

**AGENDA**  
**CASCADE CHARTER TOWNSHIP PLANNING COMMISSION**  
**WORK SESSION**  
**MONDAY, April 22, 2024**  
**5:30 PM**  
**2870 JACKSMITH AVE SE**

- ARTICLE 1. Call the meeting to order. Record the attendance.**
- ARTICLE 2. Approve the current Agenda.**
- ARTICLE 3. Acknowledge visitors and those wishing to speak.**
- ARTICLE 4. Planning Department, State of the Department Presentation Staff**
- ARTICLE 5. Planning Commission History Discussion**
- ARTICLE 6. Project Discussion – Tony Bonnema & Jason Haywood,  
Re: 6103 60<sup>th</sup> Street, Landscaping Company**
- ARTICLE 7. Process Discussion – Colin Schiefler, Jack Barr, Eric Deyong, Fox Motors  
Re: 6151 28<sup>th</sup> St SE, 6161 28<sup>th</sup> SE, & 6157 28<sup>th</sup> St SE, Car Lot**
- ARTICLE 8. Adjourn**

**AGENDA**  
**CASCADE CHARTER TOWNSHIP PLANNING COMMISSION**  
**WORK SESSION**  
**MONDAY, April 22, 2024**  
**7:00 PM**  
**2870 JACKSMITH AVE SE**

*Public may access the meeting via video conference software Zoom*

Webinar ID: 841 0379 0598

<https://us02web.zoom.us/j/84103790598>

- 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 April 15, 2024, Meeting**
- ARTICLE 5. Michigan Association of Planning Training  
Making Good Decisions Together  
Presenter Chris Khorey, AICP, McKenna, Vice President**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.  
(Comments are limited to five minutes per speaker)**
- ARTICLE 7. Other Business**
- ARTICLE 8. Adjourn**

**Minutes**

Cascade Charter Township  
Planning Commission  
Monday, April 15, 2024  
7:00 P.M.  
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Moxley called the meeting to order at 7:01 pm.  
Members Present: Noordhoek, Richardson, Bruneau, Moxley, Rissi, Noordyke, Rowland  
Members Absent: None  
Others Present: Community Planning and Development Director Andrea Hendrick, Laura Genovich with Foster Swift, and others listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**  
**Motion was made by Member Rissi to approve the current agenda. Supported by Member Noordyke. Motion carried 7 to 0.**
- ARTICLE 4. Disclose any conflicts of interest**  
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the March 4, 2024 Meeting**  
Member Bruneau corrected Article 6 stating that his name should be spelled “Bruneau”. He also suggested changing the parenthetical in the second sentence of Article 6 to read “even if one does not agree with them”.  
Chair Moxley said that Planning Director Andrea Hendrick does not have an “s” on the end of her name.  
**Motion was made by Member Noordyke to approve the March 4, 2024 meeting minutes with the proposed changes. Supported by Member Bruneau. Motion carried 7 to 0.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak**  
There was no one wishing to speak.
- ARTICLE 7. Case #24-3819**  
**Applicant:** Doug Butterworth on behalf of John Holmes  
**Property Address:** 5882 Cascade Road SE  
**Parcel Number:** 41-19-05-351-056  
**Requested Action:** Special Use Permit for an accessory building that exceeds 832 sf.  
Planning Director Hendrick presented the case and explained that the applicant is requesting a Type II Special Use Permit for an accessory building exceeding 832 sf in the

R-1 zoning district near the Watermark PUD. This property is waterfront and the proposed building will be 1,958 sf. There is an existing 200 sf pool house on the property. The main concern noted with this application was the addition of a bathroom and kitchen, which defines this structure as a dwelling unit. Included in the building will be 184 sf of garage space, a 219 sf wood shop room, a ¾ bathroom on the main floor, and the upper level will be 672 sf. The second floor will have the kitchen and living space. The parcel is noted to be 4.4 acres and will be over 180 sf from the neighboring property. Staff recommended this application be denied since Cascade Township does not permit accessory dwelling units.

Member Bruneau interpreted the zoning ordinance to read that one single family could live on their property but were allowed multiple homes. According to Planning Director Hendrick, only one home is allowed per property.

Doug Butterworth (5085 Quincy Street) is the builder and explained the home on the property was built as a multi-generation home for two parents and their married daughter with kids. The idea behind the accessory building was to offer an extra level of separation for hobbies and additional space. He noted that the size of the property allows for two accessory buildings and felt it was better to combine two buildings into one.

Member Rowland asked if the pool building would be removed. Butterworth stated that the Zoning Administrator mentioned that removal isn't required as it falls under 200 sf. Planning Director Hendrick clarified that the pool house would count as an accessory building.

Member Noordhoek sought information on the well and septic plans and Butterworth said the property is served by municipal water.

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

There was no one wishing to speak.

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

Member Bruneau said the standards in size continue to increase to the point where they are now seeing applications for accessory buildings with bathrooms and kitchens.

Member Rissi understood the need for larger accessory buildings, especially for houses of this size, and the applicant could have two separate buildings with over 1,600 total square footage between the two.

Member Noordyke wanted to hear from the Zoning Administrator, who is absent, regarding the 200 sf pool house and what additional buildings would be allowed. He suggested giving the applicant feedback on alternate parameters to scale back amenities.

**Motion was made by Member Bruneau to deny the applicant's request for the Special Use Permit. Supported by Member Richardson. Motion failed 2 to 5.**

**Motion was made by Member Rissi to approve the Special Use Permit with conditions that the building be no larger than 1,700 sf, the building has only a half bathroom with no kitchen area, lighting must adhere to the ordinance, and the building can not be used as a residence or to run a business. Supported by Member Rowland. Motion carried 5 to 2.**

**ARTICLE 8.**

**Case #24-3820**

**Applicant:** Patrick Clay

**Property Address:** 8230 52<sup>nd</sup> Street SE

**Parcel Number:** 41-19-35-100-024

**Requested Action:** Special Use Permit for an accessory building that exceeds 832 sf.

Planning Director Hendrick presented the case and explained the application is for a Type I Special Use Permit in the ARC zoning district on a 10-acre parcel. The proposed garage is 1,600 sf with a 432 sf porch totaling 2,000 sf and will match the existing house exterior. The pool will be removed before construction. There is also a horse barn that measures 50x32ft. Setbacks meet all township standards and the utilities will not interfere with the proposed building. Staff recommended approval for the Special Use Permit with the conditions listed in the packet.

Patrick Clay (8230 52<sup>nd</sup> Street) included a document to showcase where the well and septic are located. The pool shed will be removed upon approval.

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

Frederick Byam (8230 52<sup>nd</sup> Street) is fully supportive of this building. He felt that it fits the natural beauty of the area and there is a need to store agricultural equipment.

**Motion was made by member Rissi to close public hearing. Supported by Member Noordyke. Motion carried 7 to 0.**

**Motion was made by Member Rissi to approve the Special Use Permit with Staff conditions listed in the packet and that the existing pool shed should be removed within 90 days of final building permit inspections. Supported by Member Noordyke. Motion carried 7 to 0.**

Member Rissi noted that there are comparable accessory buildings in size to the requested building.

**ARTICLE 9:**

**Case #24-3821**

**Applicant:** Michael Goodsell

**Property Address:** 4901 28<sup>th</sup> Street SE

**Parcel Number:** 41-19-07-353-028

**Requested Action:** Special Use Permit

Planning Director Hendrick presented the case and explained the applicant is requesting a Special Use Permit to allow a 39,250 sf fitness facility to be located in PUD 30. The site plan will be the same as the plans approved in 1995 with a few minor additions. In PUD 30, it is implied that buildings are permitted to have a 200 sf wall sign but upon reading a letter written by a previous Planning Director, it indicated that the wall sign has to be proportionate to the building size. Per the township's ordinance, the applicant is allowed one 144 sf sign and the PUD implies they are allowed one 200 sf sign. The applicant and Staff agreed to allow a 172 sf sign.

Member Bruneau suggested a condition of approval to include a bike rack or side walk addition.

Thomas Aman, the applicant's attorney, explained the proposed use change is minor and Staff agreed. He believed his client would be happy to incorporate a bike rack and paint for the crosswalk but was unsure of the connectivity of the sidewalk since the distance from the current path is far. Regarding the signage, he saw the PUD allowed for 200 sf, but felt that middle ground had been met with 172 sf.

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

There was no one wishing to speak.

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

**Motion was made by Member Rissi to approve the Special Use Permit and Site Plan Review request of 28<sup>th</sup> Street Fitness, to establish an athletic club at 4901 28<sup>th</sup> Street SE, with the following conditions:**

- 1. The application and plans submitted by the applicant and signed, dated, and stamped by the Planning Director, shall constitute the approved plans, except if plan elements are amended in this resolution, or do not meet the requirements of the Zoning Ordinance.**
- 2. That the use shall operate according to this application and per the testimony of the applicant.**
- 3. The applicant shall comply with Section VII of PUD-30; furthermore**
  - a. The applicant shall use the space previously allocated to the former tenant in the ground sign located on Patterson and the pole sign facing 28<sup>th</sup> Street;**
  - b. The allowed square footage allowed for the wall sign located on the south side of the building shall be 172 sf.**
- 4. Permission from the property owner of the offsite sign facing 28<sup>th</sup> street should be granted in writing.**

5. That the applicant provide bike facilities on site in accordance with Section 19.13.4 of the Zoning Ordinance
6. That the applicant obtains all required permits prior to construction or operation.
7. That any expansion of the approved Special Use requires an additional review and approval by the Planning Commission.

The motion was supported by Member Bruneau. Motion carried 7 to 0.

Motion was made by Member Rissi to remove case #24-3800 from the table. Supported by Member Noordhoek. Motion carried 7 to 0.

**ARTICLE 10. Case #24-3800**

**Applicant:** Ali Metwalli for the Al-Tawheed Islamic Cemetery

**Property Address:** 6670 52<sup>nd</sup> Street

**Parcel Number:** 41-19-33-100-014

**Requested Action:** Special Use Permit with Site Plan Review

Paul Henderson with Rosen Associates stated that they previously had a meeting in December where the Planning Commission gave conditions to the request that have been met. There is additional buffering and plantings along with increased setbacks for grave sites towards the front to 30 ft. There will be a maintenance plan provided contingent on approval.

Member Rowland questioned what the grave blocks would be. Henderson said the bodies will be put in a concrete vault with no bottom.

Member Bruneau said there is a note in the Staff Report stating they were waiting on a verdict from the Kent County Road Commission regarding a cul-de-sac. Henderson clarified that at the previous meeting, a resident was concerned about additional traffic using their driveway to turn around and they wanted a cul-de-sac. Kent County will review this once an entrance application is made.

Member Rowland asked about an exit strategy in case the non-profit was unable to maintain the cemetery. Henderson stated this would be a part of the maintenance agreement to have the township take over maintenance of the cemetery.

**Motion was made by Member Noordyke to approve Case #24-3800 for the Special Use Permit and Site Plan Review with Staff conditions listed in the packet. Supported by Member Rissi. Motion carried 6 to 1.**

**ARTICLE 11. Acknowledge visitors and those wishing to speak**

Walter Bujak (6639 Thornapple River Drive) stated he is the Kent County Commissioner for District 21. He thanked the Planning Commission Members and Planning Director Hendrick for being so welcoming and said he appreciates the work they do. Bujak attended the meeting since residents approached him regarding the cemetery application and wanted him to look into the process. Bujak spoke with the Director of

the Kent County Health Department to verify nothing had been missed in this application and was officially approved.

**ARTICLE 12. Other Business**

Appointment of Planning Commission Secretary

**Motion was made by Member Rissi to appoint Member Nordyke as the Planning Commission Secretary. Supported by Member Bruneau. Motion carried 7 to 0.**

Michigan Association of Planning Training – Planning Director Hendrick said the training will be held on Monday, April 22 at 7:00 pm.

State of the Department Presentation – Planning Director Hendrick explained there will be periodic meetings held to seek feedback and concerns from Commissioners and to give updates.

Reschedule meetings impacted by the election – Member Rissi proposed that the scheduled meetings be canceled and if necessary, reschedule if there's a need.

Chair Moxley asked what the status of the Farmland Preservation Subcommittee was since they had not met since January. Planning Director Hendrick said she would look further into it.

Member Noordyke noticed that copies of checks had been placed in the meeting packet and wanted to ensure this was not in violation of the Identity Theft Protection Act. Legal Counsel Genovich stated that checks typically include fairly public information and it's not uncommon to see these publicly shared. Members agreed to remove some information on the checks going forward.

**ARTICLE 13. Adjournment**

**Motion was made by Member Noordyke to adjourn the meeting. Supported by Member Rowland. Motion carried 7 to 0.**

Respectfully submitted,

Chris Noordyke, Secretary