

AGENDA
Cascade Charter Township Planning Commission
Monday, November 13, 2023
7:00 pm
2870 Jacksmith Ave

Public may access the meeting via video conference software Zoom
<https://us02web.zoom.us/j/85807187174>

Meeting ID: 879 8058 1366
By Phone: +1 929 205 6099

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Disclose any Conflict of Interest**
- ARTICLE 5. Approve the Minutes of the October 30 Meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 7. Case #23-3798/Salmon
Property Address: 6390 Cascade Road
Public Hearing
Requested Action: Seeking a Type I Special Use permit for an accessory building
exceeding 832sqft.**
- ARTICLE 8. Master Plan Amendments
Presentation and Update from Mckenna Team**
- ARTICLE 9. Old Business**
- ARTICLE 10. Any Other Business**
- ARTICLE 11. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 12. 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, October 30, 2023
7:00 p.m.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Noordyke called the meeting to order at 7:00 p.m.
Members Present: Noordhoek, Moxley, Noordyke, Engel, Rissi, Bruneau, Rowland
Members Absent: Richardson (excused)
Others Present: Planning Director Brian Hilbrands, Zoning Administrator (ZA) Madison Smith-Jacoby, and others listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Rissi to approve the current agenda. Supported by Member Engel. Motion carried 7 to 0.

ARTICLE 4. Disclose any conflict of interest

There were no conflicts of interest disclosed.

ARTICLE 5. Approve the Minutes of the October 16, 2023 Meeting

Member Bruneau wanted the minutes to reflect he was present virtually.

Motion was made by Member Engel to approve the October 16 meeting minutes with the proposed change. Supported by Member Noordhoek. Motion carried 7 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak

ARTICLE 7. Case #23-3793/Doezema

Property Address: 5407 Buttrick Ave

Requested Action: seeking a Type I Special Use permit for an accessory building exceeding 832sqft.

ZA Smith-Jacoby presented the case and explained the applicant is seeking to build a 3,600sqft accessory building on their 7.3-acre parcel. The barn will be placed in the front yard but, since they are a waterfront property, there are exceptions in the ordinance for the placement of accessory buildings. Setbacks will be 65ft from the north, 180ft from the west, over 1000ft from the east, and 60ft from the south property line. The proposed height to the midpoint is 22ft. The structure will be used for storage of boats, cars, ATVs, and a camper.

Neighbors will not be impacted as there are none in close proximity and the structure will not be visible to them.

ZA Smith-Jacoby recommended approval of the accessory building with the conditions listed in the packet.

Member Bruneau questioned if the fire department is ever notified of large-scale projects, such as this one. Planning Director Hilbrands said applications go through the building department and the fire inspector reviews most building permits.

Erik Bauer, the home owner, explained the driveways and circle drive have ample room. He also mentioned the fire department is very familiar with his property since they complete water rescue training off of his boat launch.

Member Bruneau asked how visible the structure would be for neighbors if they moved in next door. Bauer ensured they are just clearing trees where the building would be constructed, leaving the rest of the land wooded.

Motion was made by Member Rissi to open public hearing. Supported by Member Bruneau. Motion carried 7 to 0.

There was no one that wished to speak.

Motion was made by Member Rissi to close public hearing. Supported by Member Engel. Motion carried 7 to 0.

Member Rowland expressed concern that the building would be bigger than the house, but also stated there are other neighbors with large accessory buildings.

Member Bruneau shared the same concern of the size of the building. He wanted assurance the building would only be used for storage of the applicant's personal items and vehicles.

Bauer stated he currently has 5 individuals in his house that drive, a snowplow, snow mobiles, a boat, and a recreational vehicle. He has no intentions to use the structure for anything else other than storage. The temporary structures will also be taken down.

Motion was made by Member Rissi to approve the proposed accessory building as presented with the Staff conditions. Supported by Member Noordhoek. Motion carried 6 to 1.

ARTICLE 8. Master Plan Amendments

Chair Noordyke proposed tabling this discussion as requested by an absent member. There was no motion made.

Member Noordhoek pointed out that in order to have a building exceeding three stories, the fire department would have to purchase a 2-million-dollar ladder truck.

Chris Korey and Danielle Bouchard with McKenna Associates attended the meeting to confirm and discuss changes made at the previous meetings.

Member Bruneau questioned what the community mixed use designation was. Bouchard said community mixed use is a current designation in the Future Land Use map, but can be reevaluated. "Community mixed use" is being changed to "Arboretum".

Bouchard ensured green space protection by renaming and reviewing the rural residential future land use category and ARC zoning district to "Rural Preservation". She also mentioned the sliding scale for lots splits within the farmland preservation zoning district. This would allow the housing density of 1 house per 10 acres

McKenna is recommending to prohibit PUD sites, condos, and plats within the farmland preservation district.

Member Bruneau asked if churches were allowed in the farmland preservation district, since he was not in favor of adding additional churches with big parking lots to the area. Religious institutions are regarded as special uses, making approval contingent on a case-by-case basis.

Another amendment recommended by Bouchard was to limit rezoning to R-1 only within the utility boundary.

McKenna will be coordinating with the Parks Director and the Farmland Preservation Committee to ensure everything proposed is in alignment.

The airport greenway now has designations including dark green signifying golf course or open space and light green signifying rural preservation. Airport Safety Zones have also been included.

The urban service boundary was adjusted with the proposed purpose being to prevent further expansion of suburban, residential, or higher density residential development past the line. The boundary was adjusted to include Dogwood Meadow, since it already has utilities.

Members agreed to have the Tuffy property the same color on the map as Tassell Park.

Bouchard said the township engineer and the Road Commission have been collaborating to figure out traffic calming measures on Cascade Road.

Preliminary discussions with the DDA regarding architectural standards have begun, and there is also an Architectural Review Committee to ensure zoning and facades meet township standards.

Bouchard reiterated the mixed use designation areas to ensure alignment with the Planning Commission. There will be further conversation during the next meeting on the Centennial area and the density bonus system.

ARTICLE 9. Old Business

There was no old business to discuss.

ARTICLE 10. Any Other Business

Chair Noordyke informed the Planning Commission that Planning Director Hilbrands took a new position elsewhere.

Members thanked Planning Director Hilbrands for his excellence in planning.

ARTICLE 11. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 12. Adjournment

Motion was made by Member Engel to adjourn the meeting. Supported by Member Rissi. Motion carried 7 to 0. The meeting adjourned at 8:44 p.m.

Respectfully submitted,

Joe Engel, Secretary

DRAFT

STAFF REPORT

STAFF REPORT: Case # 22-3798
REPORT DATE: October 27, 2023
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: November 13, 2023
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Alan Salmon

PROPERTY LOCATION: 6390 Cascade Rd.

PP#: 41-19-08-276-016

STATUS OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a Type I Special Use Permit to build an accessory building exceeding 832sqft.

EXISTING ZONING OF SUBJECT PARCEL: R1

GENERAL LOCATION: South of Cascade Road and North of Burton Street

PARCEL SIZE: 1.9 acres

EXISTING LAND USE ON THE PARCEL: Residential

ADJACENT AREA LAND USES:
N: Residential
E: Residential
S: Residential
W: Vacant/ Under Same Ownership

ZONING ON ADJOINING PARCELS:
N: R1
E: R1
S: PUD-75
W: R1

STAFF COMMENTS:

- A. The applicant is requesting approval for a 1,440sqft accessory building on his property where a home is currently being constructed.
- B. Proposed is a pole barn measuring 30’ x 48’ with a height to the midpoint of 17’4”.
- C. The placement of the barn is in the rear yard and will be the only proposed accessory building. The parcel is just under 2 acres, allowing for 1 accessory building.
- D. The site plan indicates the following setbacks:
 - North: behind the home
 - West: over 100’
 - East: 40’
 - South: over 30’
- E. The property is on city water and sewer. No utilities will prevent this building.
- F. The applicant is still considering different materials for the drive running to the barn. Refer to the applicant for more details.
- G. The Accessory Building Inventory is included in the packet for reference.

Criteria for Approval

Upon review of a Type 1 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

Factors	Comment
The intended use of the building.	Personal storage and personal woodworking shop with roof-mounted solar panels.
The proposed location, type and kind of construction and general architectural character of the building.	The design is proposed to match the existing house and the building is set in the backyard.
The size of the building in relation to the house, lot and zoning district.	The home is 3, 729sqft so the accessory building is less than half the size. The zoning district has permitted an average size of 2,170sqft. for an accessory building.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	In the general area there is a range of PUD homes with attached garages and various accessory buildings ranging from 500sqft to 1,440sqft. The applicant received a special use permit for his property across the street.
The topography and vegetation in the area.	The parcel was vacant prior to the existing home being built. The area is wooded/tree heavy sloping down towards the creek on the south side of the property.

Whether the proposed building will affect the light and air circulation of any adjoining properties.	The neighboring parcels would not be impacted. One is vacant (owned by Alan Salmon) and the parcel to the south is permanent Common Element for the PUD.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	No negative impact observed due to previous box reasons and the applicant's plan to keep as many trees as he can.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	The proposed access is shown as a drive extending from the main home's parking/driveway pad.

Based on these findings, it is evident that adjoining properties would not be negatively impacted by this accessory building.

RECOMMENDATION

Staff recommends that this permit be APPROVED with the following conditions:

1. The building is not used to operate a business
2. The building is not used as a dwelling.
3. All outdoor lighting would adhere to the Cascade Township zoning standards.

Attachments:

Application Packet

Inventory of Acc. Buildings



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: ALAN SALMON
 Address: 6390 CASCADE RD, SE
 City & Zip Code: GRAND RAPIDS, MI 49546-6424
 Telephone: 616-443-8188
 Email Address: amsalmon@comcast.net

OWNER: * (If different from Applicant)

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

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

- | | |
|--|--|
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Administrative Site Plan Review |
| <input type="checkbox"/> Deferred Parking | <input type="checkbox"/> P.U.D. - Rezoning * |
| <input type="checkbox"/> P.U.D. - Site Condominium * | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review * | <input type="checkbox"/> Sign Variance |
| <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:**

TO CONSTRUCT A BARN TOTALING 1,440 SQ FT
TOGETHER WITH A NEW HOME AT THE ABOVE
ADDRESS 6390 CASCADE RD

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

SEE ATTACHED

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 08-276-016

ADDRESS OF PROPERTY: 6390 CASCADE RD, SE, GR, MI, 49546

PRESENT USE OF THE PROPERTY: ~~HAB~~ VACANT LOT

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

Name(s)

Address(es)

NONE

SIGNATURES

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

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

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

ALAN SALMON
Applicant - Print or Type Name

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

 10/15/23
Applicant's Signature & Date

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

Rev. 7/24/14

Parcel Identification

Parcel Number: 41-19-08-276-016

Property Address: 6390 CASCADE RD SE

Legal Description: 411908276016 PART OF NE 1/4 COM 1323.93 FT S 1D 21M 45S E ALONG E SEC LINE & 701.75 FT S 89D 42M 42S W ALONG N LINE OF S 1/2 NE 1/4 FROM NE COR OF SEC TH N 89D 42M 42S E ALONG SD N LINE 204.43 FT TH S 14D 07M 55S W 236.0 FT TH S 12D 12M 55S W 229.0 FT TH NWLY ALONG CL OF A CREEK TO A PT WHICH IS S 14D 27M 50S W FROM BEG TH N 14D 27M 50S E 354 FT M/L TO BEG * SEC 8 T6N R10W 1.90 A. SPLIT/COMBINED ON 05/02/2017 FROM 41-19-08-276-002, 41-19-08-276-015;

Alan Salmon
6350 Cascade Rd SE
Grand Rapids, MI 49546-6424

Cascade Charter Township

October 15th 2023

Planning & Zoning Application: Special Use Permit

Re Construction of barn together with new home at 6390 Cascade Rd

2. Applicant Statement

The barn I would like to build at 6390 Cascade Rd is to replace one of the same size at my current home at 6350 Cascade Rd, the lot immediately to the north of 6390, which I will sell once my new home is completed.

- a. The barn will be used for equipment storage and as a woodwork shop. In addition to my woodworking machines, the equipment I need to store includes a 33 foot-long portable sawmill (29'6" with the towing hitch removed), a tracked skid-steer loader and, in the winter, a ¾-ton pick-up truck. It may also house the battery back-up system for storage of solar energy. It will be finished, heated space and insulated to at least code levels, which will help reduce the level of noise heard outside the building.
- b. The barn will have a full frost wall and be of frame construction with a steel roof. The exterior of the barn is likely to be maintenance free wood-grain siding and soffits, matching those on the house, with an added architectural element to further tie the two structures together.
- c. Woodworking machines do create noise, but I believe that a combination of the construction, level of insulation and distance of the barn from neighbors' homes, will minimize the likelihood of it causing a nuisance. I currently do things in my existing barn similar to those I intend to do in the new one and I have never had any neighbor complain, or even mention, noise coming from the barn.

3. A site plan is included with this Statement.

- a. Shown
- b. and c. There are no existing buildings or structures. Proposed structures are shown.
- d. The private road ends just to the west of 6390. The closest driveway is approximately 307' east of the east lot line of 6390.
- e. 401 – Residential Improved.

Sincerely,



Alan Salmon

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SITE PLAN
 scale: 1" = 20'

Table 18-B: Placement and Yard Area Standards, Residential Dwellings

	Distance in Feet
Front Yard Setback	
Platted local & Pavement Streets	35 [68]
Collector Streets	43 [88]
Arterial Streets	50 [110]
Side Yard Setback	
Minimum on One (1) Side	10
Total on Both Sides	25
Rear Yard Setback	25

Editors Note: See Section 4.15 to determine the applicable line from which front yard building setbacks shall be measured.
 Note: Numbers in brackets [] refer to distances measured from the nominal centerline of the street right-of-way.

JOHNSON NEWHOF ASSOCIATES, INC.
 ARCHITECTS BUILDERS
 146 MONROE CENTER, SUITE 1120
 GRAND RAPIDS, MI 49503
 T 616-458-6195

ALAN SALMON
 ACCESSORY BUILDING

6390 Cascade Rd SE
 Grand Rapids, MI 49546

NO.	ISSUED FOR	DATE
1	PERMIT/FOUNDATION	10.09.2023
2	SPECIAL USE PERMIT	10.27.2023

SITE PLAN

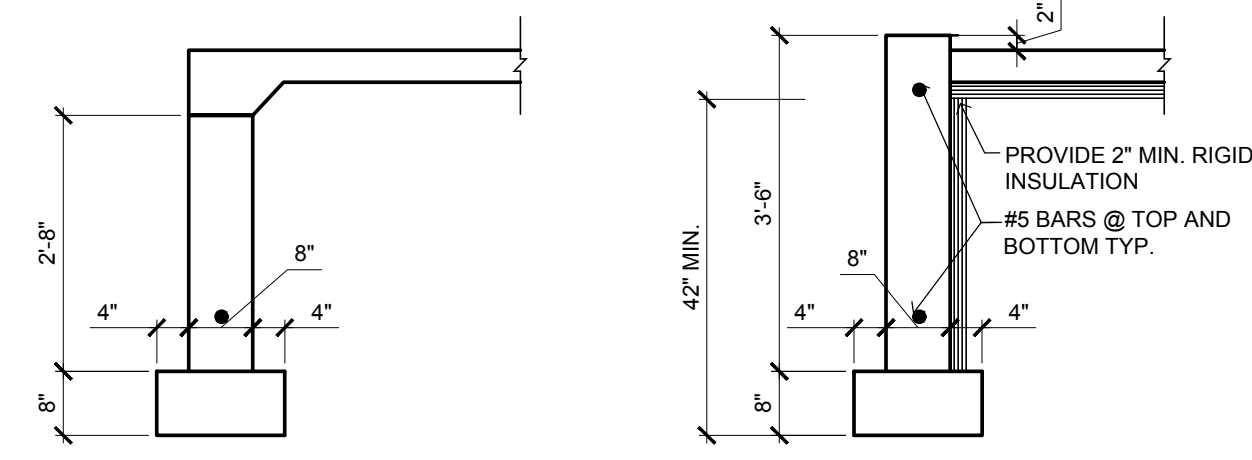
1 OF 3

2325 Project Number

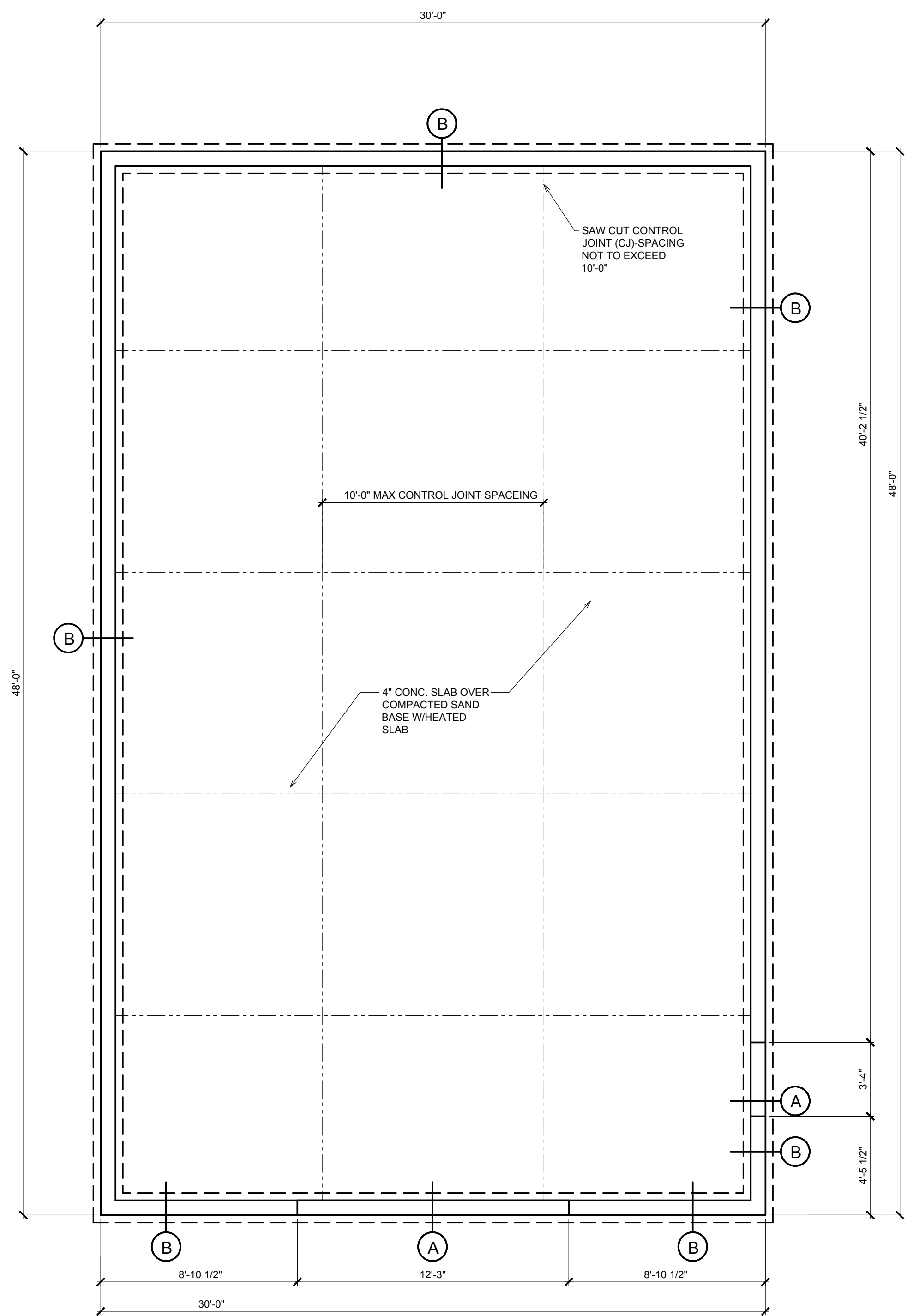
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- CONCRETE:**
- CONCRETE REINFORCING STEEL SHALL BE GRADE 60, Fy = 60 KSI
 - PRODUCTS:
 - PORTLAND CEMENT - ASTM C-150, TYPE 1
 - FLY ASH - ASTM C-618, TYPE C OR F
 - COARSE AGGREGATE
 - EXTERIOR CONCRETE USE CRUSHED LIMESTONE, MDOT 6AA OR ASTM C33, SIZE 57, EXPOSURE 5S
 - INTERIOR CONCRETE AND FOUNDATIONS, GRAVEL OR CRUSHED STONE, MDOT 6A 57, EXPOSURE 5S
 - FINE AGGREGATE - CLEAN, WELL GRADED SAND, MDOT 2NS OR ASTM C-33
 - PREPARE CONCRETE MIX DESIGNS PER ACI 301 BY EITHER MINIMUM W/C PROPORTION METHOD, LABORATORY TRIAL BATCH, OR FIELD EXPERIENCE METHODS. SUBMIT CONCRETE MIX DESIGNS FOR APPROVAL 10 WORKING DAYS PRIOR TO THE START OF CONCRETE INSTALLATION.
 - CONCRETE MIX GUIDELINES

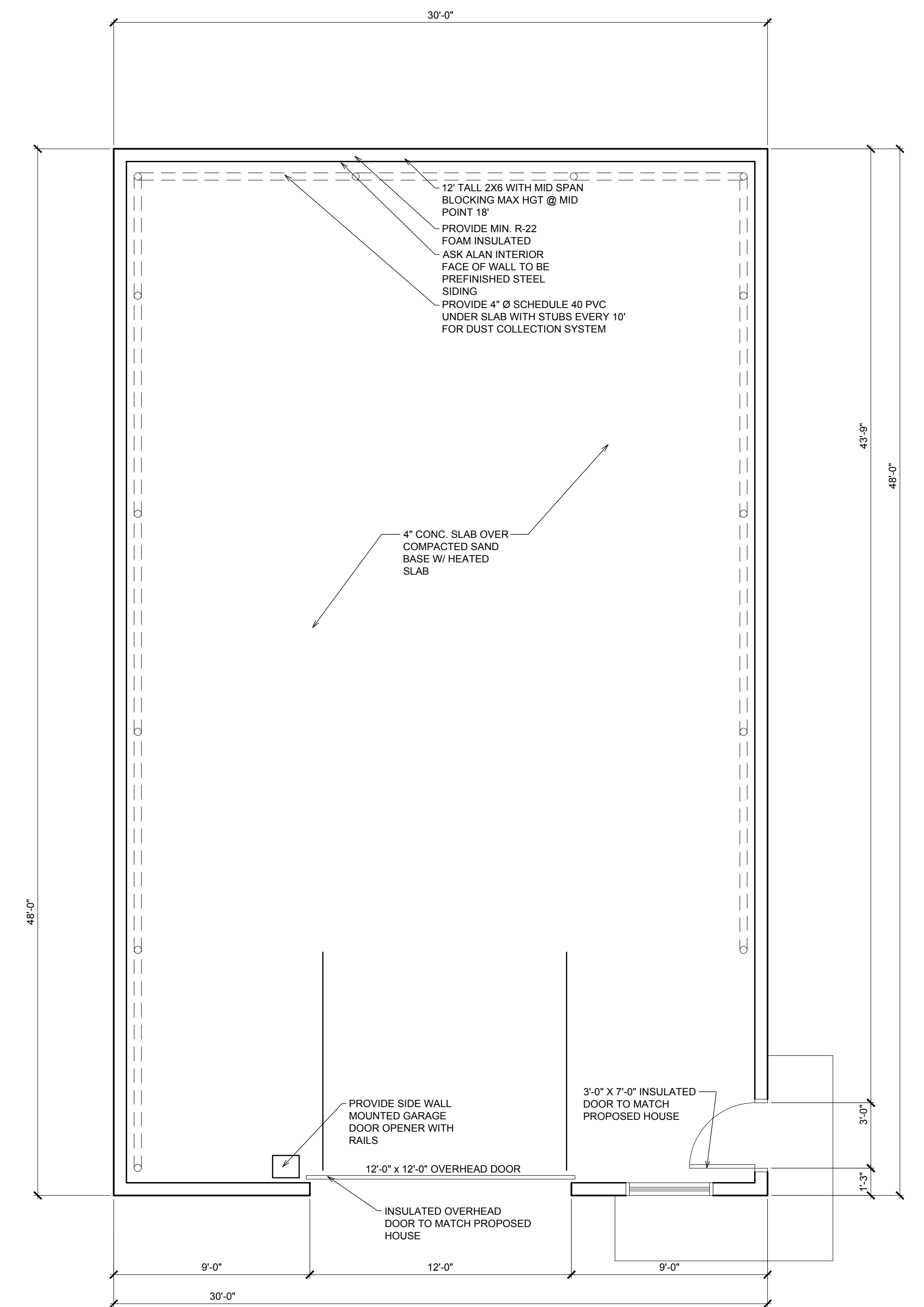
	FOOTINGS / FOUNDATIONS	SLABS	EXTERIOR CONCRETE
COMPRESSIVE STRENGTH (f'c)	3,500 PSI	4,000 PSI	3,500 PSI
CEMENTITIOUS MATERIAL	520 LBS/YD.*	520 LBS/YD.*	565 LBS/YD.
SLUMP	4" ± 1"	3" ± 1"	3" ± 1"
LARGE AGGREGATE	1 INCH	¾ INCH	¾ INCH (CRUSHED LIMESTONE)
AIR	N/A	N/A	6% ± 1%
 - SUBMIT CONCRETE MIX DESIGNS FOR APPROVAL.
 - CONCRETE ACCESSORIES:
 - REINFORCING BARS - ASTM GRADE A615, 60,000 PSI YIELD STRENGTH
 - WELDED WIRE FABRIC - ASTM GRADE A185, WELDED STEEL WIRE
 - FORMS - PLYWOOD OR METAL-FRAMED PLYWOOD, STRAIGHT AND IN GOOD CONDITION
 - FORM TIES - ADJUSTABLE LENGTH, REMOVABLE OR SNAP-OFF METAL TIES
 - REINFORCING CHAIRS - WIRE BAR TYPE SUPPORTS FOR ALL REINFORCING
 - MEMBRANE CURING COMPOUND - ASTM C-309, KURE-N-SEAL 30 BY SONNEBORN OR APPROVED. VERIFY COMPATIBILITY WITH FINISH
 - FLOORING ADHESIVES BEFORE APPLICATION.
 - INSTALL CONCRETE IN COMPLIANCE WITH ACI 304 RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE, ACI 305 HOT WEATHER CONCRETE AND ACI 306 COLD WEATHER CONCRETE.
 - CURE ALL CONCRETE FOR A MINIMUM OF 7 DAYS BY MOIST CURING, LIQUID CURING COMPOUND, OR MOISTURE RETAINING COVER.
 - INSTALL 6" GRANULAR FILL ON 6" GRANULAR BASE.
 - FINISHES:
 - ROUGH FORM FINISH TO ALL SURFACES NOT EXPOSED TO VIEW
 - SMOOTH RUBBED FINISH (WITH CARBORUNDUM BRICK) TO ALL FORMED SURFACES EXPOSED TO VIEW.
 - TROWEL FINISH TO SLAB TO RECEIVE FLOOR COVERINGS OR EXPOSED TO VIEW.
 - PROVIDE NON-SLIP BROOM FINISH TO SLAB EXPOSED TO EXTERIOR.
 - PROVIDE ¼" CHAMFER AT ALL CORNERS EXPOSED TO VIEW.
 - TESTING:
 - COMPRESSION STRENGTH - SAMPLE 1 SET OF 3 CYLINDERS PER ASTM C-31 TEST 1 AT 7 DAYS, AND 2 AT 28 DAYS PER ASTM C-39 FOR EACH 100 CY OF EACH MIX USED IN ANY ONE DAY.
 - SLUMP - 1 TEST FOR EACH SET OF COMPRESSIVE TEST SPECIMENS OR WHEN CONSISTENCY VARIES PER ASTM C-143.
 - AIR CONTENT - 1 TEST FOR EACH SET OF COMPRESSIVE TEST SPECIMENS OR WHEN CONSISTENCY VARIES PER ASTM C-173.
 - CONCRETE TEMPERATURE - 1 TEST FOR EACH SET OF COMPRESSIVE TEST OR WHEN CONSISTENCY VARIES.
 - SLABS ON GRADE SHALL HAVE CONSTRUCTION OR CONTROL JOINTS AT A MAXIMUM SPACING OF 10'-0" EACH WAY, EXCEPT AS NOTED ON THE DRAWINGS. MAINTAIN AN ASPECT RATIO OF NOT MORE THAN 1.5.
 - SLABS ON GRADE SHALL BE REINFORCED WITH FIBROUS REINFORCING. FIBERS SHALL BE PLACED IN THE CONCRETE AT THE BATCH PLANT IN THE AMOUNT AND METHOD RECOMMENDED BY THE SUPPLIER.
 - PROVIDE CONCRETE COVER OVER REINFORCING BARS AS FOLLOWS UNLESS NOTED OTHERWISE:
 - CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3"
 - PERMANENTLY EXPOSED TO EARTH OR WEATHER, #5 AND SMALLER = 1-1/2", #6 AND LARGER = 2"
 - NOT EXPOSED TO EARTH OR WEATHER, WALLS AND SLABS = ¾", BEAMS AND COLUMNS = 1-1/2"
 - PROVIDE CLASS "B" TENSION LAP SPLICES FOR ALL BARS UNLESS OTHERWISE NOTED. MINIMUM TENSION LAP SPLICES ARE AS FOLLOWS: #3=21", #4=28", #5=34", #6=41", #7=59", #8=67", #9=76"
 - SHOP DRAWINGS - SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING, AND PLACEMENT OF ALL REINFORCING STEEL PER ACI SP-66 DETAILING MANUAL.
 - REINFORCING STEEL WILL BE WIRED IN PLACE TO PREVENT MOVEMENT DURING CONCRETE POURING.
 - PROVIDE DIAGONAL REINFORCING ACROSS EACH CORNER OF OPENINGS IN FOUNDATION WALLS AND SLABS AS FOLLOWS:
 - (1) #4 BAR x 44" FOR EACH 4" OF CONCRETE THICKNESS.
 - LAP CONTINUOUS WALL REINFORCING 44 DIAMETERS UNLESS NOTED OTHERWISE. PROVIDE CORNER BARS FOR HORIZONTAL REINFORCING. PROVIDE DOWELS FROM FOOTINGS EQUAL IN SIZE AND NUMBER TO VERTICAL WALL OR PIER REINFORCING.
 - COVER FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI-318-02.
 - FLOORS SHALL BE CONSTRUCTED WITH NYLON OR POLYPROPYLENE FIBERS, AT MANUFACTURER'S SUGGESTED DOSAGE (NYLON, FIBERMESH, GRACE, OR FORTA)
 - EXERCISE CARE WHEN BACKFILLING WALLS. EXCEPT FOR WALLS WITH EQUAL FILL ON BOTH SIDES, NO BACKFILLING OF WALLS SHALL BE DONE UNTIL THE WALL HAS ATTAINED ITS FULL STRENGTH AND HAD BEEN PROPERLY SUPPORTED BY BRACING OR BY A COMPLETED FLOOR OR ROOF STRUCTURE. ALTERNATE FILL WHEN BACKFILLING WALLS WITH FILL ON BOTH SIDES.



FOUNDATION DETAIL
 scale: 1/2" = 1'-0"



FOUNDATION PLAN
 scale: 1/4" = 1'-0"



FLOOR PLAN
 scale: 1/4" = 1'-0"

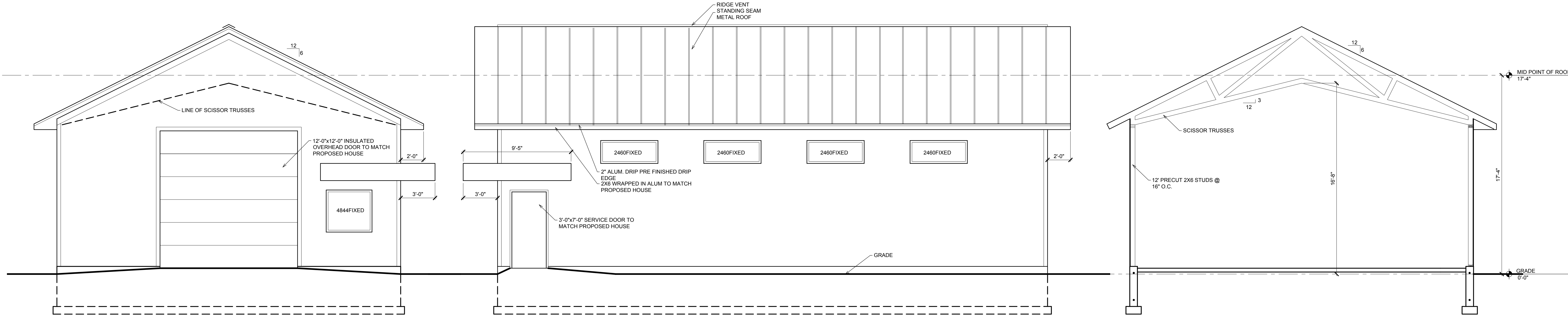
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6390 Cascade Rd SE
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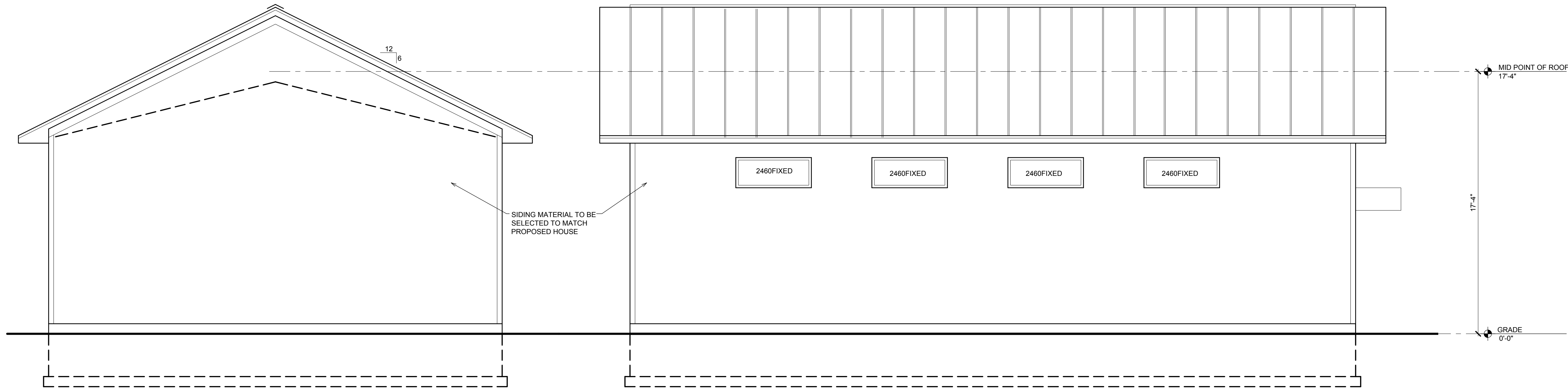
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FRONT ELEVATION
scale: 1/4" = 1'-0"

RIGHT ELEVATION
scale: 1/4" = 1'-0"

BUILDING SECTION
scale: 1/4" = 1'-0"



REAR ELEVATION
scale: 1/4" = 1'-0"

LEFT ELEVATION
scale: 1/4" = 1'-0"

JOHNSON NEWHOF ASSOCIATES, INC.
ARCHITECTS BUILDERS
148 MONROE CENTER, SUITE 1120
GRAND RAPIDS, MI 49503
T 616-458-6195

ALAN SALMON
ACCESSORY BUILDING

6390 Cascade Rd SE
Grand Rapids, MI 49546

NO.	ISSUED FOR	DATE
1	PERMIT/FOUNDATION	10.09.2023
2	SPECIAL USE PERMIT	10.27.2023

EXTERIOR ELEVATIONS
& SECTIONS
3 OF 3



Memorandum

TO: Cascade Township Planning Commission

FROM: Danielle Bouchard, AICP
Chris Khorey, AICP

SUBJECT: **Density Bonus Discussion**

DATE: November 13, 2023

Cascade Township is in the process of updating the Master Plan. The intent of this discussion is to determine the parameters for density bonuses for future residential development in Cascade Township.

The overarching vision is to preserve the Township’s rural character and farmland on the east side of the Township, while also targeting redevelopment and mixed land uses in areas where development is more appropriate. To do this, a “density bonus” program can be implemented by the Township Planning Commission to “award” higher density in certain mutually-beneficial situations.

RECAP: FUTURE LAND USE PLAN – MIXED USE DESIGNATIONS

28th Street Mixed Use

- Height: 2.5 stories, maximum
- Permitted Land Uses: Retail/commercial, restaurant, medical, offices
- Density Bonus: None

Starr Triangle Mixed Use

- Height: 2.5 stories, maximum (6 units per acre)
- Permitted Land Uses: Office, medical, residential, light industrial
- Density Bonus:
 - Silver Status: 3 stories, maximum (or 7 units per acre)
 - Gold Status: 4 stories, maximum (or 8 units per acre)

Glenwood Hills Mixed Use

- Height: 2.5 stories, maximum (6 units per acre)
- Permitted Land Uses: Office, medical, or residential
- Density Bonus:
 - Silver Status: 3 stories, maximum (or 7 units per acre)
 - Gold Status: 4 stories, maximum (or 8 units per acre)

Waterfall Shoppes Mixed Use

- Height: 2.5 stories, maximum
- Permitted Land Uses: Retail/commercial, restaurant, medical, or office
- Density Bonus: None



Meijer Area Mixed Use

- Height: 4 stories, maximum
- Permitted Land Uses: Retail/commercial, medical, office, or hotel
- Density Bonus: None

Centennial Park Mixed Use

- Height: 2.5 stories, maximum (6 units per acre)
- Permitted Land Uses: Office, residential, senior housing
- Density Bonus:
 - Silver Status: 3 stories, maximum (7 units per acre)
 - Gold Status: 4 stories, maximum (8 units per acre)

Southwest Mixed Use (Four Corners)

- Height: 3 stories, maximum (8 units per acre)
- Permitted Land Uses: Retail/commercial, office, hotel, light industrial, or residential
- Density Bonus:
 - Silver Status: 4 stories, maximum (9 units per acre)
 - Gold Status: 5 stories, maximum (10 units per acre)



DENSITY BONUS PROGRAM – PRELIMINARY BRAINSTORM

The Planning Commission could award a density bonus to a developer for achieving several desirable development criteria for new projects located in the mixed use areas listed above. In Cascade Township, density bonuses could be awarded for either paying into a Township-designated fund, or by including several desirable amenities on-site or within the units themselves.

McKenna is proposing a “Silver Status” and “Gold Status” density bonus program. Each of the below items are categorized into several categories, Township Funds, On-Site Amenities, and Unit Amenities. Within each density bonus category is a list of items to select from, with associated point values. The more points, the more density can be awarded. In no case shall higher density than Gold Status be awarded. A developer may choose from multiple different categories to “mix and match” points to achieve the desired status.

The table below lists the type of density bonus and associated points to achieve a Silver or Gold Status.

Silver Status = 8 points total

Gold Status = 15 points total

Density Bonus Categories and Associated Points

Density Bonus Category	Activity	Proposed Point Value
Township Fund Donations (Donation amounts must be greater than or equal to 15% of the total value for one month’s rent for all units combined at the time of construction)	Greenspace Preservation Fund donation (money or land)	15
	Pathways Fund donation	15
	Parks and Recreation Fund donation	15
On-Site Amenities	On-site open space	3
	Internal site pathways	2
	Internal and external site pathways connecting to Township pathway network	4
	100% condo-owned units	15
	90-99% condo-owned units	13
	70-89% condo-owned units	10
	50-69% condo-owned units	8
	30-49% condo-owned units	6
	10-29% condo-owned units	4
	1-9% condo-owned units	2
	0% condo-owned units	0
Average unit size 150% larger than minimum required	4	



	Average unit size 200% larger than minimum required	5
	% of 3+ bedroom units	4
	% of 2+ bathroom units	3
	Pool/playground/sports courts (each)	3
	Clubhouse with rental space	4
	Arcade/bowling alley	3
	Rooftop deck	2
	Fiber internet	4
	LEED design – entire development	8
	Gym	2
	Co-working space	3
Unit Amenities	Balconies and patios – all units	5
	Additional windows (beyond building code minimums) – all units	4
	In-unit laundry – all units	6
	Other appliances (e.g., dishwasher) – all units	4
	50% larger kitchen (beyond building code minimums) – all units	6
	Package lockers – all units	4