

AGENDA
Cascade Charter Township Planning Commission
Monday, October 2, 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 September 11 and September 18, 2023 Meetings**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 7. Case #23-3784/Tsaturov
Property Address: 3680 Buttrick Ave
Requested Action: Seeking a Type I Special Use permit for an accessory building exceeding 832sqft.**
- ARTICLE 8. Case #23-3789/Kraft & 60th East LLC
Property Address: 5880, 5950 & 5980 Kraft Ave and 5737 & 5795 60th St
Requested Action: Basic Plan Review for the creation of a proposed PUD for a light industrial development project.**
- ARTICLE 9. Case #23-3791/Sanchez-Marfil
Property Address: 2568 Linda Ave
Public Hearing
Requested Action: Seeking a Type I Special Use permit for an accessory building exceeding 832sqft.**
- ARTICLE 10. Old Business**
- ARTICLE 11. Any Other Business**
- ARTICLE 12. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 13. Adjournment**

Meeting format

- | | |
|---|--|
| 1. Staff Presentation | <i>Staff report and recommendation</i> |
| 2. Project presentation- | <i>Applicant presentation and explanation of project</i> |
| a. PUBLIC HEARINGS | |
| i. Open Public Hearing. | |
| <i>Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants</i> | |

ii. *Close public hearing*

3. **Commission discussion** – *May ask for clarification from applicant, staff or public*

4. **Commission decision - Options**

a. *Table the decision*

b. *Deny*

c. *Approve*

d. *Approve with conditions*

e. *Recommendation to Township Board*

Minutes
Cascade Charter Township
Planning Commission
Monday, September 11, 2023
7:00 pm
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Noordyke called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Moxley, Noordyke, Engel, Bruneau, Rowland
Members Absent: Richardson, Rissi
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 Engel to approve the current agenda. Supported by Member Moxley. Motion carried 6 to 0.
- ARTICLE 4. Disclose any conflict of interest**
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the August 21, 2023 Meeting**
Motion was made by Member Engel to approve the August 21, 2023 meeting minutes as written. Supported by Member Bruneau. Motion carried 5 to 0. (Noordyke abstains).
- ARTICLE 6. Acknowledge visitors and those wishing to speak**
Kenneth Carey (2929 + 2923 Thornapple River) expressed understanding that Cascade has been seeking to create more of a village feel throughout the township. He said there have been many individuals looking to acquire his properties. Carey wanted to bring awareness to the Planning Commission to give background on his property and his desire to have them rezoned to allow for office or commercial uses.
- ARTICLE 7. Case #23-3786/Deppe**
Property Address: 1878 Country Brook Dr
Requested Action: Seeking a Type I Special Use Permit for an 8-foot-tall fence.
ZA Smith-Jacoby presented the case and explained that the applicants are seeking an 8ft tall fence to prevent deer from getting into their large garden area. The fence will be dark black and was proposed to be 2ft above the standard height due to land grading. They will only be adding a fence around the garden, not the perimeter of their home. Letters of support were received by neighbors and Staff did not indicate any negative impacts on neighboring individuals or obstruction of view from the road.

Staff recommended approval with consideration of a potential condition for the design of the fence to allow for some transparency for light and air.

Dean Deppe (1878 Country Brook) said the fence will be black chain-link to protect his hosta plants and he is also considering an additional 6ft tall fence between his driveway and a neighbor's.

Member Bruneau expressed empathy with deer eating plants, but he did not want to set a precedent and felt there are other solutions. Deppe added that they have 1,400 hosta plants.

ZA Smith-Jacoby noted that the deer population is increasing and there may be an uptick in similar requests. If this becomes more common, it would be addressed with a zoning ordinance amendment.

Motion was made by Member Engel to open public hearing. Supported by Member Moxley. Motion carried 6 to 0.

There was no one who wished to speak.

Motion was made by Member Engel to close public hearing. Supported by Member Moxley, Motion carried 6 to 0.

Motion was made by Member Engel to approve the Special Use Permit allowing for an 8-foot-tall fence. Supported by Member Noordhoek. Motion carried 4 to 2.

ARTICLE 8. Case #23-3787/King

Property Address: 6820 Burton St

Requested Action: Seeking a Type I Special Use Permit for an 8-foot-tall fence.

ZA Smith-Jacoby presented the case and said the applicant is seeking approval for an 8ft tall fence to block the view of the neighbor's recreational vehicle. Since her neighbor is permitted to store their RV there, installation of an 8ft tall fence stretching 50 ft has been requested.

Chuck King, the applicant's son, attended the meeting to speak on his mother's behalf. He stated that his mom is a master gardener and has had to look at this RV for years since the Township changed their storage rules.

ZA Smith-Jacoby mentioned that the township had contacted the RV owner, but there was no interest in storing it elsewhere.

Motion was made by Member Engel to open public hearing. Supported by Member Moxley. Motion carried 6 to 0.

Ginny Wanty (6255 Heathmoor Ct) is a friend of the applicant and stated that King's neighbors will also run their RV periodically, causing exhaust issues.

Scot VanSolkema (2570 Orange Ave) stated he is fine with the fence but wondered why she couldn't plant shrubs instead.

Mike Cronk (6830 Burton St) is a neighbor of the applicant and has no issues with the fence.

Rosalva Clap, owner of 3 homes in Cascade, said if the applicant were to plant bushes, deer would eat them.

Joann King, the applicant, said the township previously did not allow parking of campers on home sites in 2014. She stated that ZA Smith-Jacoby has been great help to her.

Motion was made by Member Engel to close public hearing. Supported by Member Moxley. Motion carried 6 to 0.

Member Rowland suggested having the Zoning Board review RV standards so if a recreational vehicle obstructs a neighbor's view, the owner should have to put up a fence.

Motion was made by Member Engel to approve the Special Use Permit allowing for an 8-foot-tall fence. Supported by Member Noordhoek. Motion carried 6 to 0.

ARTICLE 9. Case #23-3746

Property Address: 5745 Whitneyville Ave

Requested Action: Type II Special Use Permit to construct a commercial composting operation.

Planning Director Hilbrands presented the case and explained the applicant is requesting a Type II Special Use Permit to allow for commercial composting operation in the Agricultural and Rural Conservation zoning district. The Planning Commission previously forwarded a positive recommendation to the Township Board and the Board decided to send the application back for further consideration. There were concerns expressed about the on-site retail and potential negative effects the operation may have on neighboring properties.

The applicants provided a letter, located in the packet, with information addressing concerns. They describe measures being taken to prevent odor and contaminants from leaving the site along with a plan for runoff.

There have been additional conditions added to address the Township Board's concerns. Planning Director Hilbrands suggested an edit to condition 13 to read, "If the composting operation is discontinued, any contamination and all composting material and composting intakes must be remediated and removed off of the site."

Staff recommended forwarding a positive recommendation back to the Township Board with the 13 conditions listed in the packet.

Chair Noordyke reiterated for the audience that this meeting is not to approve the Wormies operation, as it has previously been approved by former Township staff.

Member Noordhoek expressed concern with the commercial aspect of the Special Use Permit. Planning Director Hilbrands said the applicants are not necessarily proposing

that, rather that is the way the zoning ordinance is written. A zoning amendment can be made in the future to exclude the word “commercial.” One of the proposed conditions also limits sales on the property to appointment only.

Luis Chen, the applicant, agreed that the commercial composting title is not applicable, as they are a farm composting operation with associated sales. He addressed an issue with condition number 10 regarding the request to plant 5 trees. Chen said it is unfair because there is not a house built there yet, there is natural screening from a hill, and it may cost up to \$5,000.

Member Rowland asked if the applicant had an issue with the condition limiting sales by appointment. Chen noted that it seemed unfair to include that as a condition, but that is how they were planning to operate.

Member Bruneau questioned whether condition number 9 could be reworded to include what is allowed, opposed to what is not allowed. Planning Director Hilbrands explained it was written that way since the items singled out were most likely to cause smell or attract bugs and animals.

Motion was made by Member Engel to open public hearing. Supported by Member Moxley. Motion carried 6 to 0.

Laurel Johnson (5640 Whitneyville Ave) stated the applicants have stated their intention to have school groups visit for educational programming. She explained how there have been no discussion on how they will make this operation ADA compliant for these school groups and classes.

Daren Stedman (5539 Whitneyville) said they have already planted 100 trees and he did not understand the pushback for the 5 additional trees.

Jim Beary (5651 Whitneyville) is the property owner who requested the trees be planted along his property line. He explained the request is to insure the enjoyment of his property.

Alice VanTuinen (5527 Whitneyville) stated she was unaware this was already approved. It was her understanding that someone previously gave permission, but she is disappointed. She wanted Cascade to maintain the community’s natural beauty.

Chandler Michalsky (5745 Whitneyville) agreed with the previous comment and presented a picture of green space, stating that the entire northeast portion of the property will be left wild for pollinators, songbirds, and butterflies.

Gerald Alexander (5860 Whitneyville) stated there is increased traffic in the area and does not want more. He suggested adding a flashing red light to the intersection at 60th St.

Del Warner (5488 Whitneyville) did not understand why there would be a commercial business in the middle of a residential area.

Scot VanSolkema (2570 Orange) had a discussion with the applicant earlier and learned he purchased the land, with promise from a previous township employee, that he could operate his business here. He further stated the area is zoned for agriculture, the applicants use no pesticides or chemicals, and that limiting sales is not how America works.

Rudy Klein (5542 Whitneyville) wondered if anyone would want this business sitting in their backyard.

Megan Kroll with Miller Johnson LLC is the legal counsel for Wormies. She thanked the commission for their thoughtful consideration of the application. She stated the applicant has done everything asked of them repeatedly and hopes they can reach approval tonight. Kroll explained they received a substantial grant from the State of Michigan conditioned on receiving expansion approval by December.

Criag Rumschlag (8456 Laural Ridge) wanted members to consider other products the applicants might be growing, such as marijuana.

A letter was submitted to Township staff prior to the meeting:

“To the Zoning Board of Cascade Township

To be read into the zoning commission minutes 9/11/2023. Whitneyville has survived for more than a century as a community of family homes and neighborly interactions. New residential developments and many interdenominational churches. Traffic has increase with many aggregate trucks passing there at 50 miles per hour and causing difficulty accessing private drives, additional truck traffic will further impact private residences but is this the best plan to allow industrial development in Cascade? When there are ample areas for industrial type businesses along the 36th Street, 32nd Street and Patterson corridors.

Leave Whitneyville to residential housing along with the turkeys and deer populations shared as a country community.

Residences of Whitneyville in opposition to the proposed recycling operation in our community.”

The letter was signed by 12 property owners along Whitenyville Ave.

Motion was made by Member Engel to close public hearing. Supported by Member Moxley. Motion carried 6 to 0.

Chair Noordyke said that ADA compliance is something to consider, especially if there will be field trips there. Planning Director Hilbrands said from a zoning perspective they do not have ADA requirements, but there might be building code requirements.

Member Bruneau expressed reservations on making provisions based on the potential that someone will build in the future. He also was not supportive of conditions 10 and 11.

Member Noordhoek did not believe Wormies would generate enough traffic to the point of Kent County conducting a traffic study. Regarding by-appointment sales, he figured the commission and Wormies are on the same page that limiting the number of people coming in at random hours during the day would be beneficial.

Member Rowland suggested having a small window during the day where sales could take place and anything outside that time frame is by-appointment.

Motion was made by Member Rowland to accept the additional conditions suggested with the removal of number 10 and revisions to number 11 to include retail sale hours of operation conducted between 11am-3pm with anything outside those hours being appointment only. Supported by Member Moxley. Motion carried 6 to 0.

ARTICLE 10. Old Business

There was no old business to discuss.

ARTICLE 11. Any Other Business

Planning Director Hilbrands said the initial meeting for the Village Design Review Committee was recently held. The purpose of this committee is to analyze the current regulations and see what should be altered.

Member Bruneau wondered how the deer population issue could get better managed. He believes that everyone will start asking for 8' tall fences.

ARTICLE 12. Acknowledge any visitors and those wishing to speak.

There was no one that wished to speak.

ARTICLE 13. Adjournment

Motion was made by Member Engel to adjourn the meeting. Supported by Member Moxley. Motion carried 6 to 0. The meeting adjourned at 8:36 P.M.

Respectfully submitted,

Joe Engel, Secretary

Minutes
Cascade Charter Township
Planning Commission
Monday, September 18, 2023
7:00 pm
2870 Jacksmith Ave SE

ARTICLE 1. Chair Noordyke called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Richardson, Moxley, Noordyke, Engel, Rissi, Bruneau, Rowland
Members Absent: None
Others Present: Planning Director Brian Hilbrands, Zoning Administrator (ZA) Madison Smith-Jacoby, and those listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Engel to approve the current agenda. Supported by Member Rissi. Motion carried 8 to 0.

ARTICLE 4. Disclose any conflict of interest

There was no conflict of interest disclosed.

ARTICLE 5. Acknowledge visitors and those wishing to speak

There was no one wishing to speak.

ARTICLE 6. Case #23-3784/Tsaturov

Property Address: 3680 Buttrick Ave

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

ZA Smith-Jacoby presented the case and mentioned it doesn't appear the applicant is present. ZA Smith-Jacoby explained that the applicants recently received approval for a variance from the Zoning Board of Appeals on the building placement and are now seeking a Type I special use permit for their proposed 2,800sqft pole barn. The building will be used for their RV, various other vehicles, and personal storage. Some nearby properties with comparable parcel sizes have similar-sized accessory buildings, with the average being 2,200sqft. This request will not have a negative impact on adjacent properties as it will be screened by trees. She also noted that the Road Commission may require a curb cut.

Staff recommended approval with the conditions listed in the packet.

Member Engel questioned whether there had been previous approval for accessory buildings that are larger than the home. ZA Smith-Jacoby confirmed that in the ARC district, it is not uncommon to have larger assessor buildings compared to homes.

Members wanted clarification from the applicant on the location of the septic tank and drain field.

Motion was made by Member Engel to open public hearing. Supported by Member Moxley. Motion carried 8 to 0.

There was no one wishing to speak.

Motion was made by Member Rissi to close public hearing. Supported by Member Engel. Motion carried 8 to 0.

Member Bruneau question whether the applicant could create a separate driveway from the west side of his property.

Motion was made by Member Rissi to table this case until next meeting where more clarification can be given by the applicant on drain fields, commercial use, and other uses for storage. Supported by Member Engel. Motion carried 8 to 0.

ARTICLE 7. Case #23-3789/Kraft & 60th East LLC

Property Address: 5580, 5950 & 5980 Kraft Ave and 5737 & 5795 60th St

Requested Action: Basic Plan Review for the creation of a proposed PUD for a light industrial development project.

Planning Director Hilbrand presented the case and explained the applicant is requesting a basic plan review to create a new PUD to allow for a light industrial project consisting of 3 buildings with associated parking lots and driveways located on 27 acres. The site will include a 236,000sqft painter building, a 227,000sqft assembly building, and 140,000sqft warehouse building. All of the uses appear to be permitted in the transitional industrial zoning district, but the applicant should provide additional detail regarding the proposed uses for the site. The applicant is planning to have 314 parking spaces, whereas the zoning ordinance states they should have 798 parking spaces. Currently, the site is comprised of 5 separate parcels which will need to be combined to avoid buffer yard and setback issues.

The Master Plan designates this area as transitional mixed use, which allows for similar uses to the transitional industrial zoning district, as long as utilities are available. Utility extensions will be reviewed by the City of Grand Rapids and Cascade Township's engineer. The applicant will also need approval from the Road Commission regarding curb cuts.

Motion was made by Member Bruneau to table the Basic Plan Review until Cascade Township's Manager can give input regarding potential PFAS issues. Supported by Member Moxley. Motion carried 7 to 1.

ARTICLE 8. Master Plan Amendments

Danielle Bouchard with McKenna attended the meeting to give an overview of proposed amendments to the Future Land Use Map and preliminary zoning recommendations. The proposed draft Future Land Use Map consists of several new designations including Redevelopment Mixed Uses, Centennial Mixed Used, Boulevard Mixed Use, Cascade Village expansion, Greenfield Mixed Use, and Airport Greenway.

Member Rissi noted that McGraw Park should be shown on the Future Land Use Map.

Bouchard discussed proposed amendments listed in McKenna's Memorandum. The Utility Service Boundary was slightly adjusted to accommodate existing barriers such as the Thornapple River, M-6, and I-96. Regarding farmland preservation, she suggested to rename the Rural Residential Future Land Use category to "Rural Preservation" while providing distinction between farmland and rural preservation. Some other suggestions for the Farmland Preservation district included a sliding scale for lot splits, prohibiting PUDs and construction of private roads, and allowing rezonings to R-1 only if within the utility service boundary. A proposal was made to designate the area east of the airport as Airport Greenway and to also include the Airport Safety Zones.

Bouchard elaborated on density maximums, land uses and height requirements for each designation, which are stated in further detail within the meeting packet. Some points proposed were the 28th Street corridor splitting into several future land use categories, the centennial mixed used designation allowing 8 to 12 dwelling units per acre, and for the Boulevard mixed use having 8 to 12 dwelling units per acre with a commercial first floor.

Member Bruneau questioned why the proposed village designation goes slightly west of D&W. Bouchard said the proposal to expand the Cascade Village designation will lead to splitting the village into different zoning districts, subsequently allowing for more flexibility in regards to design requirements and allowed uses.

Members discussed and decided to add the properties across from Tassell Park, beginning at 2965 Thornapple River Drive, to the Cascade Village designation, along with the Tuffy building and doctor's office.

Member Rissi wanted the utility service boundary to exclude the airport greenway area and dial it back to Buttrick and end at I-96.

Members discussed potentially redesignating the Quail Ridge area into a park target area with potential for residential. The area across from Peace Park, east of McGraw Park, will also be considered a park target area.

Member Bruneau noticed the request to acknowledge the airport's future runways was not taken into account and advised Bouchard to include that.

Majority of Members agreed to limit the height of buildings to 2 to 3 stories with up to 8 dwellings per acre in the Redevelopment Mixed Use, Centennial Mixed Use, and Boulevard Mixed Use areas.

Bouchard explained that allowing higher density with more stories encourages redevelopment opportunities and allows developers to be more created. Targeted density can be used as a tool to help lessen development pressure in rural areas.

Member Bruneau questioned how they could attract a variety of ages and demographics into Cascade with the current lack of multifamily dwellings, such as condos above stores.

Member Noordhoek expressed concern about the Farmland Preservation district's requirement for homes on a minimum of 10 acres to preserve their land.

The next step will be for the Planning Commission to hold a work session sometime in October to continue to review the proposed amendments to the Future Land Use Map and the preliminary zoning recommendations.

ARTICLE 9. Old Business

Chair Noordyke along with Planning Director Hilbrands and Zoning Administrator Smith-Jacoby visited the Wormies site and noted the area did not smell and did not see any evidence of growing marijuana on the property.

ARTICLE 10. Any Other Business

Member Bruneau asked if there was a plan to extend water and sewer and said it may be helpful for residents to be informed.

Member Moxley saw a news article in the Grand Rapids Press stating that the Michigan Attorney General is suing the airport for PFAS contamination in Cascade Township.

ARTICLE 11. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 12. Adjournment

Motion was made by Member Rissi to adjourn the meeting. Supported by Member Engel. Motion carried 8 to 0. The meeting adjourned at 9:36 P.M.

Respectfully submitted,

Joe Engel, Secretary

STAFF REPORT

STAFF REPORT: Case # 23-3784
REPORT DATE: August 13, 2023
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 18, 2023
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Alexander Tsaturov

ADDRESS: **3680 Buttrick Ave. SE
Ada, Michigan 49301**

STATUS OF APPLICANT: Property Owner

REQUESTED ACTION: Seeking a Type I Special Use permit to build an accessory building over 832sqft.

EXISTING ZONING OF SUBJECT PARCEL: ARC

GENERAL LOCATION: Corner of 36th Street and Buttrick Ave.

PARCEL SIZE: 4.2 acres

EXISTING LAND USE ON THE PARCEL: Residential

ADJACENT AREA LAND USES:
N: Residential
E: Residential
S: Residential
W: Residential

ZONING ON ADJOINING PARCELS:
N: PUD
E: ARC
S: ARC
W: R1

STAFF COMMENTS:

- A. The applicant is requesting to build an accessory building off of 36th Street.
- B. The applicant received a variance for the placement at the September 12, 2023 Zoning Board of Appeals meeting. The accessory building meets all other requirements for side and rear yard setbacks. The placement does not interfere with well and septic on the property.
- C. The proposed accessory building is a 40’ x 70’ pole barn for a total of 2,800sqft.
- D. The applicant has indicated that the placement would utilize an existing gravel drive off of 36th Street. County Road Commission may require a new curb cut for access.
- E. Indicated in their narrative description, the accessory building would have trees and foliage to obscure the building from the road. The pole barn would allow better access to store recreational vehicles and other equipment. Refer to applicant for more information.
- F. The pole barn will be used for personal storage of vehicles, recreational vehicles etc.
- G. Nearby properties have similar size accessory buildings. The ARC district has larger parcel sizes that allow for more accessory building space.
- H. According to the Accessory Building Inventory list, the average square footage for accessory buildings in the ARC district is 2,274sqft.
- I. We have received a letter of support from the neighbor, see packet.

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
The proposed location, type and kind of construction and general architectural character of the building.	Northside of the property, pole barn construction with steel building materials.
The size of the building in relation to the house, lot and zoning district.	The home (with attached garage) is 2,413sqft. The lot is 4.2 acres, and ARC parcels typically have larger accessory buildings.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	The adjacent properties have multiple accessory buildings ranging from 832sqft – 2,400sqft.

The topography and vegetation in the area.	Wooded and vegetated area of the Township. Rolling hills, farmland and residential uses.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	The building will not impact nearby properties.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The building is behind trees and foliage, thus not impacting adjoining owners.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	Access will be off of 36 th Street or Buttrick, not impacting views or access for nearby properties.

RECOMMENDATION

Staff recommends that this variance be APPROVED based on the findings above, with the following conditions:

1. All outdoor lighting adheres to Cascade Township ordinance standards.
2. The accessory building not be used for a dwelling or home occupation.



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT:

Name: Alex Tsaturov

Address: 3680 Buttrick Ave SE

City & Zip Code Ada 49301

Telephone: 616-430-6191

Email Address: Alexander.K.Tsaturov@gmail.com

OWNER: * (If different from Applicant)

Name: AAIDK Living Trust

Address: same

City & Zip Code: same

Telephone: same

Email Address: same

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:**

We are requesting a special use permit for a

(Use Attachments if Necessary)**

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

large garage to safely secure our personal property as well as navigate our camper onto our property. The current land use restrictions in size are too small to meet our needs. Please see attached letter and paperwork.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 23-100-013

ADDRESS OF PROPERTY: 3080 Buttrick Ave SE Ada, MI 49301

PRESENT USE OF THE PROPERTY: Residential

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

Name(s)

Address(es)

Anna Tsaturova

Same

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.)

Anna Tsaturova

Alexander Tsaturova

Owner – Print or Type Name / co-trustee
(*If different from Applicant)

Applicant – Print or Type Name / co-trustee

*  7/24/23

 7/24/2023

Owner's Signature & Date / co-trustee
(*If different from Applicant)

Applicant's Signature & Date / co-trustee

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

Alexander Tsaturov
3680 Buttrick Ave SE Ada, Michigan 49301
alexander.k.tsaturov@gmail.com
616-430-6191

Application for Garage Construction Permit

Dear Cascade township,

I am writing to apply for a permit to build a garage for my family on our property located at 3680 Buttrick Ave, Ada 49301. The purpose of the garage is to provide secure parking for our 27' travel trailer as well as several other recreational vehicles (boat, jetski and a side-by-side). I am looking to place the garage at the north side of the property with access to 36th, which will make it significantly easier and safer to navigate our camper on and off the property. There is adequate set back for the garage to be placed at an adequate distance away from the road, with visibility obscured by a tree line as well as other foliage on our property. I have attached a site plan that outlines the location of the proposed garage on my property, indicating setbacks from property lines, existing structures, and any other relevant details as required by local regulations. I affirm that the construction of the garage will comply with all local building codes, zoning regulations, and other relevant laws.

Thank you for considering my application. I look forward to receiving the necessary permit to proceed with the construction of the garage.

Project Description:

Dimensions: 40' W x 70' L x 20'8" H 2800sq feet

Installation Surface: Concrete

Roof: Burnished Slate

Trim: Brown

Siding Color: Tan

Roof Style: A Frame - Vertical

Roof Pitch: 4 / 12

Roof Overhang: 12"

Leg Style: Ladder Legs

Gauge: 14-Gauge Framing

Leg Height: 14'

Left Side: Fully Enclosed

Left Side Siding: Vertical

Right Side: Fully Enclosed

Right Side Siding: Vertical

Front End: Fully Enclosed

Front End Siding: Vertical
Back End: Fully Enclosed
Back End Siding: Vertical
Approximate center clearance: 20'8"

Garage Doors

12'x12' Garage Door
10'x8' Garage Door
10'x8' Garage Door

Doors

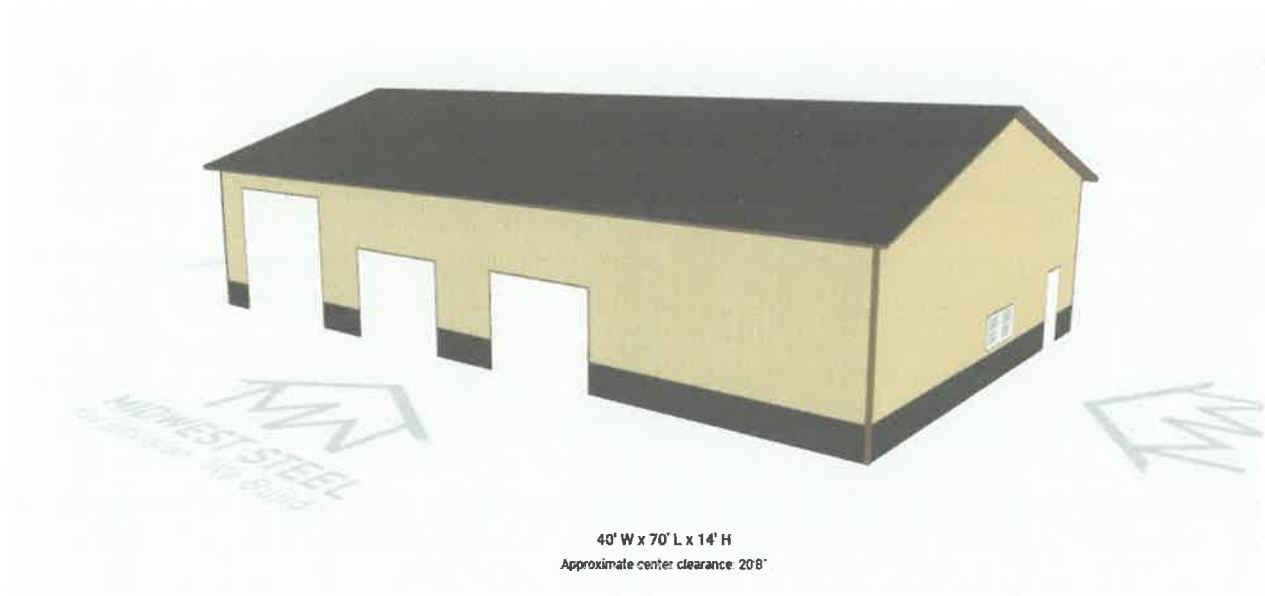
Walk-in Door (36x80)

Windows

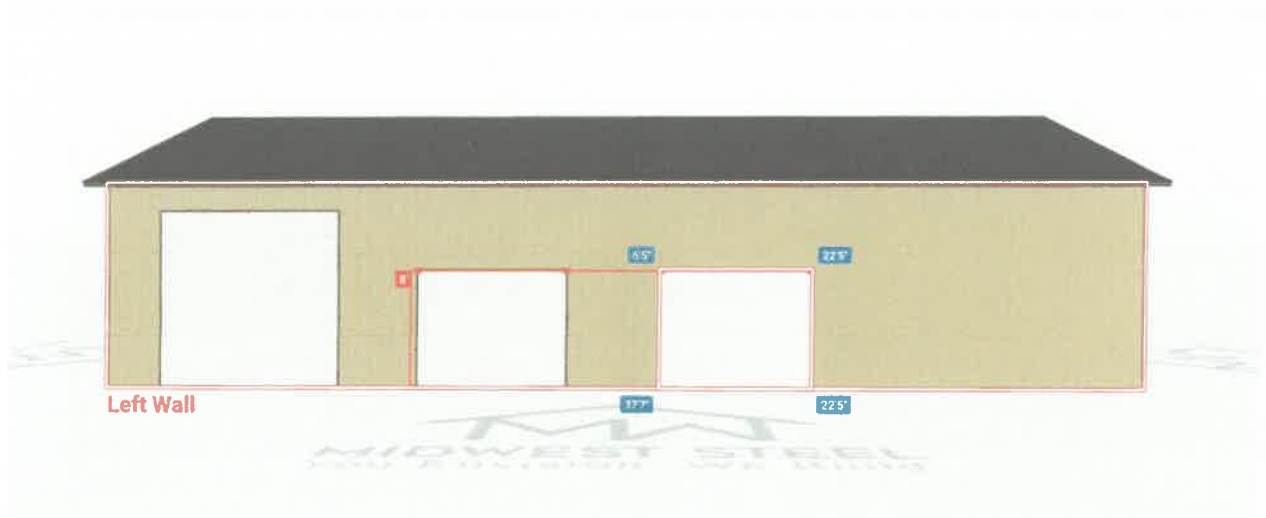
30W x 30H Window - Facing west
30W x 30H Window - Facing west
30W x 30H Window - Facing East
30W x 30H Window - Facing East
30W x 30H Window - Facing East
30W x 30H Window - Facing East
30W x 30H Window - Facing East

Frameouts

Corner Style: Square (Traditional)







Site Plan

Image 1, 2, 3 below. Please note that gis.kentcountymi.gov site would not allow to set actual dimensions of the garage to 40x70, thus the measurements represent h40.6 and w70.8 dimensions. Actuals are 40' W x 70' L x 20'8" H with sq footage of 2800 sq ft





From: [Jeff Hayes](#)
To: [Madison Smith-Jacoby](#)
Subject: 3680 Buttrick Ave
Date: Saturday, September 9, 2023 10:04:44 AM

Dear Madison,

This email is regarding the request of Alex Tsaturov to build an accessory building. A high percentage of homes in our area have one if not two accessory buildings and most of these buildings are over 832sqft. I support Alex being able to build this outbuilding. It fits with the aesthetics of the area. Also with the placement of his house and the position of his driveway from the street it makes the most sense for this building to be in his front yard.

In conclusion, I agree that Alex should be able to build this accessory building at 3680 Buttrick Ave SE.

If you have any questions you can contact me.

Thank you,

Jeff Hayes
3570 Buttrick Ave. SE
LHDB@comcast.net
616-318-0504

Accessory Building Inventory 2010-2022 (5/10/22)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10 2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10 3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10 3017	Halfmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
20-3589	Dykhouse	2645 Meadow Crossing	ARC	1,634	13	7,900
20-3598	Maslowski	9585 60th St	ARC	1,296	2	1,900
20-3601	Poolman	6667 60th St	ARC	4,288	4.5	3,800
20-3616	Staples	5288 Buttrick Ave	ARC	1,300	2.3	4,500
21-3637	Seely	4200 Cherry Ln	ARC	1,224	0.97	1,100
21-3638	Davis Flia Construction	6541 60th St	ARC	4,000	14.7	2,900

Accessory Building Inventory 2010-2022 (5/10/22)

21-3659	Lange	9205 28th St	ARC	1,600	3.4	2,800
21-3664	Eggleston	9091 36th St	ARC	1,680	9.2	2,900
21-3677	Elliott	6870 48th St	ARC	1,536	0.9	1,400
21-3682	Warren	5650 McCords Ave	ARC	1,561	2.9	2,700
22-3695	Downey	3030 Wood Duck Ln	ARC	3,456	4.6	5,100
23-3774	DeMeester	2511 Sugar Creek/9478 Grand R	ARC	2,142	11.9	2,142
23-3770	Vanderschaaf	3671 Cherry Lane	ARC	1,900	3.84	2,549
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
20-3600	Grzywacz	8683 Cascade Rd	FP	1,440	3.7	4,000
21-3625	Randall Burri Builder	4670 Quiggle Ave	FP	1,728	3.6	1,700
13-3161	Epique Homes	1415 Ballybunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500
18-3494	Stibitz	3494 Bloomington Hills	PUD 66	1,500	1.39	2,200
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
19-3561	Hayes	3570 Buttrick Ave	PUD 61	1,200	2.2	2,600
21-3619	Krause	2439 Sturbridge Dr	PUD 65	1,728	6.6	4,000
21-3631	Bigger	4983 Clear Ridge Dr	PUD 72	1,200	1.2	2,800
22-3707	Harwood	8189 Ashwood Dr	PUD 89	1,260	1.9	4,550
23-3785	Kluce	8189 Ashwood Drive	PUD 89	1,260	1.9	4,550
10 3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hacket	1547 Briarcliff Dr	R1	1,400	2.2	7,500
14-3190	Aaron Schaap	1910 Laraway Lake Dr	R1	2,604	13	8,200
14-3197	John Shipley	7373 Biscyane Way	R1	1,000	2.6	3,200
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Steketee Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
16-3301	Keeler	8100 45th st	R1	1,504	1.2	2,500

Accessory Building Inventory 2010-2022 (5/10/22)

16-3311	Borisch	5292 Dayenu	R1	5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1	1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1	1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1	1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1	1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1	1,296	0.95	3,000
18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
19-3567	Brinks	1596 Buttrick Ave	R1	1,296	1.5	2,700
20-3595	Mayton	1468 Buttrick Ave	R1	1,326	1.8	4,700
21-3621	Engler	7080 Hidden Ridge	R1	3,312	4.4	7,000
21-3652	Waugh	7630 Cascade Rd	R1	1,200	1.8	2,000
21-3685	Renucci	5175 Buttrick	R1	2,520	55	
22-3699	D. Carpenter Homes	2011 Devonwood	R1	1,320	3.3	9,700
23-3771	Achterhof	5830 Burton Street SE	R1	980	3.8	2,448
22-3702	Underwood	7675 Sudbury Ln	R1	1,292	2.4	3,100
23-3764	Jipping	7779 Silverthorn Drive	R1	2,500	13.79	5,659
23-3767	Bartlett	1400 Buttrick Avenue	R1	1,574	2.58	4,331
22-3703	Matthews	8320 45th St SE	R1	1,200	1.3	1,550
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
23-3753	Aaberg	1550 Thornapple River Drive	R2	1,495	1.15	2,800
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg				2,203	11.15	3,710
Avg ARC				2,274	15.33	2,790
Avg FP				1,857	6.95	2,483
Avg PUD				1,721	3.00	3,721
Avg R1				2,170	8.25	4,960

STAFF REPORT

STAFF REPORT: Case #23-3789/Kraft & 60th East LLC
REPORT DATE: September 13, 2023
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 18, 2023
PREPARED BY: Brian Hilbrands, Planning Director

APPLICANT:

Kraft & 60th East LLC
5460 Cascade Rd
Grand Rapids, MI 49546

STATUS

OF APPLICANT: Owner

ADDRESS

OF PROPERTY: 5880, 5950 & 5980 Kraft Ave and 5737 & 5795 60th St

REQUESTED ACTION: Basic Plan Review for the creation of a proposed PUD for a light industrial development project.

EXISTING ZONING OF
SUBJECT PARCEL(S):

Transitional Industrial (TI)

GENERAL LOCATION: Northeast corner of Kraft Ave and 60th St intersection.

PARCEL SIZE: Approximately 27 acres total.

EXISTING LAND USE
ON THE PROPERTY:

Vacant

ADJACENT AREA
LAND USES:

N – Vacant/single-family home
W – Industrial (Lacks) and single-family home.
S – Vacant/M-6
E – Vacant/Airport property

ZONING ON
ADJOINING PARCELS:

N – TI
W – TI/PUD 50 (Meadowbrooke)
S – M-6/Caledonia Township
E – Industrial

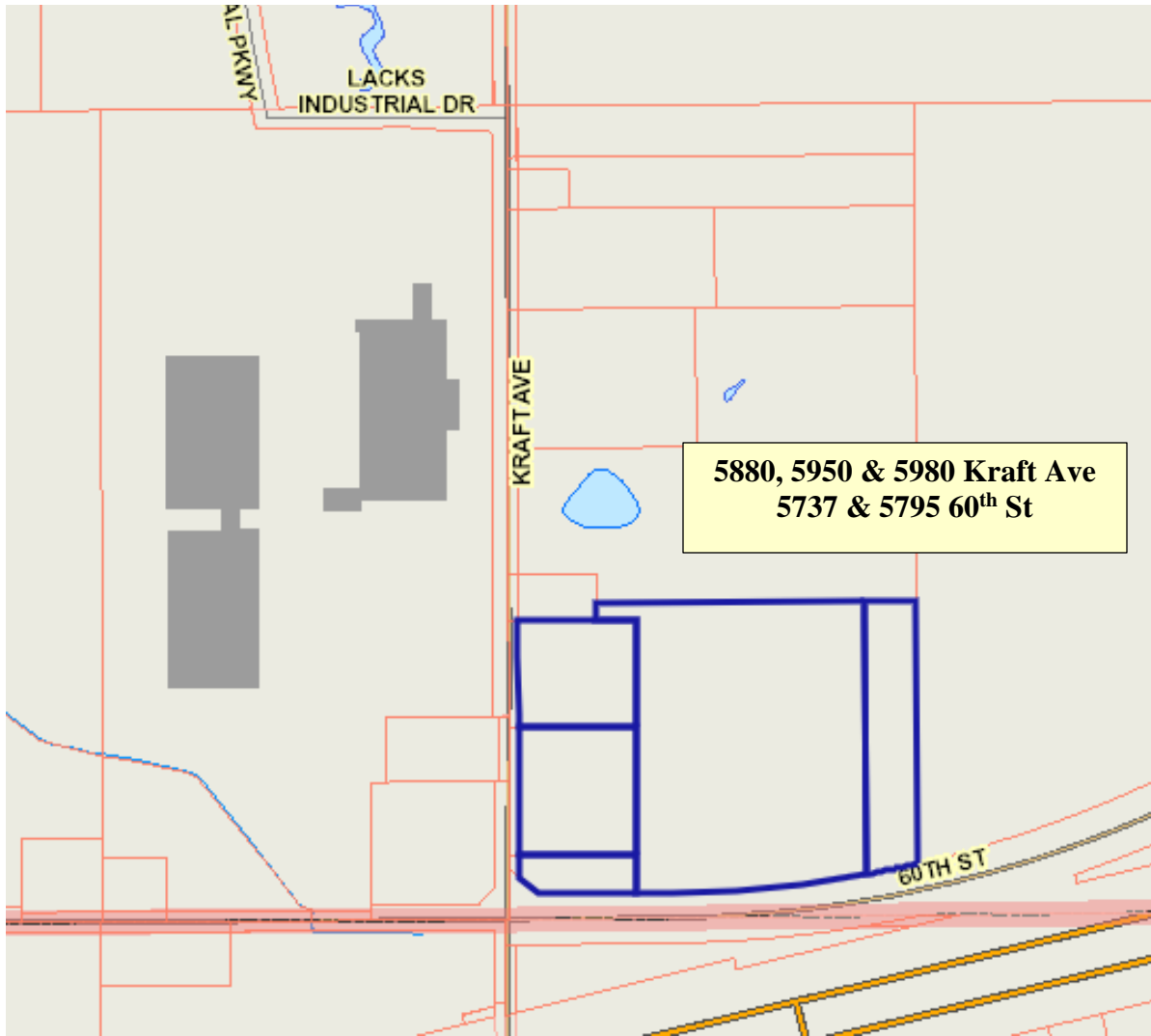
STAFF COMMENTS:

1. The applicant is requesting Basic Plan Review to create a Planned Unit Development for a light industrial development project. The development would include three buildings, with associated parking lots and driveways.
2. The applicant has submitted the basic site plan which is included in the packet. The site plan shows the three buildings to include an approximately 236,000 square foot painter building, a 227,000 square foot assembly building, and a 140,000 square foot warehouse building. While these uses would appear to be permitted in the TI zoning district, the applicant should provide additional information describing what exactly the buildings will be used for.
3. The site plan indicates that based on the Zoning Ordinance requirements, a total of 798 parking spaces are required. However, only 314 spaces are provided. The applicant should provide additional information to demonstrate why they believe the fewer number of spaces can still adequately serve the site.
4. The site is currently vacant. There were previously 4 single-family homes located on 5 parcels. The 5 parcels would be required to be combined into one parcel to avoid setback and bufferyard issues.
5. The properties are Master Planned as Transitional Mixed Use. This designation allows for a variety of light industrial uses, similar to what is being proposed for the site. The uses require public water and sewer, both of which are available along Kraft Avenue. Extension of utilities will need to be approved by the City of Grand Rapids.
6. The basic site plan shows the buildings and parking lots meeting the required setbacks and bufferyard requirements. A full civil plan set, along with a landscape plan and photometric plan will need to be submitted. As many existing trees as possible should be preserved.
7. Two curb cuts are proposed for the site, one out to Kraft Avenue and one to 60th Street. These will both need to be approved by the Kent County Road Commission.
8. The applicant has submitted this package as required by Section 16.05 (2) of the Zoning Ordinance for Basic Plan Review.
9. If you find that all 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 applicant submit the following information:

1. Narrative describing the uses that will take place in each building and why the proposed number of parking spaces is adequate.
2. Provide a full civil plan set that meets the requirements of Section 21.05 of the Zoning Ordinance.
3. Elevation drawings of the buildings.
4. Landscaping plan
5. Approval from the Township Engineer.
6. Approval from the Fire Chief.
7. Approval from the City of Grand Rapids for utility extensions.
8. Approval from the Kent County Road Commission for location of curb cuts.
9. Photometric Plan

ATTACHMENTS: Application
 Site Plan





CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: KRAFT ? 60TH EAST LLC
 Address: 5460 CASCADE ROAD SE
 City & Zip Code: GRAND RAPIDS, MI 49546
 Telephone: (616) 554.1514
 Email Address: pm.knight@lacksenterprises.com

OWNER: * (If different from Applicant)
 Name: SAME AS ABOVE
 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 checked="" type="checkbox"/>	P.U.D. - Site Condominium *	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Site Plan Review *	<input type="checkbox"/>	Sign Variance Subdivision
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Plat Review *
<input type="checkbox"/>	Zoning Variance	<input type="checkbox"/>	Other: _____ *

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

BRIEFLY DESCRIBE YOUR REQUEST:**
PROPOSED PUD FOR LIGHT INDUSTRIAL DEVELOPMENT PROJECT.
TO INCLUDE MULTIPLE BUILDINGS ? PARKING LOTS, DRIVEWAY
CONNECTIONS TO ROAD NETWORK ? ASSOCIATED UTILITY SERVICES.

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

LEGAL DESCRIPTION OF PROPERTY**:

SEE INCLUDED PUD PLAN

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-32-300-025, -007, -030, -048, -049

ADDRESS OF PROPERTY: 5880, 5950, 5980 KRAFT € 5737, 5795 60th St

PRESENT USE OF THE PROPERTY: VACANT / AGRICULTURE

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

Name(s)	Address(es)

SIGNATURES

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

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

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

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

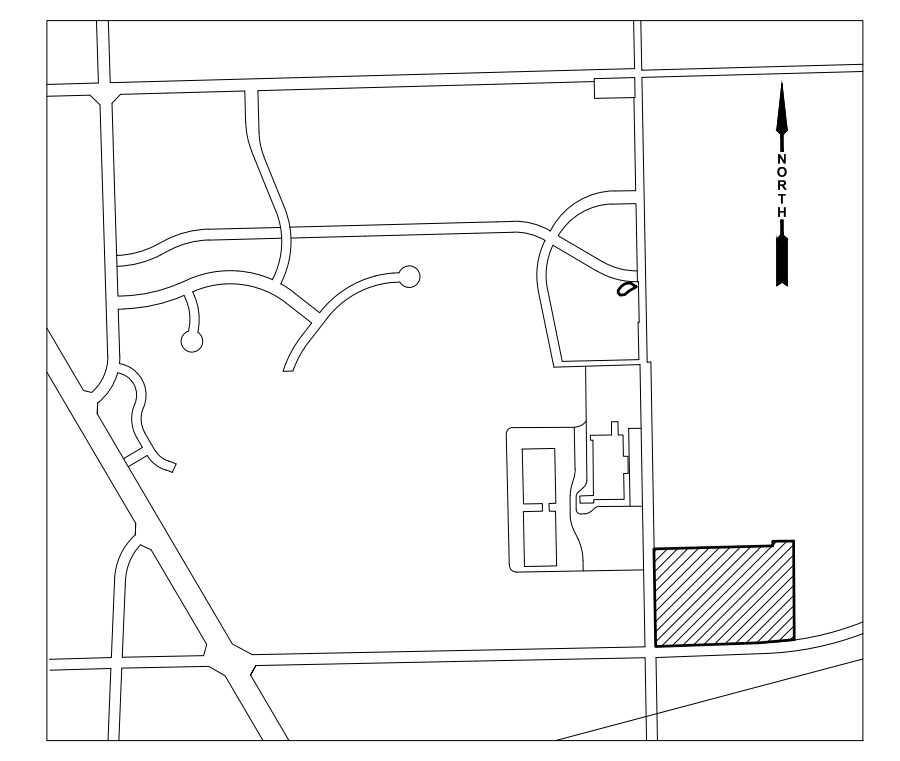
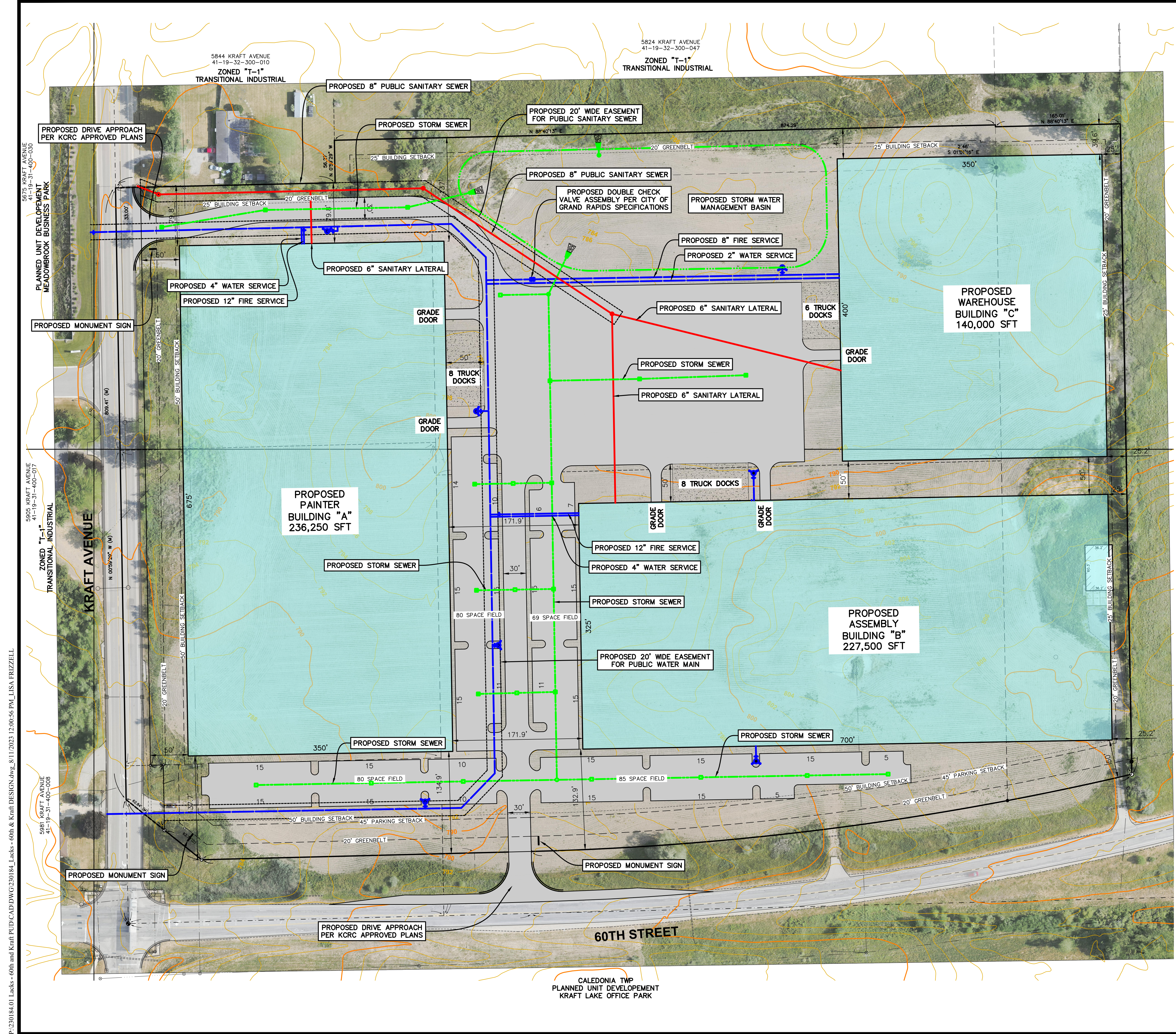
Patrick Knight II

Applicant -- Print or Type Name

[Signature] 8/11/23

Applicant's Signature & Date

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



LOCATION MAP
NO SCALE:

PROPERTY DESCRIPTIONS

Part of the Southwest one-quarter of Section 32, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan described as: BEGINNING on the West line of said section at a point being North 00°59'29" West 164.04 feet from the Southwest corner of said section; thence North 00°59'29" West 809.41 feet along said West line; thence North 88°40'13" East 290.04 feet along the South line of the North 352.00 feet of the Southwest one-quarter of the Southwest one-quarter of said section; thence North 00°59'29" West 56.27 feet parallel with the West line of said section; thence North 88°40'13" East 874.29 feet parallel with the North line of the Southwest one-quarter of the Southwest one-quarter of said section; thence South 01°01'16" East 2.46 feet parallel with the East line of the Southwest one-quarter of the Southwest one-quarter of said section; thence North 88°40'13" East 165.01 feet parallel with the North line of the Southwest one-quarter of the Southwest one-quarter of said section; thence South 01°01'16" East 860.51 feet along the East line of the Southwest one-quarter of the Southwest one-quarter of said section; thence Westerly 803.83 feet along the North right-of-way line of 60th Street (a variable width public right-of-way) on a 3920.60 foot radius curve to the right, the chord of which bears South 82°41'03" West 802.42 feet; thence South 88°33'28" West 434.18 feet along said North right-of-way line; thence North 51°26'59" West 127.61 feet along a clear vision right-of-way line to the place of beginning.

27.9180 acres including right-of-way
27.2635 acres excluding right-of-way

EXISTING ZONING: "TI" TRANSITIONAL INDUSTRIAL
MIN LOT SIZE: 1 ACRE
MIN FRONT SETBACK: 50'
MIN SIDE SETBACK: 25'
MIN REAR SETBACK: 25'
MAX BLDG HEIGHT: 45/2 STORIES

20' GREENBELT REQUIRED ALL AROUND

PARKING REQUIREMENTS:
MIN SPACE SIZE: 9'X18'/24' DRIVE ISLE
(1) INTERNAL LANDSCAPE ISLAND EVERY 15 SPACES

OFFICE: 3 SPACES/1000 SFT
MFG: 1.5 SPACES/1000 SFT
WAREHOUSE: 0.67 SPACES/1000 SFT

PARKING DATA:
BUILDING "A" (236,250 SFT TOTAL)
OFFICE: 1,000 SFT = 3 SPACES
MFG: 236,250/1000 = 236 X 1.5 = 353 SPACES
TOTAL SPACES REQUIRED FOR BLDG "A" = 356

BUILDING "B" (227,500 SFT TOTAL)
OFFICE: 1,000 SFT = 3 SPACES
MFG: 226,500/1000 = 226 X 1.5 = 341 SPACES
TOTAL SPACES REQUIRED FOR BLDG "B" = 344

BUILDING "C" (140,000 SFT TOTAL)
OFFICE: 1,000 SFT = 3 SPACES
WHS: 139,000/1000 = 139 X 0.67 = 93 SPACES
TOTAL SPACES REQUIRED FOR BLDG "C" = 96 SPACES

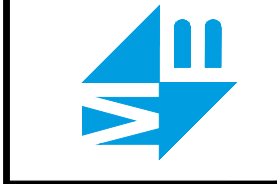
TOTAL PARKING REQUIRED: 798 SPACES
TOTAL PARKING SHOWN: 314 SPACES

PLAN SCALE: 1" = 60'

Know what's below.
Call before you dig.

PLAN REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 365-9801
mailto:info@mcbce.com



PRELIMINARY P.U.D. PLAN FOR
LACKS INDUSTRIES
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE	GIS
PROJECT NO.	230184.01
DESIGN DRAWN BY:	ESA/FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	8/11/23

P:\230184.01 Lacks - 60th and Kraft PUD\CADD\DWG\330184_Lacks - 60th & Kraft DESIGN.dwg, 8/11/2023 12:00:56 PM, LISA FRIZZELL

PREPARED FOR:
LACKS ENTERPRISES, INC
5460 CASCADE ROAD, SE
GRAND RAPIDS, MI 49546
PH: (616) 949-6570
FAX: (616) 285-2367

CALEDONIA TWP
PLANNED UNIT DEVELOPMENT
KRAFT LAKE OFFICE PARK

STAFF REPORT

STAFF REPORT: Case # 22-3791
REPORT DATE: September 26, 2023
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: October 2, 2023
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Agustin Sanchez-Marfil

PROPERTY LOCATION: 2568 Linda Avenue SE

STATUS OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a Special Land Use permit to build an accessory building over 832sqft.

EXISTING ZONING OF SUBJECT PARCEL: R2

GENERAL LOCATION: SE of intersection at Burton and Kraft Avenue

PARCEL SIZE: 1 acre

EXISTING LAND USE ON THE PARCEL: Residential

ADJACENT AREA LAND USES:
N: Residential
E: Residential
S: Residential
W: Residential

ZONING ON ADJOINING PARCELS:
N: R2
E: R2
S: R2
W: R2

STAFF COMMENTS:

- A. The applicant is requesting approval for an accessory building exceeding 832sqft.
- B. The proposed building is pre-fab “car port” construction measuring 30’ x 40’ for a total of 1,200sqft
- C. The height of the building is indicated as 12 feet in the plans attached.
- D. The setbacks of the accessory building meet the standards outlined in our Zoning Ordinance. The setbacks on the site plan are as follows:
 - Front/North: 45 feet, behind the frontline of the home
 - West: 20 feet from driveway (easement of 25 feet)
 - East: 10 feet at least from home
 - Rear: More than 30 feet
- E. The homes in the area have a mix of attached and detached garages. This accessory building would be on the larger side for the neighborhood.
- F. The few applications reviewed by Planning Commission in the R2 district have been 900sqft-1,495sqft. on similar size parcels. Refer to the Accessory Building Inventory for more information, included in the packet. Similarly, in the R1 district, we have allowed 1,200+sqft accessory buildings on 1-acre parcels.
- G. The applicant was discussing a change in plans for the siding to make it fit in better with the residential neighborhood. Refer to the applicant for design. The ordinance requests that, “The architectural character of all accessory buildings in excess of 200 square feet shall be compatible and similar to the principal building.” (4.08.1)
- H. The applicant has indicated that the building will be used for personal storage of vehicles and other personal items.
- I. The parcel is 1-acre, allowing for one accessory building on the property. There are currently no accessory buildings on the property.
- J. I have not received any formal letters for public comment, only calls with questions about the project from neighbors. I have confirmed with the applicant that they will not be operating any business out of the building.

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

The proposed location, type and kind of construction and general architectural character of the building.	Pre-fab building made of metal. Refer to applicant about siding style as staff hasn't received answers yet.
The size of the building in relation to the house, lot and zoning district.	The home measures 1,500sqft plus 1,000sqft. of finished basement. The zoning district
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	Other homes in the neighborhood have mostly attached garages and a few accessory buildings around 600sqft.
The topography and vegetation in the area.	Residential, manicured vegetation/landscaping in a relatively flat part of the township.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	It may affect the light or air for the parcel behind, but unconfirmed.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The neighbor behind this home is behind trees and foliage, already shielded from view on Linda Ave.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	An existing drive to the neighbors' home, extending a small approach from there to the accessory building. Refer to applicant about paving or gravel etc.

RECOMMENDATION

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

1. The accessory building is not used to run a business or for habitable dwelling place.
2. Any outdoor lighting adheres to the Cascade Township ordinance standards (shielded and downcast).

Attachments:

Application Packet

Inventory of Acc. Buildings

deadline: September 4.
meeting: October 2.

*\$100.00
* site plan
* building plans



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: AGUSTIN SANCHEZ MARFIL
Address: 2568 LINDA AVE SE
City & Zip Code: GRAND RAPIDS MI. 49546
Telephone: 616 773 92 40
Email Address: AGUSTINMARFIL66@GMAIL.COM

OWNER: * (If different from Applicant)

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

1200' SF (A) GARAGE STORAGE - personal storage.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-



REGULAR / A-FRAME 30'-0" WIDE CARPORT STYLE BUILDINGS

DESIGN NOTES

- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2015, CSHA, AISC 360, AISI 100, ASCE 7-10, AWS D 1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
- BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
- ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
- ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
- ALL FIELD CONNECTIONS SHALL BE #12X1/4 SDS (ESR-2199 OR EQ).
- STEEL SHEATHING SHALL BE 29GA CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
- ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
- STRUCTURAL TUBE T52 1/2X2 1/2" - 14GA. IS EQUIVALENT TO T52 1/4X2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
- ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

DESIGN CRITERIA

PREVAILING CODE:	MBC 2015 (IBC 2015)
USE GROUP:	U (CARPORTS, BARN)
RISK CATEGORY:	I
1. DEAD LOAD (D)	D = 4 PSF
2. ROOF LIVE/SNOW LOAD (Lr)	Lr = 20 - 61 PSF (AS PER SNOW LOAD SEE TABLE 4)
3. SNOW LOAD (S)	P _s = 20 - 90 PSF
GROUND SNOW LOAD IMPORTANCE FACTOR	I _s = 0.8
THERMAL FACTOR	C _t = 1.2
EXPOSURE FACTOR	C _e = 1.0
ROOF SLOPE FACTOR	C _s = 1.0
4. WIND LOAD (W)	
BASIC WIND SPEED EXPOSURE	V _{ULT} = 105 - 180 MPH
5. SEISMIC LOAD (E)	
DESIGN CATEGORY	D
IMPORTANCE FACTOR	I _e = 1.00

LOAD COMBINATIONS:

- D + (Lr OR S)
- D + (0.6W OR ±0.7E)
- D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
- W ± (Lr OR S)

DRAWING INDEX

COVER SHEET	1
SCHEDULES & MEMBER -	
SECTIONS	2
FRAME SECTIONS & DETAILS	3
SPACING SCHEDULES -	
& ENCLOSURE NOTES	4
PURLIN & GIRT SCHEDULES	5
SHEATHING OPTIONS	6
SIDE WALL FRAMING & OPENINGS	7-A, 7-B
END WALL FRAMING & OPENINGS	8-A, 8-B
CORNER BRACING DETAILS	9
OPTIONAL LEAN-TO ADDITION	10
FOUNDATION OPTIONS	11-A TO 11-D

EXCLUSIVELY FOR AMERICAN
STEEL CARPORTS INC.

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL
6036 Resurgence Place, Toledo, OH 43623
Tel. 419-899-1983 • Fax. 419-899-0555
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 033-23-0119

SHEET TITLE:

COVER SHEET

SHEET NO.: 1 / 11

DRAWN BY: A.W. DATE: 10/18/21

CHECKED BY: OAA DATE: 10/18/21

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



STAMP EXPIRY: 03-24-2024

DATE SIGNED: 01-25-2023

CUSTOMER INFORMATION	DESIGN LOADS	BUILDING INFORMATION	CERTIFICATION VALIDITY NOTICE
OWNER: ADDRESS:	GROUND SNOW: ROOF LIVE LOAD: BASIC WIND SPEED:	WIDTH: LENGTH: HEIGHT:	FRAME TYPE: <input type="checkbox"/> A-FRAME <input type="checkbox"/> REGULAR <input type="checkbox"/> FULL <input type="checkbox"/> PARTIAL <input type="checkbox"/> OPEN ENCLOSURE TYPE:
			DATE OF PLANS EXPIRATION: 01-25-2024 CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

30' x 40'

TABLE 2.1: MEMBER PROPERTIES

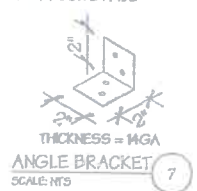
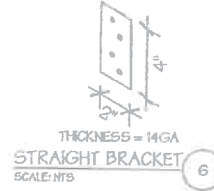
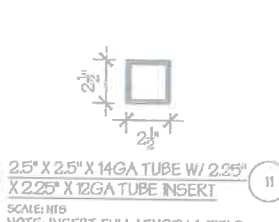
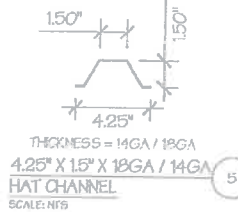
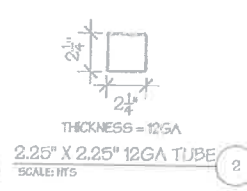
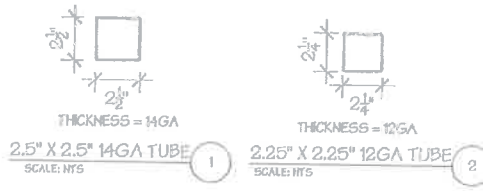
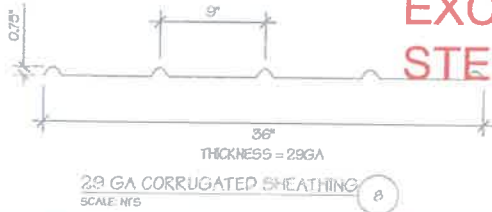
ID	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE W/ 2.25" X 2.25" X 12GA TUBE INSERT	11
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" X 14GA TUBE	1
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE	7
8	PURLIN	4.25" X 1.5" X 18GA / 14GA HAT CHANNEL	5
9	GIRT	4.25" X 1.5" X 18GA / 14GA HAT CHANNEL	5
10	SHEATHING	29 GA CORRUGATED SHEET	8
11	END WALL POST	2.5" X 2.5" X 14GA TUBE	1
12	DOOR POST	2.5" X 2.5" X 14GA TUBE	1
13	SINGLE HEADER	2.5" X 2.5" X 14GA TUBE	1
14	DOUBLE HEADER	DBL. 2.5" X 2.5" X 14GA TUBE	1
15	SERVICE DOOR / WINDOW FRAMING	2.5" X 2.5" X 14GA TUBE	1
16	ANGLE BRACKET	2" X 2" X 2" LG. 1/8" ANGLE	7
17	STRAIGHT BRACKET	2" X 2" X 4" LG. 1/8" PLATE	6
18	PB SUPPORT	2.5" X 2.5" X 14GA TUBE	1
19	DIAGONAL BRACE	2" X 2" X 1/4 GA TUBE	3
20	GABLE BRACE	2" X 2" X 1/4 GA TUBE	3
21	DB BRACKET	2.25" X 2.25" X 6" X 14GA ANGLE	9
22	TRUSS SPACER	2.5" X 2.5" X 14GA TUBE	1
23	ALL FASTENERS	#12 X 1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER	

TABLE 2.2: SHEATHING FASTENER SCHEDULE

LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" C/C	MIN 1	4 1/2" C/C	9" C/C

FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER

*SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.



EXCLUSIVELY FOR AMERICAN STEEL CARPORTS INC

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



AAA ENGINEERING
CIVIL & STRUCTURAL
6006 Resolute Place, Dallas, TX 75237
Tel: 419-959-1983 • Fax: 419-992-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 033-23-019

SHEET TITLE:

SCHEDULES & MEMBER SECTIONS

SHEET NO.: 2 / 11

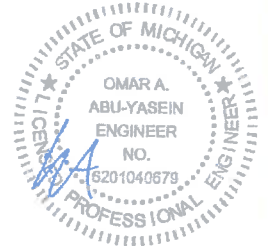
DRAWN BY: A.W. DATE: 10/18/21

CHECKED BY: OAA DATE: 10/18/21

LEGAL INFORMATION

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- DRAWINGS VOID UP TO DATE OF EXPIRATION.

SEAL:



STAMP EXPIRY: 03-24-2024

DATE SIGNED: 01-25-2023

MANUFACTURED BY:



457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL
6036 Rembrandt Place, Toledo, OH 44028
Tel. 419-992-1583 • Fax. 419-992-0555
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 30'-0" WIDE BUILDINGS

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 033-23-0119

SHEET TITLE:

FRAME SECTIONS &
DETAILS

SHEET NO.: 3 / 11

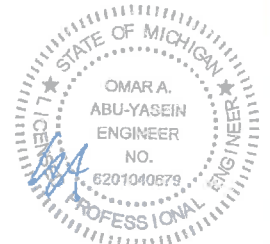
DRAWN BY: A.W. DATE: 10/18/21

CHECKED BY: OAA DATE: 10/18/21

LEGAL INFORMATION

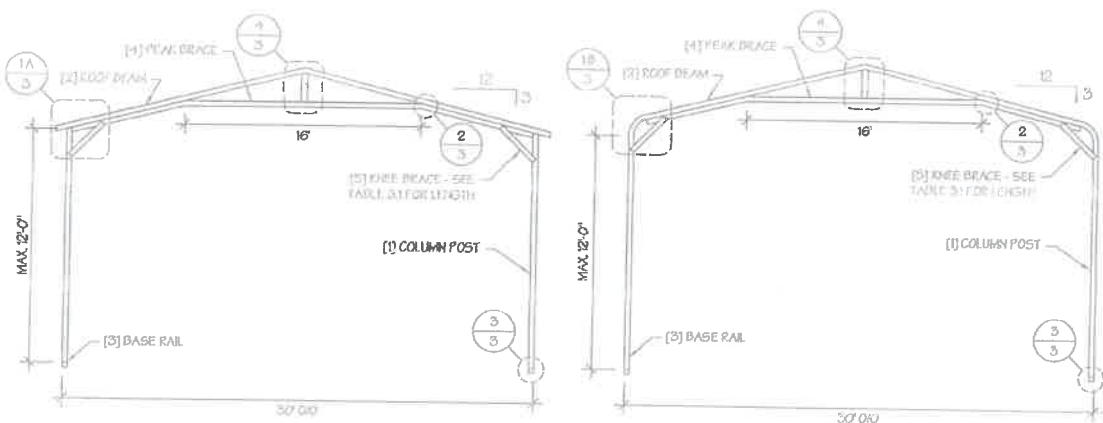
- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS EXPRESSLY FORBIDDEN, ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



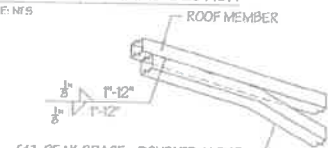
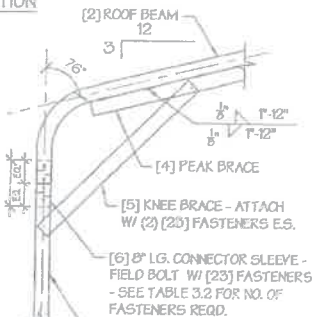
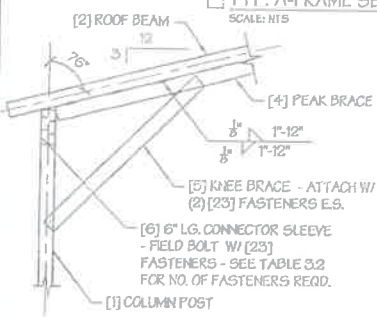
STAMP EXPIRY: 03-24-2024

DATE SIGNED: 01-25-2023



TYP. A-FRAME SECTION
SCALE: NTS

TYP. REGULAR FRAME SECTION
SCALE: NTS



PEAK BRACE CONNECTION DETAILS
SCALE: NTS



BASE DETAIL
SCALE: NTS

A. A-FRAME

EAVE DETAIL
SCALE: NTS

B. REGULAR FRAME

TABLE 3.1: KNEE BRACE SCHEDULE

EAVE HEIGHT	KNEE BRACE LENGTH
□ UP TO 8'	24"
□ 9' TO 12'	36"

TABLE 3.2 FASTENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
□ 105 TO 125	4
□ 130 TO 135	6
□ 150 TO 160	8



PB SUPPORT DETAIL
SCALE: NTS

NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING. MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

EXCLUSIVELY FOR AMERICAN STEEL CARPORTS INC.

Accessory Building Inventory 2010-2022 (5/10/22)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10 2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10 3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10 3017	Halfmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
20-3589	Dykhouse	2645 Meadow Crossing	ARC	1,634	13	7,900
20-3598	Maslowski	9585 60th St	ARC	1,296	2	1,900
20-3601	Poolman	6667 60th St	ARC	4,288	4.5	3,800
20-3616	Staples	5288 Buttrick Ave	ARC	1,300	2.3	4,500
21-3637	Seely	4200 Cherry Ln	ARC	1,224	0.97	1,100
21-3638	Davis Flia Construction	6541 60th St	ARC	4,000	14.7	2,900

Accessory Building Inventory 2010-2022 (5/10/22)

21-3659	Lange	9205 28th St	ARC	1,600	3.4	2,800
21-3664	Eggleston	9091 36th St	ARC	1,680	9.2	2,900
21-3677	Elliott	6870 48th St	ARC	1,536	0.9	1,400
21-3682	Warren	5650 McCords Ave	ARC	1,561	2.9	2,700
22-3695	Downey	3030 Wood Duck Ln	ARC	3,456	4.6	5,100
23-3774	DeMeester	2511 Sugar Creek/9478 Grand R	ARC	2,142	11.9	2,142
23-3770	Vanderschaaf	3671 Cherry Lane	ARC	1,900	3.84	2,549
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
20-3600	Grzywacz	8683 Cascade Rd	FP	1,440	3.7	4,000
21-3625	Randall Burri Builder	4670 Quiggle Ave	FP	1,728	3.6	1,700
13-3161	Epique Homes	1415 Ballybunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500
18-3494	Stibitz	3494 Bloomington Hills	PUD 66	1,500	1.39	2,200
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
19-3561	Hayes	3570 Buttrick Ave	PUD 61	1,200	2.2	2,600
21-3619	Krause	2439 Sturbridge Dr	PUD 65	1,728	6.6	4,000
21-3631	Bigger	4983 Clear Ridge Dr	PUD 72	1,200	1.2	2,800
22-3707	Harwood	8189 Ashwood Dr	PUD 89	1,260	1.9	4,550
23-3785	Klucze	8189 Ashwood Drive	PUD 89	1,260	1.9	4,550
10 3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hacket	1547 Briarcliff Dr	R1	1,400	2.2	7,500
14-3190	Aaron Schaap	1910 Laraway Lake Dr	R1	2,604	13	8,200
14-3197	John Shipley	7373 Biscyane Way	R1	1,000	2.6	3,200
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Steketee Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
16-3301	Keeler	8100 45th st	R1	1,504	1.2	2,500

Accessory Building Inventory 2010-2022 (5/10/22)

16-3311	Borisch	5292 Dayenu	R1	5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1	1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1	1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1	1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1	1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1	1,296	0.95	3,000
18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
19-3567	Brinks	1596 Buttrick Ave	R1	1,296	1.5	2,700
20-3595	Mayton	1468 Buttrick Ave	R1	1,326	1.8	4,700
21-3621	Engler	7080 Hidden Ridge	R1	3,312	4.4	7,000
21-3652	Waugh	7630 Cascade Rd	R1	1,200	1.8	2,000
21-3685	Renucci	5175 Buttrick	R1	2,520	55	
22-3699	D. Carpenter Homes	2011 Devonwood	R1	1,320	3.3	9,700
23-3771	Achterhof	5830 Burton Street SE	R1	980	3.8	2,448
22-3702	Underwood	7675 Sudbury Ln	R1	1,292	2.4	3,100
23-3764	Jipping	7779 Silverthorn Drive	R1	2,500	13.79	5,659
23-3767	Bartlett	1400 Buttrick Avenue	R1	1,574	2.58	4,331
22-3703	Matthews	8320 45th St SE	R1	1,200	1.3	1,550
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
23-3753	Aaberg	1550 Thornapple River Drive	R2	1,495	1.15	2,800
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg				2,203	11.15	3,710
Avg ARC				2,274	15.33	2,790
Avg FP				1,857	6.95	2,483
Avg PUD				1,721	3.00	3,721
Avg R1				2,170	8.25	4,960

Public Comment asked to be submitted for case #23-3791:

Dear Planning Commission Members,

I object to the proposed building.

From: Jenn Scheuneman, 2558 Linda Ave. SE