

AGENDA
Cascade Charter Township Planning Commission
Monday, April 16, 2018
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 March 19, 2018 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 # 18-3448 Lynn Vannote****
****Public Hearing****
****Property Address: 8223 28th St.****
****Requested Action:** The Applicant is requesting a special use permit to construct
 an accessory building over 832 sq. ft.**
- ARTICLE 7. **Case # 18-3452 John Kortman****
****Public Hearing****
****Property Address: 4555 Little Harbor Dr.****
****Requested Action:** The Applicant is requesting a special use permit to construct
 an accessory building over 832 sq. ft.**
- ARTICLE 8. **Case #18-3446 Kent County Road Commission****
****Property Address: 4949 South Complex Dr.****
****Requested Action:** The Applicant is requesting Site Plan approval in order to
 add another building.**
- ARTICLE 9. **Case #18-3450 Dykema LP/ Honeysuckle Hill****
****Property Address: 4682 and 4870 Buttrick****
****Requested Action:** The Applicant is requesting to rezone approximately 11 Acres
 to PUD to allow for 7 single family home sites and develop an additional 6 single
 family home sites with unplatted lot splits.**
- ARTICLE 10. **Any other business****
- ARTICLE 11. **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, March 19, 2018
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Sperla, Katsma, Krieter, Lewis, Pennington and Robinson
Members Absent: Noordyke and Rissi
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 Lewis to approve the Agenda. Supported by Member Robinson. Motion carried 7 to 0.

ARTICLE 4. Approve the Minutes of the March 5, 2018 meeting.

Motion was made by Member Johnson to approve the minutes of March 19, 2018. Supported by Member Katsma. Motion carried 7 to 0.

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

No visitors came forward.

ARTICLE 6. Case #18:3444 Ajax Paving
Public Hearing

Property Address: 4949 South Complex Drive

Requested Action: The Applicant is requesting a Type II Special Use Permit for a temporary concrete plant located at South Complex Drive

Director Peterson stated that Applicant is requesting a Type II Special Use Permit to construct a temporary concrete plant for the apron project at the airport. The site is currently in use by the Kent County Road Commission ("KCRC") for their southern maintenance facility. The plant would be located near the rear (East) of the site, which is a good location for access to the construction site. The existing road will be used, so no new access will be needed.

Director Peterson recommends that this project receive a positive recommendation to the Township Board. Upon your recommendation, the Township Board will consider the request and make a decision on the project.

Chairman Sperla invited the Applicant to come forward with any comments.

Mr. Pete Mann came forward to explain that Ajax would use the site for approximately 2 years. They will be working on the ramp reconstruction project outside the terminals. Over the course of that 2 years, they will only be operational for approximately 70 days. After completion of the project, the site will be left as they found it.

Motion was made by Member Pennington to open public hearing. Supported by Member Katsma. Motion carried 7 to 0.

No members of the public wish to speak on this manner.

Motion was made by Member Lewis to close public hearing. Supported by Member Robinson. Motion carried 7 to 0.

Motion was made by Member Lewis to send a positive recommendation to the Township Board. Supported by Member Pennington. Motion carried 7 to 0.

**ARTICLE 7. Case #18:3443 Randy Carpenter
Public Hearing**

Property Address: 8650 36th Street

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

Director Peterson stated that Applicant is requesting to construct a 30' x 50' accessory building with a 10' x 6' covered porch (1,560 sq. ft.). The building will be about 15 feet tall, which requires at least a 40 feet setback from the side and rear property lines. Plans show the nearest setback is 280 feet to the side property line. The building will be used to house animals, feed and implements. A home is currently being built and is beyond the 50% completion stage.

Director Peterson recommends approval of the special use permit as requested with the following conditions:

1. The building is not used as living space or to run a business; and
2. Any outdoor lighting meets township regulations.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Carpenter, Applicant, and Mr. Makuski, Applicant's builder, came forward to give a brief overview of the project, the purpose for the structure and what the building would look like.

Motion was made by Member Pennington to open public hearing. Supported by Member Robinson. Motion carried 7 to 0.

No members of the public came forward with any comments on this matter.

Motion was made by Member Pennington to close public hearing. Supported by Member Johnson. Motion carried 7 to 0.

Motion was made by Member Johnson to approve Applicant's request for a Special Use Permit to construct an accessory building over 832 sq. ft., with the conditions laid out above by Director Peterson. Supported by Member Krieter. Motion carried 7 to 0.

ARTICLE 8. Any other business

The next meeting of the Planning Commission will be April 16, 2018.

ARTICLE 9. Adjournment

Motion was made by Member Johnson to adjourn. Supported by Member Robinson. Motion carried 7 to 0. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,
Phil Johnson, Secretary

DRAFT

STAFF REPORT

STAFF REPORT: Case #18-3448
REPORT DATE: March 28, 2018
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: April 16, 2018
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Lynn Vannote
8233 28th St
Cascade MI 49301

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): ARC

GENERAL LOCATION: North side of 28th st east of Buttrick Ave

PARCEL SIZE: 4.3 acres

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: ARC

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 30' x 60' accessory building (1,800 sq ft). The building will be about 17 feet tall as measured to the midpoint. This requires a minimum of a 40 foot setback from the side and rear property lines. The closest property line is 60 feet away.

2. They have indicated that they want the building for RV and car storage.
3. With less than 6 acres they are permitted two accessory buildings. This is the first.
4. The building is located behind the front of the home and meets all required setbacks.
5. A review of past accessory building in the ARC zone on lots of similar size shows that this building is Normal size.
6. The building is planned to have metal siding and roofing.
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.	RV/ car storage
The proposed location, type and kind of construction and general architectural character of the building.	The garage will be of similar materials to others in the area.
The size of the building in relation to the house, lot and zoning district.	The property is about 4.3 acres. The home will have approximately 2,500 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 other detached buildings in the immediate area. This size is consistent with others of similar size.
The topography and vegetation in the area.	Flat wooded
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 location of the building would not have an adverse effect on adjoining property views.
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 recommend that you approve the special use permit as requested with the following conditions.

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.

Attachments: Application package



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: LYNN VANNOTE
 Address: 8233 28th ST SE
 City & Zip Code: AWA 49301
 Telephone: 616 957 5659
 Email Address: LCVANNOTE@Comcast.net

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**
Construct accessory building over 832sqft
request permission to construct 30x60 accessory

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

Building (1800 sqft) 17ft tall measured to midpoint. Building will be in backyard. Building will be used for RV and classic car storage and a place to work on them.

LEGAL DESCRIPTION OF PROPERTY**:

Sec attachment

(** Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 11 - 300 - 067

ADDRESS OF PROPERTY: 8233 28th St SE Ade 49301

PRESENT USE OF THE PROPERTY: Home

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.)

LYNN VAN DUSE

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

Applicant - Print or Type Name

* [Signature]

Owner Signature & Date (* If different from Applicant)

Applicant Signature Date

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



BISCAYNE WAY

TIMBER BLUFF DR

BROOKHAVEN DR

GRAND RIVER DR

RED BUD LN

TIMBER BLUFF DR

AUTUMN WOODS DR

UNNAMED

WOODHOLEY CT

ASHWOOD DR

UNNAMED

ASHWOOD DR

UNNAMED

8233 28th st

RED CLOVER DR

SILVERTHORN DR

STARBUCKE DR

SHADOW W LN

SHAWAC LN

WILMING WAY ST

28TH ST

WATWAY DR

SUBBURY LN

CASCADE TERRACE DR

STONIONS DR

BARRICK LN

BUTTERICK AVE

WOOD DUCK LN

BURWOOD HILL

BURWOOD HILL CT

HAYWARD DR

BUNNICKS BURN DR

58TH ST

LEYTON DR

THORNCREST DR

COLCHESTER DR

HOWLETT DR

BLANDFORD DR

KIRKWALL DR

BURNHAM DR

KORAN DR

CLYDESDALE DR

SETTING DR

COY FIRE LN



Enter an address

- ▶ Legend
- ▶ Layers
- ▶ Bookmarks
- ▶ Identify
- ▶ Find
- ▶ Draw
- ▼ Measurement

Transparency: 80

Graphic Color:

Font Color:

Area Units

sq ft

Distance Units

ft

▶ Print

Clear





- ▶ Legend
- ▶ Layers
- ▶ Bookmarks
- ▶ Identify
- ▶ Find
- ▶ Draw
- ▼ Measurement



Clear

Transparency: 80

Graphic Color:

Font Color:

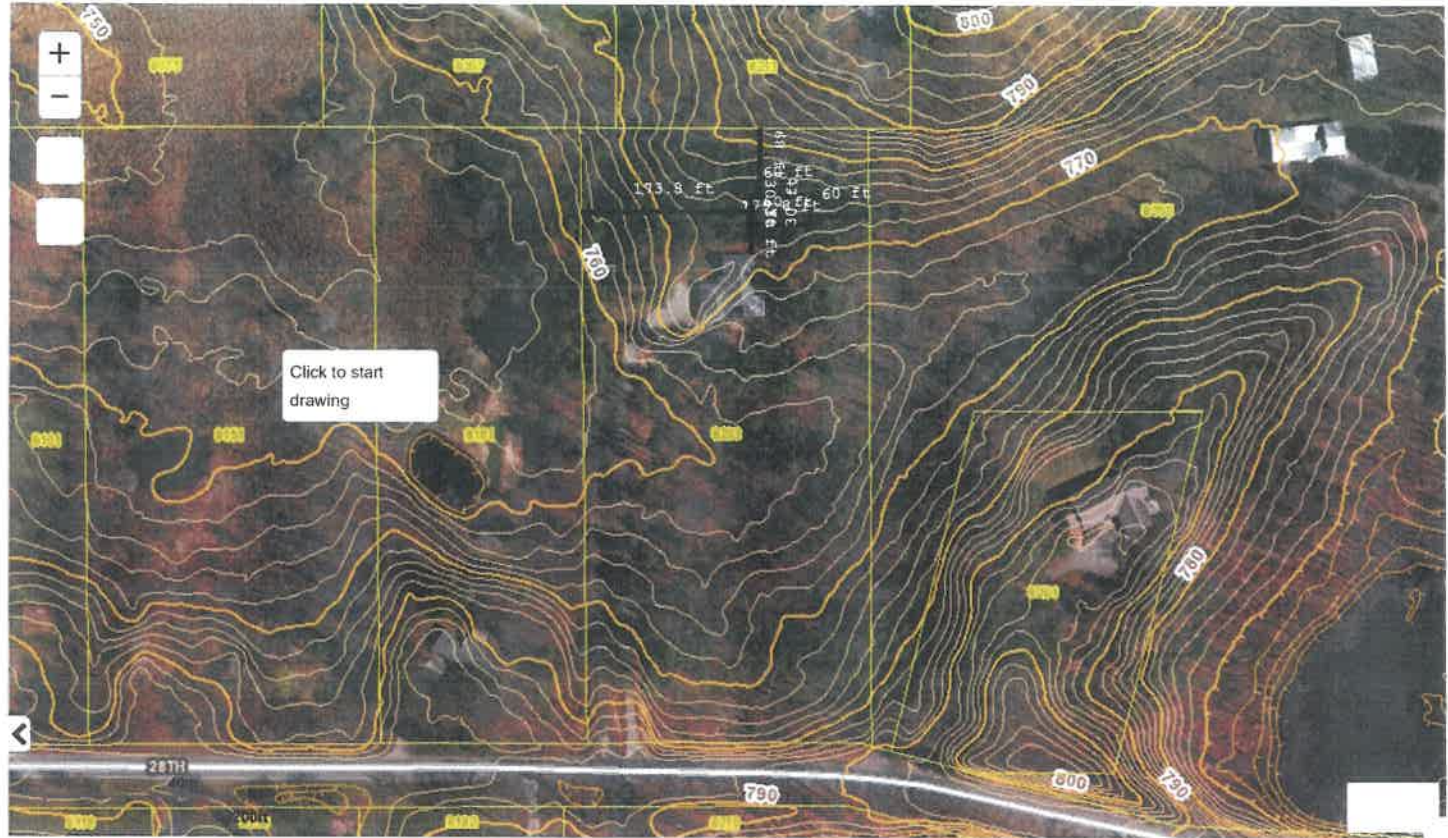
Area Units

sq ft

Distance Units

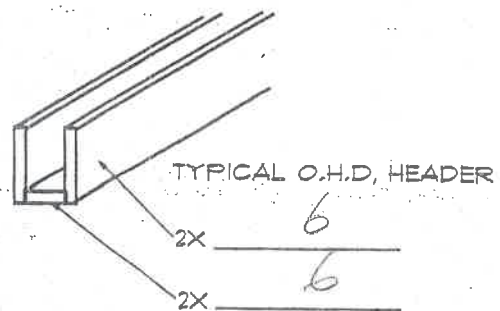
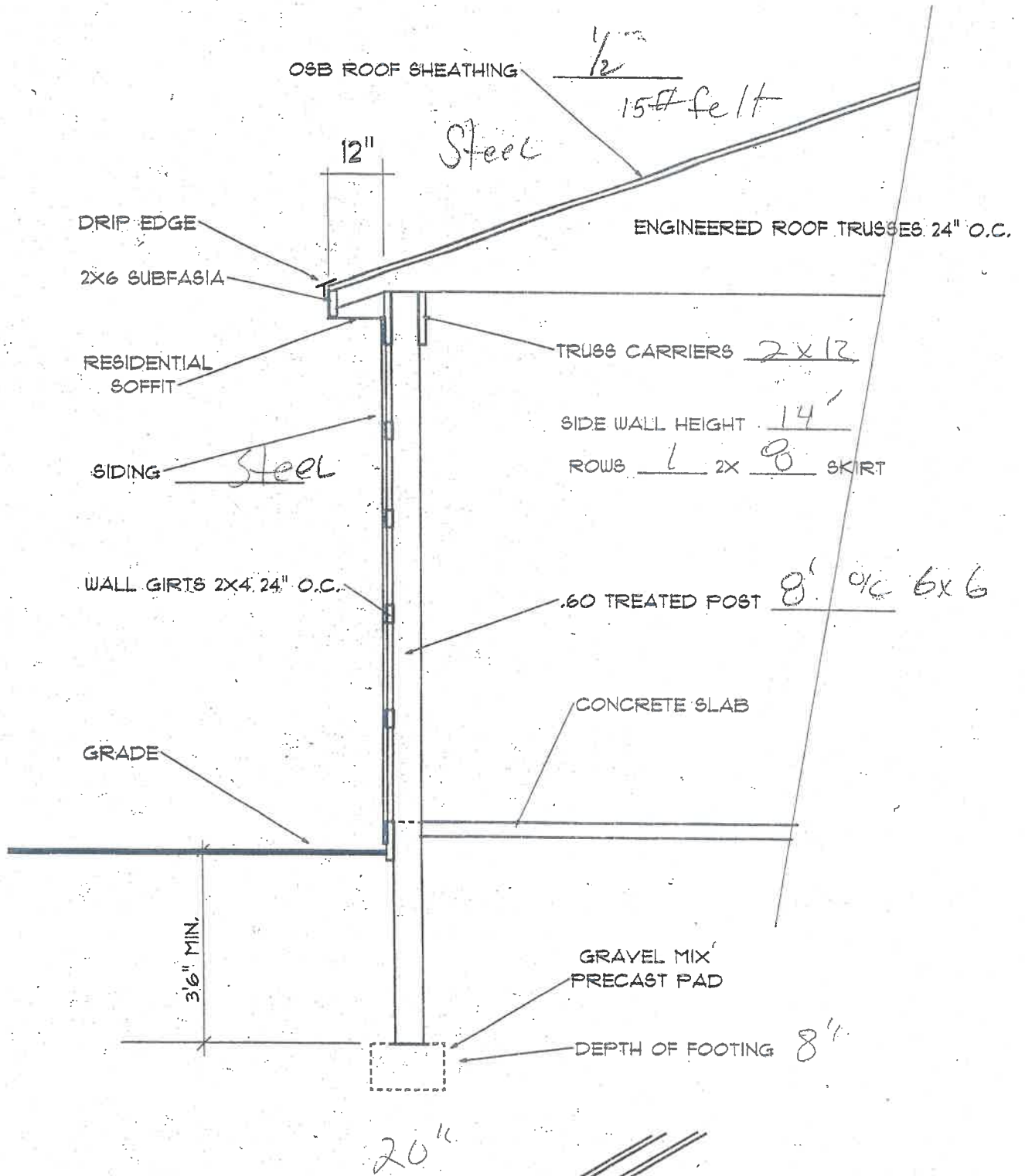
ft

▶ Print



Lynn Vannote

STANDALE POST FRAME BUILDINGS



STAFF REPORT

STAFF REPORT: Case #18-3452
REPORT DATE: March 28, 2018
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: April 16, 2018
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
John Kortman
4555 Little Harbor Dr
Cascade MI 49512

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): R1

GENERAL LOCATION: north end of Little harbor Dr

PARCEL SIZE: .95 acres

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 36' x 36' accessory building (1,296 sq ft). The building will be about 18 feet tall as measured to the midpoint. This requires a minimum of a 40 foot setback from the side and rear property lines.
2. They have indicated that they want the building for boat storage.

3. With less than 3 acres this is the only accessory building permitted.
4. This parcel is on the river so they can have a building in the front yard provided they meet the setbacks. We have taken the measurements from the public road portion since that is what they get their frontage on.
5. A review of past accessory building in the R1 zone on lots of similar size shows that this building is Normal size.
6. The building will have both wood and metal siding and a metal roof.
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.	Boat storage
The proposed location, type and kind of construction and general architectural character of the building.	The garage will be of similar materials to others in the area.
The size of the building in relation to the house, lot and zoning district.	The property is about .95 acres. The home will have approximately 3,000 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 other detached buildings in the immediate area. This size is consistent with others of similar size.
The topography and vegetation in the area.	Wooded with large hill to the east
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 location of the building would not have an adverse effect on adjoin property views.

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.
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STAFF RECOMMENDATION

I recommend that you approve the special use permit as requested with the following conditions.

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.

Attachments: Application package



4555 Little Harbor Dr

Exit

6

6

30



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Jon J. Joz. Kortman
 Address: 4555 Little Harbor Dr
 City & Zip Code: Grand Rapids, MI, 49512
 Telephone: 616-890-3730
 Email Address: jonathan.kortman@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:**

SEE ATTACHED

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

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 _____

ADDRESS OF PROPERTY: _____

PRESENT USE OF THE PROPERTY: _____

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)

Applicant – Print or Type Name

* _____
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

SPECIAL USE APPLICATION

NAME: Jonathan Kortman

ADDRESS: 4555 Little Harbor Dr. SE

DATE: 3/10/18

APPLICANT'S PROPOSAL:

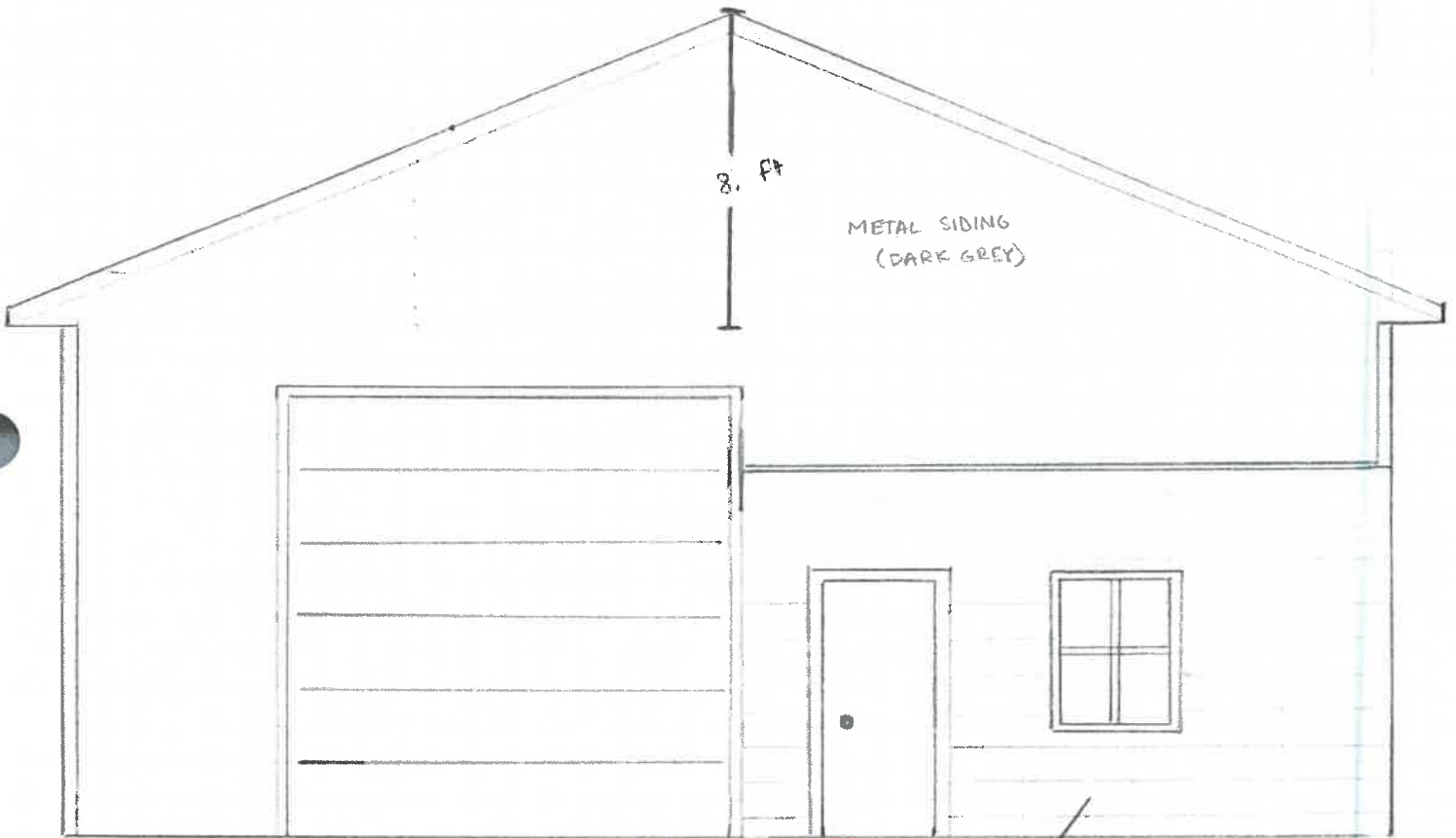
I am applying for a Type I special use permit to build a 36x36 foot (1296 Sq Ft) pole barn on my property. Attached are the drawings needed for the application. This pole barn will be used mainly for personal boat storage.

This building will be a Pole Structure building. It will have metal siding that will be matched to the color of the house and a black metal roof. There will also be horizontal wood on the front of the barn to match the house. The barn will have a 12x12 foot garage door, one exterior door, and windows on the front and road side. There will be a poured concrete drive up to the barn as well as inside on the floor of the barn. Around the barn will be shrubs, bushes, and bark to match the home itself.

This barn will not involve the emissions of noise, smoke, fumes, glare, vibration, odor or increased traffic.

Thank You

JON KORTMAN POLE BARN

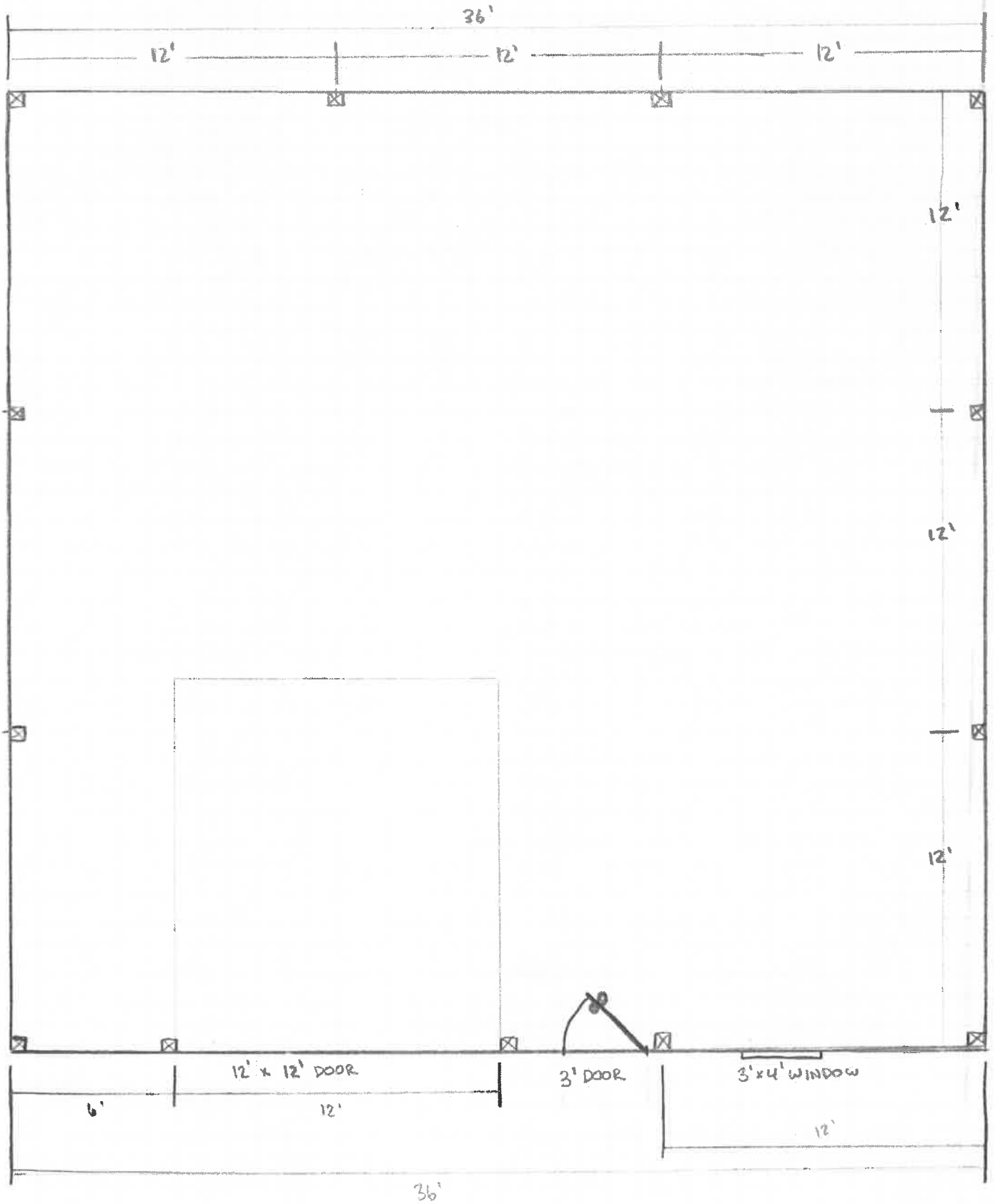


WALL HEIGHT	14ft
TRUSS HEIGHT	8. ft
"TOTAL HEIGHT	18. ft

WOOD SIDING
TO MATCH HOUSE

JON KORTMAN POLE BARN

36' x 36'



Typical Pole Barn Detail

2015 MI Residential Code

Truss spacing 48" or
 Rafter size _____ spacing _____
 Roof pitch 4.5/12
 ground snow load min 35#

Carrier size 2x10 qty 2
 *If not direct bearing structural screws must meet loading requirements
 *buildings over 40' wide must provide beam calcs
 *provide roof & truss tie downs per R 802.11.1.1 and R802.11.1.2

Purlins

Post size 6x6 spacing 12' oc

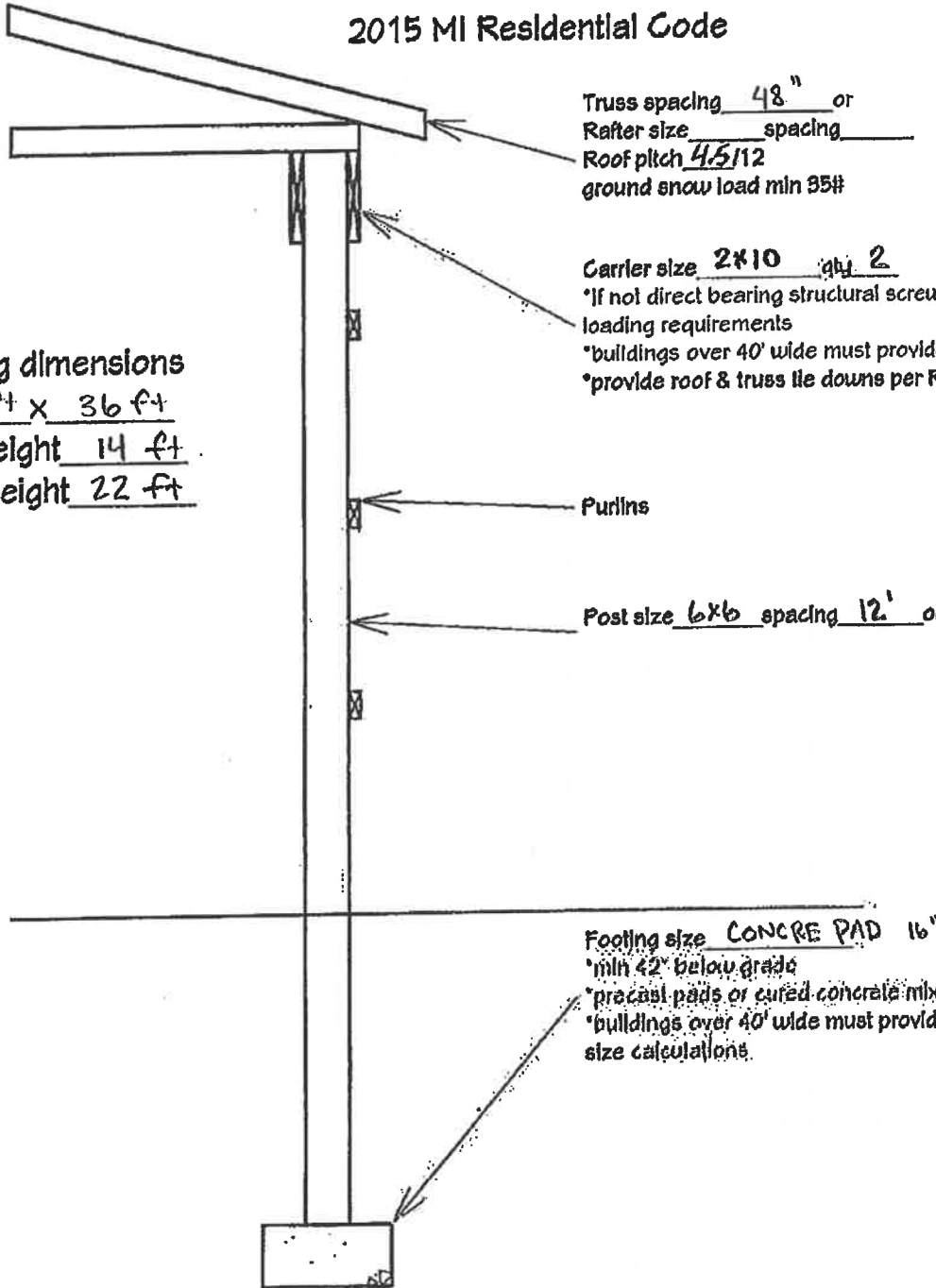
Footing size CONCRE PAD 16"
 *min 42" below grade
 *precast pads or cured concrete mix min 6" deep
 *buildings over 40' wide must provide footing size calculations.

Building dimensions

36 ft x 36 ft

Wall Height 14 ft

Total Height 22 ft



SITE PLAN

FOR: Matt Huizenga
 Huizenga Homes LLC
 4650 Gordonshire Drive
 Grand Rapids, MI 49534

Feenstra
 & Associates, Inc.
 CIVIL ENGINEERS & SURVEYORS
 7482 Main Street
 Jenison, MI 49428
 Phone: 616.457.7050
 www.feenstrainc.com

File
 27-06-10
 Date
 2/19/2018

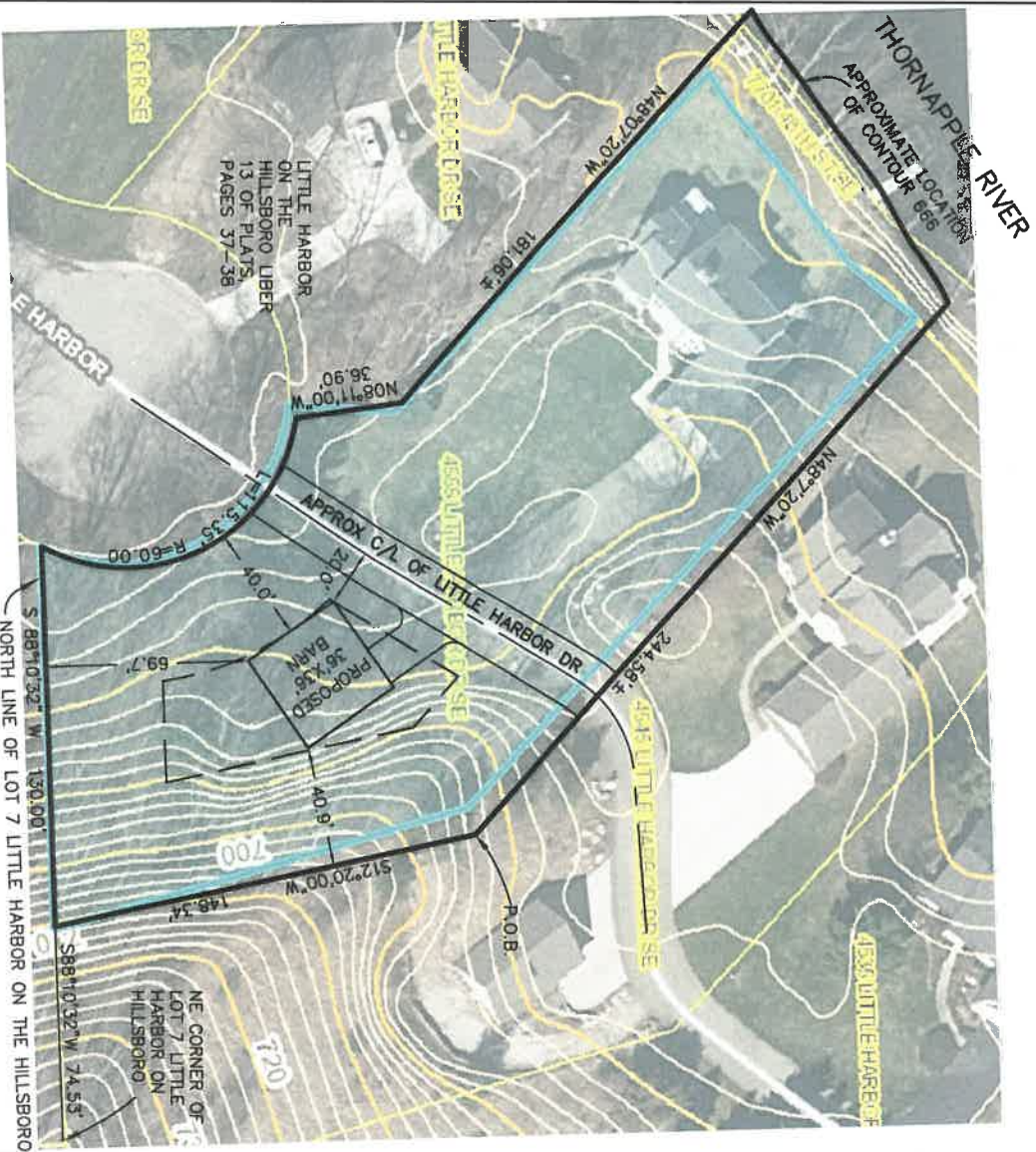
DESCRIPTION: That part of the NE Fractional 1/4 of Section 27, T6N, R10W, Cascade Township, Kent County, Michigan described as: COMMENCING 74.53 feet S88°10'32" W along the N Line of Lot 7 of Little Harbor on the Hillsboro Liber 13 of Plats, Pages 37-38 and 148.34 feet N12°20' W from the NE corner of said Lot; thence S12°20'E 148.34 feet; thence S88°10'32" W 130.0 ft the E Line of Little Harbor Drive; thence Northwesterly 115.35 feet along a 60.0 foot radius curve to the left with the long chord of which bears N26°44'30" W 98.39 feet; thence N08°1'E 36.90 feet; thence N48°07'20" W 181.06 feet more or less to Contour 666 feet on the right bank of the Thornapple River; thence Northerly along said Contour 666 feet to a line bearing N48°07'20" W from the point of beginning; thence S48°07'20"E 244.58 feet more or less to the point of beginning.

PROPERTY ADDRESS: 4555 Little Harbor Drive SE



Scale 1" = 50'

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- x—x— Fence Line
- D = Deeded
- P = Platted
- M = Measured



This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, essments and exceptions.
 S:\Survey\Kent County\Little Harbor\4555 Little Harbor Dr.dwg-1-50

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: March 29, 2018
MEETING DATE: April 16, 2018
CASE: #18-3446/Kent County Road Commission

GENERAL INFORMATION

APPLICANT: Gerald R Ford Airport
STATUS OF APPLICANT: Owner
EXISTING ZONING OF SUBJECT PARCEL: PUD #48
GENERAL LOCATION: East side of Patterson Ave just south of 36th St
PARCEL SIZE: Approximately 40 Acres
EXISTING LAND USE ON THE PARCEL: KCRC office and maintenance facility
ADJACENT AREA LAND USES: N - Industrial/Railroad
S - Gerald R Ford Airport
E - Gerald R Ford Airport
W - Patterson Ave/Industrial
ZONING ON ADJOINING PARCELS: N - I, Industrial
S - AC subzone 1
E - AC subzone 1
W - Industrial (Kentwood)

STAFF ANALYSIS

- A. The applicant is requesting Site plan approval in order to add another building.
- B. The new building would a new 150 x 60 storage building.
- C. The PUD was approved in 1988 and included a number of different uses and a few different buildings. What was shown as an additional building located on

the south side of the site they would now like to place that building on the north side of the site.

- D. The new building would meet all of the requirement setbacks, height, etc of the existing PUD.
- E. The project has been reviewed and approved by the Township engineer. Given the existing impervious area that his is being built on no storm water improvements are needed.
- F. The Fire Dept did not have any comments

Section 21.07: Criteria For Site Plan Approval:

The Planning Commission shall use the following criteria in evaluating a site plan submittal:

1. Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.
2. Whether there are ways in which the configuration of uses and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and proposed use and structures.
3. The extent to which natural features and characteristics of the large trees, natural groves, watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate, of scenic easements, natural buffering, and other techniques for preservation and enhancement of the physical environment.

STAFF RECOMMENDATION:

Staff is recommending Site Plan Approval for the new building

Attachments: Application
 Site Plan
 Location Map



CASCADÉ CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Kent County Road Commission
Address: 1500 Scribner Avenue, NW
City & Zip Code: Grand Rapids, MI 49504
Telephone: 616-242-6914
Email Address: wharrall@kentcountyroads.net

OWNER: * (If different from Applicant)
Name: Gerald R. Ford International Airport Authority
Address: 5500 44th Street S.E.
City & Zip Code: Grand Rapids, MI 49512
Telephone: 616-233-6022 Attn Roy Hawkins
Email Address: rhawkins@grr.org

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

The Kent County Road Commission wishes to construct a cold storage in a location different than the approved P.U.D.

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

LEGAL DESCRIPTION OF PROPERTY:**

See Copy of Lease Attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 20 - 300 - 020

ADDRESS OF PROPERTY: 5500 44th Street SE

PRESENT USE OF THE PROPERTY: Government - Road Commission Main Facility

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


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

SIGNATURES

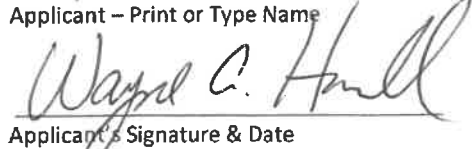
I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this 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.)

James R. Gill
 Owner - Print or Type Name
 (*If different from Applicant)

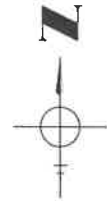

 Owner's Signature & Date
 (*If different from Applicant)

Wayne A. Harrall
 Applicant - Print or Type Name

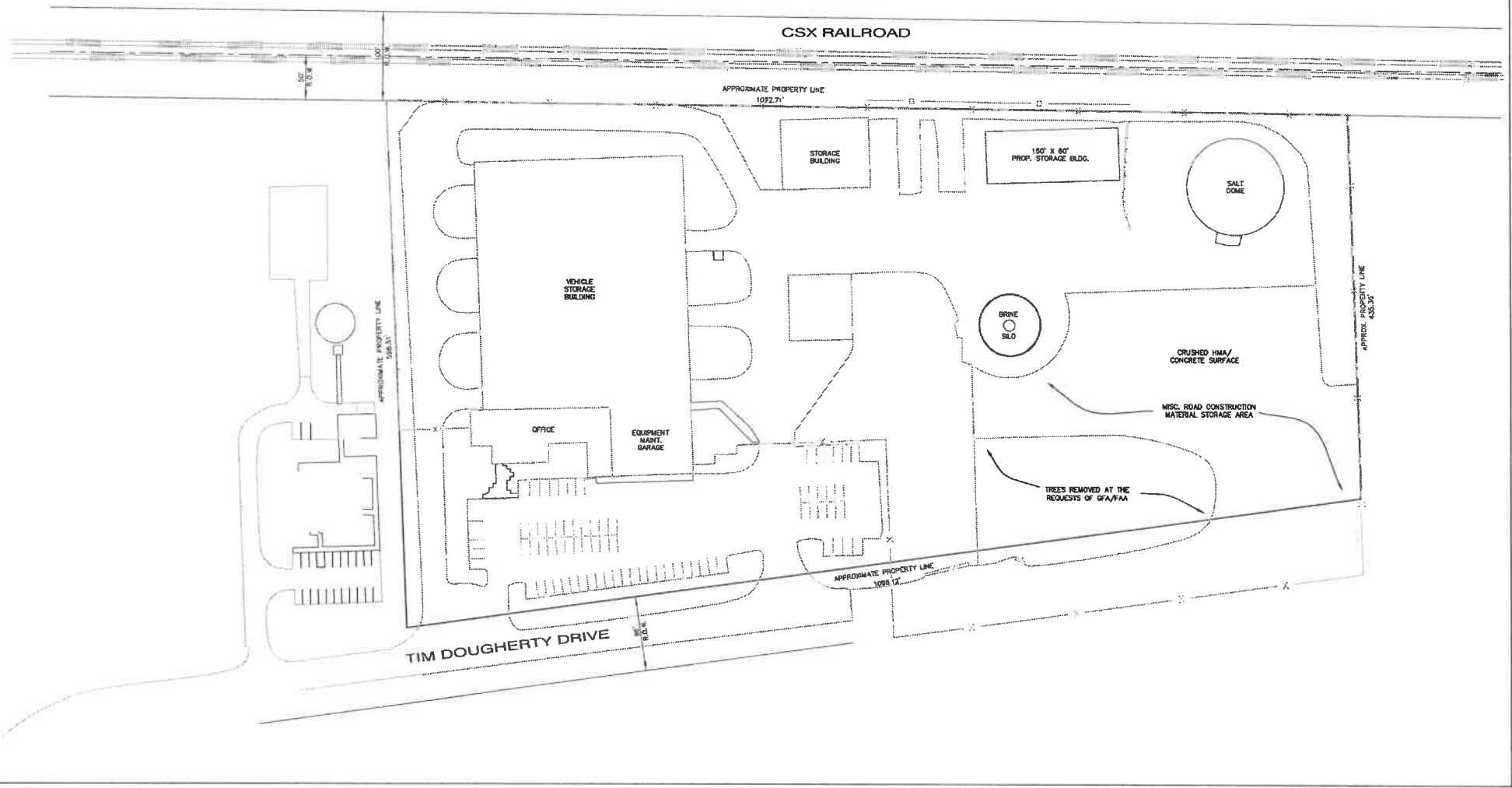
 2/26/18
 Applicant's Signature & Date

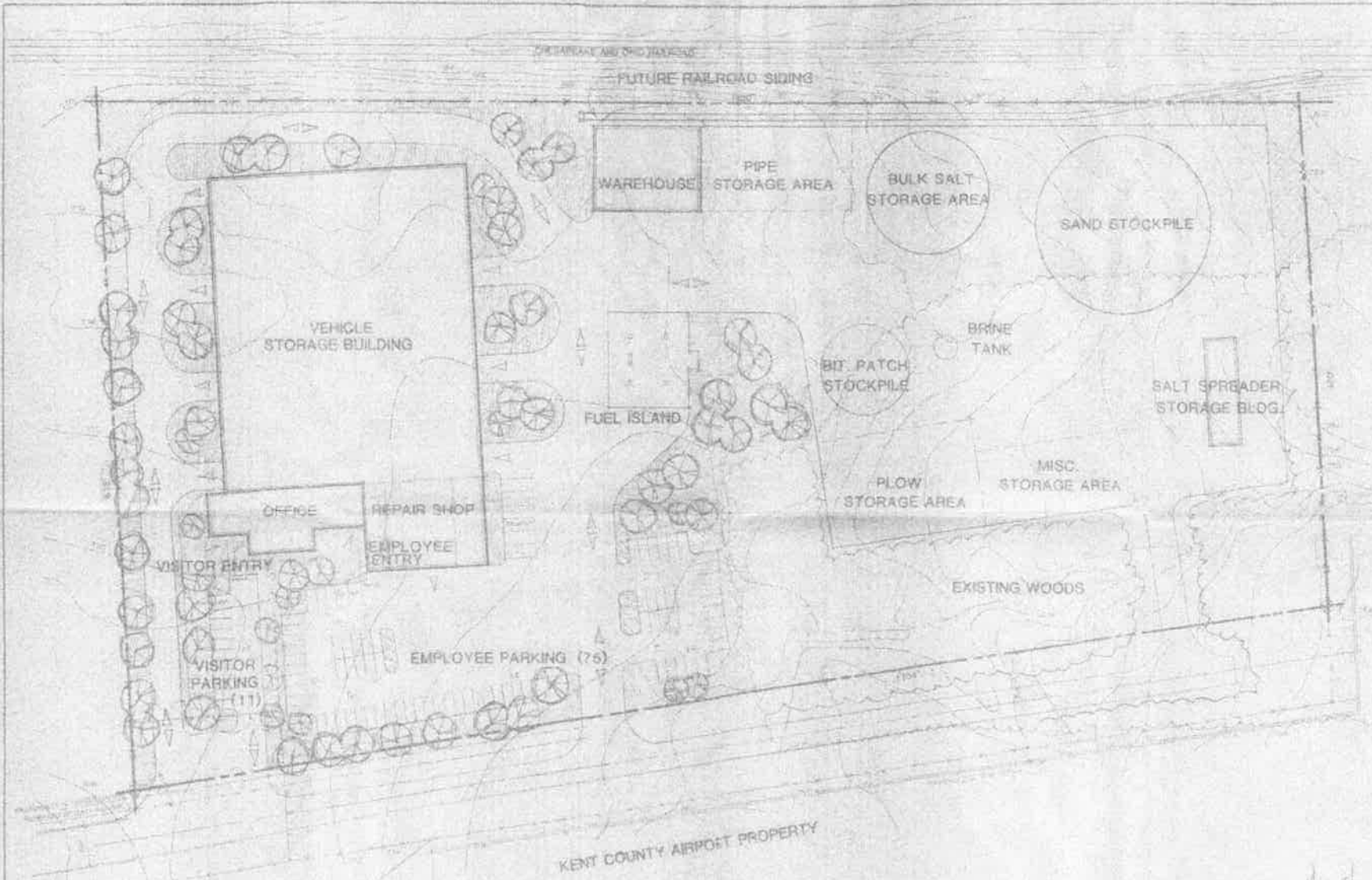
PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET - THANK YOU

SITE PLAN
FOR
KENT COUNTY ROAD COMMISSION
SOUTH COMPLEX
COLD STORAGE BUILDING



SCALE: 1" = 80'
01/12/2018





KENT COUNTY ROAD COMMISSION
 SOUTH DISTRICT FACILITY
 121889

KENT COUNTY ROAD COMMISSION
 SOUTH DISTRICT FACILITY
 121889

DATE	9/6/88
NO. OF SHEETS	131889
PROJECT NO.	
PROJECT NAME	
DESIGNER	
CHECKED BY	
DATE	



MASTER PLAN

KENT COUNTY ROAD COMMISSION
 SOUTH DISTRICT FACILITY
 Care of Kent County, Michigan

SCALE: 1" = 40'

Approved
Signature
Date
Signature
Date



Steve

From: Torrey, Nathan R. <nrtorrey@ftch.com>
Sent: Thursday, March 15, 2018 4:30 PM
To: Steve
Cc: Berrevoets, Michael
Subject: RE: Emailing: South Complex Site Plan 01-12-18, HPSCANNER1805, Sheet 2 South Complex

Steve,

The location of the proposed building is currently paved, so there would be no increase in impervious area. Therefore, additional stormwater improvement (detention) are not required. I don't see anything else we would need from an engineering review perspective.

Thank you
Nate

Nathan R. Torrey, PE | Senior Civil Engineer | 616.464.3786 | www.ftch.com
Fishbeck, Thompson, Carr & Huber, Inc. | Engineers, Scientists, Architects, Constructors

-----Original Message-----

From: Steve [mailto:Steve@cascadetwp.com]
Sent: Friday, March 09, 2018 2:46 PM
To: Berrevoets, Michael <mlberrevoets@ftch.com>; Torrey, Nathan R. <nrtorrey@ftch.com>
Subject: Emailing: South Complex Site Plan 01-12-18, HPSCANNER1805, Sheet 2 South Complex

This is headed to the planning commission on March 19 for the intro. Headed for the public hearing on 4/16. What if anything do you need them to address. This is a new building but im not sure if you will have them add any storm water issues

Steve

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: April 10, 2018
MEETING DATE: April 16, 2018
CASE: #18-3450/ Honeysuckle Hill

GENERAL INFORMATION

- A. Applicant: Dykema LP
1730 Three Mile Rd NE
Grand Rapids MI 49505
Telephone: 363-6895
Email: mberg@dykemaexcavators.com

- B. Status of Applicant: Owner/developer

- C. General Location: The property is located on the south side of 48th st just west of Whitneyville Ave.

- D. Requested Action: Rezone approximately 11 Acres to PUD to allow for 7 single family home sites and develop an additional 6 single family home sites with unplatted lot splits.

- E. Existing Zoning on Subject Parcels: R1, Residential

- F. Zoning on Adjoining Parcels: R1, Residential

- G. Parcel Size: two properties totaling Approximately 17 acres

- H. Existing Land Use on Subject Parcel: Vacant

- I. Adjacent Area Land Uses:
 - North - I-96
 - East - Residential
 - South - Railroad
 - West - Residential

STAFF ANALYSIS

- A. The applicant is requesting Basic Plan Review in order to rezone approximately 11 acres for a Planned Unit Development called Honeysuckle Hill. This request would rezone the 11 acres to PUD for 7 lots and allow for 6 lot splits for a total of 13 single-family home sites.
- B. The property is zoned R1, single-family, and is Master Planned the same.
- C. The applicant has drawn a plan showing how the property could be developed with 13 lots using a combination of six lot splits and PUD rezoning for seven lots.
- D. The 7 site condo lots are designed using the 25% open space method. This requires a minimum lot size of 40,000 sq ft. This plan meets our subdivision ordinance for density.
- E. The development will be served by wells and septic. The applicant will need to provide approval from the KCHD.
- F. The applicant is not asking for any exceptions with the PUD rezoning. The proposed plan provides for 33% of the developable acreage to be left as open space and a minimum lot size of 40,015 sq.ft with an average lot size of 42,557 for the 7 lots in the site condo.
- G. The open space that is being provided is located along the railroad and in the NE corner of the project.
- H. The development will be utilizing private streets. The developer will need to comply with our private street ordinance as well as the KCRC for the names of the streets. The location of the curb cuts off from Buttrick will also need to be approved by the KCRC.
- I. The Township Engineer will need to approve the storm water plan prior to the public hearing. Some area in lots 1,2 and 5 show that they are encumbered by the detention pond for the project. I would suggest that the lots become smaller to move the detention pond into the common open space area. This would be consistent with how we have done other PUD plans.
- J. No sidewalks are planned for the project, and would not connect to any planned or future pathways.
- K. This area is zoned R1 but does not include any street lights and I would not recommend requiring them.
- L. The project is somewhat confusing with the inclusion of lot splits and site condo lots intertwined in the project. I would recommend that the plan proceed as a 13 unit site condo development and consider this plan as the test plan demonstration g how they meet the underlying zoning for all of their lots.
- M. The applicant has submitted this package as required by Section 16.05 (2) of the Zoning Ordinance for Basic Plan Review.

N. If you find that all of the procedural information has been provided, this application should proceed to a public hearing and consideration of a Preliminary Development Plan. It will be at that stage of the review process that the merits of the request will be considered and the detailed site plans will be required and reviewed.

Before proceeding to the Preliminary Development plan review (Public Hearing), I would recommend that the applicant submit the following information:

1. Review and approval by KCRC for street names and drive locations.
2. Plans indicating the private roads meet our design standards.
3. Approval from the Township Engineer.
4. Revised plans to show entire project as a site condo.
5. Revise the plans to remove any storm water detention system from lots and it in the common open space.

Attachments: Site Plan
 Application
 Location Map



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Dykema LP (owner of 41-19-26-300-005)
Address: 1730 Three Mile Road, NE
City & Zip Code Grand Rapids, MI 49505
Telephone: 616-363-6895
Email Address: mberg@dykemaexcavators.com

OWNER: * (If different from Applicant)
Name: Eugene Raab (owner of 41-19-26-300-007)
Address: 4612 Poinsettia Ave SE
City & Zip Code: Grand Rapids, MI 49508
→ Telephone: 616-534-6014
→ 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 |
| <input 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-

LEGAL DESCRIPTION OF PROPERTY:**

See site plan

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -26-300-005 & 41-19-26-300-007

ADDRESS OF PROPERTY: 4862 and 4870 Buttrick

PRESENT USE OF THE PROPERTY: Vacant

**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.)

Eugene Raab

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

* Eugene Raab 3/7/2018

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

James A. Dykema

Applicant – Print or Type Name

James A. Dykema

Applicant's Signature & Date

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

Test Results

Test Results 1

0.0 - 1.0 Sandy loam, brown, light brown
 1.0 - 1.5 Limerock, brown, yellow brown
 2.0 - 2.5 1/2 in sand, brown, yellow brown

Test Results 2

0.0 - 1.0 Sandy loam, brown, brown
 0.0 - 1.0 Limerock and white, brown, light brown
 1.0 - 1.5 Fossiliferous, sandy, brown

Test Results 3

0.0 - 1.0 Sandy loam, brown
 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 4

0.0 - 1.0 Sandy loam, brown, brown
 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 5

0.0 - 1.0 Sandy loam, brown, brown
 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 6

0.0 - 1.0 Sandy loam, brown, brown
 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 7

0.0 - 1.0 Sandy loam, brown, brown
 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 8

0.0 - 1.0 Sandy loam, brown, brown
 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 9

0.0 - 1.0 Sandy loam, brown, brown
 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 10

0.0 - 1.0 Sandy loam, brown, brown
 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 11

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 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 12

0.0 - 1.0 Sandy loam, brown, brown
 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 13

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 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 14

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 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 15

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 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 16

0.0 - 1.0 Sandy loam, brown, brown
 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 17

0.0 - 1.0 Sandy loam, brown, brown
 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 18

0.0 - 1.0 Sandy loam, brown, brown
 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 19

0.0 - 1.0 Sandy loam, brown, brown
 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown

Test Results 20

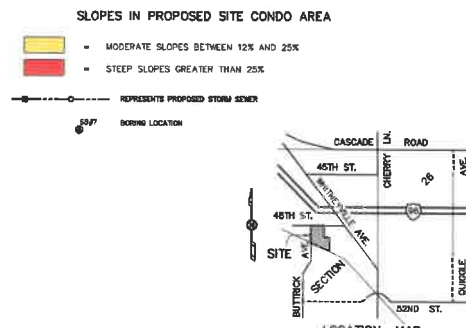
0.0 - 1.0 Sandy loam, brown, brown
 1.0 - 1.5 Limerock and white, brown, light brown
 1.5 - 2.0 Fossiliferous, sandy, brown



- GENERAL NOTES:**
- Property Description:
 PARCELS 41-19-25-300-001-4862 BUTTRICK
 Part of the Township of Cascade, Kent County, Michigan, described as:
 All of part of the North six hundred sixty feet (660) of the West one-half (1/2) of the Southwest one quarter (SW 1/4) of Section twenty-six (26), Town Six (6) North, Range Ten (10) West, lying East of the centerline of Butterick Avenue, excepting therefrom the East three hundred feet (300).
 PARCELS 41-19-25-300-007-4870 BUTTRICK
 That part of the Northwest One-Quarter (1/4) of the Southwest One-Quarter (SW 1/4) lying Northwesterly of Chesapeake and Ohio Railroad Right-of-Way (Formerly the Pere Marquette Railroad) and Easterly of the centerline of Butterick Avenue except the North Six Hundred Sixty feet (660), Section 26, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan.
 - Mapping:
 a) Boundaries are based on available information.
 b) Interval existing ground contours and topographic features are based on a combination of aerial and ground surveys.
 c) Utilities are based on construction records and field observations.
 - Existing Zoning: R-1 Single Family Residential
 - Proposed Land Use:
 a) Parcels A-F (completed lots in R-1 Zone) (approx. 0.3 acres)
 b) PUD-Site Condominium units 1-17 (approx. 11.3 acres)
 - Proposed Setbacks:

	Parcels A-F	Site Condo units 1-17	
Front Yard -	10' Min. (25' Total)	10' Min. (25' Total)	Per Section 5.3, Table 5.2
Side Yard -	10' Min. (25' Total)	10' Min. (25' Total)	-1.18 acres
Lot Width -	110' Min. (at setback)	100' Min. (required)	-0.11 acres
Lot Area -	40,000 Sq. Ft.	40,000 Sq. Ft.	Control Ordinance
 - Site Condominium Open Space Summary, per Section 5.5, Table 5.2 of the Township Subdivision Control Ordinance:

Category	Area
a) Developable Site (gross area)	11.33 acres
minus easement for private road	-0.90 acres
minus 20% of moderate slopes (between 12% and 25%) 2.36 ac. x 0.5	-1.18 acres
minus 100% of steep slopes (greater than 25%)	-2.14 acres
Net developable area	9.11 acres
b) Open Space (gross area)	3.58 acres
minus 50% of moderate slopes within open space 0.85 ac. x 0.5	-0.42 acres
minus 100% of steep slopes within open space	-0.11 acres
Net open space	3.05 acres
 - Percent of open space provided: 3.05 ac. / 9.11 ac. = 33.4% which exceeds the 25% minimum open space required.
 - Proposed Improvements:
 a) Private streets - Cascade Township standards - paved - enclosed storm drains.
 b) Utilities - parcels to be serviced by individual wells and drainfields for each lot subject to approval by Kent County Health Department.
 c) Drainage - detention designs will conform to Cascade Township and Kent County Drain Commission regulations.
 d) Maintenance of private streets and open areas in perpetuity by mandatory association of benefiting properties.
 e) Construction will conform to all state and local codes, including, but not limited to: SEPC - Soil Erosion and Sedimentation Control, NPDES - National Pollutant Discharge Elimination System, MDEQ - Protection of Regulated Areas.



PROPOSED SITE CONDOMINIUM (PUD)/LAND DIVISION-BASIC PLAN HONEYSUCKLE HILL

FOR: DYKEMA EXCAVATORS
 ATYIN-MIKE BERG
 1730 THREE MILE ROAD
 GRAND RAPIDS, MI 49505

IN: PART OF THE SW 1/4, SECTION 26, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

DATE:	11/17/2017
DRAWN BY:	JER
APPROVED BY:	DOG
DATE:	11/17/2017
PROJECT:	DOG
PROJECT SURV:	JER
DATE:	11/17/2017

excel engineering, inc.
 planners - engineers - surveyors
 2825 Durand Ave., Grand Rapids, MI 49508
 Phone: (616) 952-0000, Fax: (616) 952-0000
 www.excelengr.com

DRYING: _____
 SHEET: 1 of 1

