

AGENDA
Cascade Charter Township Planning Commission
Monday, June 05, 2017
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the May 15, 2017 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 17:3382 Melissa Rollo
Public Hearing
Property Address: 7220 Oliver Woods Dr.
Requested Action: The applicant is requesting a Special Use Permit to install a 6 foot tall fence in the front yard.**
- ARTICLE 7. Case # 17:3383 Andrew Popp
Public Hearing
Property Address: 1360 Briarcliff Dr.
Requested Action: The Applicant is requesting a Special Use Permit to construct an accessory building in excess of 832 sq ft.**
- ARTICLE 8. Case # 16:3316 Leisure Living LLC
Property Address: 5042, 5044 Cascade Rd and 1225 Spaulding
Requested Action: Recommendation to the Township Board for approval of the P.U.D. ordinance and site plan.**
- ARTICLE 9. Any other business**
- ARTICLE 10. 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, May 15, 2017
7:00 P.M.

ARTICLE 1. Chairman Waalkes called the meeting to order at 7:00 P.M.
Members Present: Katsma, Lewis, Mead, Pennington, Rissi, Robinson, Sperla and Williams
Members Absent:
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Robinson to approve the Agenda. Supported by Member Lewis. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the April 17, 2017 Meeting.

Motion was made by Member Mead to approve the Minutes as written. Supported by Member Katsma. Motion carried 9 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors who were present wished to speak about non-agenda items.

ARTICLE 6. Case #17:3379 David Shaffer

Public Hearing

Property Address: 8665 28th Street

Requested Action: The Applicant is requesting a Special Use Permit to construct an addition to an accessory building in excess of 832 sq. ft.

Director Peterson stated that the Applicant is requesting permission to construct an 18 x 21 addition to the existing accessory building. The existing accessory building is about 688 sq. ft. The addition would bring the total size to 1,066 sq. ft., bringing the building over 832 sq. ft., which requires a special use permit. The building is about 40 feet off the side (north) property line and is about 16 feet tall, which meets the minimum setback requirements. Applicant has stated it would be for personal storage.

With less than 3 acres, the property would only be allowed this one accessory building. There is a second building on the property that Applicant plans to remove as a result of this project. The materials for the building will be the same as the existing building, a metal roof with wood siding.

Director Peterson recommends approval of the request to construct the addition to the existing accessory building with three conditions:

1. That the building is not used for living space or to run a business.
2. Any outdoor light meets township regulations; and
3. Remove the small shed within 30 days of completing the addition.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Shaffer came forward to answer any questions members may have and to assure them that the extra building would be taken down almost immediately.

A brief discussion followed.

Motion was made by Member Mead to open the public hearing. Supported by Member Lewis. Motion was carried 9 to 0.

No one from the public came forward.

Motion was made by Member Lewis to close the Public Hearing. Supported by Member Robinson. Motion carried 9 to 0.

Motion was made by Member Sperla to approve the Special Use Permit to allow the addition to the accessory building with the three conditions stated by Director Peterson above. Supported by Member Robinson. Motion carried 9 to 0.

ARTICLE 7. Case #16:3348 Edward Rose/Meadowbrook P.U.D. Amendment

Property Address: 5794 Broadmoor Avenue & 5201 60th Street

Requested Action: The Applicant is requesting a recommendation to the Township Board to amend the Meadowbrooke P.U.D. to allow for multifamily residential and commercial development.

Director Peterson stated that on February 6, 2017, the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the P.U.D. amendment for the project. The project was approved with several conditions. The Applicant has completed all conditions and the township has received the revised traffic study with acceptance from MDOT. The P.U.D. Ordinance has been reviewed by Applicant, as well as Lacks Industries (user to the east).

Director Peterson recommended that the Planning Commission forward a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan.

Chairman Waalkes asked if the Applicant would like to come forward.

Applicant did not come forward with any comments. However, Mr. Tim Stoepky, a representative of Lacks Industries, came forward with a brief comment.

Motion was made by Member Lewis to send a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan. Supported by Member Mead. Motion carried 9 to 0.

ARTICLE 8. Any other business

ARTICLE 9. Adjournment.

Motion was made by Member Rissi to adjourn. Supported by Member Sperla. Motion carried 9 to 0. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Scott Rissi, Secretary

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: May 22, 2017
MEETING DATE: June 5, 2017
CASE: #17-3382/Rollo

GENERAL INFORMATION

APPLICANT:

Melissa Rollo
7220 Oliver Woods Dr
Cascade MI 49546

- A. **Status of Applicant:** Property Owner
- B. **Property Location:** SE corner of Thornapple River Dr and Oliver Woods Dr
- C. **Requested Action:** Install a 6 foot tall fence in the front yard.
- D. **Existing Zoning on Subject Parcel:** R1, Residential
- E. **Zoning on Adjoining Parcels:** All R-1
- F. **Existing Land Use on Subject Parcel:** Residential.
- G. **Adjacent Area Land Uses:** All Residential

STAFF ANALYSIS

- A. The applicant is requesting a Type I special use permit to allow for a taller fence in the front yard. They are asking for a 6 foot tall wooden dog ear fence in the front yard along the Thornapple River Dr frontage.
- B. The applicant is allowed to have a 4 foot tall fence in the front yard but would like to increase it to 6 feet tall. Because they would like to go over 4 feet tall in the front they need a special use permit.
- C. Fences do not require a building permit but are required to comply with 4.30 of the Zoning Ordinance.

- D. We have granted other permits for taller fences in the front yard. A quick ride down Thornapple River Dr and you will notice that it is not uncommon to have 6 foot tall fence along Thornapple River Dr frontage
- E. Because this is a corner lot the applicant actually has two front yards. However they are only seeking the taller fence for a portion of the Thornapple frontage. The rest of the fence is in the side or rear yard allowing it to be 6 feet tall.
- F. With a Type I special use permit the Planning Commission may allow the height of the fence to increase to 8 feet, however they are only asking to increase to 6. I have copied for you the section from our ordinance that provides the criteria for you to evaluate the taller fence request.

Conditions for Special Use Permit Approval

Amended by Ord No 5 of 2012 (7/25/12)

Due to the unusual circumstances related to the property location or use of the fence, the height of a fence may be increased to a height of eight (8) feet as measured from final grade in all agricultural, office and residential zoning districts and up to ten (10) feet, as measured from average grade in all other zoning districts. Upon review of a special use permit for additional fence height the Planning Commission shall consider the following.

Standard	Comment
To what extent the impact of additional height has on adjoining neighbors.	Little if any for a 6 foot tall fence. Given the fact that both neighbors could have a 6 foot tall fence with no special permission.
Whether the additional height severely impacts light and ventilation from flowing onto the adjoining properties.	I do not believe this would be an issue for a 6 foot tall fence.
Whether the increased height creates a traffic hazard.	The additional height of a 6 foot tall fence would not create a traffic hazard.
Whether the increased height creates a fire, safety hazard.	The Fire Chief has indicated that the increase in height would not create a fire hazard.
Whether the increased height violates any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.).	The Township is unaware of any deed restrictions that would prohibit this fence. They have provided la letter from the President of the Association approving the additional height.

Staff recommends that the Planning Commission approve a 6 foot tall fence in the front yard as proposed.

Attachments: application package
Section 4.30 of the zoning ord



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Melissa Bollo
 Address: 7720 Oliver Woods
 City & Zip Code: Grand Rapids 49546
 Telephone: (616) 826-8957
 Email Address: msrollo@yahoo.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 |
| <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:**

(Use Attachments if Necessary)**

-SEE OTHER SIDE-

Assessor
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1502

Fire
949-1320

Manager
949-1503

Planning
949-0220

Treasurer
949-6088

April 17, 2017

To Whom It May Concern:

Melissa Rollo requested this letter be written to inform you of the services her son, Mateo Rollo is receiving from Pine Rest Christian Mental Health Services. Currently, Mateo is under my care, receiving ABA therapy, to treat symptoms related to autism spectrum disorder. One of the aspects of his care that would important to know, is Mateo has tendencies to engage in elopement. It is my belief he would benefit from a fenced in yard that could assist with safety concerns. Mateo is a very active young man and has good gross motor skills. With that noted, a 6ft fence would be ideal for safety as he could potentially climb over a lower fence. Mateo has limited insight into early learner skills, such as waiting or following instructions which adds to the risk of elopement. With an addition of a fence, Mateo will be able to play and enjoy outside activities adding to his quality of life.

Yours truly,



Emily L. White, LMSW, BCBA
Licensed Master Social Worker
Board Certified Behavior Analyst
Pine Rest Christian Mental Health Services

To: Cascade Township

5/04/17

To Whom It May Concern,

Please note that the Oliver Woods Homeowners Association approves of the plans for Melissa Rollo to build a six foot tall fence on her newly acquired property at 7220 Oliver Woods Drive, assuming it meets township code requirements.

If there are any questions regarding this issue, please feel free to contact me.

Thank you.

Gary S Gagliardo

7219 Oliver Woods Dr. SE

President, Oliver Woods Association

Email: ggagliar@yahoo.com

Home phone = 616-676-2558

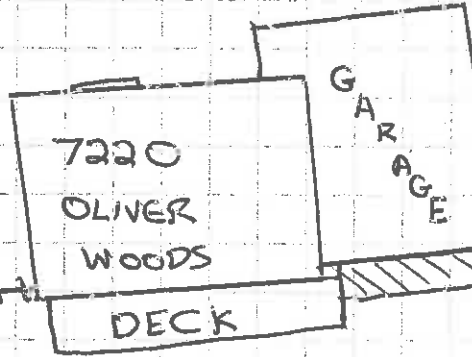
Cell phone = 616-443-9575

THORNAPPLE RIVER DRIVE
↑
173'

OLIVER WOODS DRIVE
↑
178'

TREE LINE

FRONT YARD



DRIVEWAY

16'
40'

20'
FENCE GATE
WALKWAY

50'

* FENCE MEASUREMENT
APPROXIMATE BUT WELL
WITHIN LOT LINE

PROPOSED
FENCE - DOG EAR
CLOSED 6 FOOT

200'

LOTLINE

137'

52'

STAFF REPORT: Case # 17-3383
REPORT DATE: May 22, 2017
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: June 5, 2017
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Andrew Popp
1360 Briarcliff Dr
Cascade MI 49301

STATUS

OF APPLICANT: Property Owner

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

**EXISTING ZONING OF
SUBJECT PARCEL(S):** R1

GENERAL LOCATION: south side of Briarcliff just east of Thornapple River Dr.

PARCEL SIZE: Approximately 1.16 acre.

**EXISTING LAND USE
ON THE PROPERTY:** Residential

**ADJACENT AREA
LAND USES:** Residential

**ZONING ON
ADJOINING PARCELS:** R1

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 30' x 40' accessory building (1,200 sq ft). The building will be 14 feet tall as measured to the midpoint. This requires a minimum of a 10 foot setback from the side and 25 feet from the rear property lines. The applicant shows the nearest setback of 11 feet to the side property line.
2. The property is on the river so they are allowed to put the building in the front yard provided they still meet the required front setback of 35 feet. They propose a setback of about 200 feet.
3. They have indicated that they want the building for personal storage of boats, cars, lawn equipment, etc.
4. With less than 3 acres the property would only be allowed this one accessory building. It does appear that they have a small building on the river. They will need to choose which one they want as they are only allowed one.
5. The building is planned to be to have similar construction materials as the house, with either cedar or fiber cement siding and asphalt shingles.
6. A review of past accessory building in the R1 zone on lots of similar size shows that this is "normal" size.
7. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
8. It should be noted that accessory buildings cannot be used for living space or to run a business.

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

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Residential storage.
The proposed location, type and kind of	The garage will be of similar materials

construction and general architectural character of the building.	to others in the area.
The size of the building in relation to the house, lot and zoning district.	The property is about 1.16 acres. The home has approximately 4,800 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are a few other detached buildings in the immediate area. This size and type of building is consistent with others of similar size in the Township.
The topography and vegetation in the area.	Open, slopes to river
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The most impacted home will be the home to the west.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

I would recommend that you approve the request to construct the new building under the following conditions;

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.
3. Remove the existing accessory building within 30 days of completing the new one

Attachments: Application package



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Andrew Popp
 Address: 1360 Briarcliff Dr SE
 City & Zip Code: Grand Rapids 49546
 Telephone: 616 291 0859
 Email Address: andrewjpoppp@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
<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:**
Addition of a new 40' x 30' accessory building.

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

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY**:

SEE Attachment

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 03 - 176 - 022

ADDRESS OF PROPERTY: 1360 Briarcliff Dr SE Grand Rapids 49546

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)

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.)

Andrew J Popp

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

Applicant - Print or Type Name

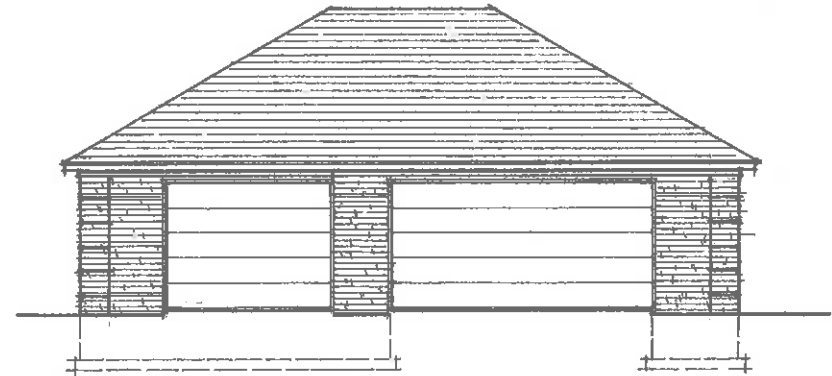
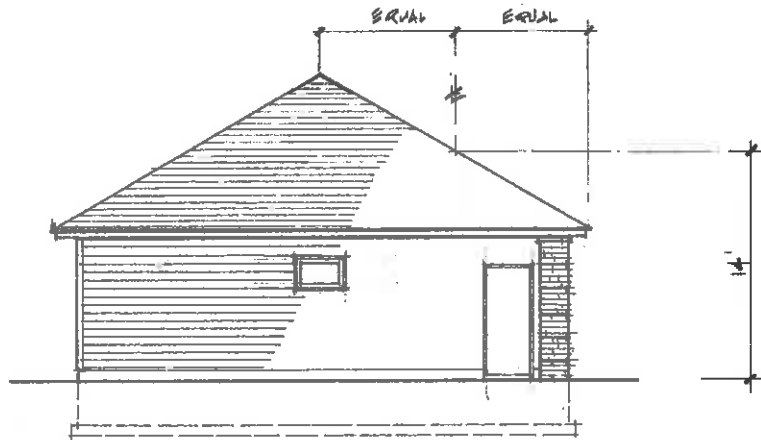
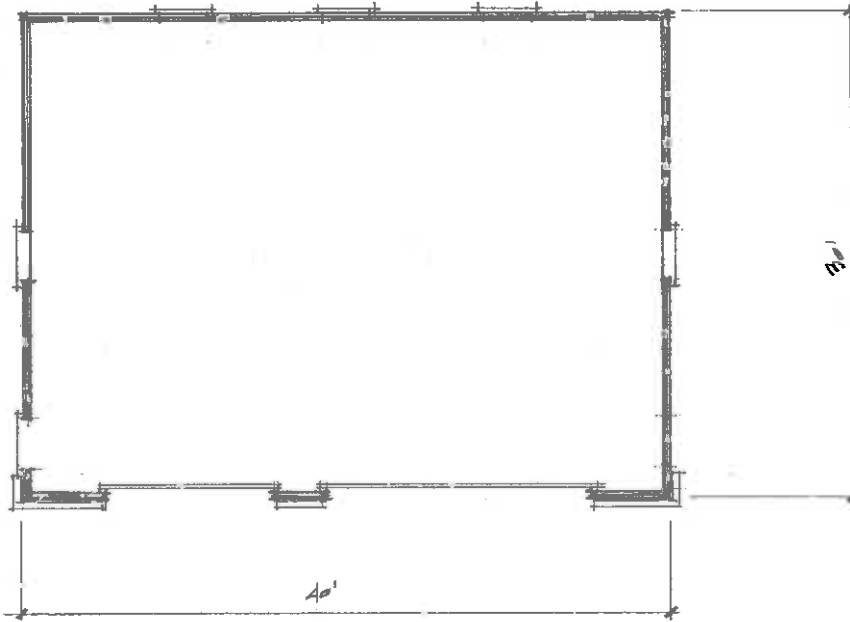
* Andrew Popp

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

Applicant's Signature & Date

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

Rev. 7/24/14



NOTE: WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DRAWER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE SUBCONTRACTORS ON THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS AND BE RESPONSIBLE TO BOTH GENERAL CONTRACTOR AND OWNER FOR SAME. ALL DIMENSIONS UNLESS OTHERWISE NOTED ON THIS DRAWING. ALL DIMENSIONS ARE FIGURED AS ROUGH. 3/4" = 1' BEING 1/4" = 3/8".

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DATE
SCALE
DRAWN BY
REVISED

Sheet

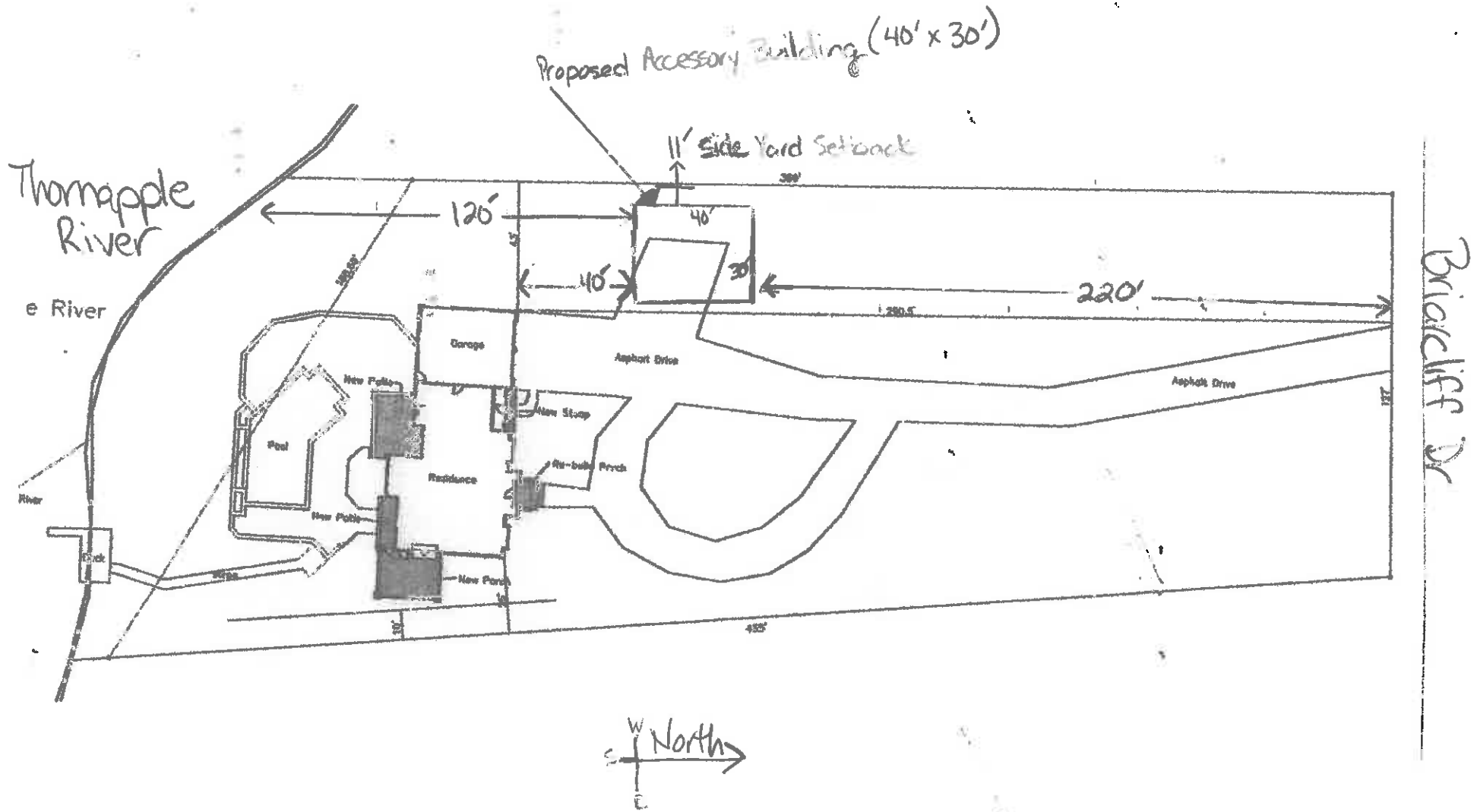
PLAN NUMBER



baroque inc.
2878 28th SW, Suite 208
Grandville, Michigan 49418
Phone: (518) 834-8464

Residential
Designers





Steve

From: Andy Popp <andrewjpoppp@gmail.com>
Sent: Tuesday, May 09, 2017 3:19 PM
To: Steve
Subject: Re: new accessory building.

Steve,

The purpose of the building is for personal storage of boats, cars, lawn equipment, and other like items.

Materials will be similar to house with either cedar or fiber cement siding, asphalt shingles, similar garage doors and windows.

If you need additional information please let me know.

Thank you.

-AP

On May 8, 2017, at 3:52 PM, Steve <Steve@cascadetwp.com> wrote:

I got it. I also need the materials of the building, including the roof materials. Also I need something to describe the purpose of the building.

Steve Peterson
Cascade Charter Township
Community Development Director
2865 Thornhills SE
Cascade MI 49546
616-949-0224

From: Andy Popp [<mailto:andrewjpoppp@gmail.com>]
Sent: Monday, May 08, 2017 3:25 PM



1360 Briarcliff Dr

STONEYBROOK LN

BUTTERS PARK DR

GRAND RIVER DR

CLAWSON DR

SPRING LANE CT

HANDY POINT AVE

WIDENBROOK AVE

SPRINGWATER DR

HILLTOPS AVE

WINDYBROOK AVE

THORNAPPLE RIVER DR

WISFIELD LN

WINDYBROOK AVE

SHADYVIEW DR

BRIDGEVIEW CT

HILLSBORO AVE

WINDYBROOK AVE

DEARBORN DR

BRIARCLIFF DR

BIRCHDALE DR

LORAL PINES DR

WINDYBROOK AVE

TANNENBAUM DR

CRACKENOR

FOX HAVEN CT

LENA ROSE LN

TITLE



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Printed 5/8/2017 3:50:46 PM

Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: Case 16-3316 Leisure Living PUD
Meeting date: June 5, 2017

At the April 17, 2017 Planning Commission meeting we awarded preliminary plan approval to accommodate the independent, assisted and memory care living project. The plan was approved with the following conditions.

1. Address the issues from the City of Grand Rapids.
2. Provide a photometric lighting plan showing compliance with our lighting regulations
3. Provide the amended landscape plans showing how you will landscape around the entire building to protect the views to the west
4. Provide the amended landscape plan showing how you will shield cars coming into the development from Spaulding.

The applicant has completed the above items (the City of Grand Rapids items will be an ongoing condition). The PUD Ordinance has been reviewed by the applicant. I believe the language addresses your approval.

I recommend that you forward a positive recommendation to the Township Board for approval of the P.U.D. ordinance and site plan.

The Township Board will hold an additional public hearing to consider your recommendation.

Attachments: Proposed PUD Ordinance
Revised landscape plan
Lighting plan

CASCADE CHARTER TOWNSHIP

Ordinance # of 2017

**AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING
ORDINANCE AND ZONING MAP TO ESTABLISH THE
LEISURE LIVING
PLANNED UNIT DEVELOPMENT PROJECT.**

Cascade Charter Township Ordains:

Section I. An Amendment to The Cascade Charter Township Zoning Ordinance.

The application received from Cascade Trails Senior Living LLC, or its assigns (hereinafter referred to as the "Developer"), to amend the Planned Unit Development designation for the Leisure Living Planned Unit Development Project (herein after referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval on _____. The Project is recommended for amendment to the Planned Unit Development permitting 138 units for independent living, assisted living and memory care. This action requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Charter Township Board of Trustees' action on _____.

Section II. Legal Description.

The legal description of the Project is as follows:

5042 Cascade Rd

PART OF NWFRL 1/4 COM 1402.50 FT S 86D 50M 47S W ALONG N SEC LINE FROM N 1/4 COR TO NE COR OF EASTMONT MEADOWS NO.2 TH S 1D 56M 02S E ALONG E LINE OF SD PLAT 577.87 FT TO SE COR OF SD PLAT TH S 85D 46M 24S W ALONG S LINE OF SD PLAT 842.28 FT TH S 7D 05M 47S E 76.60 FT TH N 85D 46M 24S E 835.38 FT TO A LINE WHICH IF EXT SLY WOULD INT S LINE OF NWFRL 1/4 AT A PT 1365.0 FT WLY ALONG SD S LINE FROM CEN OF SEC TH S 1D 56M 02S E ALONG SD LINE 165.29 FT TH S 85D 08M 54S E 435.23 FT TH N 1D 16M 48S W 234.05 FT TH N 85D 46M 26S E 235.81 FT TO W LINE OF E 40 A. OF NWFRL 1/4 TH N 1D 06M 27S W ALONG SD W LINE 433.42 FT TO S LINE OF N 208.71 FT OF NWFRL 1/4 TH S 86D 50M 47S W ALONG SD S LINE 208.71 FT TH N 1D 06M 27S W 208.71 FT TO N SEC LINE TH S 86D 50M 47S W ALONG N SEC LINE 471.18 FT TO BEG * SEC 6 T6N R10W 12.51 A.

5044 Cascade Rd

PART NWFRL 1/4 COM AT NW COR OF E 40 A. OF NWFRL 1/4 TH W ALONG N SEC LINE 208.71 FT TH S PAR WITH W LINE OF SD E 40 A. 208.71 FT TH E PAR WITH N SEC LINE TO W LINE OF SD E 40 A. TH N TO BEG * SEC 6 T6N R10W 1.00 A.

1225 Spaulding Ave

N 220 FT OF E 40 A. OF NWFRL 1/4 ALSO N 220 FT OF THAT PART OF NEFRL 1/4 LYING W OF CL OF SPAULDING AVE * SEC 6 T6N R10W 4.31 A.

Section III. General Provisions.

The following provisions shall hereby apply to the Project, in addition to those Provisions outlined in Chapter 16 of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988, as amended).

Section IV. Purpose.

The Project occupies approximately 18 acres of land. The project is proposed to be developed containing a total of 138 new units for independent living, assisted living and memory care. The regulations contained herein are established to define the procedures necessary to insure high quality development in the Project. Additionally, they are designed to achieve integration of this development with adjacent land uses.

Section V. Approval Limitations.

- A. The provisions of this Ordinance are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the township, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall be enforced. Furthermore, all other applicable Cascade Charter Township ordinances shall still govern the Project where applicable.
- B. Except as otherwise provided herein, the Developer and his assigns must meet all applicable provisions and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for construction, operation or use.
- C. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance and further, to withdraw its approval of this PUD if it finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.
- D. If constructed, the Project must be constructed and operated, and all properties therein used, in strict compliance with the PUD approval (including this Ordinance and the final approved site plan), and no deviations can occur without prior formal written approval by the Township. So-called minor deviations shall not occur unilaterally by the Developer or its successors,

tenants or assigns but may be authorized by the Township in accordance with Section 16.12 and Section 21.04 of the Zoning Ordinance. Any deviation without prior formal written approval by the Township will constitute a violation of this Ordinance and the Cascade Charter Township Zoning Ordinance.

- E. **This approval document shall be recorded with the Kent County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk before any construction occurs on site.**
- F. Failure to comply with the site plan or any condition of approval herein shall be deemed to be both a nuisance per se and a violation of the Cascade Charter Township Zoning Ordinance.
- G. Prior to recording a copy of this document as specified in Section V(E) hereof, the Developer shall type the following statement onto the end of this document (or add an additional page to the document) as follows:

Cascade Trails Senior Living LLC, has fully read the above PUD ordinance amendment, understand its provisions and fully agree with all requirements and conditions contained in the same, on behalf of myself and my assigns, successors and transferees in and to the property involved."

H. **The Gerald R. Ford International Airport.**

The Developer shall expressly disclose to the tenants of the project in writing that the Project is located in the vicinity of the Gerald R. Ford International Airport and that there may be noise, vibration, and property valuation impacts associated with such location.

Section VI. Documents and Plans.

- A. The Project shall be developed in accordance with the site plan approved and signed by the Township. The site plan shall indicate where each unit will be located and provide appropriate measurements demonstrating compliance with Section 16.11(2) of the Zoning Ordinance. Engineering plans and documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting the requirements of Section 16.11(4) of the Zoning Ordinance and meeting recognized, acceptable engineering standards and practices. Once it has been determined that the plans have met Township requirements, the Township Engineer shall sign and mark these plan documents as "Approved", and forward them to the Developer. Only approved plan documents shall be recorded with the appropriate county and state agencies.

- B. The number of building sites may be reduced or consolidated within the Project upon review and approval of the Township Planning Department. The proposed changes to the site / survey plan to reduce or consolidate building sites shall be reviewed by the Planning Department to insure compliance with the Cascade Charter Township Zoning Ordinance and this PUD Ordinance. Once approved by the Planning Department, the amended site / survey shall then be recorded with the Kent County Register of Deeds Office and the appropriate State agencies by the Developer at his cost. A copy of the recorded site / survey plan shall be forwarded to the Planning Department, so that accurate files regarding the development can be maintained.
- C. The Project shall be limited to a maximum of 138 units. The number of building sites within the Project shall not be increased by the Township Board.

Section VII. Permitted Uses.

The permitted uses for the Leisure Living PUD as approved by the Township Board on _____ are as follows:

- A. Assisted Living – 50 units
- B. Memory Care – 28 units
- C. Independent Living - 60 units
- D. Signs. Provided all signs for the Project shall conform with this ordinance or Section 6.02 of the Cascade Charter Township Sign Ordinance (Ordinance 14 of 1997, as amended).
- E. Exterior Lighting. Lighting shall be consistent with the approved lighting plan dated _____.

Section VIII. Design Guidelines, Requirements and Limitations.

The Project shall be developed in accordance with the site plan approved by the Township dated October 14, 2013. No alterations, expansions or additions may take place to the Project without an amendment to this Ordinance, unless authorized otherwise herein.

- A. The Project shall be limited to a maximum of 138 units.
- B. Maximum Building or Structure Height; no more than 35 feet from grade to midpoint.
- C. Setback Requirements- All buildings and structures shall meet the following minimum setback requirements:
 - a. Front - 35 feet
 - b. Rear – 25 feet

- c. Side 25 feet total no one side less than 10 feet
- D. Minimum Parking Requirements
 - a. A minimum of 152 parking spaces
 - i. 104 standard
 - ii. 48 garage parking.
- E. Landscaping shall be consistent with the approved landscape plan dated_____.
- F. If the developer chooses to install two ground mounted entry signs on the Spaulding entrance, each sign will be limited to 32 sq ft as shown on the sign plan dated _____.

Section IX. Private Street Development.

- A. The Developer has elected to establish private streets to serve the Project provided the roads are constructed in accordance with the "Cascade Charter Township Engineering Design Requirements and Standards for Private Streets" and the following specifications:
 - 1. All grades shall be as required by the Cascade Charter Township Engineering Design Requirements and Standards for Private Streets and shall not exceed the grades shown on the approved site plan.
 - 2. The private streets shall be posted with signs stating the street names. These signs shall be consistent with Kent County Road Commission standards and requirements and shall be installed at the Developer's cost.
 - 3. A clear vision triangle shall be established by the Developer to insure safe turning movements from the private streets onto the public roads. This clear vision triangle shall be developed to the specifications established by the Kent County Road Commission.
 - 4. Any private street shall intersect any public road at a 90 degree angle.
 - 5. Copies of any permits required by the Kent County Road Commission to connect the private street to any public road shall be provided to the Township Planning Department by the Developer.
- B. The Developer shall submit a street construction inspection report to ensure that the roads are built according to the approved plans. These reports are required prior to occupancy of any apartment buildings. The developer has

also agreed to establish a private escrow account for the long term maintenance of the private roads. Developer shall draft a maintenance plan for the private roads and record it after approval of such provisions by the Cascade Charter Township Planning Department.

- C. In accordance with Section I of the "Cascade Charter Township Engineering Design Requirements and Standards for Private Streets", it shall be the responsibility of the Developer and its successors to fully maintain and keep the private access streets in good repair at all times and to ensure that snow and ice is removed in a timely fashion during the winter.
- D. No combustible building materials may be erected on the Project until a temporary access road is constructed to within 100 feet of the furthest point of a structure. Such road shall be a minimum 18 feet wide and be able to support 20 tons on a single axle with dual wheels and standard road tires.

Section X. Temporary Buildings.

No structure of a temporary nature; trailer, tent or construction shack shall be constructed, placed or maintained within the Project except accessory to and during construction of any building or infrastructure improvement.

Section XI. Utilities.

- A. Sewer and Water – This project will be served by municipal water and municipal Sanitary Sewer.
- B. Stormwater Drainage - All proposed stormwater drainage facilities shall be reviewed and approved by the Township Engineer, and the Kent County Drain Commissioner's office, and the Michigan Department of Environmental Quality (if it has jurisdiction) prior to the development of the Project. The Developer shall provide the Township Planning Department with copies of all correspondence and permits received from the Kent County Drain Commissioner and the Michigan Department of Environmental Quality regarding stormwater disposal.
- C. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

Section XII. Soil Erosion Control Requirements.

The Developer shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the Project. This plan shall be reviewed and approved by the Township Engineer prior to commencing any excavation on the site. Developer shall comply with any and all licenses, approvals or permits issued regarding soil erosion control requirements and measures.

Section XIII. Performance Guarantee.

To ensure compliance with this Ordinance and any conditions herein, Cascade Township may require reasonable performance guarantees, as authorized under the Township Rural Zoning Enabling Act to insure completion of improvements such as, but not limited to, landscaping, drainage, lighting, roads, and utilities. The Township Board, Engineer, or Planning Department may require such guarantees at any time they deem necessary to ensure completion of the improvements. If a guarantee is required, the amount shall be based on an engineer's estimate of cost prepared by the Project Engineer, and approved by the Township. Said guarantee(s) may include a bank letter of credit, loan holdback, or other such instrument. Guarantee(s) shall be partially released upon completion, inspection, and approval of required site improvements. Said release shall be issued by the Township within 10 days of a request to modify by the Developer.

Section XIV. Consistency With Planned Unit Development (PUD) Standards.

The rezoning to Planned Unit Development will result in a recognizable benefit to the ultimate users of the Project and to the community. Current and future residents will recognize the benefits of a planned development.

In relation to the underlying zoning (ARC and R1) the Township finds the Project will not result in a material increase in the need for public services, facilities and utilities and will not place a material burden upon the subject property and the surrounding properties. The Project is not anticipated to cause undo impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been approved by the Township Engineer and the appropriate County and State agencies.

The Project has been determined by the Township to be compatible with the Comprehensive Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance. The Project has been determined to be a transition use, which is consistent with the Cascade Township Comprehensive Plan.

The Township finds the Project will not result in an unreasonable negative economic impact upon surrounding properties.

The Township finds the Project to have at least the same amount of green areas and usable open space than would typically be required by the Township Zoning Ordinance.

Finally, the Township recognizes the Project is under single ownership or control.

Section XV. Effective Date.

This Ordinance shall become effective upon publication of the ordinance, or a summary thereof, in The Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

The foregoing Ordinance was offered by Board Member _____, supported by Board Member _____. The roll call vote being as follows:

YEAS:
NAYS: None
ABSENT: None

Cascade Charter Township Clerk

CERTIFICATION

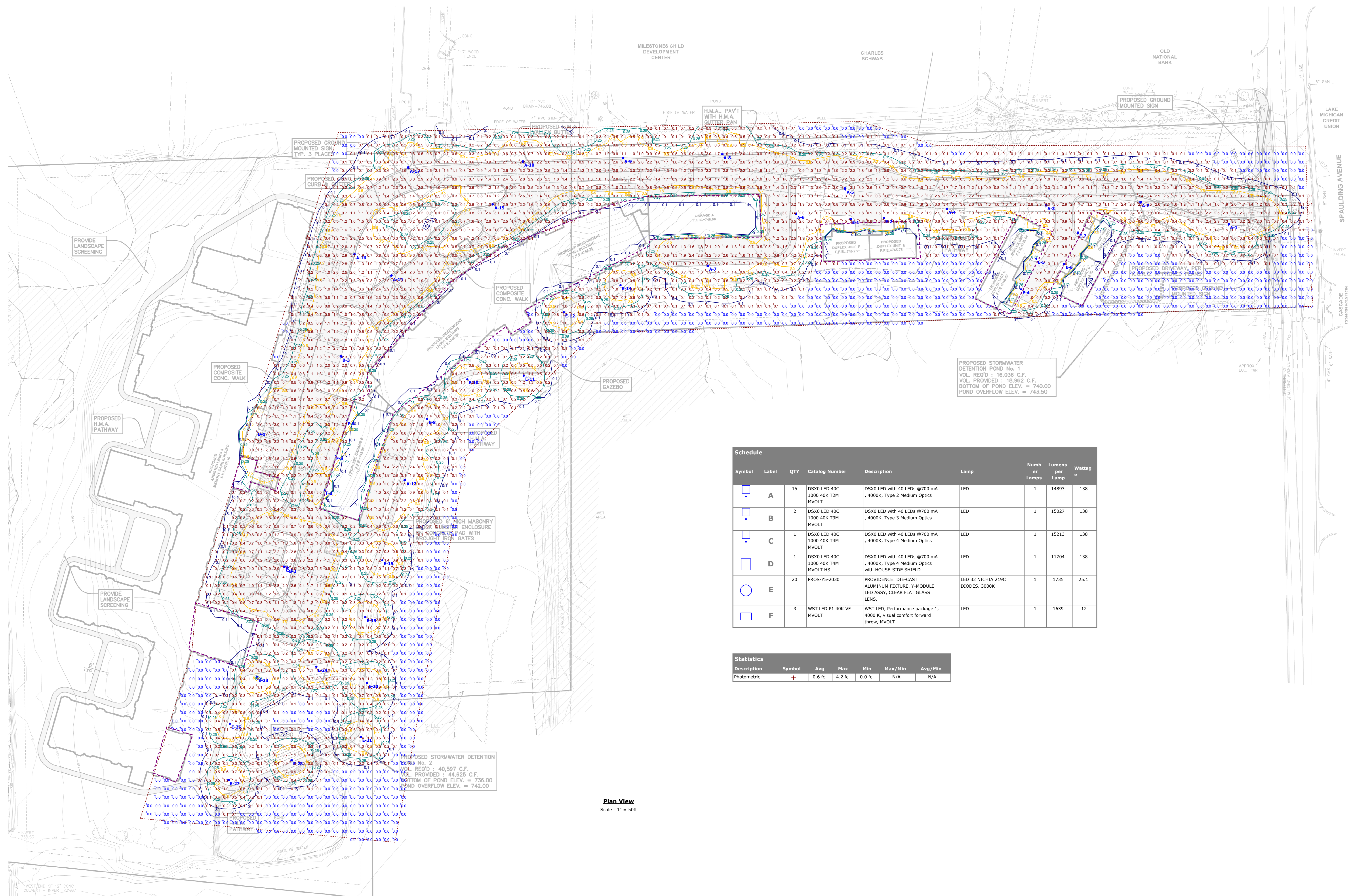
I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the ____day of _____, 2017.

Cascade Charter Township Clerk

DEVELOPER'S CERTIFICATION

"I, _____, have fully read the above PUD ordinance amendment, understand its provisions and fully agree with all requirements and conditions contained in the same, on behalf of myself and my assigns, successors and transferees in and to the property involved."

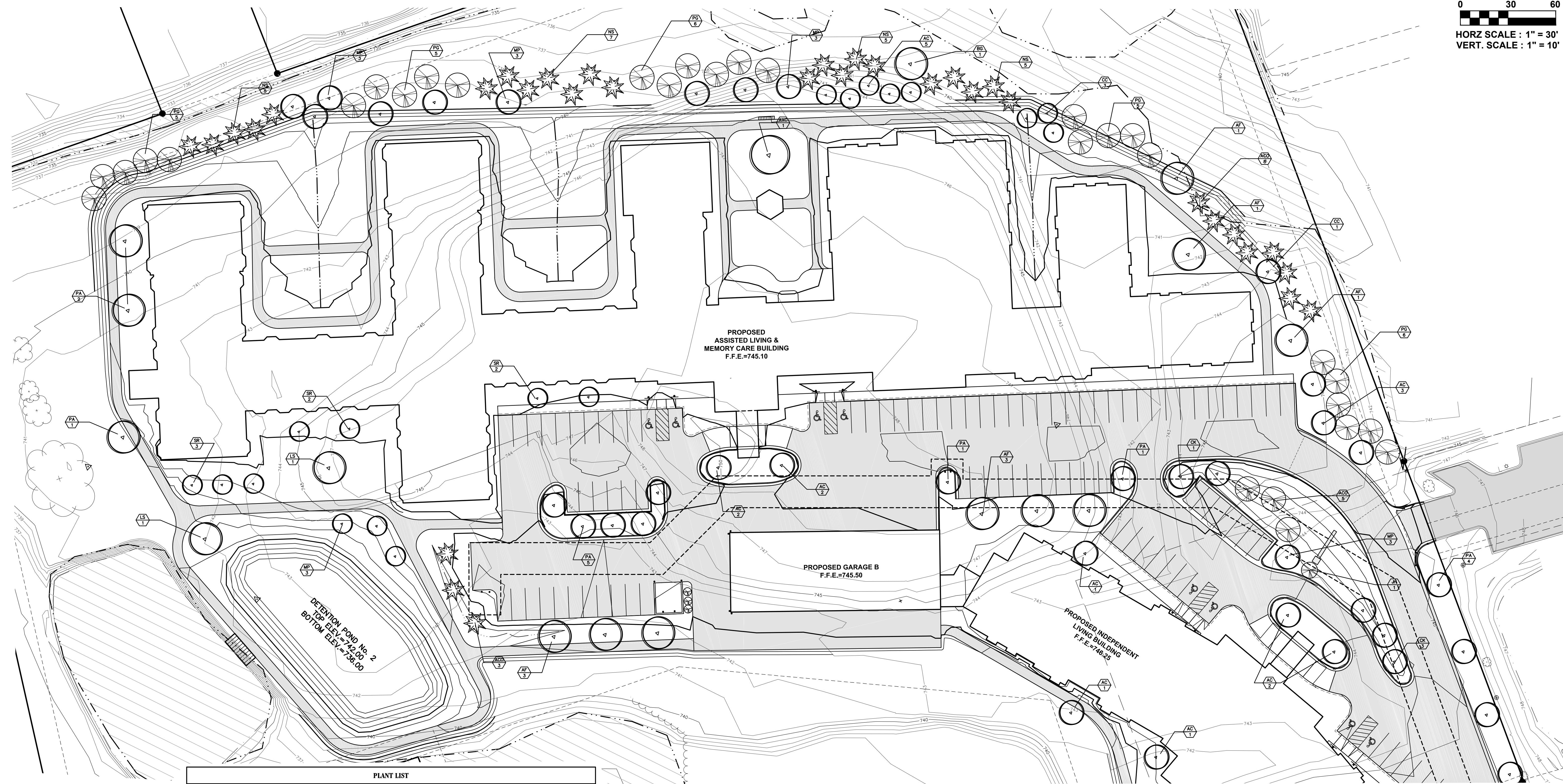
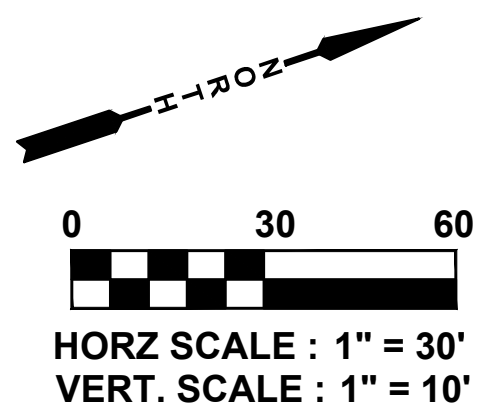
Cascade Trails Senior Living LLC



Plan View
Scale - 1" = 50'

Schedule						
Symbol	Label	QTY	Catalog Number	Description	Lamp	Wattag e
	A	15	DSXO LED 40C 1000 40K T2M MVOLT	DSXO LED with 40 LEDs @700 mA ,4000K, Type 2 Medium Optics	LED	138
	B	2	DSXO LED 40C 1000 40K T3M MVOLT	DSXO LED with 40 LEDs @700 mA ,4000K, Type 3 Medium Optics	LED	138
	C	1	DSXO LED 40C 1000 40K T4M MVOLT	DSXO LED with 40 LEDs @700 mA ,4000K, Type 4 Medium Optics	LED	138
	D	1	DSXO LED 40C 1000 40K T4M MVOLT HS	DSXO LED with 40 LEDs @700 mA ,4000K, Type 4 Medium Optics with HOUSE-SIDE SHIELD	LED	138
	E	20	PROS-Y5-2030	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE, Y-MODULE LED ASSY, CLEAR FLAT GLASS LENS, 3000K	LED 32 NICHIA 219C DIODES, 3000K	25.1
	F	3	WST LED P1 40K VF MVOLT	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT	LED	12

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Photometric	+	0.6 fc	4.2 fc	0.0 fc	N/A	N/A



PLANT LIST					
CODE	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE	DESCR.
DECIDUOUS CANOPY TREES					
AXC	1	Aesculus x carnea 'Fort McNair'	Fort McNair Red Horse Chestnut	2"	B&B
AF	9	Acer Freemannii 'Autumn Blaze'	Autumn Blaze Red Maple	2-2 1/2"	B&B
LS	5	Liquidambar styraciflua	Sweetgum	2"	B&B
BG	2	Nyssa sylvanica	Black Gum	2"	B&B
EVERGREEN TREES					
ACO	9	Abies Concolor	Concolor Fir	6'	B&B
PG	26	Picea Glauca	White Spruce	6'	B&B
NS	22	Picea Abies	Norway Spruce	6'	B&B
ORNAMENTAL TREES					
AC	16	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Juneberry	7"-8" Clump	B&B
CC	3	Cercis canadensis	Redbud	6' Clump	B&B
CK	5	Cornus Kousa	Clump Chinese Dogwood	7"-8" Clump	B&B
MP	13	Malus 'Prairefire'	Prairefire Crabapple	2-2 1/2"	B&B
PA	34	Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	2"	B&B
SR	7	Syringa reticulata	Tree Lilac	2"	B&B

PLANT LIST					
CODE	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE	DESCR.
EVERGREEN SHRUBS					
BGV	12	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	B&B
PERENNIALS					
ORY	32	Achillea millefolium 'Oretal's Rose'	Oertal's Rose Yarrow	#1 Pot	18" o.c.
NP	22	Nepeta x Faassenii 'Walkers Low'	Walkers Low Catmint	#3	Pot
KS	64	Sedum kamschatcicum	Kamtschaticum Sedum	#1	18" o.c.
ORNAMENTAL GRASSES					
CAK	2	Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass	#5	Pot

PLANT REVISIONS

MOORE & BRUGGINK, INC.
 Consulting Engineers
 2020 Monroe Avenue N.W.
 Grand Rapids, Michigan 49505-6298
 Phone: (616) 363-9801 Web: www.mbce.com

DESIGN DRAWN BY: DMC
 DESIGNED BY: JFL
 CHECKED BY: JFL
 PLAN DATE: AUGUST 2016

SITE LANDSCAPE
 FOR
CASCADE TRAILS
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

FIELD SURVEY / DATE: M & B
 PROJECT NO.: 150150.01
 SHEET NUMBER
9 OF 12

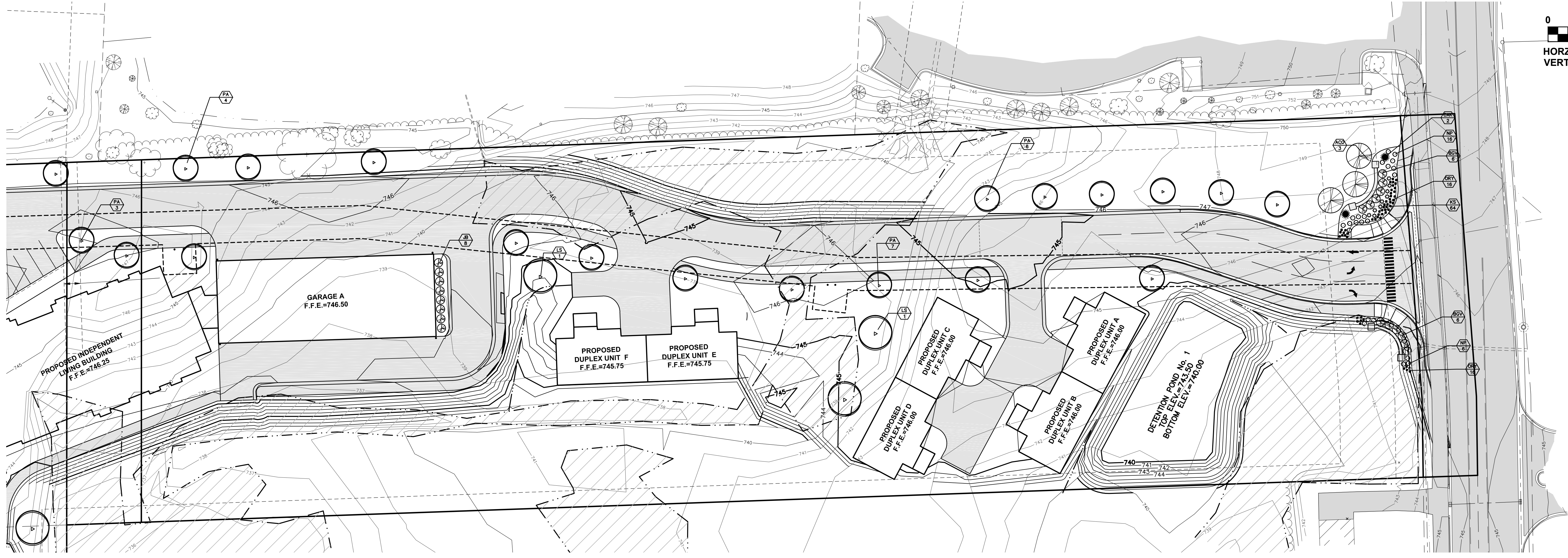
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NORTH

0 30 60

HORZ SCALE : 1" = 30'
VERT. SCALE : 1" = 10'



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Know what's below.
Call before you dig.

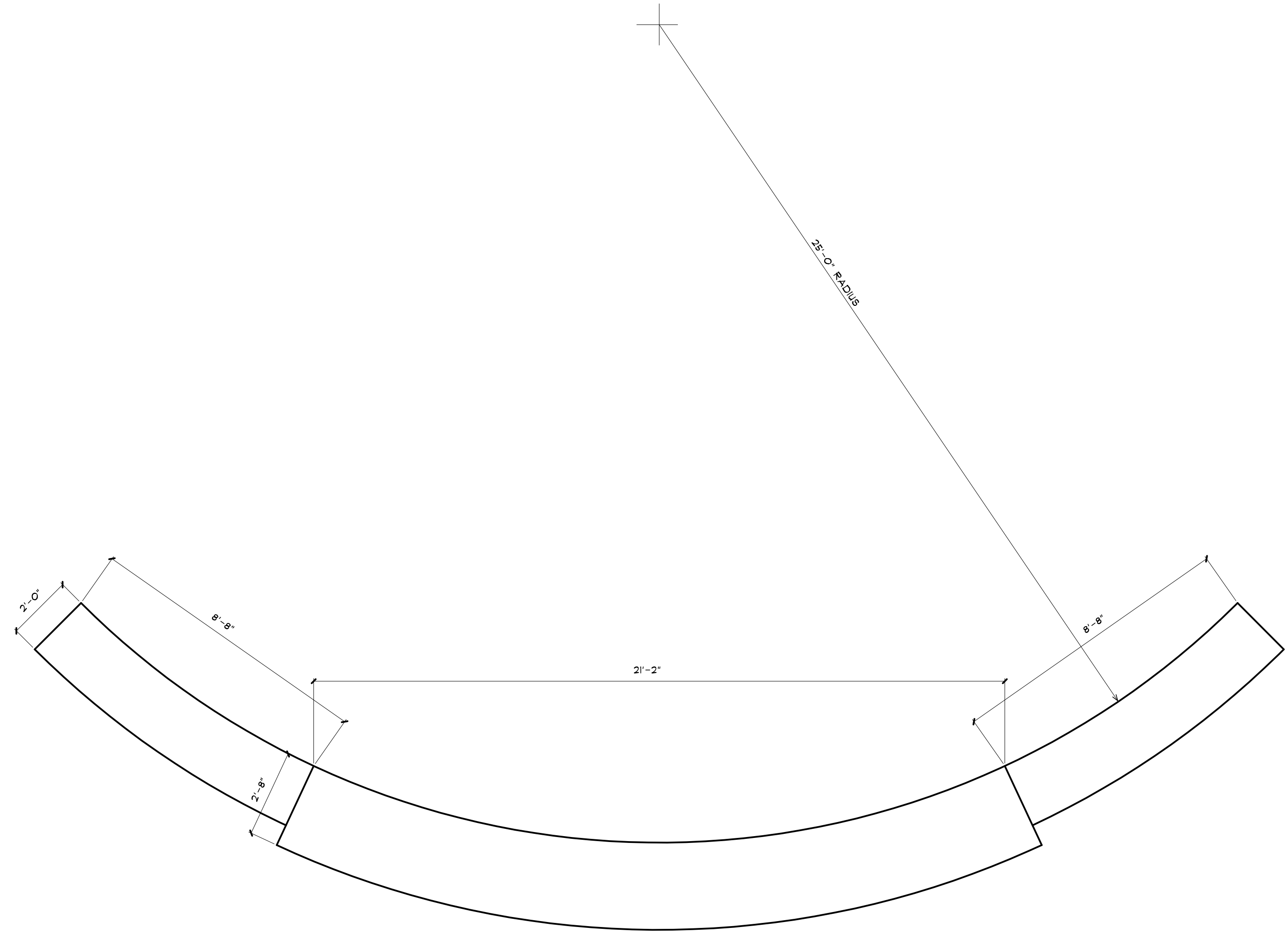
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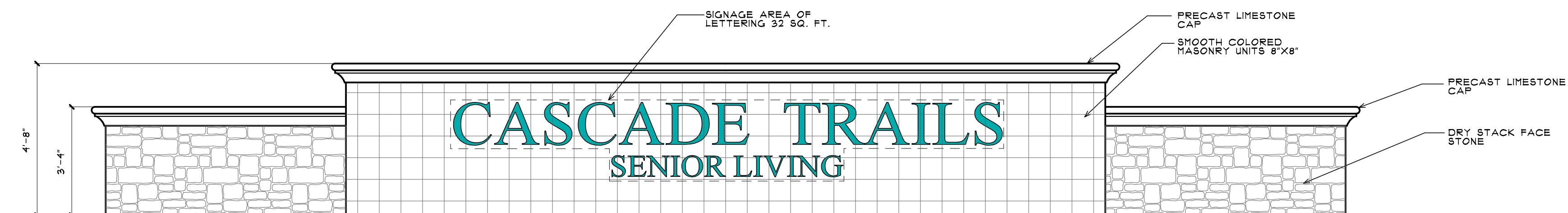
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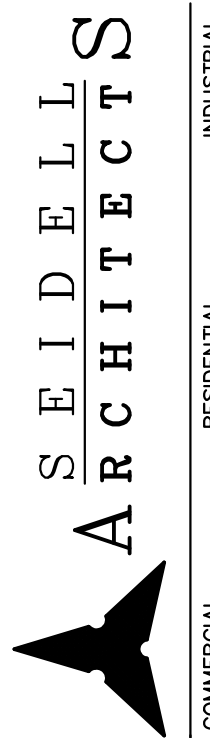
PLAN VIEW

SCALE: 3/8" = 1'-0"



FRONT ELEVATION

SCALE: 3/8" = 1'-0"

PROJECT LEISURE LIVING MANAGEMENT	PROJECT NO. 17-089	PROJECT CASCADE TRAILS - SENIOR LIVING	PROJECT CASCADE TOWNSHIP	PROJECT KENT COUNTY, MICHIGAN	 SEIDELLS ARCHITECTS COMMERCIAL RESIDENTIAL INDUSTRIAL 114 N. COURT AVE., STE. 201 POST OFFICE BOX 2188 GAYLORD, MICHIGAN 49734 PHONE (989) 731-0372 FAX (989) 731-6832	DRAWN BY T.L.S.	ISSUED	DATE	DATE
						CHECKED T.L.S.	OWNER REVIEW	5/23/17	
		APPROVED BY T.L.S.				DATE 4/22/17			
		PRINT DATE							