churches (Ord. #10 of 2001)
3. Retail sales where such use is clearly incidental to the primary use and where the area devoted to retail sales does not exceed fifteen (15) percent of the total floor area, and provided that the building used for such purpose is located a minimum of one hundred fifty (150) feet from a residential district or use.
4. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.
5. Professional offices for medical doctors, dentists, architects, engineers, accountants, attorneys and similar professions.
6. Medical and dental laboratories.
7. The following uses shall be permitted when the front yard is located in the Transitional Industrial Zoning District and along Kraft Ave or within 1000' of 36th and Patterson Ave., and when the area devoted to such uses does not exceed thirty (30) percent of the site, and provided that the building used for such purpose is located a minimum of one hundred fifty (150) feet from a residential district or use. If any portion of a property falls within the 1000 feet of the intersection it shall be deemed to have met the requirement.
 - a. Generally recognized retail businesses, which supply commodities on the premises, such as, but not limited to, groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware.
 - b. Personal service establishments, which perform services on the premises, such as, but not limited to:
 - k. Electrical machinery, equipment, and supplies.
 - l. Fabricated metal products.
 - m. Glass products.
 - n. Tool and die shop and screw machine products.
 - o. Metal bending and welding.
 - p. Central dry cleaning or laundry.
 - q. Building trades contractors.
 - r. Research and development, and testing laboratories.
 - s. Warehousing and general storage.
 - t. Truck and trailer and heavy equipment sales, leasing and rental.
 - u. Mini warehouses and self storage.
 - v. Wholesale establishments.



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- to, repair shops (watches, radios, television, shoes, etc), tailor shops, beauty parlors or barber shops, photographic studios, flower shops and print shops.
- c. Restaurants, including drive-in or drive through service.
 - d. Business establishments which perform services on the premises, such as, but not limited to, banks, insurance offices and real estate offices.
 - e. Brew Pub
 - f. Restaurant with brew pub as accessory use
 - g. Tavern
8. Accessory buildings and uses: As provided in Section 4.08.
 9. Signs As provided in the Cascade Charter Township Sign Ordinance.
 10. Temporary structures and essential public services: As provided in Section 4.25.
 11. Microbrew
 12. Micro distillery
 7. Trucking freight terminal and yards, provided such yards shall not be less than five hundred (500) feet from any residential district.
 8. Veterinary clinic not less than five hundred (500) feet from any residential district.
 9. Free standing office buildings located on substandard parcels or lots in existence prior to the effective date of this Ordinance.
 10. Temporary cement or asphalt batch plants.
 11. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03 (h).
 12. Public, parochial and other private elementary, intermediate and high schools not operated for profit excluding colleges and universities.
 13. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 13.03 and 13.04 hereof. (Section added by Ord #3 of 2006; 5/10/06)

Section 13.04a Uses Permitted by Special Use Permit:

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

1. Auction houses if operation ceases before midnight and is wholly enclosed within a building.
2. Contractor's yards for vehicles, equipment, materials and/or supplies, provided that such yards shall be not less than five hundred (500) feet from any residential district or residential use.
3. Gasoline service stations, provided building used for such purposes shall not be nearer than five hundred (500) feet to any residential district or residential use.
4. Kennels not nearer than five hundred (500) feet to any residential district or residential use.
5. Livestock auctions not closer than five hundred (500) feet to any residential district or residential use.
6. Parking and/or storage yards for motor vehicles (excluding junked vehicles) and including transport equipment, provided such yards shall be not less than five hundred (500) feet from any residential district.



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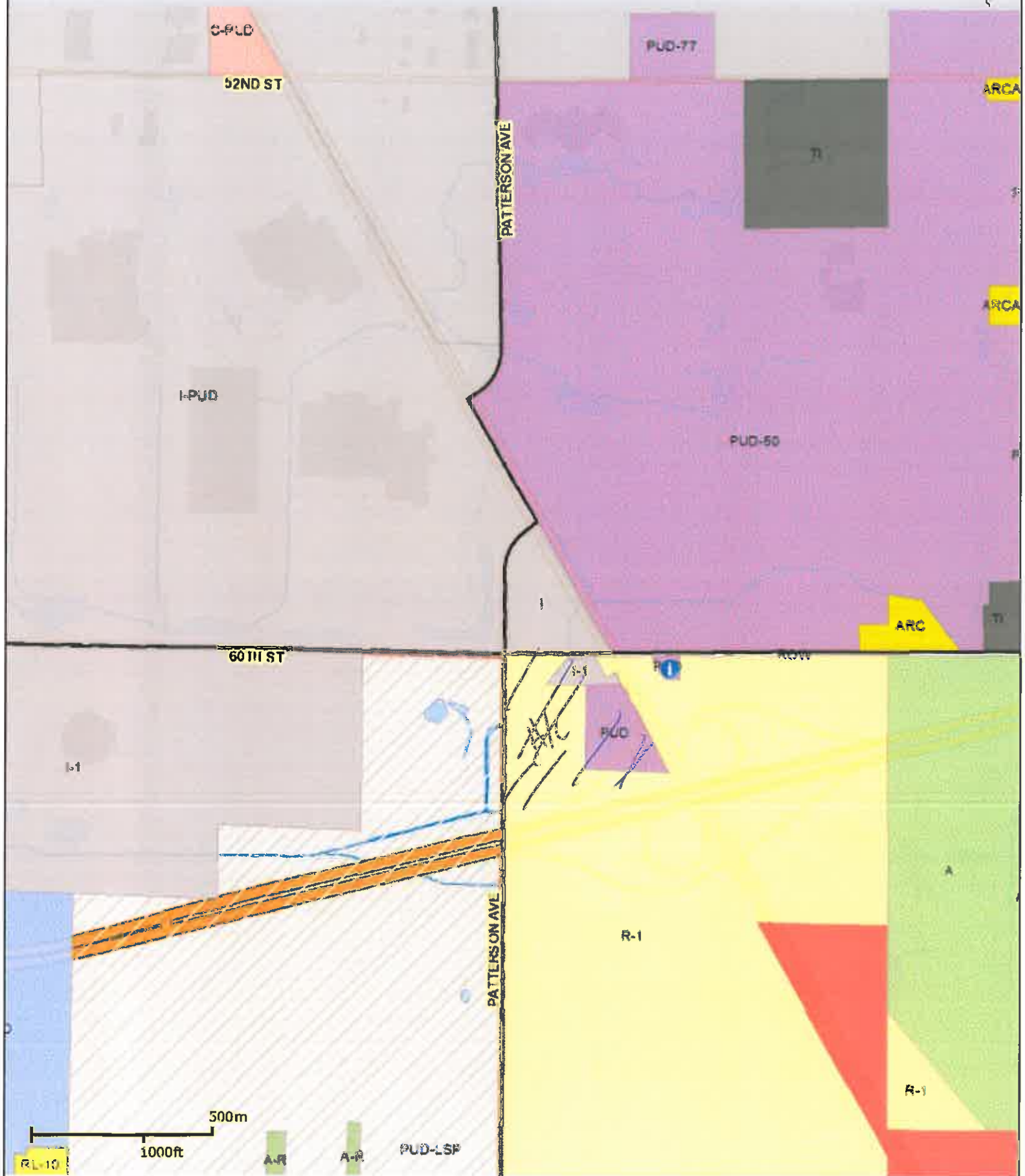
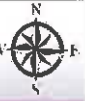
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4 corners



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Google earth

feet
meters

