

AGENDA
Cascade Charter Township Planning Commission
Monday, June 19, 2023
7:00 pm
2870 Jacksmith Ave

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

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

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Disclose any Conflict of Interest**
- ARTICLE 5. Approve the Minutes of the June 5, 2023 Regular Meeting and Closed Session**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 7. Case #22-3746/Chen
Property Address: 5745 Whitneyville Ave
Public Hearing
Requested Action: Type II special use permit to construct a commercial composting operation.**
- ARTICLE 8. Case #23-3766/Bartlett
Property Address: 1400 Buttrick Ave
Public Hearing
Requested Action: Seeking a Type I Special Use permit for an accessory building exceeding 832sqft.**
- ARTICLE 9. Case #23-3770/Vanderschaaf
Property Address: 3671 Cherry Ln
Public Hearing
Requested Action: Seeking a Type I Special Use permit for an accessory building exceeding 832sqft.**
- ARTICLE 10. Case #22-3771/Achterhof
Property Address: 5830 Burton St
Public Hearing
Requested Action: Seeking a Type I Special Use permit for an accessory building exceeding 832sqft.**
- ARTICLE 11. Case #23-3765/Redwater Group
Property Address: 1600 Galbraith Ave
Public Hearing
Requested Action: Preliminary plan approval to amend the existing P.U.D. to allow for a cigar bar as a permitted use at the clubhouse building.**

ARTICLE 12. Old Business

ARTICLE 13. Any Other Business

**ARTICLE 14. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**

ARTICLE 15. 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, June 5, 2023
7:00 pm
2870 Jacksmith Ave SE

ARTICLE 1. Chair Noordyke called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Rissi, Noordyke, Richardson, Bruneau, Rowland
Members Absent: Moxley and Engel
Others Present: Planning Director Hilbrands, Zoning Administrator Smith-Jacoby, Leslie Abdoos with Foster Swift, and those listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Rissi to approve the current agenda. Supported by Member Rowland. Motion carried 6 to 0.

ARTICLE 4. Disclose any conflict of interest

Member Richardson disclosed he lives near the property being discussed in Article 7 and he believed there could be a slight bias. Members did not see this as a concern.

Member Rissi said his company does non-related work for the applicants in Article 9. Members did not see this as a concern.

ARTICLE 5. Approve the Minutes of the May 15, 2023 Meeting

Member Bruneau made a correction to page 4 of the packet stating “an existing rain garden” should be clarified that they are going to add a rain garden.

Member Bruneau said page 5, paragraph 6, should be reworded since it made little sense.

Member Bruneau also pointed out in the last paragraph of Article 9 that “members of the club” should be changed to “those at the neighboring school”.

Motion was made by Member Bruneau to approve the May 15, 2023 meeting minutes with the proposed amendments. Supported by Member Rowland. Motion carried 6 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak

There was no one that wished to speak.

ARTICLE 7. Case #23-3763/Fitzgibbon

Property Address: 5283 Whitneyville Ave

Requested Action: Seeking a Type II Special Use Permit to operate a Bed & Breakfast.

Zoning Administrator (ZA) Smith-Jacoby presented the case and explained the applicants are seeking a recommendation to the Township Board for opening a Bed and Breakfast. The house was constructed in 1853 and had previously served as a Bed and Breakfast, which inspired their current endeavor. There will be approximately 500 sqft of the home utilized for the B&B.

The fire department and building officials have requested the installation of smoke detectors and carbon monoxide detectors in each room, along with an ABC fire extinguisher on the main floor. The Kent County Health Department was contacted as well and they require no license for this operation.

ZA Smith-Jacoby said this is the first application of its kind and has detailed operational conditions that are specified within the packet.

Staff felt comfortable recommending approval with conditions listed in the packet since the applicant has complied with the zoning requirements.

Member Rowland wanted clarification on the number of parking spaces. ZA Smith-Jacoby confirmed there are two parking spaces allocated for guests and the driveway is used for overflow parking.

Member Bruneau expressed confusion on varying details between the application and report regarding the number of available rooms and the necessary amount of parking spaces to accommodate all the guests. ZA Smith-Jacoby clarified there is only one reservable unit which includes 2 bedrooms and holds space for 5 guests with 2 parking spaces.

Member Noordhoek thought this would be a nice fit for the community but mentioned how hotels on 28th Street continue to have illegal activity. He wanted to ensure there was a limit on the length of stays.

Heidi Fitzgibbon (5283 Whitneyville) is the applicant and commented on a few points brought up by members. She made it clear that the sitting room does not have any beds, but it does have seats, a desk, and kitchen amenities. In the past, she has typically only encountered married couples who occasionally bring children.

Member Rissi inquired about the typical duration of rentals, to which Fitzgibbon replied that it is usually around 2 nights with the longest being 7.

Motion was made by Member Rissi to open public hearing. Supported by Member Noordhoek. Motion carried 6 to 0.

There was no one that wished to speak.

Motion was made by Member Rissi to close public hearing. Supported by Member Noordhoek. Motion carried 6 to 0.

Member Rowland wanted building officials to check the handicapped accessibility of the property. He also was not in favor of adding additional signage.

Motion was made by Member Rissi to recommend approval of the Bed and Breakfast to the Township Board subject to the conditions listed in the packet along with ensuring handicap accessibility, visitors are limited to a maximum of 10 consecutive nights, only 2 bedrooms allowed in the rental, and no additional signage. Supported by Member Bruneau. Motion carried 6 to 0.

ARTICLE 8. Case #23-3764/Jipping

Property Address: 7779 Silverthorne Dr

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

ZA Smith-Jacoby presented the case and stated the applicants are requesting a Special Use Permit to replace a building that exceeds 832 sqft. The setbacks have been met and they were granted a variance at the May 9th Zoning Board of Appeals meeting for the placement of the barn. They are presenting a 2,500 sqft barn with a maximum height of 22ft that will have access off of Buttrick Ave.

Staff recommended approval with the conditions listed in the packet.

Member Rissi wanted clarification that there was only one residence on the property. Planning Director Hilbrands said that the other accessory building has been removed as a part of the previous variance approval.

Member Bruneau questioned why there appeared to be a living space with a full bathroom. ZA Smith- Jacoby made it clear that the applicants are fully aware that having a living space is not allowed, but having a restroom is acceptable.

Sam Kilbert (39577 Woodward Ave) is the applicant's representative who stated they have been working on this project for over a year. He said they were intending to keep the existing barn for the historic aspect, but upon inspections, the structure is not salvageable. The proposed barn is being created to replicate barns that fit in the ARC district and won't impact neighbors. Kilbert mentioned there is an existing gravel driveway that will service the barn as well.

John and Lisa Jipping (7779 Silverthorn) are the applicants and attended the meeting to answer any questions. They explained that the bathroom is to be used for cleaning up, as it's a decent walk to the home.

Motion was made by Member Rissi to open public hearing. Supported by Member Noordhoek. Motion carried 6 to 0.

There was no one that wished to speak.

Motion was made by Member Rissi to close public hearing. Supported by Member Noordhoek. Motion carried 6 to 0.

Member Rowland would like a drawing submitted of the proposed driveways.

Member Richardson inquired about the bathroom in the accessory building and asked if it would be using city water or septic. Chair Noordyke clarified that it would be utilizing both.

Motion was made by Member Rissi to approve the accessory building with Staff's conditions listed in the packet and the applicant must submit a drawing and construct the driveway as shown on the north and east side for access to the building. Supported by Member Rowland. Motion carried 4 to 2.

ARTICLE 9. Case #23-3739/Northpointe Bank

Property Address: 5303 28th St Ct

Requested Action: Consider recommendation to the Township Board for PUD Ordinance amendment.

Planning Director Hilbrands drafted an amendment to the PUD ordinance regarding the preliminary plan that was approved last meeting. The amendment changes the permitted building size from 90,000 sqft to 98,000 sqft.

Member Richardson expressed concern about the potential increase in traffic due to the increase in employees at this facility. Member Noordhoek agreed that 28th St Court is becoming too congested and that there should be some investigation into the intersection and road function. He suggested that any future applications in the area be put on hold until the traffic issue is resolved.

Motion was made by Member Bruneau to recommend that the Township Board approves the PUD Ordinance amendment as written. Supported by Member Rowland. Motion carried 6 to 0.

ARTICLE 10. Cascade Township

Requested Action: Consider recommendation to the Township Board for proposed amendments to the Master Plan.

Planning Director Hilbrands explained that the Township Board had approved the Master Plan amendment for distribution at the April 12 meeting. The 42-day review period had ended so as a requirement, the Planning Commission must hold a public hearing before making a recommendation to the Township Board.

Two letters were received during the review period - one from the airport and the other from the Michigan Department of Public Transportation (MDOT). Legal Counsel Abdo explained that the letter received from MDOT talked specifically about the process which the Planning Commission and township go through to adopt amendments to the Master Plan. She confirmed the Planning Commission has gone through the appropriate steps in order to consider the Master Plan amendments.

Member Rissi, upon viewing the future land use map, did not believe it made much sense to allow an industrial designation to remain on airport property while changing the designation to rural residential right next to it.

Motion was made by Member Rowland to open public hearing. Supported by Member Noordhoek. Motion carried 6 to 0.

Chad Antuma, an attorney representing DEG Development and Visser Development, explained that Visser owns an approximately 80-acre parcel at 5111 Thornapple River Drive. They purchased this land in 2021 planning on using the parcel for industrial use and relied heavily on the Master Plan and zoning ordinance. He states there is a designation in the zoning ordinance that specifically says this parcel is intended to be used as an industrial property. Antuma distributed a petition form signed by residents, highlighting the number of people who would be affected and expressed their desire for the current situation to remain unchanged. He further explained that industrial properties are at an all-time low.

Motion was made by Member Rissi to close public hearing. Supported by Member Noordhoek. Motion carried 6 to 0.

Chair Noordyke discussed the possibility of extending the area to be redesignated to also include an area north of the airport, between 36th Street and the railroad, that extends west to the boundary of the parcels on Kraft Avenue that have existing industrial uses. The other Planning Commission members agreed that this area should also be included.

Motion was made by Member Rowland to recommend the approval of the proposed amendment to the future land use map to change the designation from industrial to rural residential as shown on the map included in the packet, and also to extend this area west to include the area between 36th Street and the railroad up to the parcels on the east side of Kraft Avenue. Supported by Member Noordhoek. Motion carried 5 to 1.

Casey Ries, a representative of the Airport Authority, said that the airport and township have similar developmental goals. He explained that there is concern about converting the land to residential use.

ARTICLE 11. Closed Session – Pursuant MCL 15.268 (h) – To consider material exempt from discussion or disclosure by state or federal statute.

Motion was made by Member Rissi to enter closed session pursuant to MCL 15.268 (h) to consider material exempt from discussion or disclosure by state or federal statute. Supported by Member Noordhoek. Motion carried unanimously by roll call vote. Planning Commission entered Closed Session at 8:43.

Motion was made by Member Rissi to reconvene Open Session. Supported by Member Noordhoek. Motion carried 6 to 0. Planning Commission resumed Open Session at 9:15 PM.

ARTICLE 12. Old Business

There was no old business to discuss.

ARTICLE 13. Any Other Business

There was no other business to discuss.

ARTICLE 14. Acknowledge visitors and those wishing to speak

There was no one that wished to speak.

ARTICLE 15. Adjournment

Motion was made by Member Rissi to adjourn the meeting. Supported by Member Noordhoek. Motion carried 6 to 0. The meeting adjourned at 9:16 P.M.

Respectfully submitted,

Joe Engel, Secretary

DRAFT

STAFF REPORT

STAFF REPORT: Case # 22-3746
REPORT DATE: June 13, 2023
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: June 19, 2023
PREPARED BY: Brian Hilbrands, Planning Director

APPLICANT

Luis Chen
5745 Whitneyville Ave SE
Alto, MI 49302

STATUS

OF APPLICANT: Owner

REQUESTED ACTION: Type II Special Use Permit for a commercial composting operation

EXISTING ZONING OF SUBJECT PARCEL: ARC, Agriculture/Rural Conservation

GENERAL LOCATION: West side of Whitneyville Ave, between 52nd St and 60th St

PARCEL SIZE: 13.4 Acres

EXISTING LAND USE ON THE PARCEL: Vacant/Agricultural

ADJACENT AREA LAND USES: N,E,W – Residential
S – Vacant/Agricultural

ZONING ON ADJOINING PARCELS: All ARC

STAFF COMMENTS:

1. The applicant is requesting a Type II Special Use Permit to construct a new commercial composting operation. The operation would include two buildings (a 5,040 square foot hoop house and a 1,200 square foot pole barn), an asphalt compost pad that will include covered compost bays, a gravel driveway, ten parking spaces, and an area of covered compost rows. The special use will be reviewed using the standards of Chapter 17, specifically Section 17.07.2.t.

2. As a reminder, the requirements of Section 17.07.2.t were developed by the Township last year as a result of activity on this property. Previous Township staff had informed the applicant that the composting use would be permitted By Right. After the Township received a complaint from a neighbor the use was reviewed again, and it was determined that it would be more appropriate to be permitted as a Special Use. As a result, the 15 requirements included in Section 17.07.2.t were developed. The property owner is now applying for the required Special Use permit.
3. The applicant has provided a narrative describing the proposed use and how it will operate. The facility will be used to receive composting intakes, such as leaves, woodchips, manure, and food scraps, mix and process those intakes to create compost and soil mixes, and prepare finished material for sale and distribution.
4. The operation is located on a parcel that meets the minimum size requirement of 10 acres, and the operational area (buildings, composting areas, material storage, etc.) meets the minimum setback requirements of 150' from property lines and 250' from residential dwellings.
5. Operational areas are required to be visually screened if they are located within 400' of a parcel with a residential use. The operational area is located within 400' of the residential parcels to the west and north. There are a number of existing trees along those property lines that the site plan indicates will remain. The Planning Commission should consider if those trees are an adequate screen. It is also worth noting that the operational area is within 400' of the property to the northeast (5651 Whitneyville Ave). That property is currently vacant but staff have received notice from the new property owner that they intend to build a home shortly.
6. The operational area is limited to 30% of the total area of the parcel, while at least 50% of the parcel must be kept natural, landscaped, or used for agriculture. The site plan indicates that the operational area encompasses approximately 16% of the parcel, while 58% will be kept natural, landscaped, or used for agriculture.
7. Equipment operation and the receiving or distribution of materials, including retail/wholesale sales, may only occur between the hours of 7:00am to 9:00pm.
8. The operation is limited to 3,000 cubic yards of intake material and 3,000 cubic yards of output material per year, and may have a maximum of 4,500 cubic yards of compost/composting intake/finished compost on site at any one time, with no more than 1,000 cubic yards being composting intake.
9. The operation must take reasonable action to mitigate the potential of odor leaving the site. The applicant should provide information on how that will be done.
10. The site will be accessed with a curb cut onto Whitneyville. The location of will need to be approved by the KCRC and a driveway permit will need to be obtained.

11. A well and septic system will be added and will require approval from the Kent County Health Department.
12. A photometric plan was submitted that meets Township requirements.
13. The Fire and Building Departments have reviewed and approved the plans.
14. The Gerald R Ford Airport staff have been made aware of the project and provided comments.
15. The Township Engineer has reviewed and approved the plans, and their comments are included in your packet. The proposed stormwater controls include a lined collection basin to capture water runoff from the asphalt compost pad, and a retention basin for the remaining water runoff. A stormwater maintenance agreement will be required
16. The operation is required to be registered with EGLE within one year of commencing operations, and must comply with all standards, rules, and regulations of registered compost operations. The applicant must also return to the Planning Commission for an annual review for a minimum of two years after receiving the special use permit. They must also keep an inventory log showing the amount of composting intake and the total composted output, which shall be provided to the Planning Commission at the annual review and as otherwise requested by the Township.
17. The applicant notes that if they receive Township approval, they will develop a compost site management plan as part of their registration with EGLE. The applicant should also submit the plan to the Township.
18. Section 17.06 as well as 17.07 of the zoning ordinance requires the Planning Commission to review several factors before making a recommendation to the Township Board. I have listed those items for your consideration followed by my comments for each.

Factors	Comments
Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed.	The operation is located on an agriculturally zoned parcel with neighboring parcels that are also agriculturally zoned.
Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.	This site would have well and septic and is located on a collector street.
Not create excessive additional requirements at public cost for public facilities and services.	This site would not cause excessive additional requirements at the expense of the public.
Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular	The operation would not appear to create excessive traffic compared to other allowed uses such as greenhouses or schools, but the

zoning district.	applicant should speak to how traffic will be minimized.
Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.	The proposed use has the potential to be detrimental to neighboring properties if it is not well managed. The applicant should speak to the methods that will be used to prevent negative impacts on neighboring properties.

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:

A Type II Special Use Permit requires approval from the Township Board. Staff is recommending that the Planning Commission provide a positive recommendation to the Township Board regarding the commercial composting operation, with the following conditions:

1. The applicant complies with the Township Engineer letter dated May 15, 2023, and all necessary permits are obtained before construction begins.
2. Record the stormwater maintenance agreement.
3. Any work within the right-of-way receives approval from KCRC and a driveway permit is obtained.
4. The applicant registers with the EGLE Material Management Division (EGLE MMD), and provides a copy of the Compost Site Management Plan to the Township. The operation must comply with all standards, rules, and regulations of EGLE MMD registered compost operations.
5. The site continues to meet all the special use requirements of Section 17.07(2)(t) of the zoning ordinance. This includes the requirement that the applicant return to the Planning Commission for an annual review for a minimum of two years after receiving the special land use permit, and thereafter at the discretion of the Planning Commission, and that the applicant shall keep an inventory log showing the amount of composting intake and the total composting output, which shall be

provided to the Planning Commission at the annual review and as otherwise requested by the Township.

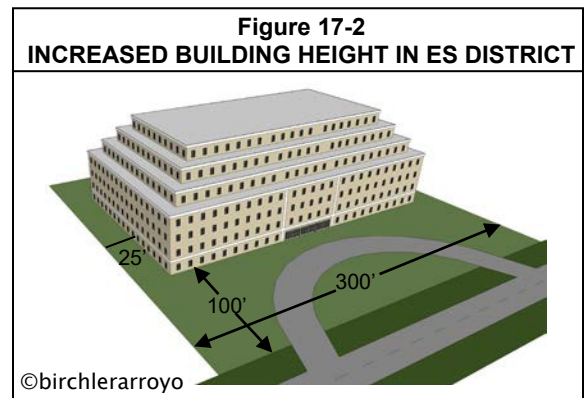
ATTACHMENTS: Standards of Section 17.07.2.t.
 Application
 Site plan
 Township Engineer letter
 EGLE Isolation Distance Information

Chapter 17 Special Uses

- 2) Due to the lower topography for some of the properties along I-96, a taller building may be allowed by the Township but in no case shall the height of the building exceed 72 feet or be more than 48 feet above the height of I-96 whichever is less. For purposed of determining the elevation of the highway, the highest point of the highway that is adjacent to the eligible property, will be used. For the eligible property the pre-development elevation will be used. Both elevations will be determined based on the Cascade Township REGIS system.
- 3) The application for special land use approval shall include a visual impact analysis, prepared by the applicant, which includes graphic depiction of the anticipated visual appearance of the building from important vantage points in the surrounding area. Methods used in preparing the analysis shall be reviewed and approved by the Planning Director.
- 4) In order to increase the height of the building beyond 48 feet, an elevated setback will be required. Elevated setbacks create a stepped facade, helping maintain light and air space and reduce the impact of building height on pedestrian and vehicular environments. The increased setback shall be an additional ten (10) feet in the front, side, and rear yards for each ten (10) feet of additional height or for each story, which ever is less. See Figure 17-2.
- 5) Increased height shall not be in conflict with any Federal Aviation Administration regulations.
- 6) The Planning Commission may require modifications to exterior building materials and architectural features to result in greater building articulation.
- 7) The Planning Commission shall determine the appropriate height allowance based on one or more of the following incentives provided:
 - i. Civic Space Incentive: Civic space may be in the form of plazas, squares, greens or parks that provide space for community gathering. Civic spaces may provide landscaping, seating, lighting, public art

or a water feature, and be oriented to the public realm.

- ii. Energy Efficient Design: The project may be constructed utilizing a nationally recognized green building rating system. Owners or developers applying for the special land use shall identify the system chosen at the time of application and shall provide quarterly updates that identify progress.
- iii. Roof Top Uses Incentive: The applicant may provide access and use by utility providers, including the Township for communications antennae.



- iv. Low Impact Development Incentive: The applicant may provide best management practices for drainage, such as green roofs, pervious pavement, bioswales, or others, to minimize discharge or result in zero discharge from the site.
- v. Streetscape Incentive: The project may incorporate entry features in the form of decorative street lighting and landscaping to match those along 28th Street within the Cascade Township Downtown Development Authority.
- vi. Other Incentives: The applicant may present to the Township other incentives which help mitigate any real or perceived impact of additional building height.

t. Commercial composting operations with associated limited retail and wholesale trade of material created on the premises.



Chapter 17 Special Uses

- 1) Minimum parcel size shall be 10 acres in the ARC and FP zoning districts and 2 acres in the I zoning district. Operational areas (buildings, composting areas, material storage, etc.) in the ARC and FP districts shall be located a minimum of 150 feet from property lines and 250 feet from adjacent residential dwellings. Operational areas in the I zoning district must meet the setback requirements of that district and shall also be located a minimum of 250 feet from adjacent residential dwellings.
- 2) Operational areas shall be visually screened from neighboring parcels with a screen consisting of berming, fencing, and/or vegetation buffer if the operational areas are within 400 feet of a residential parcel.
- 3) The operation must be registered with the Michigan Department of Environment, Great Lakes and Energy - Material Management Division (EGLE MMD) within one year of commencing operations. The operation must comply with all other applicable federal, state, and local laws, rules and regulations. The operation must comply with all standards, rules, and regulations of EGLE MMD registered compost operations.
- 4) When located in the ARC or FP districts, operational areas are limited to 30% of the total area of the parcel and 50% of the total area of the parcel must be kept natural, landscaped, or used for agriculture.
- 5) Equipment operation and receiving or distribution of materials, including retail/wholesale sales, may only occur between the hours of 7:00am to 9:00pm.
- 6) The use shall comply with all applicable Township and local Ordinances, regulations and standards including, but not limited to, the Township Noise Ordinance, stormwater regulations and lighting regulations.
- 7) The applicant must return to the Planning Commission for an annual review for a minimum of two years after receiving the special land use permit, and, thereafter, at the discretion of the Planning Commission. The applicant shall keep an inventory log showing the amount of Composting Intake and the total composted output, which shall be provided to the Township Planning Commission at the annual review and as otherwise requested by the Township.
- 8) An operation located on a parcel 20 acres or less in size in the ARC or FP districts is limited to 3,000 cubic yards of intake material and 3,000 cubic yards of output material per year. Facilities exceeding 3,000 cubic yards of intake and/or output per year may be permitted at the discretion of the Township, but must be located on a parcel that exceeds 20 acres in size, or in the I district.
- 9) An operation may have a maximum of 4,500 cubic yards of compost/composting intake/finished compost on site at any one time, with no more than 1,000 cubic yards being composting intake. Greater volume may be allowed at the discretion of the Township for operations located in the I district or on parcels 20 acres or more in size in the ARC or FP districts.
- 10) The facility must take reasonable action to mitigate the potential of odor leaving the site, such as using negative aeration systems or other common industry methods for odor mitigation. Such odor mitigation methods are subject to review and approval of the Township through the special land use approval process. The site shall be kept neat and clean and there shall be no noxious odors or garbage affecting neighboring properties.
- 11) In the case of vermiculture, the species of worms that may be used are limited to red wiggler (*Eisenia fetida*), red worms (*lumbricus rubellus*), and other species that are native to Michigan, at the discretion of the Township.
- 12) All machinery and equipment, except for motor vehicles and trailers used in the conduct of business, shall be stored within a completely enclosed building. Motor vehicles and trailers shall be stored indoors, out-of-view when not in use for longer than a two-week period.
- 13) Retail and wholesale sales on the premises to the general public shall be limited to material created on the site.



Chapter 17 Special Uses

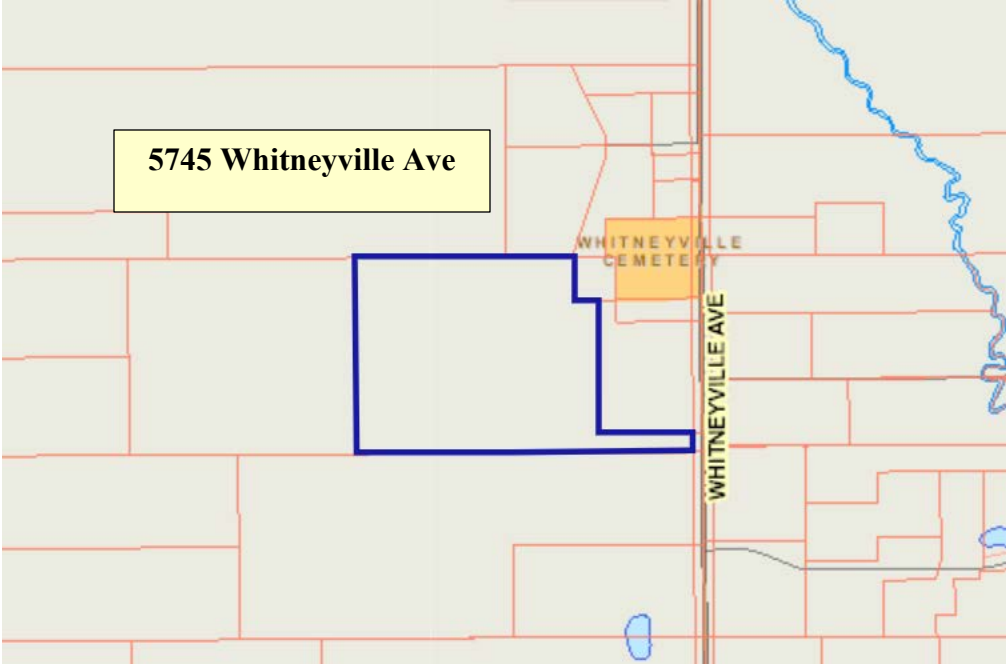
- 14) If waste from sorting exceeds one (1) cubic yard per month, that sorting process must be located in the Industrial (I) zoning district.
- 15) All Composting Intake material must be covered or stored so that it is contained and protected from wildlife and leaving the site.



Definitions
General Provisions
Development Review

Zoning Districts
Special Uses
Planned Unit Development

Height, Area, & Placement
Parking & Access
Landscaping





CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: **Name:** Luis Chen
Address: 2067 Swensberg Ave NE, Grand Rapids MI 49505
City & Zip Code Grand Rapids MI 49505
Telephone: 616-322-1677
Email Address: luis@thewormies.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 checked="" type="checkbox"/> | Site Plan Review * | <input type="checkbox"/> | Sign Variance Subdivision |
| <input checked="" type="checkbox"/> | Special Use Permit | <input type="checkbox"/> | Plat Review * |
| <input type="checkbox"/> | Zoning Variance | <input type="checkbox"/> | Other: _____ * |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

This request is for a Type II Special Use Permit and Site Plan Review for Wormies LLC commercial composting operation. The property is located in the ARC zoning district, which allows for commercial composting operations. Attached narrative describing the proposed operation and site plan in accordance to Chapter 21 of the zoning ordinance and stormwater ordinance.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

Wormies Compost Site- Type II Special Use Site Plan

Type II Special Use Site Plan Approval

Narrative and Site Plan included in this application demonstrates how the proposed operation will meet the special use design standards found in Section 17.07 of the Cascade Township zoning ordinance amendment that was approved by the Township to allow (subsection section 17.07 t) commercial composting with associated limited retail and wholesale trade of material created on the premises as a special use.

Narrative and Proposed Use

The property is 13.47 acres located at 5745 Whitneyville Road in the ARC (Agricultural Rural Conservation) zoning district, which allows for commercial composting operations involving limited retail and wholesale trade of material created on the premises. The proposed Wormies Compost Site will provide a properly designed space for compost production and provide a rich soil amendment for soil health and landscaping use and will meet the special use design standards found in Section 17.07 of the Cascade Township zoning ordinance. The compost site will register with the Michigan Department of Environment, Great Lakes and Energy- Material Management Division (EGLE MMD) after township approval of the site plan. EGLE registration requires that the operation follows best management practices to minimize noise, odor and dust production, does not cause a nuisance to neighbors, and protects compost wastewater from entering the groundwater and surface waters.

Planned development timeline is May to December 2023 for all composting operation areas.

The barn, which is planned for equipment storage, utility storage and bathroom area, will be completed by November 2025

Operational areas (buildings, composting areas, material storage, etc.) meet setback requirements and area coverages and are further than 400 feet of the nearest residential parcel. 16% of property space will be used for composting activities.

	Acres	SqFt or ft	%	Maximum Allowed	Minimum Allowed	Proposed Use
Total parcel area	13.4	583,836 SqFt	100	N/A	10	
Operational areas (buildings compost areas, material storage, etc.)		93,410 SqFt	16	30%		
Natural areas (landscaped or agriculture)		339,040 SqFt	58		50%	
Front, side & rear yard building setbacks or agricultural buildings and structures		150ft			150 ft from property lines; 250 ft from adjacent dwelling	
Max building height		150ft		35ft		
Hoop House		5,040 Sq Ft	<1			Operations & Curing
Barn		1,200 Sq Ft	<1			Storage & Maintenance
Asphalt compost pad		6,784 Sq Ft	1			
Concrete parking pad		1,320 Sq Ft	<1			

Wormies is more than a conventional composting operation. Most of the space in the property will be regenerated with the goal of having natural ecosystems that increase the biodiversity in the property and benefit Wormies composting process and finished products. Its composting operation is considerably low intensity compared to conventional composting operations and not limited to composting but also micro-hauling, manufacturing of soil blends, growing of biodynamic accumulators, compost tea application service, consulting and education. Wormies' operation possesses a low risk of nuisance such as odor, noise, dust, traffic and pests.

The first phase of composting will occur within a covered aerated static pile (CASP) system on an engineered surface comprised of 6 inches of asphalt overlaying a compacted base of engineered fill. This type of construction makes rainfall runoff and compost material management efficient throughout the year and ensures that the entire facility is accessible in all weather conditions. All-weather access provided by an engineered surface facilitates compost management without gravel entering the streams and promotes the quick drainage of runoff waters from beneath the compost piles.

Drainage structures will convey water away from the piles and direct it to a lined catchment area or collection basin. The lined catchment area (no outlet and no groundwater discharge) with volume capacity for a 100 year 24-hour storm is proposed to catch compost leachate or "wastewater" from the composting pad. The stormwater from the other proposed structures and paved parking of the site will be directed around and beyond the compost pad and lined catchment basin to infiltrate and flow overland to the stormwater retention pond in the SW, also designed for a 100 year 24-hour storm. The proposed retention pond and stormwater will not disturb the existing the wetland on the adjacent property to the NW and the compost pad is at least 200 feet from the surface water/wetland (as required by the EGLE compost site regulations). The water table at the location of the proposed retention pond should be at least 18" below the retention pond and at least 4' below the asphalt compost pad.

The compost pad surface is sloped at 1-2% to facilitate runoff between bays. Site operators will regularly inspect the pad surface to manage the water runoff. The engineered, impervious compost pad and compost "wastewater" catchment basin pond meets the requirements for composting as required by the Michigan Department of Great Lakes, Environment and Energy (EGLE). The proposed compost pad, typical CASP system stormwater design calculations are shown in site plan sheets 2,3 and 4.

- The compost site is designed for a capacity of 250 cubic yards per month (3,000 cubic yards per year) of incoming feedstock material, and a total of 4,500 cubic yards of active composting on site at one time.
- The following site features are shown on the site plan:
 - o 6,784 square foot asphalt pad for receiving, mixing and pre-processing in a covered aerated static pile (CASP) system
 - o 5040 square foot hoophouse/greenhouse for vermiculture, compost curing and finished compost distribution and sales
 - o 1200 square foot enclosed pole barn for equipment storage and maintenance. Motor vehicles and trailers can also be stored in the pole barn when not in use.
 - o 6 parking spaces for employees on the gravel and 4 for visitors with one handicap space on the engineered concrete;
 - o 1179 square foot (surface area) lined detention pond with 2849 cubic feet volume of storage capacity.
 - o Site access is secured with a gate, which will be accessible to emergency service vehicles.
 - o Barn will have a restroom and a septic system will be installed.
 - o A water well will be drilled for potable water, equipment and compost operations.
 - As required by the Fire Marshall, a water tank of adequate volume can be

o Landscape management strategy - letting a rotation of cover crops and wildflowers grow, which will be periodically mowed and harvested for compost material.

o Overhead electrical will be installed with Consumers Energy for site lighting, hoophouse and pole barn electrical needs and to power the CASP aeration fans.

- Downcast lighting is proposed around the pole barn.
- All parking and loading areas utilized during darker hours will be artificially illuminated to a minimum level of 0.5 foot candles and a maximum level of five (5) foot candles, with one (1) foot candle the level of average illumination. Lighting fixtures shall be designed and arranged to:
 - Deflect light away from adjacent properties and streets.
 - Not be more than 20 feet above the parking surface and shall be shrouded to prevent glare.
 - Allow a reduction of the amount of artificial light during other than normal parking hours.
- o Traffic will come from site's main entrance, through the gate and onto the compost receiving pad. Incoming material will be from Wormies vehicles or pre-approved contractors only to minimize the level of contamination or inappropriate loads. It is estimated that no more than 10 vehicles will enter and exit the site each day for composting operations.

o Incoming material will be unloaded on Receiving Area of the asphalt pad, mixed with a loader and then loaded into the CASP system.

-Incoming material is made up of food waste, wood waste, yard waste and herbivorous manures. The custom mix of materials (recipe) allows for optimal composting environment:

- Carbon to Nitrogen Ratio of 30:1
- Moisture Content between 55% and 60%
- Bulk Density between 900 lbs/CY and 1200 lbs/CY
- Feedstock such as food waste is received and processed immediately after receiving by mixing it with carbon material such as wood waste.
- Any obvious contaminants will be removed from the feedstock before loading into the bays. Contamination will not exceed 1 cubic yard per month and will be placed in the dumpster located on the pad.
- Mixing will occur on the pad toward the middle of the site and on days when winds are low to minimize any odor, noise or dust impact downwind.
- Prevailing winds are from the NW. Even though odors strong enough to travel outside the compost area are not usual, a windsock will be installed to ensure that material mixing does not occur at a time that winds blow towards the adjacent neighbors.
- The mixture is placed into the CASP composting bays for pre-processing with forced aeration technology for 21 days.
- The material in the CASP rows will meet the time and temperature requirements, with adequate moisture levels of 50% to actively compost. The use of temperature and moisture content probes can be used to monitor piles. To keep the moisture content to an optimal range, windrows will be watered using water from the detention pond. The volume of water in the detention pond is anticipated to be used on a regular basis to water the piles, and watering can be supplemented with well water as needed.
- After approximately 21 days, the pre-composted material is then removed from the bays and laid into vermiculture windrows 8' W x 2-4' H x various lengths to finish the compost using red wiggler worms (*Eisenia fetida*).
- The windrows are monitored and managed for the next 8-12 months and then screened to extract the worm castings. The screened "overs" will be reintroduced into the windrows for further processing. Waste from the process will be minimal.
- The finished material is screened and stored in the greenhouse for distribution and sales.

Hours of Operation:

7:00 am through 9:00 pm for operation. receiving and distribution of materials, including retail/wholesale sales.

Equipment to be used:

- Skidsteer
- Tractor
- Trommel soil screener
- Truck and trailer
- Soil mixer

Planned Staffing and Training:

- Mechanic 0.10 FTE (Full-Time Equivalent)
- Site and equipment operator 0.25 FTE
- Coordinator/supervisor 0.10 FTE

Luis Chen, owner of Wormies, and site supervisor, has completed the US Composting Council's Compost Operator Training to gain compost operations manager certification as recommended by EGLE and will plan to train future site operators or send to training, future site operators.

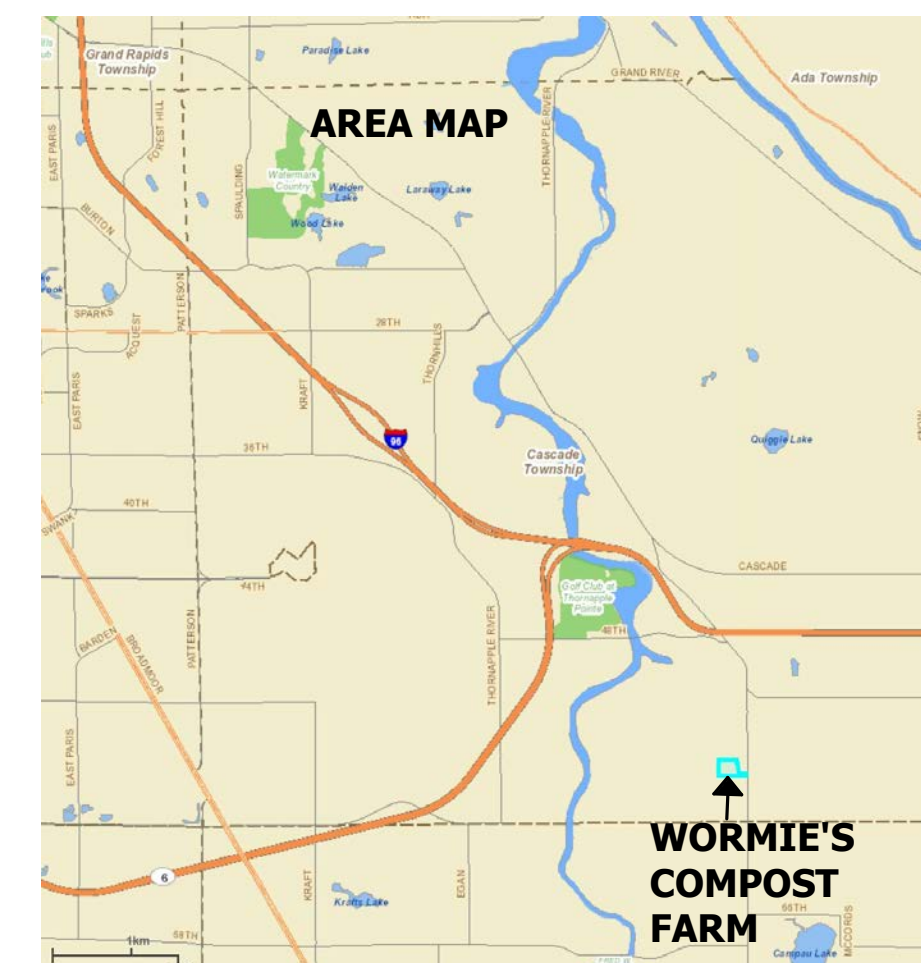
Other Permits/Approvals:

As soon as Wormies gains Cascade Township Special Use Site Plan approval, Wormies will submit an application to Michigan Department of Great Lakes, Environment and Energy (EGLE) for compost site registration, which is required for a compost site larger than of 200 cubic yards. Wormies will obtain necessary permits and approvals for soil erosion and sedimentation control permit, water supply well, septic, electrical and site lighting, entrance sign and access drive. Wormies is working with Consumers Energy to locate electrical pole and install electrical service to the site.

No other approvals or permits are known at this time.

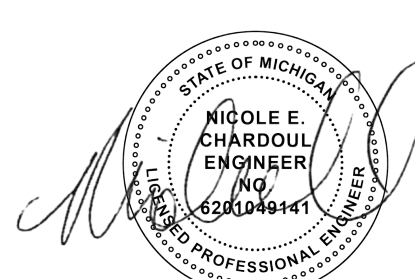


Site Management Plan:

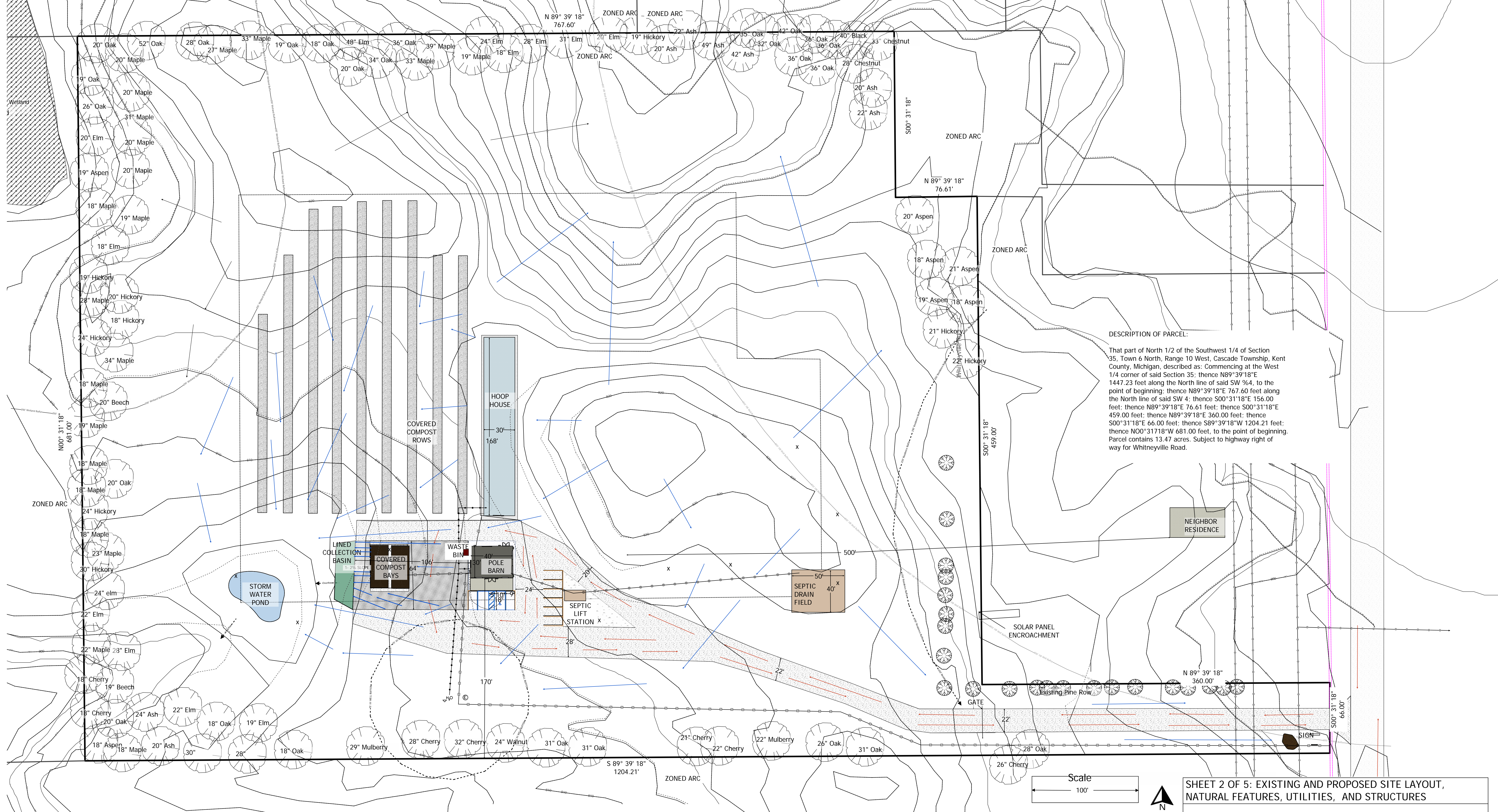
A comprehensive compost site management plan (CSMP) will be developed after Township site plan approval with specific standard operating procedures for staffing, managing, and monitoring the incoming materials and piles; site, pond and equipment maintenance; as well as and troubleshooting for odor, noise and dust.



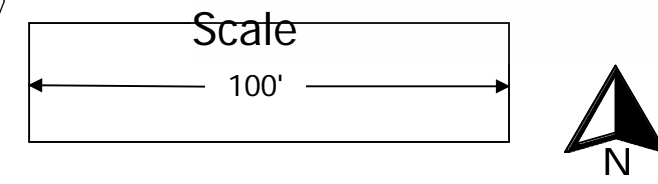
Description of Parcel:

That part of North 1/2 of the Southwest 1/4 of Section 35, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the West 1/4 corner of said Section 35; thence N89°39'18"E 1447.23 feet along the North line of said SW ¼, to the point of beginning; thence N89°39'18"E 767.60 feet along the North line of said SW 4; thence S00°31'18"E 156.00 feet; thence N89°39'18"E 76.61 feet; thence S00°31'18"E 459.00 feet; thence N89°39'18"E 360.00 feet; thence S00°31'18"E 66.00 feet; thence S89°39'18"W 1204.21 feet; thence N00°31'18"W 681.00 feet, to the point of beginning. Parcel contains 13.47 acres. Subject to highway right of way for Whitneyville Road.

SHEET 1 OF 5
SHEET 1: COVER SHEET, USE DESCRIPTION, AREA MAP
SHEET 2: EXISTING AND PROPOSED SITE LAYOUT, NATURAL FEATURES, UTILITIES, AND STRUCTURES
SHEET 3: STRUCTURE DETAILS AND ELEVATIONS, ENTRANCE SIGN DETAIL, LIGHTING SPECS
SHEET 4: STORMWATER CALCULATIONS AND DRAINAGE DESCRIPTION
SHEET 5: PHOTOMETRIC PLAN
Wormie's Compost Farm Design 5745 Whitneyville Rd, Alto, Michigan 49302 Prepared by: Nicole E. Chardoul, Youssef Darwich April 18, 2023
  



DESCRIPTION OF PARCEL:
 That part of North 1/2 of the Southwest 1/4 of Section 35, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the West 1/4 corner of said Section 35; thence N89°39'18"E 1447.23 feet along the North line of said SW ¼, to the point of beginning; thence N89°39'18"E 767.60 feet along the North line of said SW 4; thence S00°31'18"E 156.00 feet; thence N89°39'18"E 76.61 feet; thence S00°31'18"E 459.00 feet; thence N89°39'18"E 360.00 feet; thence S00°31'18"E 66.00 feet; thence S89°39'18"W 1204.21 feet; thence N00°31'18"W 681.00 feet, to the point of beginning. Parcel contains 13.47 acres. Subject to highway right of way for Whitneyville Road.



Legend

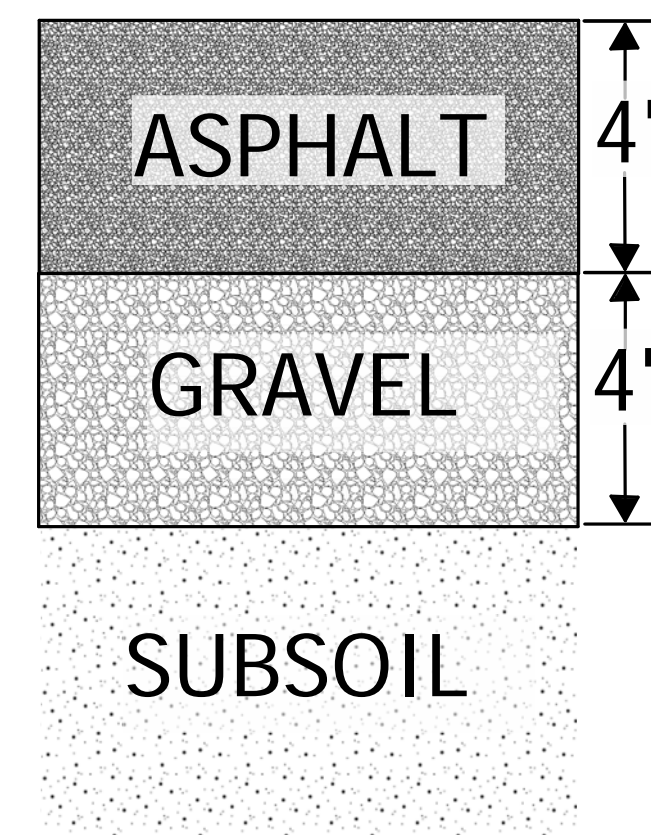
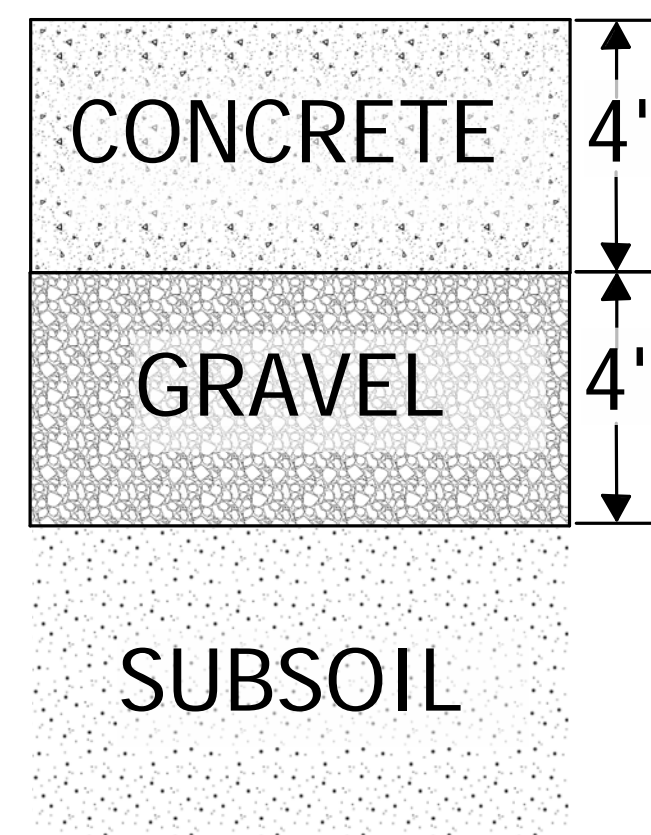
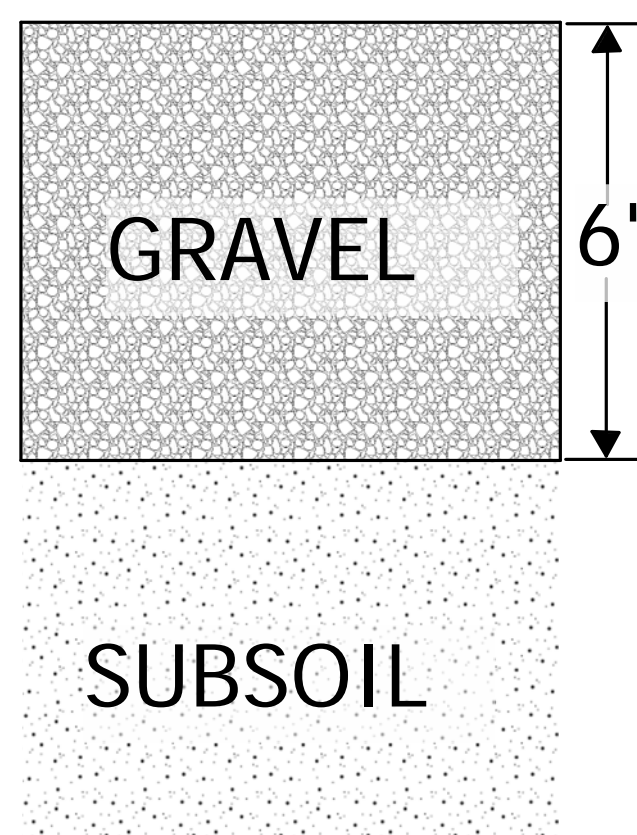
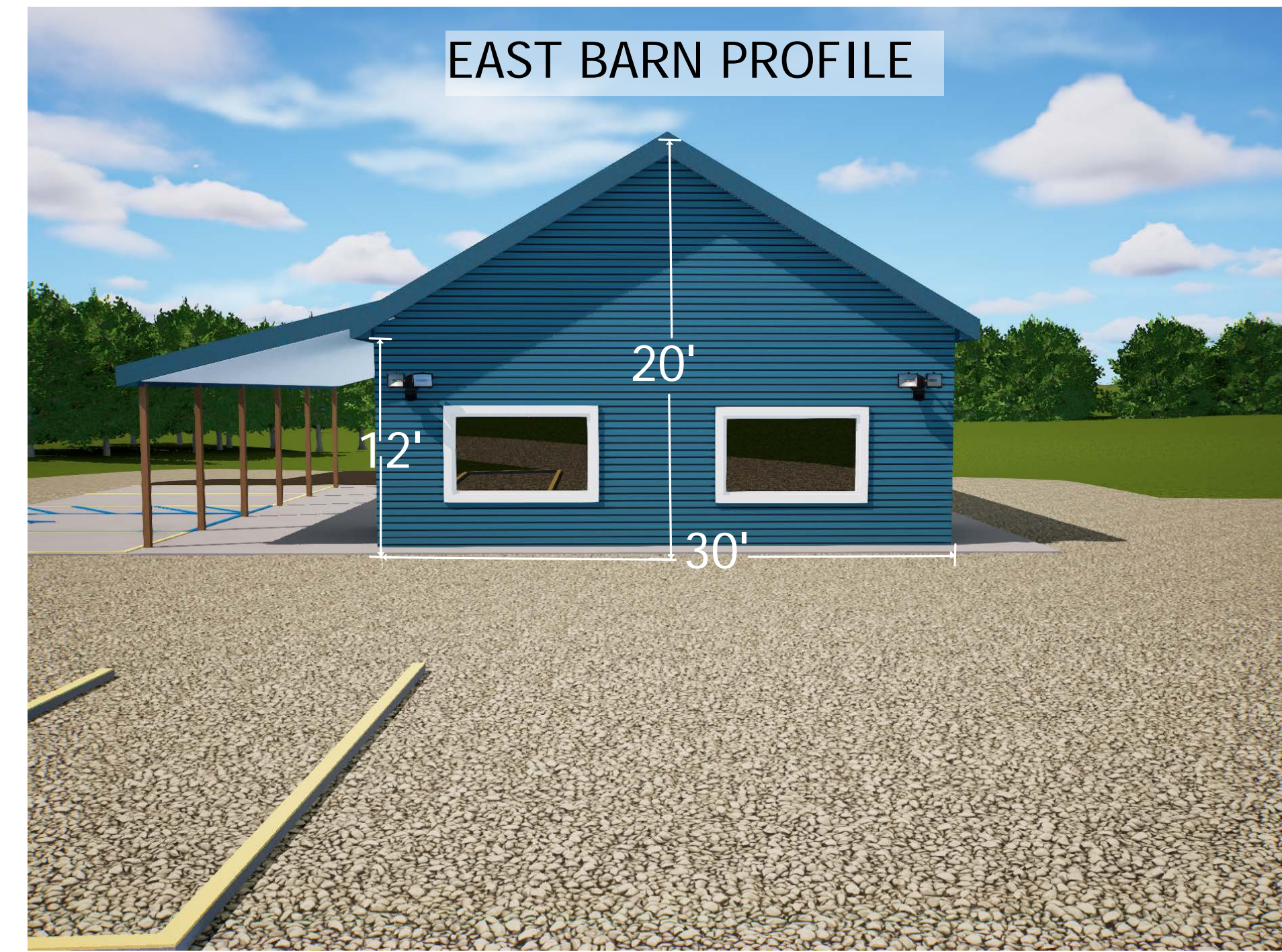
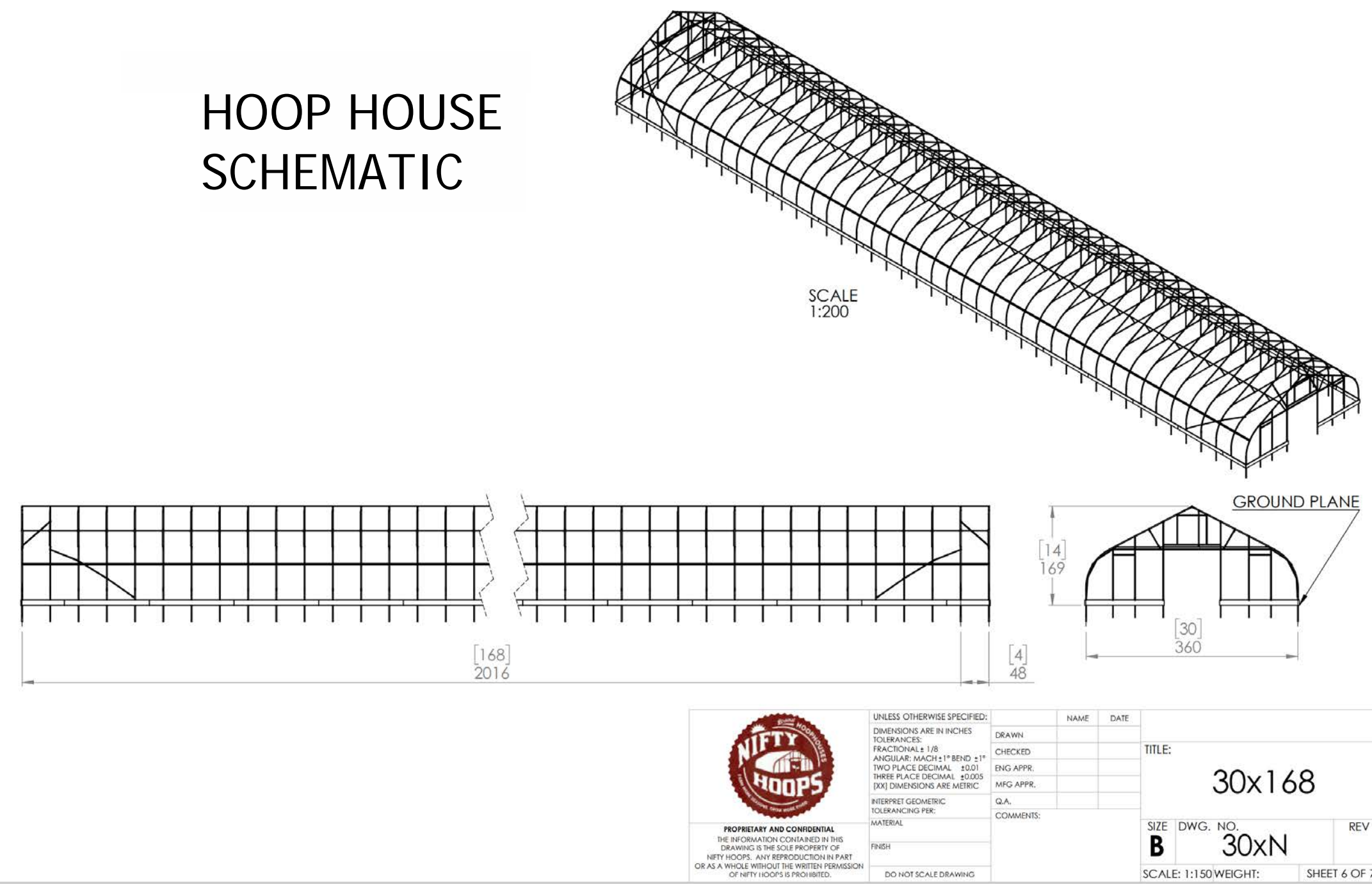
- Property Line —————
- 150' Property Buffer - - - - -
- 800' Well Bufer - - - - -
- 250' Residence Buffer - - - - -
- 200' Wetland Buffer - - - - -
- Existing Contours - - - - -
- ADA Parking —————
- New Contours ———— 800 ———— 800 ———— 800 ———— 800 ————
- ADA Parking —————
- Right of Way —————
- Traffic Flow —————
- Stormwater Flow —————
- Electrical ———— □ ———— □ ———— □ ———— □ ————
- ATT Lines ———— * ———— * ———— * ———— * ————
- Water Line ———— ● ———— ● ———— ● ———— ● ————
- Type III Well Buffer - - - - - 75' III WELL BUFFER - - - - -
- SEPTIC ———— ⊗ ———— ⊗ ———— ⊗ ———— ⊗ ————
- Emergency overflow - - - - - Overflow - - - - - Overflow - - - - - Overflow - - - - -
- Asphalt ————
- Concrete ————
- Gravel ————
- Existing Trees ————
- Proposed Well ———— H₂O
- Temporary Electric Panel ———— E
- Soil Boring Locations X

SHEET 2 OF 5: EXISTING AND PROPOSED SITE LAYOUT, NATURAL FEATURES, UTILITIES, AND STRUCTURES

Wormie's Compost Farm Design
 5745 Whitneyville Rd,
 Alto, Michigan 49302
 Prepared by: Nicole E. Chardoul, Youssef Darwich
 April 18, 2023



HOOP HOUSE SCHEMATIC



GROUND CROSS SECTIONS

Installation Specifications for Pad Construction

Topsoil Stripping: Remove all organic materials down to a depth of at least 12 inches
Subgrade Undercutting: After excavation and undercutting to required depth, it shall be evenly graded and recompacted to not less than 95% of the soil's maximum unit weight.
Subgrade (Fill Material to bring pad "to grade"): Non-organic soil suitable with engineering characteristics suitable to achieve 95% compaction of maximum unit weight and to support overlying base material to specified compaction, placed in loose layers not more than 8 inches and not less than 4 inches. Each layer placed shall be compacted separately to the required level of compaction.
Base Course: compacted base course with a minimum thickness of 6 inches shall be placed on the compacted subgrade and beneath the slab. The base course shall consist of granular material (sand, gravel, crushed stone, or sand/gravel mix). A geotextile liner may be included below the subbase.
Compost Pad Material: 4 inches of hot mix asphalt (HMA) applied in two layers, a 2 inch base course and a 2 inch wearing course. Recycled asphalt pavement (RAP) may be substituted for a

SHEET 3 OF 5: STRUCTURE DETAILS AND ELEVATIONS, ENTRANCE SIGN DETAILS AND ELEVATIONS, ENTRANCE SIGN DETAIL, LIGHTING SPECS

Wormie's Compost Farm Design
 5745 Whitneyville Rd,
 Alto, Michigan 49302
 Prepared by: Nicole E. Chardoul, Youssef Darwich
 April 18, 2023



Drainage Narrative

The operational areas of the 13.47-acre parcel naturally drains to the low area in the SW corner of the site. The proposed work involves construction of a new impervious composting pad of approximately 6,784 square feet and two new structures.

Existing Drainage:

The stormwater runoff from the existing undeveloped site is directed toward the low area in the SW corner of the site, with a small area directed to the NE corner of the site and another small area directed to the NW corner of the site. The proposed composting operational areas all occur in the watershed area where the stormwater flows to the SW corner.

Proposed Stormwater Management:

A lined catchment area (no outlet and no groundwater discharge) with volume capacity for runoff from a 100 year 24-hour storm is proposed to catch compost leachate or "wastewater" from the composting pad. The pond will be 3 feet deep with a 12" freeboard and will have a volume capacity of 2,300 cubic feet.

The asphalt compost pad will be constructed at a 1-2% slope to the west to allow the stormwater from the pad to be directed to the lined catchment basin and the edges of the pad will be constructed as sloped impervious ditches to allow the stormwater runoff from the pad to be directed to the lined catchment area. A raised edge or curb along the sides of the pad will prevent stormwater from other areas of the site to enter the ditch or compost pad. The impervious pad and catchment area meets the MI Department of Environment Great Lakes and Energy (EGLE) compost site stormwater management requirements when processing cannabis plant waste and also meets EGLE Water Resources Division requirements for compost leachate management. The lined catchment area will prevent groundwater discharge of the compost leachate wastewater. The water collected in the catchment area will be recirculated back to the compost piles to keep optimal moisture levels in the piles. If the water in the catchment area exceeds the need for compost pile watering, it will be pumped out and hauled for proper disposal.

The stormwater from the other proposed structures and paved parking of the site will be directed around and beyond the compost pad and lined catchment basin to infiltrate and flow overland to the to the stormwater retention pond in the SW. The pond will be 5 feet deep with a 12" freeboard and will have a volume capacity of 2,000 cubic feet. The soil type of 36C-Filer Loam should allow adequate infiltration.

The water table at the location of the proposed retention pond should be at least 18" below the bottom of the retention pond and at least 4' below the asphalt compost pad.

Soil Type & Groundwater

Native Sandy clay overlying granular soils consisting of sand and gravelly sand. Approximately 4 to 5 inches of sandy clay topsoil is present at the ground surface within the soil boring locations. Native cohesive soils, consisting of silty clay and sandy clay, underlie the topsoil within soil borings B-01 and B-03 extending to depths ranging from 3.5 to 9 feet. Native granular soils, consisting of sand and clayey sand, underlie the native cohesive soils within the soil boring locations extending to the explored depths ranging from 10 to 15 feet.

The native cohesive soils are medium to very stiff in consistency, with natural moisture contents ranging from 18 to 27 percent, and unconfined compressive strengths ranging from 1,000 to 7,000 psf. The native granular soils are loose to medium compact in relative density, with Standard Penetration Test (SPT) N-values ranging from 9 to 18 blows per foot (bpf).

The groundwater was not encountered to the explored depths of 8 to 15 feet during and upon completion of drilling and test pit operations.

Installation Specifications for Pad Construction

The relatively high moisture content of the surficial cohesive soils are likely in close proximity to their respective plastic limits. Therefore, these soils may become unstable under repeated loading from construction equipment. The subgrade should not be exposed to prolonged periods of precipitation to prevent the subgrade from becoming unstable. We recommend earthwork operations be performed during the predominantly drier summer months.

Topsoil Stripping: Remove all organic materials down to a depth of at least 12 inches
 Subgrade Undercutting: After excavation and undercutting to required depth, it shall be evenly graded and recompacted to not less than 95% of the soil's maximum unit weight.
 Subgrade (Fill Material to bring pad "to grade"): Non-organic soil suitable with engineering characteristics suitable to achieve 95% compaction of maximum unit weight and to support overlying base material to specified compaction, placed in loose layers not more than 8 inches and not less than 4 inches. Each layer placed shall be compacted separately to the required level of compaction.
 Base Course: compacted base course with a minimum thickness of 6 inches shall be placed on the compacted subgrade and beneath the slab. The base course shall consist of granular material (sand, gravel, crushed stone, or sand/gravel mix). A geotextile liner may be included below the subbase.
 Compost Pad Material: 4 inches of hot mix asphalt (HMA) applied in two layers, a 2 inch base course and a 2 inch wearing course. Recycled asphalt pavement (RAP) may be substituted for a portion of the new material required to produce the HMA mixture.

Installation Specifications for Lined Catchment Basin and Compost Pad Ditch

Topsoil Stripping: Remove all organic materials down to a depth of at least 12 inches
 Subgrade Undercutting: After excavation and undercutting to required depth, it shall be evenly graded and recompacted to not less than 95% of the soil's maximum unit weight.
 Clay Base Placement: The impermeable clay layer shall be placed as directed in the bottom of the basin in loose layers not more than 6 inches and not less than 4 inches. The material shall be compacted to 90% of its maximum unit weight with kneading compaction (sheepsfoot roller).
 Alternately, the basin can be lined with a geotextile liner consisting of a minimum 30-mil thickness geomembrane overlying a structurally stable foundation to support the liners and the contents, or a high density polyethylene geomembranes at least 60-mil thick to allow for proper welding, or an alternative design approved by the township or county water resources board.
 Vegetation: Clear debris and all stone greater than two (2) inches in diameter from planting areas. Level finish grades to eliminate small depressions. Roll the finished surface with spiked roller to eliminate soil clods. Kill any volunteer vegetation with "Round-up" herbicide seven (7) days before all seeding operations. Spread stockpiled or new topsoil and seed with seed mixes as shown on plan. Drill seeding is required for all permanent seed matrices to ensure direct soil-seed contact. No seed will be planted with more than 1/4-inch soil cover. Apply straw at a rate of 1500 lbs/acre to all seeded areas. Secure straw with crimping implement. Install erosion control blanket to all shallow channels.

Drainage Assumptions	
Design Return Period (years) =	100
Design Storm Duration, d (hours) =	24
Design Storm Duration, d (min) =	1440
Pond Depth (ft) =	3
Pond Side Slope =	3 to 1
Freeboard (inches) =	12

Area Analysis (lined catchment area for compost pad):				
	A (square feet)	A (acres)	C	AC
Type of Drainage Area	Drainage Area (square feet)	Drainage area (acres)	Rational runoff coefficient	
Compost Pad (asphalt)	6,784	0.16	0.95	0.14795
Runoff Coefficient (C):				
	C avg = AC total / A total		0.95	
Lined Catchment Area/Basin Volumes (Q = C * I * A):				
	C avg	I (*)	A total	
	Runoff Coefficient	Rainfall intensity (inches per hour)	Drainage area (acres)	
	0.95	0.261	0.16	
Q = Peak Discharge (acre-in/hr) =	0.039			
Q (cf per second) =	0.039			
Peak Discharge (cf over 24-hr) =	3,366			
Lined Catchment Area/Basin Volumes Provided:				
Volume = 0.33 H (A1 + A2 + (A1*A2)/0.5)	Elevation	Area (SF)	Volume (CF)	Incremental (CF)
	807.0	1,387	1,186	3,036
	806.0	1,019	850	1,850
	805.0	708	570	1,000
	804.0	453	346	430
	803.0	255	84	84
Volume (with 12" of freeboard) =				3,364

Area Analysis (stormwater retention basin):				
	A (square feet)	A (acres)	C	AC
Type of Drainage Area	Drainage Area (square feet)	Drainage area (acres)	Rational runoff coefficient	Rational runoff coefficient (adjusted for sheet flow over lawn)
Structures	6,240	0.14	0.95	0.70
Concrete parking	1,320	0.03	0.95	0.70
Total	7,560	0.17		0.12149
Runoff Coefficient (C):				
	C avg = AC total / A total		0.70	
Retention Volumes (Q = C * I * A):				
	C avg	I (*)	A total	
	Runoff Coefficient	Rainfall intensity (inches per hour)	Drainage area (acres)	
	0.70	0.2613	0.17	
Q = Peak Discharge (acre-in/hr) =	0.032			
Q (cf per second) =	0.032			
Peak Discharge (cf over 24-hr) =	2,764			
Retention Volumes Provided:				
Volume = 0.33 H (A1 + A2 + (A1*A2)/0.5)	Elevation	Area (SF)	Volume (CF)	Incremental (CF)
	802.0	1,179	935	1,752
	801.0	842	690	1,507
	800.0	562	441	817
	799.0	338	247	376
	798.0	171	110	129
	797.0	60	20	20
Volume (with 12" of freeboard) =				2,849

* Source: <https://hdsc.nws.noaa.gov/hdsc/pfds> Used rainfall over 24 hours for a 100-year storm at Grand Rapids International Airport

Retention Pond Seed Mix

Andropogon gerardii (Big Blue Stem): 4.000 lbs/acre
 Panicum virgatum (Prairie Switch Grass): 0.500 lbs/acre
 Sorghastrum nutans (Indian Grass): 4.500 lbs/acre
 Spartina pectinata (Prairie Cord Grass): 0.250 lbs/acre
 Avena sativa (Seed Oats): 48.000 lbs/acre
 Elymus canadensis (Prairie Wild Rye): 1.000 lbs/acre
 Lolium multiflorum (Annual Rye): 10.000 lbs/acre

NOAA Atlas 14, Volume 8, Version 2 GRAND RAPIDS INTL AP
 Station ID: 20-3333
 Location name: Grand Rapids, Michigan, USA*
 Latitude: 42.8825°, Longitude: -85.5239°
 Elevation: 803 ft**
* source: ESRI Maps ** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaak, Dale Umuhl, Michael Yelso, Geoffrey Bonnis

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.306 (0.261-0.347)	0.352 (0.306-0.408)	0.442 (0.383-0.514)	0.522 (0.448-0.610)	0.638 (0.524-0.780)	0.733 (0.541-0.908)	0.832 (0.628-1.06)	0.938 (0.696-1.23)	1.08 (0.729-1.47)	1.26 (0.771-1.85)
10-min	0.439 (0.362-0.508)	0.515 (0.448-0.597)	0.648 (0.561-0.753)	0.764 (0.656-0.893)	0.934 (0.767-1.14)	1.07 (0.851-1.33)	1.22 (0.919-1.55)	1.37 (0.975-1.80)	1.59 (1.07-2.15)	1.76 (1.14-2.41)
15-min	0.535 (0.406-0.619)	0.628 (0.547-0.728)	0.790 (0.684-0.918)	0.932 (0.800-1.09)	1.14 (0.935-1.39)	1.31 (1.04-1.62)	1.49 (1.12-1.89)	1.67 (1.19-2.20)	1.94 (1.30-2.62)	2.15 (1.39-2.94)
30-min	0.801 (0.698-0.928)	0.941 (0.819-1.09)	1.18 (1.02-1.37)	1.39 (1.20-1.63)	1.70 (1.40-2.08)	1.95 (1.55-2.42)	2.21 (1.67-2.82)	2.49 (1.77-3.27)	2.88 (1.93-3.90)	3.18 (2.06-4.37)
60-min	1.06 (0.919-1.22)	1.24 (1.07-1.43)	1.55 (1.34-1.80)	1.83 (1.57-2.14)	2.24 (1.84-2.74)	2.58 (2.05-3.20)	2.94 (2.22-3.75)	3.32 (2.36-4.37)	3.86 (2.60-5.23)	4.29 (2.77-5.86)
2-hr	1.31 (1.15-1.50)	1.53 (1.34-1.76)	1.92 (1.67-2.21)	2.26 (1.96-2.63)	2.79 (2.30-3.39)	3.21 (2.57-3.96)	3.66 (2.79-4.65)	4.15 (2.96-5.43)	4.84 (3.29-6.52)	5.39 (3.53-7.35)
3-hr	1.45 (1.27-1.66)	1.69 (1.48-1.93)	2.11 (1.84-2.43)	2.50 (2.17-2.89)	3.08 (2.57-3.75)	3.57 (2.87-4.39)	4.09 (3.13-5.18)	4.65 (3.36-6.07)	5.45 (3.73-7.32)	6.10 (4.01-8.27)
6-hr	1.69 (1.49-1.92)	1.96 (1.73-2.23)	2.45 (2.15-2.80)	2.91 (2.53-3.34)	3.60 (3.02-4.36)	4.19 (3.39-5.13)	4.82 (3.72-6.07)	5.52 (4.02-7.16)	6.51 (4.50-8.69)	7.31 (4.86-9.86)
12-hr	1.95 (1.73-2.20)	2.25 (1.99-2.55)	2.81 (2.48-3.19)	3.33 (2.91-3.79)	4.13 (3.49-4.97)	4.82 (3.93-5.87)	5.56 (4.33-6.96)	6.38 (4.89-8.22)	7.55 (5.27-10.0)	8.50 (5.71-11.4)
24-hr	2.22 (1.98-2.49)	2.56 (2.28-2.88)	3.18 (2.83-3.59)	3.77 (3.31-4.26)	4.66 (3.97-5.58)	5.43 (4.47-6.53)	6.27 (4.92-7.80)	7.19 (5.34-9.20)	8.51 (6.00-11.2)	9.58 (6.51-12.7)
2-day	2.55 (2.28-2.84)	2.91 (2.61-3.25)	3.59 (3.20-4.02)	4.22 (3.73-4.74)	5.19 (4.44-6.16)	6.02 (4.98-7.23)	6.92 (5.47-8.53)	7.90 (5.92-10.0)	9.32 (6.84-12.2)	10.5 (7.18-13.8)
3-day	2.81 (2.53-3.12)	3.18 (2.86-3.54)	3.87 (3.46-4.31)	4.51 (4.05-5.05)	5.49 (4.72-6.37)	6.34 (5.27-7.57)	7.26 (5.77-8.91)	8.26 (6.23-10.4)	9.71 (6.96-12.6)	10.9 (7.52-14.3)
4-day	3.04 (2.74-3.36)	3.41 (3.07-3.78)	4.11 (3.68-4.56)	4.75 (4.23-5.31)	5.75 (4.96-6.76)	6.60 (5.50-7.86)	7.53 (6.00-9.20)	8.54 (6.46-10.8)	9.99 (7.20-13.0)	11.2 (7.75-14.6)
7-day	3.58 (3.24-3.94)	4.00 (3.61-4.41)	4.75 (4.27-5.25)	5.43 (4.85-6.03)	6.47 (5.57-7.53)	7.34 (6.15-8.66)	8.26 (6.84-10.0)	9.29 (7.08-11.6)	10.7 (7.79-13.8)	11.9 (8.33-15.5)
10-day	4.07 (3.69-4.47)	4.54 (4.14-4.98)	5.35 (4.83-5.89)	6.08 (5.45-6.73)	7.16 (6.20-8.28)	8.06 (6.77-9.45)	9.01 (7.25-10.9)	10.0 (7.66-12.5)	11.5 (8.35-14.7)	12.6 (8.87-16.3)
20-day	5.56 (5.07-6.05)	6.16 (5.61-6.71)	7.18 (6.51-8.04)	8.04 (7.28-9.33)	9.27 (8.04-10.5)	10.2 (8.64-11.8)	11.2 (9.26-13.4)	12.3 (9.45-15.0)	13.7 (10.1-17.3)	14.8 (10.5-19.0)
30-day	6.85 (6.26-7.42)	7.57 (6.92-8.22)	8.75 (7.96-9.53)	9.73 (8.80-10.6)	11.1 (9.62-12.5)	12.1 (10.2-13.9)	13.1 (10.7-15.5)	14.2 (12.1-17.3)	15.5 (11.5-19.5)	16.6 (11.9-21.2)
45-day	8.52 (7.82-9.20)	9.40 (8.61-10.2)	10.8 (9.85-11.7)	11.9 (10.8-13.0)	13.4 (11.6-15.0)	14.5 (12.3-16.5)	15.6 (12.7-18.2)	16.6 (12.9-20.0)	17.9 (13.3-22.3)	18.8 (13.6-24.0)
60-day	9.97 (9.17-10.7)	11.0 (10.1-11.8)	12.6 (11.5-13.6)	13.8 (12.5-15.0)	15.4 (13.4-17.1)	16.5 (14.1-18.7)	17.6 (14.4-20.5)	18.6 (14.5-22.4)	19.8 (14.8-24.6)	20.7 (15.0-26.3)

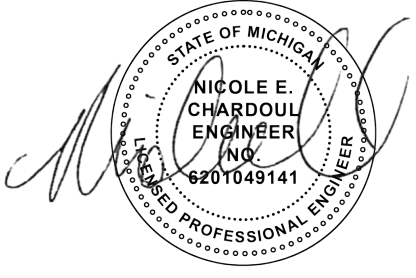


¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

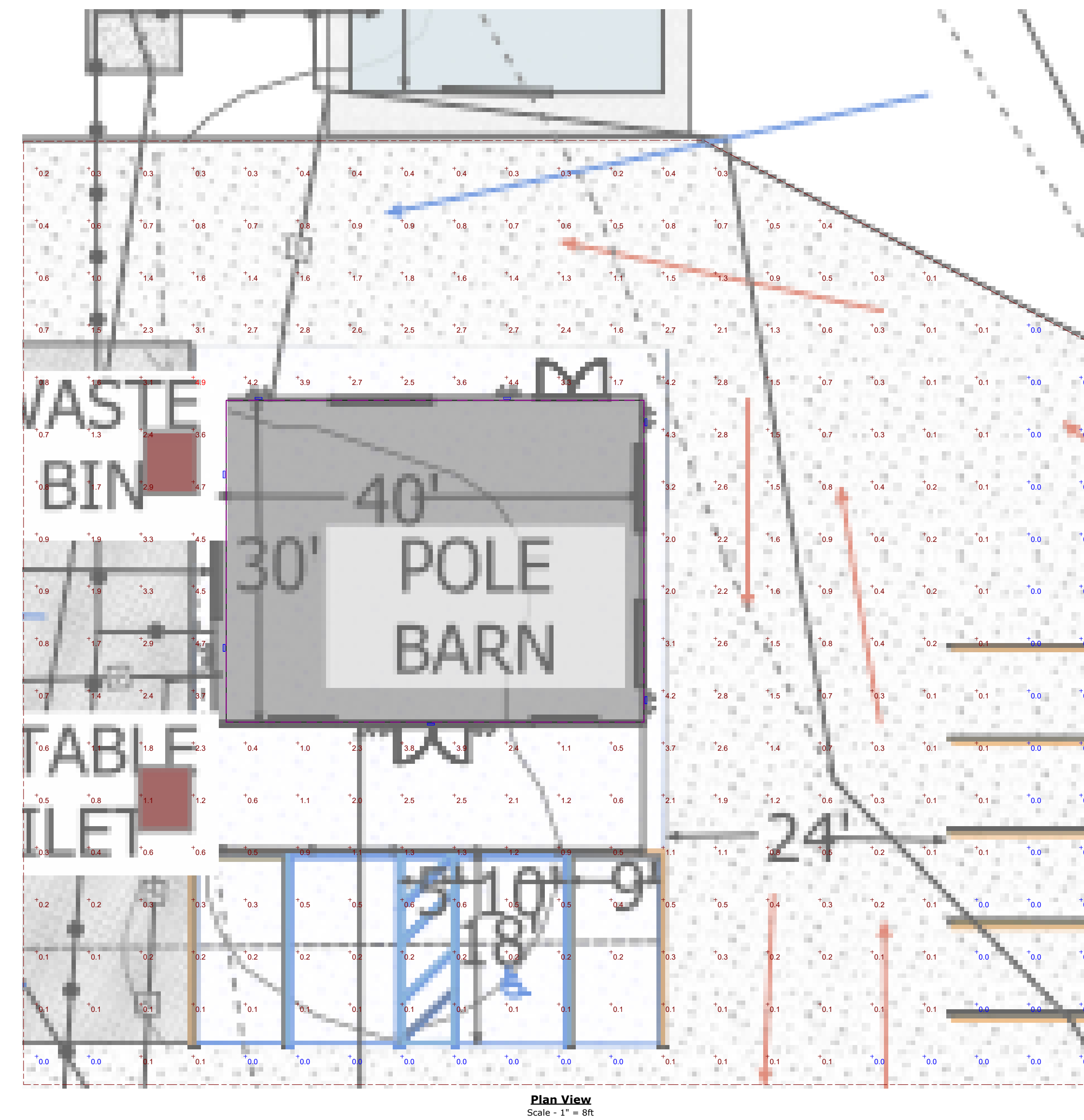
SHEET 4 OF 5: STORMWATER CALCULATIONS AND DRAINAGE DESCRIPTION

Wormie's Compost Farm Design
 5745 Whitneyville Rd,
 Alto, Michigan 49302
 Prepared by: Nicole E. Chardoul, Youssef Darwich
 April 18, 2023

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
WPX	WPX		7	Lithonia Lighting	WPX1 LED P1 40K Mvolt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	1	1568	1	11.47	 Max: 701cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	4.9 fc	0.0 fc	N/A	N/A



WORMIES, LLC

**PROJECT PROPOSAL FOR CASCADE TOWNSHIP
PLANNING COMMISSION**

April 18, 2022



TABLE OF CONTENTS

Introduction 3

History, recognitions and awards 3

Site development at 5745 Whitneyville Ave SE, Alto MI 4

Regulations and guidelines 7

Wormies composting site in comparison to conventional composting sites 9

Wormies composting system and technologies 13

Risk and nuisance controls 14

Growth plan 15

Community engagement and education 16

Current customers in Cascade Township 16

Wormies team 17

Wormies proposal to Cascade Township Planning Commission 18

Letters of support 18

Appendix A (Country Oaks Article) 19

Appendix B (Letters of Support) 24



Introduction

Wormies is a regenerative agricultural business focusing on composting with worms. The worms are fed, in part, food scraps from local residents. The food waste is mixed with carbon sources and passes through stages of hot composting, vermicomposting with worms, and finally harvesting. The finished product is sold as worm castings or blended into craft soil mixes or liquid soil amendments.

Worm castings are highly valued by organic gardeners and farmers due to their beneficial microbiology that promotes plant growth and soil fertility. Worm poop is odorless and safe for pets, people and the environment. It is pH-neutral.

Wormies is a purpose-driven company that believes these services are essential in improving the health of our communities, including our living ecosystems. By managing valuable resources such as food waste, Wormies is able to cycle nutrients back into the soil to grow plants that are nutrient dense and healthier for consumers.

Wormies composting operation is not only a solution that helps neutralize the effect of carbon dioxide emissions from landfills, but it also removes carbon dioxide and methane emissions from landfills but also removes carbon dioxide from the atmosphere and sequesters it for longer periods of time. This is considered a carbon-negative business.

History, recognitions & awards

Luis Chen started Wormies in 2018 with the vision to create the healthiest soil while providing a better solution for waste management. Up until 2021, Wormies operations were located in Jenison, Georgetown Township at Trillium Haven farm, which is adjacent to a residential subdivision. For 4 years Wormies operated without causing any nuisance to the neighborhood and serving as an attraction and educational space for the residents. (Please see attached letters of reference from our Trillium neighbor and Georgetown Township.) In 2020 our landlord sold the property to the township and we continued to rent the space from Georgetown Township. We moved out of the property due to the township's decision to use the land for wetland conservation purposes.



Over the past 4.5 years Wormies has been recognized and awarded for the quality of the finished products, its composting service, and for the innovation of its business model.

- 2022 Nextcycle MI, MICROS Grant
- 2022 Nextcycle MI, Market Development Grant
- 2021 NextCycle MI FLOWS Awardee and Showcase Winner
- 2021 Nominated as a finalist for GRBJ Newsmaker of the Year Award in the category of Sustainability
- 2020 Start Garden 5x5 winner
- 2019 Start Garden 100 Ideas winner
- 2018 Partners Worldwide startup idea winner
- 2018 US Composting Council mentorship award with Rodale Institute

Site development at 5745 Whitneyville Ave SE, Alto MI (Cascade Township)

Wormies, following discussions with Township officials, purchased this 13 acre property to move its operation and to develop the infrastructure for it. To that end Wormies secured a grant from the state of Michigan for \$365,000.

It is important to note that Wormies is more than a conventional composting operation. Most of the space in the property will be regenerated with the goal of having natural ecosystems that increase the biodiversity in the property and benefit Wormies composting process and finished products.

Natural Ecosystem upgrades -Wormies plans to make the following changes to the property:

- Biodiversity pond with biofiltration
- 2 acres of pollinator habitats NRCS
- 1 acre total of trees will be added
- 4 acres for biodynamic accumulator crops
- 1/2 acre educational garden and orchard



- 2 acre tree line to remain intact and managed

Infrastructure:

- 0.27 acre (12,000 sqf) driveway
- 0.23 acre (10,000 sqf) of hoophouses and barn
- 0.08 acre (3,600 sqf) feedstock pad bays
- 2 acre (87,000 sqf) for worm rows. That's only 1 acre of windrows with the space we leave in between.

16% of property space will be used for composting activities.

[Click here for aerial view rendering on youtube](#)





Regulations and guidelines

This type of facility is regulated by both the Township and the Michigan Department of Environment, Great Lakes and Energy - Material Management Division (EGLE MMD) and also requires their approval. A package of legislation relating to composting has passed the Michigan House of Representatives and is awaiting action by the State Senate. Wormies plans to satisfy those requirements as well as the requirements in Michigan Administrative Code Rule R 299.4121, as applicable, EGLE guidance, and MCL 324.11521. Other State requirements for this type of facility include:

- Register with the EGLE MMD.
- Conduct compost under controlled conditions.
- No compost water discharges into groundwater or surface water.
- Don't create nuisance.
- Compost material application will be done at agronomic rates.
- Inventory controls to ensure material is not kept on site for longer than is appropriate.
- Report volumes on a yearly basis.
- Annual \$600 registration fee.

Further, Wormies plans to adhere to the requirements of MCL 324.11521, even if they do not apply to Wormies' operations including:

1. Operations will be at least the following distances from each of the following features:
 - (A) 50 feet from a property line.
 - (B) 200 feet from a residence.
 - (C) 100 feet from a body of surface water, including a lake, stream, or wetland.
 - (D) 2,000 feet from a type I or type IIA water supply well.
 - (E) 800 feet from a type IIB or type III water supply well.
 - (F) 500 feet from a church or other house of worship, hospital, nursing home, licensed day care center, or school, other than a home school.
 - (G) 4 feet above groundwater.
2. Finished compost with not more than 1%, by weight, of foreign matter that will remain on a 4 millimeter screen.
3. Prevents the pooling of water by maintaining proper slopes and grades.
4. Properly manages stormwater runoff.
5. Does not attract or harbor rodents or other vectors.
6. Maintains, and makes available to EGLE, all of the following records:
 - (A) Records identifying the volume of compostable material accepted and the volume of compostable material and of compost transferred off-site each month.



(B) Records demonstrating that the composting operation is being performed in a manner that prevents nuisances and minimizes anaerobic conditions, including, unless otherwise approved by EGLE, records of carbon-to-nitrogen ratios, the amount materials received in tons or cubic yards, temperature readings, moisture content readings, and lab analysis of finished products.

Wormies is currently seeking approval from Cascade Township to develop and operate a “Medium Composting Facility” as defined in the pending legislation. This will be accomplished by amending the Township’s Zoning Ordinance to either: (1) provide that vermicompost operations fall within the definition of “agricultural;” (2) provide that properties zoned agricultural may operate a vermicompost operation with special use approval; or (3) rezone Wormies’ property to some other newly created zone in which vermiculture is permitted.

Before Wormies will renew its operations, it will register with the State and seek approval of a petition to approve its operation as proposed as well. We understand that the Planning and Zoning process will take some time and that the EGLE process should be faster as EGLE is already familiar with Wormies’ process and that is why we are starting with the Planning Commission first.

Michigan.gov released a “Composting Operation Training Guidebook”.

https://www.michigan.gov/documents/deq/deq-oea-compostoperatorguidebook_488399_7.pdf

This is one of the resources Wormies has used through its years of operation. In this guidebook composting operations are classified by capacity and sizing into three categories and recommendations are given: low, medium and high intensities. 3,000 cy annual per acre of composting material for low intensity to 8,000 cy for high intensity.

EGLE has confirmed to us that this type of facility would be allowed to have up to 1,000 cy of food waste on site in its active composting phase, a period of 3-6 months.

Wormies’ operation is below the low threshold for intensity at a maximum of 2,500 cy per year in a 13 acre property, thereby greatly diminishing the risk of nuisance.



Wormies composting site in comparison to conventional composting sites

Site biodiversity

Wormies composting operation incorporates permaculture principles to manage and regenerate the natural resources on the property. By increasing the biodiversity in the site Wormies provides a better habitat for its worms and increases the availability of beneficial organisms to work in the composting process. Through the NRCS programs WORMIES will be allocating 2 acres for pollinator habitats. Trees, shrubs and biodynamic accumulator crops will be grown on the property. This approach also helps to mitigate the risk of pests, smells and the pooling of water. Most commercial composting facilities use a bare plot and large acreage similar to a monoculture type of agriculture.

Yard clippings

Wormies does not offer composting of yard clippings. This makes the operation considerably smaller when compared to other facilities and also avoids the need for large equipment to manage the material. Also avoids traffic of vehicles onto the property.

Size of piles

Most composting facilities accumulate large amounts of feedstock in windrows over 6-8 ft tall to benefit from economies of scale. Wormies hot composting system and worm windrows have a maximum height of 4 ft. It makes it easier to manage with small equipment and mitigates the risk of anaerobic conditions that cause smells.

Wormies maximum processing capacity is targeted at 2,400 cy per year, a small amount easily manageable and with a low risk of nuisance given all the controls and protocols in place. To put it in perspective, neighboring farms in Cascade Township are allowed and do in fact have active compost piles of 5,000 cubic yards.

For your reference Country Oaks composting operation located at 3218 E Atherton Rd, Burton, MI 48529. Considered a high intensity operation, they compost 17,000 cubic yards of material per year. They have been operating for over 15 years in a residential subdivision with its closest residential neighbor less than 200 ft from their site. They use similar negative aeration technology to what Wormies uses for its active composting phase. They were recently featured in this [article](#). (See Appendix A)



Micro-hauling model

Wormies is the only company in Kent County offering a micro-hauling solution for residential collection of food waste for composting purposes. Wormies recommends that its sources provide food-preparation waste, not post consumption waste. Wormies requires that its larger sources (restaurants) provide only preparation, pre-consumption plant waste. Most composting facilities and haulers focus on hauling large quantities of material or yard waste due to their efficiencies of scale. Wormies focuses on micro-hauling of 5 gal sizes per residential customer while other composting facilities offer 30 gal or 65 gal carts per residence which can be too big for the needs of one household. On average each household produces 5 gal of food waste per week.

Vermicomposting

The utilization of worms in the composting process at Wormies is an extra step that most composting facilities do not have. Once the material is passed through the gut of the worm it's naturally neutralized and pelletized, becoming odorless and pH-neutral.

Wormies is not a monoculture of composting windrows



Wormies is not a dump site



Wormies is not a facility with large loud machinery

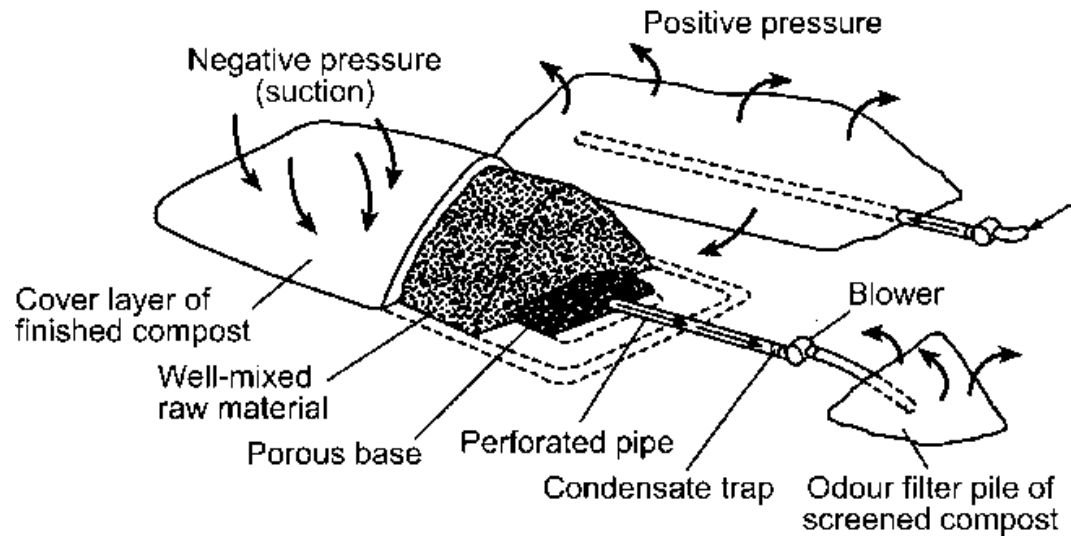


Wormies is not a facility with high volume tall windrows



Wormies composting system and technologies

1st. Thermophilic composting using ASP with negative aeration for at least 21 days.
Material is contained in enclosed bays.



2nd. Vermicomposting with worms in windrows for at least 8 months.



3. Screening and bagging equipment



Risk and Nuisance Controls

1. ASP Negative Aeration system sucks in the oxygen and any potential odors from the active piles and directs it through pipes into a carbon filter pool.
2. Active composting phase is at least 21 days. We do not turn the active piles until day 21 at least. Diminishing the risk of smells.
3. Piles are monitored daily for temperature, moisture content, particle size, oxygen content and diffusion. Ensuring aerobic conditions are present and decreasing the risk of smells.
4. Feedstock receipt protocol. On collection days we will receive between 1 to 10 cubic yards of food waste. A very small amount that allows us to manage and mix our recipe with carbon particles quickly in under 20 minutes. We do not accept or process feedstock that are already putrid or with an unmanageable foul smell. And we are able to enforce this protocol through our micro-hauling activities. We do not process large amounts of yard waste and it is not in our business model to receive large amounts of yard waste.
5. Active compost piles are located over 200 ft distance from neighboring houses. Greatly diminishing the risk of nuisance.
6. Thick vegetation buffers surround all our 2 acre composting areas. It helps to intercept and filter particulate matter that may contain odorous compounds.



7. Active composting area is sheltered and surrounded by trees, a hoophouse, and on a low surface point in the property. This greatly diminishes the risk for potential odors to travel with the wind.
8. Active piles are capped with a layer of aged or finished compost or fine aged wood chips. This prevents odors from escaping the piles.
9. Composting areas are designed with drainage so runoff water is managed to prevent odorous puddles from forming.
10. Our composting recipe consists of at least 40% carbon, that carbon is mostly woodchips, sawdust or leaves which allows for all the nitrogen sources to dissipate and adhere to the carbon particles quickly. Preventing anaerobic conditions with the risk of odor.
11. Initial active phase of composting (thermophilic) is done in bays keeping the material contained and sheltered. This diminishes the risk of pests. Though those are already deterred by the temperature that the piles reach and the insulation cap that we place on the material.
12. Wormies finished product, aka worm castings, vermicompost or worm manure is odorless. It provides no risk of nuisance in comparison to the manure of other farm livestock.
13. Wormies avoids post-consumer food waste, including animal parts (bones and meats). This decreases the risk of pests and odor nuisance.

Growth Plan

January to December 2022:

- 15 cy/month food waste collection
- Max of 200 cy of active composting material on site at a time.
- Using 20,600 sqf (½ acre) area for active and matured compost
- Develop the infrastructure for the new site will allow to increase the capacity to process value added products

January to December 2023:

- 75 cy/month food waste collection



- 1000 cy active composting on site
- Using 103,000 sqf (2.3 acres) area for active and matured compost

January to December 2024:

- Upon the success of the site we will pursue the development of a second location near Holland

Community engagement and education

Wormies is all about creating community around the idea of composting. Pickup service customers receive a share of the finished product to close the loop or they can opt to donate their share of finished compost to Wormies community garden partners.

Every growing season Wormies organizes donation events at community gardens in the area and delivers finished compost on behalf of customers. Some of the gardens and organizations Wormies has partnered with include: Mary Free Bed YMCA, Our Kitchen Table, MLK Freedom School, SECOM, Dwelling Place and many more!

Wormies offers educational workshops and events throughout the year on various topics including composting and soil health. Wormies has been part of Meijer Gardens educational programming for the past 3 years. In 2021 Wormies co-founded the 1st Michigan Compost Cup and Symposium that attracted over 75 soil nerds from all over the state.

Wormies offered consulting for Delta College, GVSU, Ada Christian School and many farms in West Michigan.

To promote awareness around composting and soil health Wormies partners with community leaders and organizations, such as Kent County Department of Public Works, West Michigan Sustainable Business Forum, Michigan Recycling Coalition, GR Public Schools, Urban Agriculture Committee, Kent County Food Policy Council, Climate Crisis Coalition, West Michigan Growers Group and others.

Current customers in Cascade Township:

6995 Bridge Water Dr SE, Sarah Klemm
802 Dogwood Meadows, Jennifer Whyte
841 Dogwood Meadows, Dale Bowman
2300 Buttrick Ave SE, Nicole Cruz



3157 Howlett Dr, SE, Rachell Babbit
3279 Hidden Hills Ct SE, Laura Vaughn
7170 Artisan Woods SE, Jessa Challa
6940 Bridgewater Dr SE, Sandy Van Brouwer
6399 Cascade Pointe Dr SE, Leslie Stolz
2300 Christine Ct SE, Kelly Bowen Burke
Thomett Stables
Mary Free Bed YMCA

Plus another dozen served through the sales of products and consulting service.

Team

Wormies continues to grow due to the commitment of a strong leadership team and our team of consultants.

Luis Chen - Founder & CEO

Certified Compost Facility Operator by the US Composting Council. Member of the Soil Food Web Institute. Former 12 year career as a forensic auditor. Board member of the West Michigan Growers Group. Board member of the Young Farmers Coalition.

Jim Yost - Development Partner

A former science teacher, specializing in environmental studies. Leads operations and compliance, biochar, and educational outreach.

Chandler Michalsky - Living Soil Director

Craft organic grower specializing in no-till and living soil methods. Oversees all soil blends operations and product innovation including bokashi and recipes for soil blends and teas.

Sarah Yost - Brand and Marketing

UX specialist and digital artist specializing in small business and non-profit branding, web design and marketing. Graduate of Boston University's Center for Digital Imaging Arts.

Consultants:

- O2 Compost
- EarthFort Labs
- NextCycle



- Start Garden
- Spring GR

Wormies proposal to Cascade Township Planning Commission

Wormies, LLC appreciates the time and consideration of the planning commission to allow Wormies to operate at 5745 Whitneyville Ave SE as an agricultural activity with its main focus on composting as a “Medium Composting Facility” based on permitting and approval from EGLE MMD. Wormies has the funding to succeed and provide an enriching experience for the neighbors and possesses the team, qualifications and experience to do so. Its composting operation is considerably low intensity compared to conventional composting operations and not limited to composting but also micro-hauling, manufacturing of soil blends, growing of biodynamic accumulators, compost tea application service, consulting and education. Wormies’ operation possesses a low risk of nuisance such as smells, noise, dust, traffic and pests.

Letters of support - See Appendix B

We hope these letters of support will help Cascade Township with their decision.

- Georgetown Township, previous landlord
- Andrew Poole, neighbor at old property
- Kent County DPW
- Kent County Food Policy Council
- Local First of West Michigan
- West Michigan Sustainable Business Forum
- Spring GR
- Jennifer Whyte, customer in Cascade
- Sandy Van Brouwer, customer in Cascade
- Kelly Burke, customer in Cascade
- Nicole Marie Cruz, customer in Cascade



Appendix A



MARCH 21, 2022 | COLLECTION, COMPOSTING, FOOD WASTE, OPERATIONS

Compost Heat Recovery Spawns Aquaponics Enterprise

The need to switch from windrows to aerated static piles to manage odors prompted Michigan landscape supply company to take advantage of the opportunity to recover heat.



RELATED POSTS

On-Site Commercial Food Waste Digester



Waste Disposal Surcharges Review



New Industry Classification For Compost



Top: Heat from the composting process warms the radiant floor in the greenhouse. Nutrients from the fish waste (tanks in background) are processed to fertilize the crops. Images courtesy of Country Oaks Landscape Supply

Nora Goldstein

Country Oaks Landscape Supply (Country Oaks) in Burton, Michigan, founded in 1987, began composting yard trimmings in the mid-2010s. The turned windrow composting operation complemented an existing mulch production facility, expanding product offerings. Mark Cherry, second generation owner of Country Oaks since 2001, took a compost operator training course to learn the fundamentals. "I was more interested in the end product than the tipping fees," he recalls. "There is not a lot of composting infrastructure in this part of the state."



Panoramic view of Country Oaks Landscape Supply, showing, from left to right, the end of the composting pad, new greenhouse, biofilter, CAHR unit, the shop and sales building, and back to the composting pad and recessed channels. Photo by Jason McCune-Sanders, Agrilab Technologies Inc.

The facility ran into odor challenges, primarily when turning piles that had become anaerobic. Odor complaints ultimately led to the municipality issuing a warning that if Country Oaks did not address the situation, its composting operation would be shut down. "I knew that to solve the problem, my best option was to switch to an aerated static pile system," notes Cherry. "I took a class on compost pile aeration at the US Composting Council Conference in 2019, as well as did a lot of research — including the option of combining aeration with compost heat recovery. I decided it made sense to go with that option, as I could use the recovered heat in a pole barn we had built for product storage and a sales office."

Cherry connected with Brian Jerose, owner of Agrilab Technologies, Inc. (AGT) in Enosburg Falls, Vermont, which designs and installs compost aeration and heat recovery (CAHR) equipment. AGT installed an AGT Compost Hot Box 250-8R unit, which has 8 compost zone intakes and vapor recirculation capability. The composting pad is 100 feet by 200 feet. "The system, which began operating in February 2020, runs on two 3-HP aeration blowers that can push or pull airflow through the pipes installed in concrete trenches in the aeration floor under each zone," explains Jerose. "When operating in the negative aeration mode, vapor comes through the pipes [ductwork], passes through a sump tank to remove condensate, and then goes into the heat exchanger. Water and glycol circulate through the heat exchanger, which capture the thermal energy in the vapor stream. That tubing connects via an underground insulated pipe to the radiant floor in the pole barn."



Classification For Compost Manufacturing



iq





The 100 foot by 200 foot, 8 zone composting pad has pipes in the trenches of the aeration zones (above). The system runs in both positive and negative aeration modes.

The recovered condensate can be used to irrigate the compost biofilter. The airflow also can operate in the positive mode to maintain a minimum of 10% oxygen in the active compost or to have hot exhaust recirculated into new compost piles to give the temperature a boost. Country Oaks starts new piles on positive aeration to build up the heat, and then switches to negative aeration. The company contracts with AGT to remotely monitor and manage the composting aeration system, including optimizing the use of positive/negative operating modes and heat recovery. Since the CAHR system was installed, the facility has not received any odor complaints.



Heat exchangers and piping inside the AGT Compost Hot Box 250-8R. Photo courtesy Agrilab Technologies, Inc.

Food Waste Collection

Country Oaks composts 10,000 to 15,000 tons/year of source separated organics, or between 30,000 to 35,000 cubic yards/year. "About 97% of incoming feedstocks are yard trimmings, and the rest is food waste that we collect from commercial generators," says Cherry. "We purchased a truck with a cart lifter, which tips the food waste into the top of the truck. All food waste is accepted, as well as soiled paper and BPI-certified compostable products. Customers are provided 32- and 64-gallon carts for their food waste. We've only been collecting and composting food waste for about 10 months so are relatively new to it."

The active aerated composting phase is about four to five weeks. The curing phase is anywhere from three to eight months. The piles are turned during curing to



Products include a wide range of soil blends, including compost-based soils for storm water management and erosion control. Country Oaks owns a Rotobagger unit (manufactured by Rotochopper) that can be used to fill sediment control socks. It also supplies mulches, compost and soil blends in bulk and in bags to area garden centers.

The CAHR has increased compost process efficiency and significantly cut diesel fuel costs, adds Cherry. "It also saves on labor. The entire process is more hands off, especially as AGT oversees aeration and heat exchanger management."

Aquaponics Venture

The ability to recover and circulate heat combined with Cherry's ongoing interest and willingness to diversify Country Oaks' offerings, led to the launch of an aquaponics enterprise in 2021. A 3,500 sq. ft. greenhouse was constructed, along with two 1,000-gallon fish tanks to raise tilapia. Cherry worked with Jim Gill, founder of Aqua Growers of Michigan, to build and manage the aquaponics system. A second heat exchanger was installed in the AGT Compost Hot Box 250-8R to recover additional thermal energy from the composting process to heat the aquaponics operation. The glycol and water tubes inside insulated Badger pipe run underground from the heat exchanger to the fish tanks. The desired temperature in the fish tanks is 73°F to 78°F; the warm air also is used to provide radiant heating in the greenhouse.



Fish waste in the tanks (rear) flows into clarifiers (center) to separate the solids from the nitrites. Microbes on floating biofilters (foreground) consume the nitrites and convert them to nitrates for the plants to absorb. Greenhouse-raised tilapia on right (inset).

The fish waste in the tanks goes through a clarifier to separate the solids from the nitrites. (The solids are removed and composted.) Microbes on a floating biofilter consume the nitrites and convert them to nitrates for the plant roots to absorb. "We are definitely on a learning curve since we started up the system last fall," notes Cherry. "The tilapia requires specific conditions to thrive, and the plants require specific nutrients to grow, so optimizing the process for both fish and plants is critical. Everything is going well. We are growing lettuce, herbs, kale, tomatoes and other plants and selling the produce to restaurants and other customers. At this

collage-1.indd



The fish waste in the tanks goes through a clarifier to separate the solids from the nitrites. (The solids are removed and composted.) Microbes on a floating biofilter consume the nitrites and convert them to nitrates for the plant roots to absorb. "We are definitely on a learning curve since we started up the system last fall," notes Cherry. "The tilapia requires specific conditions to thrive, and the plants require specific nutrients to grow, so optimizing the process for both fish and plants is critical. Everything is going well. We are growing lettuce, herbs, kale, tomatoes and other plants and selling the produce to restaurants and other customers. At this point, we do not have a market for the tilapia."

All in, Country Oaks has invested about \$500,000 in the transition from windrow composting to aerated static piles with heat recovery and the aquaponics enterprise (view process in this [video](#) on Facebook). Around \$350,000 of that amount was for the CAHR equipment, biofilter and working pad improvements. The labor, heat and fuel savings are significant, and compost and soil blends sales are strong. The CAHR system enabled the site to increase total production on a smaller physical footprint. "It's too early to gauge our return on investment," says Cherry. "But we have achieved our goal of creating a full-circle, closed loop enterprise that contributes to building healthy soils, generating renewable energy, and growing fresh food."



TAGS: [AQUAPONICS](#), [YARD TRIMMINGS](#), [ZERO WASTE](#)

SIGN UP

BIOCYCLE CONNECT

Get the latest news from
the most trusted name in organics recycling
delivered to your inbox twice a month —
enter your email below.



Appendix B





**KENT COUNTY
DEPARTMENT OF
PUBLIC WORKS**

April 5, 2022

2022 BOARD

Emily Brieve
Chair

Cynthia Janes
Vice Chair

Ben Greene
Secretary

David Bulkowski

Dan Burrill

Phil Skaggs

Ken Yonker

Darwin Baas
Director

Chris Noordyke, Chair
Cascade Township Planning Commission
RE: Wormies Vermicompost, Luis Chen, 5745 Whitneyville Ave SE

Chair Noordyke:

Kent County Department of Public Works is pleased to extend support to Wormies Vermicompost in their work to keep food scraps out of landfills by creating a nutrient-rich soil amendment that helps build sustainable food systems in our community. Though small in scale, their vermicompost operation is supporting Kent County DPW's goal of reducing waste going to landfill by 90% by 2030.

Wormies Vermicompost Farm is a startup that began in 2017 and has received recognition from various Economic Support Organizations (ESOs), such as Start Garden, Next Cycle and Local First, and intentionally partners with community players, such as Our Kitchen Table, to reduce waste and increase access to resources that rejuvenate soil.

Through their micro-hauler and micro-composting business model, they will collect and process up to 1,000 cubic yards of food scraps from residential and commercial customers and local farms and stables on their 13-acre parcel. Comparatively speaking, nearby farms in Cascade Township are allowed to have compost piles containing 5,000 cubic yards of organic farm wastes per acre. The entire process of hot composting and vermicomposting with worms is closely supervised by qualified staff and mostly contained in an enclosed building.

Wormies fills an important niche in Kent County with their innovative approach to turning food waste into a valuable product. We're confident that they will be a good neighbor in Cascade Township. I encourage you to thoughtfully consider Wormies Vermicompost's request to operate in Cascade Township to reduce organic waste going to landfill, replenish nutrients in the soil, and provide jobs and economic value to the local economy.

Please don't hesitate to contact me regarding this, recycling, or other subject matter related to municipal solid waste.

Darwin Baas
Director



1045 Wealthy Street SW
Grand Rapids, MI 49504

616.632.7920 tel
616.632.7925 fax
kcdpw@kentcountymi.gov
www.reimaginetrash.org



Kent County Food Policy Council

A Committee of ENTf

Cascade Township Planning Commission.
Re: 5745 Whitneyville Ave SE

April 6, 2022

To Whom This May Concern:

I write on behalf of the Kent County Food Policy Council to express our support for for Wormies Vermicompost Farm as it pursues the development of a new site in Cascade Township. Wormies makes sure that locally generated food waste is returned to the local soil through composting. Their micro-hauling and micro-composting operation significantly diverts food waste from landfills. Additionally, Wormies ensures that members of our community can learn about the waste management benefits of composting through their residential services and community outreach.

The Kent County Food Policy Council (KCFPC) formed in 2021 to inform local policy and decision makers on the current and future issues that will impact local food production, consumption, and access. We bring together residents, organizations, agencies, and businesses to strengthen and grow the local food system. Part of our food system includes food waste recovery: as food waste is a significant contributor to climate change and since soil erosion is a significant issue we face; we need actors like Wormies to show us the way to a more sustainable future.

What is most impressive about Wormies is their commitment to community benefit: this is not a business that will steamroll a community for the sake of profit. Wormies is committed to the betterment of our greater food system and is willing to put in the time to build relationships, educate the community and provide ways to participate for people who want to be engaged. We need more businesses like this.

The Kent County Food Policy Council supports Wormies Vermicompost and Luis Chen's efforts to expand their business in Kent County. We encourage you to consider their proposal to create a stronger and more resilient food system in our region.

Thank you for your consideration and we wish you well.

Warmly,



Janelle Vandergrift
Coordinator
Kent County Food Policy Council





April 5, 2022

Attention: Cascade Township Planning Commission

Dear Commissioners,

I am writing to indicate our strong support for the Wormies compost facility that will be located at 5745 Whitneyville Ave SE, an agricultural use in agricultural zoned property in Cascade Township. As an introduction, West Michigan Sustainable Business Forum works with businesses and institutions to advance business practices that promote clean energy, community resilience and the creation of a circular economy. We are the largest organization for beyond-compliance sustainability practitioners in the Midwest, and are active partners to several of the largest employers in the township.

I have some familiarity with the township's efforts to promote a high-quality of life for its residents through conservation programs, parks and community assets. These thoughtful investments and decisions have made it one of the most desirable communities in the state.

My organization works with businesses and communities throughout the region and state. We are among the state's foremost experts in composting and organics recycling, and I will note that it is not uncommon for these facilities to receive additional scrutiny from local governments. There has been a history of bad actors in Michigan, to a certain degree enabled by outdated state policy. We understand why local governments and neighbors often are hesitant to invite this use into their communities.

Problem facilities are universally composters that focus on yard waste and the larger volume municipal streams that are banned from Michigan landfills. This is the polar opposite of Wormies' business model, a boutique operation designed to thrive at a small to medium scale. It will not process yard waste and will never serve more than 2,000 homes. Unlike the yard waste processors, this company is focused on creating high-quality compost for demanding customers. This is not a waste management operation, it is a farm. The site will preserve agricultural use in a unique industry with growth potential. It will also offer educational opportunities for local youth and professionals that are not currently available in the area.

Last month I served as a judge for the NextCycle program, a start-up competition managed by Lawrence Technological University and global consulting firm RRS. We were pleased to recognize Wormies as the winner in the organics category against competition from across the country. This is an innovative and important start-up that I strongly believe will be an asset to the township and region.

I can be reached at (616) 308-4761 or dschoonmaker@wmsbf.org if you have any questions. I strongly recommend approving the application.

Daniel Schoonmaker
Executive Director

West Michigan Sustainable Business Forum • Michigan's Great Southwest Sustainable Business Forum
Michigan Sustainable Business Forum • Lakeshore Sustainability Forum
PO Box 68696 • Grand Rapids, Mich. 49516 • wmsbf.org





March 28, 2022

Dear Planning Commission at Cascade Township:

We are pleased to provide this letter in support of a new development site in Cascade Township for Wormies Vermicompost Farm. Believing that every individual deserves the opportunity to succeed, we intentionally partner with entrepreneurs and initiatives that increase access to economic mobility and build thriving communities. Our work at SpringGR (www.springgr.com) focuses on empowering primarily minority entrepreneurs to start businesses and create real profit, which strengthens our community. Wormies Vermicompost Farm, a SpringGR business, is one of those local startup companies creating economic opportunity in the greater Grand Rapids area.

In 2016, Luis Chen, founder of Wormies, participated in the SpringGR program. Here, he developed the necessary skills to bring his idea to life. Luis’s passion was to create a high-quality natural fertilizer by composting food scraps, and through the support of the SpringGR program, his idea became a strong and sustainable business. He gained an in-depth perspective of business and management and learned how to launch, organize, and scale his business. In 2017, Wormies Vermicompost Farm was officially founded as a collective effort of family, friends, and volunteers. We have since supported and followed Luis’s excellent work over the years. The company’s passion for composting is rooted in principles of sustainable and organic agriculture, which is good not only for our environment but also for our economy.

We believe local businesses are key players in our economic ecosystem—a system that exists to scale new startup companies and build a strong business community. Local businesses create enriching opportunities and add value to our community, providing healthy places for people to live, work, learn, and play. We can attest to the transformative impact small businesses like Wormies have in creating economic benefits, and we urge you to consider granting the proper permits to develop land in Cascade Township for a new site location. Approval will allow the company to expand and continue its good work.

Thank you for your consideration and support. We look forward to the benefits this will bring to the Cascade area. If you have any questions, please feel free to contact us.

Sincerely,

Jason Zylstra
VP of Philanthropy
jasonz@dvfoundations.org

Attah Obande
SpringGR Director
attah@springgr.com

Arlene Campbell
SpringGR Director
arlene@springgr.com

818 Butterworth SW, Ste. 100, Grand Rapids, MI 49504



Cascade Township
Planning Commission

To whom it may concern,

I was a neighbor to Wormies during the years they were located in Jenison, MI, from 2018-2021. My house was located about 250 feet away from their composting operation. It was a consistently positive experience. We never experienced any type of nuisance, smells, noise or pests. I did enjoy coming to visit them frequently.

Their worm farm and composting operation was clean and professional and posed no negative effects to our residential subdivision. On the contrary, as they succeeded with their business I also gained interest to grow my own garden using Wormies all natural and organic methods.

I understand Wormies has relocated to your township and is seeking a special permit to run their business. We recommend them as considerate neighbors and good stewards of the land who perform a very valuable service for our community.

Please do not hesitate to contact me if you have any questions. I will be happy to answer any further questions.

Sincerely,

Andrew Poole
1300 Elmwood Dr, Jenison MI
Phone: 616-822-8439



To the Cascade Township Planning Commission,

I've been a customer of Wormies Vermicompost since week 1 and I'm so glad a service such as theirs exists in our community. I was also very delighted to hear they had acquired a new space to operate out of and that it was in my township, Cascade Township. Wormies does so much for the environment and the community and I believe they're such a valuable and amazing enterprise. Composting has changed so much and modern composting is so helpful and unintrusive, the lives of people around them will not be impacted in a negative way by the operations of Wormies. I have my Wormies bucket out on my porch and I put the pepper food waste and they pick it up, every number of pickups they drop off compost at my door ready to use to feed my garden. As a resident of Cascade Township I love this service. I implore the Cascade Township Planning Commission to consider and support Wormies and all it has to offer for our community and our environment.

Sincerely,
Nicole Marie Cruz Flores
2300 Buttrick Ave SE, Ada MI
(616) 286-4596



To whom it may concern,

I am a current customer of Wormies and I am also a resident of Cascade Township.

I understand Wormies has relocated to our township and is seeking a special permit to run their business. We highly recommend them as an excellent business to have in our township. They are providing a solution like no one else and are good stewards of the land who perform a valuable service for our community.

Every Spring I look forward to gardening with their line of soil products, which is all organic and locally made with my own food scraps! And I very much appreciate having an environmentally responsible alternative to sending my food scraps to the landfill.

Please do not hesitate to contact me if you have any questions. We look forward to continuing our Wormies membership and are excited for all of the environmental and economic benefits they will bring to Cascade.

Sincerely,

Kelly Burke
Phone: (810) 599-1036
2300 Christine Ct. SE, Grand Rapids, MI 49546



April 8, 2022

To the attention of the Cascade Township Planning Commission,

I am writing to you as a valued Wormies customer and a longtime resident of the Ada/Cascade area to express my support for Luis Chen and the great work he is doing for our community.

It has been brought to my attention that a resident(s) is opposing Luis' compost farm. I feel there are concerns with this individual(s) due to lack of knowledge and education around composting. Not only is his farm zoned for agriculture, but Luis and his team maintain a clean environment, complying to all regulated processes and guidelines.

I believe most people think of a compost farm and have visions of a landfill. That is the furthest from the truth. We need to help educate our neighbors. His farm is no different than the nurseries in our neighborhood like Bos Farms and Koetsiers living adjacent to residential homes. The work Luis and his team do every day, enhances the structure and quality of our town's soil, creates less waste, reduces stormwater runoff and soil erosion, protects the climate, reduces methane emissions, creates jobs; supporting our local economy, and it is just simply environmentally responsible.

I fully support the work that Luis, Wormies Vermicompost, and his team are doing. Please feel free to reach out if you have any questions.

Thank you,

Sandy Van Brouwer
6940 Bridgewater Dr
Grand Rapids, MI 49546



April 4, 2022

To the attention of the Cascade Township Planning Commission,

I am writing to you as a valued Wormies customer and a longtime resident of the Ada/Cascade area to express my support for Luis Chen and the great work he is doing for our community.

It has been brought to my attention that a resident(s) is opposing Luis' compost farm. I feel there are concerns with this individual(s) due to lack of knowledge and education around composting. Not only is his farm zoned for agriculture, but Luis and his team maintain a clean environment, complying to all regulated processes and guidelines.

I believe most people think of a compost farm and have visions of a landfill. That is the furthest from the truth. We need to help educate our neighbors. His farm is no different than the nurseries in our neighborhood like Bos Farms and Koetsiers living adjacent to residential homes. The work Luis and his team do every day, enhances the structure and quality of our town's soil, creates less waste, reduces stormwater runoff and soil erosion, protects the climate, reduces methane emissions, creates jobs; supporting our local economy, and it is just simply environmentally responsible.

I fully support the work that Luis, Wormies Vermicompost, and his team are doing. Please feel free to reach out if you have any questions.

Thank you,

Jennifer Whyte
802 Dogwood Meadows Drive SE
Ada, MI 49301





111 South Division Ave NE
Grand Rapids, MI 49503
616.808.3788
localfirst.com

March 22, 2022

On behalf of Local First West Michigan, I am pleased to provide this letter of support for Wormies Vermicompost Farm as it pursues the development of a new site in Cascade Township. At Local First, our team focuses on supporting a people first economy through local ownership. We do this because communities with higher percentages of locally-owned companies are healthier by nearly every **social**, **environmental**, and **economic** indicator. Wormies Vermicompost Farm is one of those beloved local businesses helping to move the needle on local, comprehensive sustainability and, as we see it, the betterment of its community.

Wormies Vermicompost Farm is a startup that began in 2017 and has received recognition from various Economic Support Organizations (ESOs), such as Start Garden, Next Cycle and ourselves, and intentionally partners with community players, such as Our Kitchen Table, to reduce waste and increase access to resources that rejuvenate our soil. The work of Wormies invites community members to engage in the care of our common home. Wormies takes the greatest care is utilizing the best technology for organic processing and producing the highest quality soil.

Passionate, innovative local businesses like Luis' are the vehicles by which our dollars recirculate in the community, our friends and family receive job opportunities, and our local economy becomes more self-reliant. A [study](#) in partnership with [Civic Economics](#), revealed that 68% of our money stays in our community when individuals support local businesses over national brands/chains and franchises. It's also a way to reintegrate our lives and connect in practical ways with the people we live and work with.

It's my understanding that Wormies recently received an underwriting grant to develop land in Cascade Township for a new site location and is working with the township to file and obtain the proper permits. We urge you to consider the place-based and economic benefits of this medium-sized, scalable business within your community, as Luis has shown over time the value of collaboration and created enriching opportunities in the Greater Grand Rapids area through their product and service offerings. Approval of the proper permits will allow Wormies to further its impacts through community education and engagement in the township, as well as, employment opportunities.

While Local First strives to lead the development of an economy grounded in local ownership that meets the basic needs of people, builds local wealth and social capital, functions in harmony with our ecosystem, and encourages joyful community; our organization could not make this mission and vision possible without the presence of companies like Wormies Vermicompost Farms.

Please do not hesitate to contact me if you have any questions. It would be my pleasure to share my enthusiasm for Wormies' impact in the region.

Sincerely,
Kathleen Roark

Director of Engagement, Local First West Michigan
kathleen@localfirst.com





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

Date May 15, 2023
To Brian Hilbrands
From Aric Thorne, PE
Subject Site Plan Review: Wormie's Compost Farm, 5745 Whitneyville Ave SE

I have reviewed the site plan for Wormie's Compost Farm prepared by Resource Recycling Systems and Water Stone Gardens. **The current site plan and basis of this review are dated April 18, 2023.** The applicant is proposing the construction of a soil compost site on Agricultural Rural Conservation zoned land.

Stormwater and Drainage

The proposed project is being reviewed under the 2022 Stormwater Ordinance and the criteria in the Stormwater Standards Manual revised March 2021.

The project site is in Flood Control Zone 1 and critical subwatershed Cascade Southeast. The overall layout of the site includes a 5,040-sft hoophouse, 1,200-sft enclosed pole barn, 6,784-sft asphalt pad for receiving, mixing, and pre-processing compost material, 2,849-cft lined collection basin, and 1,320-sft concrete parking area all accessible by gravel drive from Whitneyville Avenue. The proposed stormwater controls include a lined collection basin to capture water runoff contaminated by compost from an asphalt pad and a retention basin for the remaining runoff area.

Flood Control

Retention basins in Flood Control Zone 1 are required to be designed to the 100-year storm event. The applicant provided supporting calculations for sufficient design of both the lined catchment basin and retention basin. The geotechnical report provides soiling borings and test pit data in key design locations throughout the site. The report indicates that ground water was not encountered during testing. The depth of the lined catchment basin and retention basin then appear feasible. Emergency overflow routes are indicated on the plan. The lined basin overflows into the retention basin, and the basin into a natural channel draining to wetlands in the southwestern part of the site plan.

Water Quality and Channel Protection

Water quality may be provided through the retention basin. Basin design and soil data results, including the infiltration rate, are sufficiently provided to meet standard. Each basin includes minimum 1-foot of freeboard above the required storage volume and minimum 18-inches above groundwater level. Should groundwater be encountered during construction, subsequent geotechnical investigation to ensure standard adherence should be completed.

Drainage Plan

The applicant has submitted a plan sheet with drainage patterns and the location of stormwater management facilities. The peak discharges for the lined collection and retention basins are provided.

A maintenance agreement and a long-term maintenance plan are required before construction begins. The maintenance agreement and plan should include at a minimum the cleaning of pretreatment areas and the retention basin.

Utilities and General Comments

The plan drawing indicates a water well to be drilled for potable water, equipment, and composting operations. The well and required buffer is shown. No sanitary sewer or septic system will be installed on-site. The Fire Department should provide input on water tank volume for fire suppression needs.

The applicant must register the compost site through the Michigan Department of Great Lakes, Environment and Energy (EGLE). I reviewed the required setbacks EGLE specifies and the applicant appears to meet these.

The Township should acquire the Comprehensive Compost Site Management Plan (CSMP) described in the plan drawing once it is complete. I recommend that the Township requires in this plan, or through the maintenance plan, or another means, consideration in the event that operation on-site was to pause for a period of time or completely cease (e.g., cleaning and/or filling in the lined collection basin).

Soil Erosion and Sedimentation Control

The Kent County Road Commission (KCRC) must review and approve plans and issue a soil erosion and sedimentation control permit before construction may begin. No measures are shown on the plan drawing.

Summary

The proposed stormwater management design meets the Township Stormwater Ordinance requirements for the site location. I recommend approval from an engineering point of view.

Let me know if you have any questions or concerns.

Yard Waste Composting Isolation Distances (feet)

According to Section 11521(4)(b)(i) and (ii), of Part 115, Solid Waste Management, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, registered composting sites must maintain certain isolation distances to property lines, residences, surface water, wells, and sensitive receptors. The following table contains these requirements.

	Facility in operation before December 1, 2007	Facility in operation after December 1, 2007
Property line	50	50
Residence	200	200
Surface water	100	100
Type I or IIA water supply well	NA	2,000
Type IIB or III water supply well	NA	800
Sensitive receptor	NA	500
Groundwater	NA	4

In most cases, you will want to physically measure the distance, but there are various local, state, and federal resources available that can help in identifying the locations that are trying to be protected by these regulations. Identify these distances on the site map that is to be submitted with the registration form so that it shows the composting operation has met the distance limitations.

- **50 feet from a property line:** Measure from the property line to the closest part of the composting operation. If you have a property survey or other land purchasing documents, that information may be useful in creating your site map.
- **200 feet from a residence:** Measure from the closest part of the composting operation to the nearest residence. If there is a detached garage, measure from the closest part of the composting operation to the structure where people live. If there is an attached garage, measure from the closest part of the composting operation to the part of the structure nearest the compost operation. If you have property survey or other land purchasing documents, that information may help. If the residence is not on your own property, obtain permission from the landowner before measuring. If you need help identifying who that landowner is or getting this measurement, contact your local clerk or building/zoning office.
- **100 feet from a body of surface water, including a lake, stream or wetland:** Surface water can be either natural or manmade ponds, impoundments, etc. For the purposes of this section, this distance does not apply to on-site retention basins used to manage storm water from the composting facility operations.

Measure from the closest part of the composting operation to the lake or stream bank or the edge of the wetland. In some instances, it may be difficult to determine locations of wetlands. If you need assistance with determining wetland boundaries, see the Land and Water Management Division information at www.michigan.gov/deqwetlands. The posted wetland inventory maps are not intended to be used to determine the specific locations and jurisdictional boundaries of wetlands for regulatory purposes. Only an on-site evaluation performed by the DEQ in accordance with Part 303 can be used for jurisdictional determinations. The DEQ has a [Wetland Identification Program](#) to assist property owners with identifying the location of any wetlands on their property and whether the wetlands are regulated.

There are different mapping software programs available on the Internet that identifies streams, drainage ditches, lakes, wetlands and other water bodies but they do not all provide the same information, may not be accurate, and may not identify all the surface water in the area. A good starting

point is the US Geological Survey topographic maps at <https://store.usgs.gov/map-locator> or call 1-888-ASK-USGS (275-8747).

- **2000 feet from a Type I or type IIA water supply well:** Contact the local health department for assistance. A Type I community water supply well provides year-round service to not less than 25 residents OR not less than 15 living units. Examples include municipalities, apartments, nursing homes, and mobile home parks. A Type II water supply is considered a noncommunity water supply and serves different groups of people. There are a few Type IIA water supply wells in Michigan and these wells have an average daily maximum generation rate of 20,000 or greater gallons per day.
- **800 feet from a Type IIB or Type III water supply well:** Contact the local health department for assistance. A Type II B noncommunity water supply is a water system that has an average daily maximum generation rate of less than 20,000 gallons per day. They provide water for drinking or household purposes to 25 or more persons at least 60 days per year or have 15 or more service connections or serves not less than 25 of the SAME people for at least six months per year. A few examples are schools, restaurants, churches, campgrounds, industries and highway rest stops with their own water supply, hotels and restaurants (with less than 25 employees).

A Type III well is any well not considered a Type I or Type II water supply; serves less than 25 people AND 15 connections, or operates for less than 60 days per year. Examples include small apartment complexes and condominiums, duplexes, and all others except a private residence well.

- **500 feet from sensitive receptors which include a church or other house of worship, hospital, nursing home, licensed day care center, or school other than a home school:** For all of these locations, you could check with the local planning agency for your area for assistance with identifying these locations. There are several software programs on the Internet that can provide this information like the EPA My Environment webpage at <http://www3.epa.gov/enviro/myenviro/>.

Daycare facility operations are licensed with the Department of Human Services Licensing Unit at 517-241-2488. You can use the [DHS Online License Lookups](http://www.michigan.gov/dhs) at www.michigan.gov/dhs "Doing Business with DHS" "Licensing" to find the following:

- Adult Foster Care/Homes for the Aged Facilities
- Child Care Centers and Homes
- Child Welfare Licensed Facilities
- Children's or Adult Camps
- Licensed foster homes

Nursing homes are licensed by the Department of Community Health (DCH) Bureau of Health Systems. You can search for nursing home locations through the [Medicare website](http://www.michigan.gov/dch) or call the DCH Bureau of Health Systems 517-241-2632.

- **4 feet above groundwater:** You could check with the local health department sanitarian and local well drillers for the average groundwater level in your area. If the site has an on-site septic system, that information may be available in those records. Another option is to dig a hole at least 5 feet deep during the spring after snowmelt and see if any water seeps into the hole. Avoid doing this on a rainy day or during dry seasons. The groundwater is normally at its highest level during this wet season.
- **100 year floodplain:** A floodplain means the land area that will be inundated by the overflow of water resulting from a 100-year flood (a flood which has a 1% chance of occurring any given year). Several resources have floodplain information available. Your local planning agency may have this information available or if your site is located in a community that is in the National Flood Insurance Program, there may be elevation data on the FEMA web site. Links to FEMA and an *Online Request for Floodplain Elevations* is available at www.michigan.gov/deqwater "Water Management" "[Floodplain Management/National Flood Insurance](http://www.michigan.gov/deqwater)" If you need further help, discuss your site conditions with the [District Floodplain Engineering Staff](http://www.michigan.gov/deqwater) in the Water Resources Division.

STAFF REPORT

STAFF REPORT: Case # 22-3767
REPORT DATE: June 12, 2023
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: June 19, 2023
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Nicholas & Kristin Bartlett

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The Applicant is requesting a special use permit to build an accessory building exceeding 832sqft.

EXISTING ZONING OF
SUBJECT PARCEL: R1

GENERAL LOCATION: just south of Grand River Drive and Buttrick Avenue intersection

PARCEL SIZE: 2.58 acres

PROPERTY LOCATION: **1400 Buttrick Avenue SE**

EXISTING LAND USE
ON THE PARCEL: Residential

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

ZONING ON
ADJOINING PARCELS:
N: R1
E: PUD- 09 - Old Elm
S: R1
W: R1

STAFF COMMENTS:

- A. This parcel sits interior to other parcels. Its access is granted via easement to an adjacent parcel fronting Buttrick Avenue. Their access is part of the “Common Element Parcel” for the new Bridle Court Development.
- B. The applicant received a variance at the June 13, 2023 Zoning Board of Appeals meeting to encroach on the front yard.
- C. The house is situated facing south so the existing pool and pool house appear behind the home. There are two common element parcels to the north and west of the parcel, acting as natural buffer to the northwest side of the parcel, nearest to adjacent, future property owners.
- D. The existing accessory building is 12’ x 24’, 288sqft.
- E. Proposed is an addition of 765sqft, with a 33’-11 ½” x 32’ pole barn style construction, with a covered patio and a lean-to.
- F. The attached covered patio is 335sqft., and the lean-to is 186sqft. qualifying as part of the overall square footage for a total addition of 1,286sqft.
- G. With an addition, the accessory building will be a total of 1,574sqft.
- H. The design will match the existing pool house with vinyl siding or rib steel with a shingle roof, attaching the two structures with the covered porch on the north side.
- I. With this parcel measuring at 2.48acres, it is only permitted 1 accessory building, according to Chapter 4 of our Zoning Ordinance. This is why the applicant is proposing an addition to the existing accessory building.
- J. The existing septic and well do not interfere with this building plan. See attachment.
- K. The average size of special use accessory building approval in the R1 district is 1,996sqft and a 7-acre parcel. The largest size we have approved for a comparable sized parcel is 1,936sqft. This application appears to reasonable then, considering.
- L. I have not received any comments for this application.

Criteria for Approval

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

Factors	Comment
The intended use of the building.	Personal storage and shaded area nearby pool.
The proposed location, type and kind of construction and general architectural character of the building.	A variance granted to be partially in the front yard, on the west side of the parcel. Designed to match the existing building – vinyl siding or steel to fit the residential area.
The size of the building in relation to the house, lot and zoning district.	The home is 2,986sqft (excluding 1,345sqft basement living area). Homes surrounding this parcel average out to 3,581sqft. This 1,574accessory building wouldn't be unreasonably large for the surrounding area.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	Parcels to the north and west are vacant, common element parcels. The general area has a majority attached garages. This is one of the larger parcel in the immediate area.
The topography and vegetation in the area.	Rolling hills.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	The building will not negatively impact adjoining properties. Common element parcels act as buffer yard for future development closest to the proposed building.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The building sits downhill and would not impact adjoining neighbors.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access drives proposed.

RECOMMENDATION

Staff recommends that this permit be APPROVED with the following conditions

1. The accessory building is not used to run a business or for living space.
2. Any outdoor lighting adheres to the Cascade Township ordinance standards.
3. A proper and accurate site plan be submitted with placement and setbacks for the proposed addition.

Attachments:

Application Packet
varai



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: **Name:** Nicholas and Kristen Bartlett
Address: 1400 Buttrick Ave SE
City & Zip Code: Ada, MI 49301
Telephone: 616-608-2172
Email Address: kmbartlett90@gmail.com

OWNER: * (If different from Applicant)

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

POLE BARN ADDITION TO EXISTING POOL HOUSE

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

SEE SURVEY

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-03-215-005

ADDRESS OF PROPERTY: 1400 Buttrick Ave SE, Ada, MI 49301

PRESENT USE OF THE PROPERTY: Residential

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

Name(s)

Address(es)

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)

Nicholas Bartlett

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

The applicant is requesting a Special Use permit to put an addition onto an existing pool house for an overall square footage exceeding 832 sqft. Applicant currently has a 282 sf detached pool house and would like to add a 765 sqft pole barn to the pool house, making the total enclosed square footage of the accessory building 1047 sqft. The pole barn will also have a 336 sqft covered patio and a 174 sqft lean-to. The purpose of the building is for storage and covered patio space and more privacy down by the pool. The exterior finishes of the pool house and pole barn will be made to match, either vinyl siding or metal rib steel with a shingled roof. The pole barn will not cause an emission of noise, smoke, fumes, glare, vibration, odor or increased traffic to the surrounding area.

DESCRIPTION

Their part of the North 1/2 of the NE fractional 1/4 of Section 3, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the NE corner of said NE fractional 1/4; thence S01°25'36"E 1299.41 feet along the East line of said Section 3; thence S88°03'00"W 1165.84 feet along the North line of the South 1/2 of said NE fractional 1/4 to the Southwest corner of Unit 15, Old Elm Site Condominiums, Kent County Condominium Subdivision Plan No. 333 and the Point of Beginning; thence continuing S88°03'00"W 362.72 feet along said North line; thence N01°57'00"W 289.44 feet; thence N88°03'00"E 372.31 feet; thence S43°20'00"E 61.58 feet; thence S09°44'03"W 248.38 feet along the West line of said Condominium to the Point of Beginning. Contains 2.58 Acres. Together with a 15.00 foot wide easement for ingress and egress, the centerline of which is described as: Commencing at the NE corner of said NE fractional 1/4; thence S01°25'36"E 1299.41 feet along the East line of said Section 3; thence S88°03'00"W 1528.56 feet along the North line of the South 1/2 of said NE fractional 1/4; thence N01°57'00"W 15.93 feet to the Point of Beginning of said Easement; thence S88°03'00"W 72.84 feet; thence Westerly 73.99 feet along a 275.00 foot radius curve to the right, said curve having a central angle of 15°25'00", and a chord bearing N84°14'30"W 73.77 feet; thence N76°32'00"W 48.91 feet; thence S88°03'00"W 112.00 foot radius curve to the left, said curve having a central angle of 25°57'12", and a chord bearing N89°30'36"W 50.30 feet; thence S77°30'49"W 10.90 feet to the Eastern right-of-way line of Buttrick Avenue and the Point of Ending of said centerline; subject to all easements, restrictions and rights-of-ways of record.

APPROVED COPY
 Cascade Charter Township
 Planning Commission
 Signed _____
 Date _____



Matthew G. NEDERFELD
 PROFESSIONAL SURVEYOR
 License No. 44300
 State of Michigan
 Professional Surveyor No. 44300

SCALE: 1" = 100'

PREPARED FOR:
 Candace Cullis
 1400 Buttrick Ave SE
 Ada, MI 48301

1370 Buttrick Avenue SE
 Grand Rapids, MI 49508
 277 Grandville Ave., SW, 302
 Grand Rapids, MI 49503
 www.nederfeld.com • 800.225.1888

DRAWN BY: MLC DATE: 10.31.16
 REV. BY: MLC REV. DATE: 04.12.17
 PRL #: 16400000362.6
 1 OF 1

This sketch was made from the legal description shown above. This description should be compared with the Abstract of Title or Title Policy for accuracy; easements and exceptions.

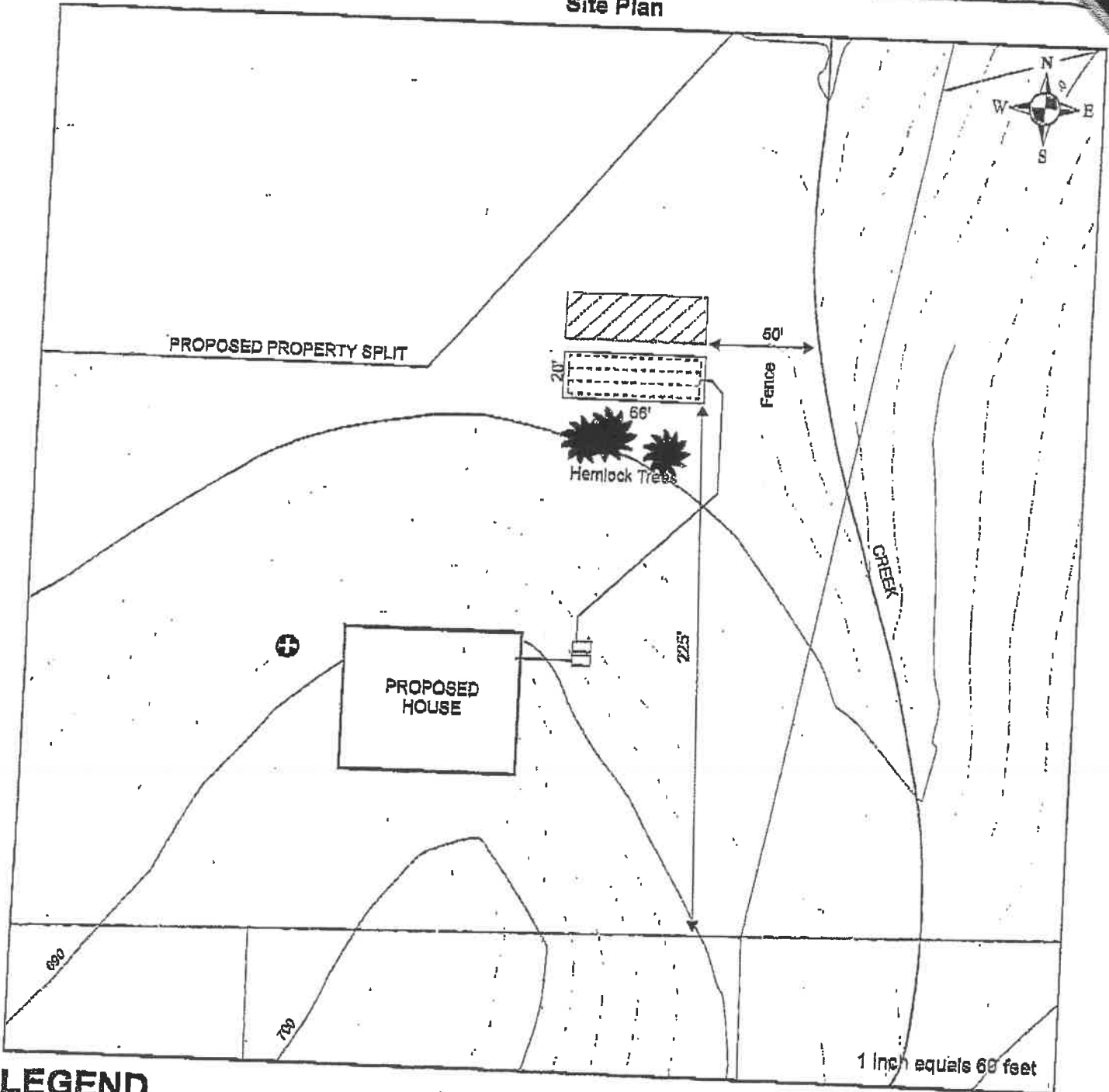
- LEGEND**
- Iron - Set
 - Iron - Found
 - ∅ Utility Pole
 - OH Overhead Utility
 - X - X - Fence
 - ▨ Gravel
 - ▩ Building

KENT COUNTY HEALTH DEPARTMENT
Water Supply / Waste-Water Disposal Facility Permits
Environmental Health Division (616) 632-6800 FAX (616) 632-6882
700 Fuller Ave NE, Grand Rapids, MI 49503

Address: 1400 BUTTRICK AVE SE

Date 1/9/07

Site Plan



LEGEND

-  Sewage Disposal System Component
-  Reserve Area
-  Septic tank
-  Parcels
-  Contours (2 ft. int.)

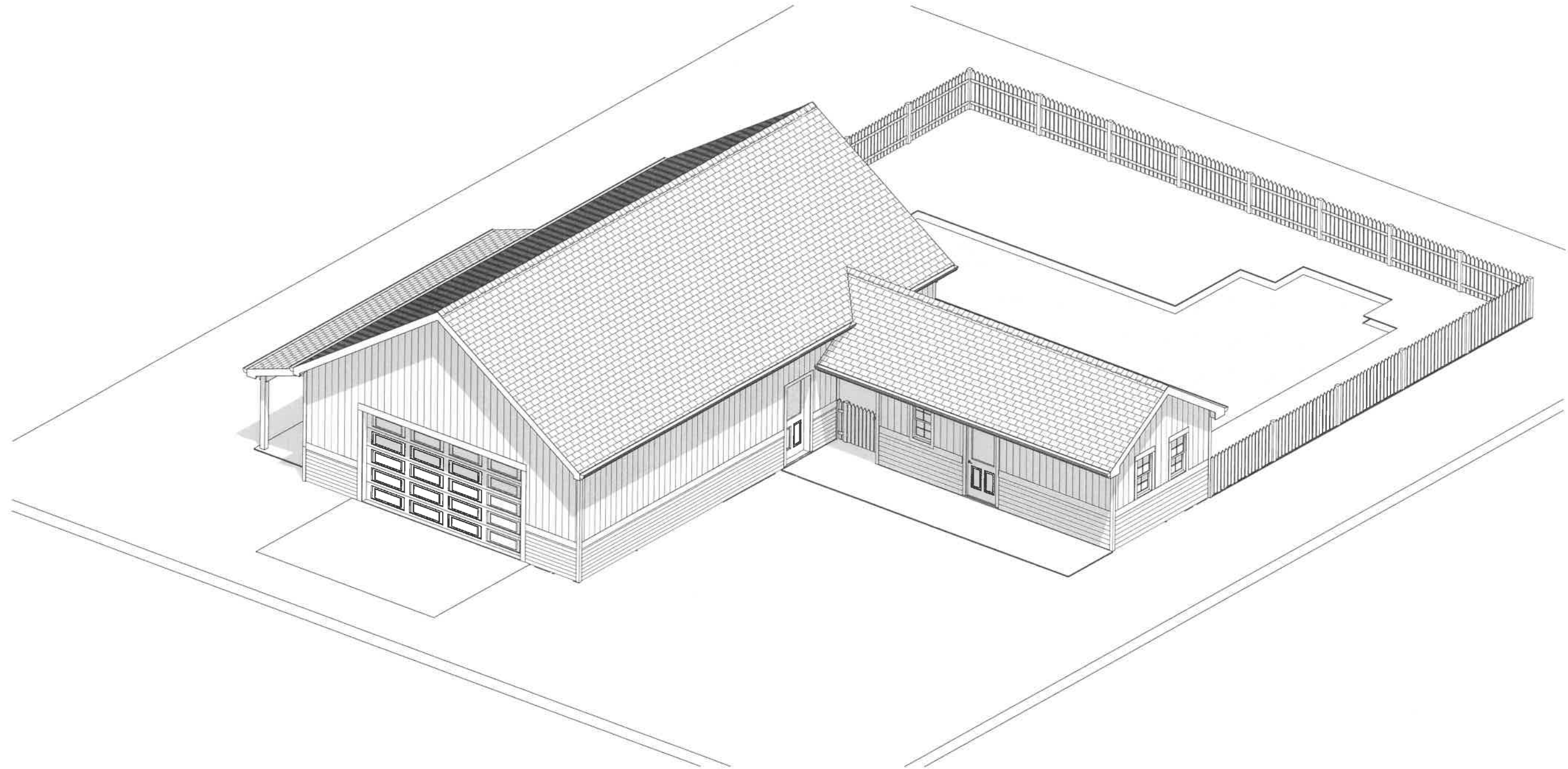
PLAN INDEX	
PAGE	PAGE TITLE
1	Project Overview
2	Architectural Plan, Floor 1
3	Exterior Elevations
4	Exterior Elevations

Bartlett Pool House

1400 Buttrick Ave.

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

MIKE NOORMAN BUILDERS LLC.
 11890 Cedar Rock Dr. Suite 4
 Rockford, MI 49341
 PHONE: 616-263-9790 EMAIL:



LICENSE NUMBER:
2101167129

NEW HOME PLANS FOR:
Nick & Kristen Bartlett
 1400 Buttrick Ave.
 Ada, MI 49301

CLIENT EMAIL:
 PHONE:
 CELL PHONE:

PAGE TITLE:
Project Overview

DRAWN BY:
Jason Piatek

DATE:
8/29/2022

SCALE:
1/4" = 1'0"

SHEET #:
1

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

MIKE NOORMAN BUILDERS LLC.
 11690 Cedar Rock Dr. Suite 4
 Rockford, MI 49341
 PHONE: 616-263-9790 EMAIL:

LICENSE NUMBER:
 2101167129

NEW HOME PLANS FOR:
Nick & Kristen Bartlett
 1400 Buttrick Ave.
 Ada, MI 49301
 CLIENT EMAIL: CELL PHONE:
 PHONE:

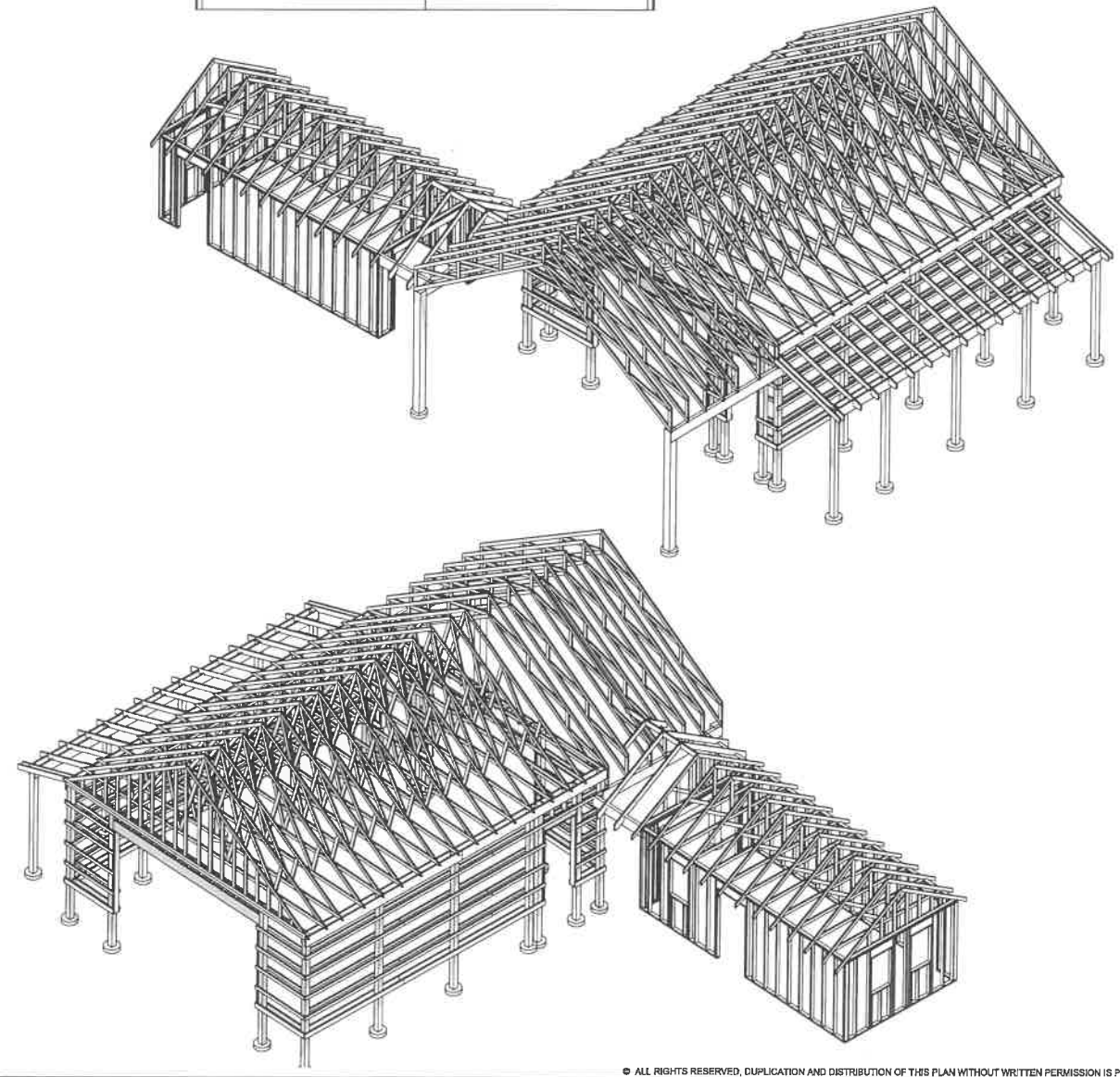
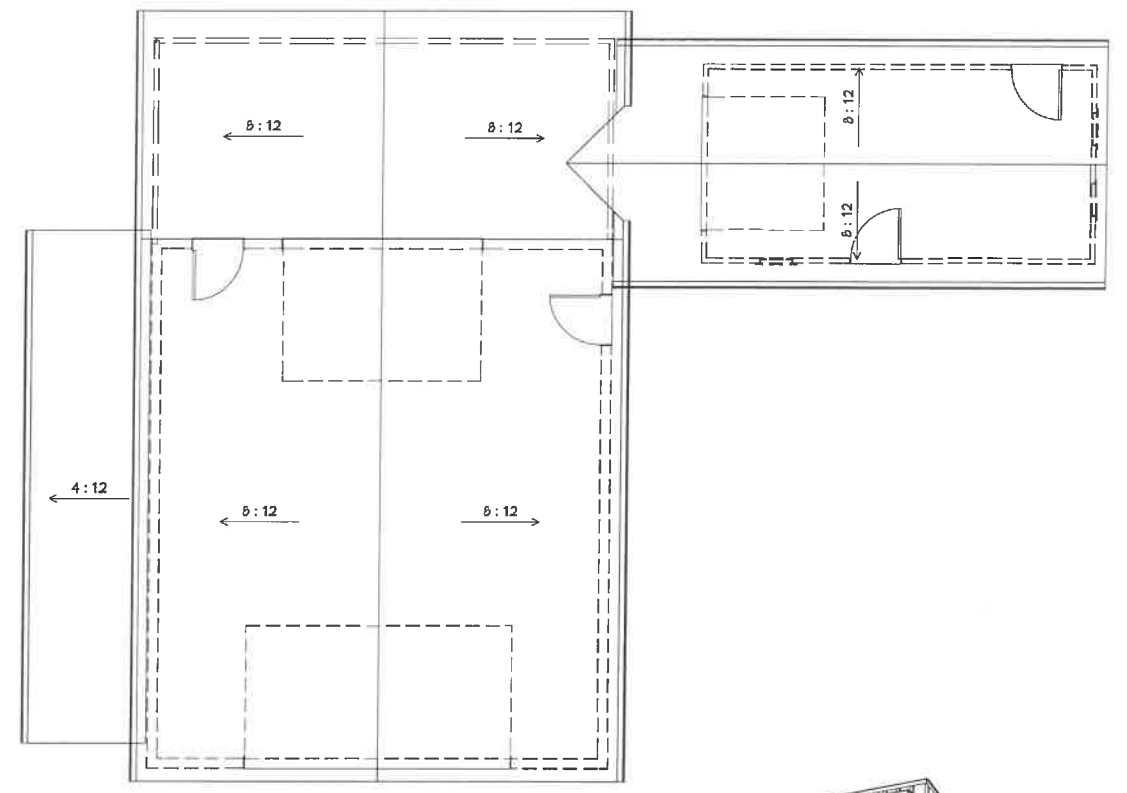
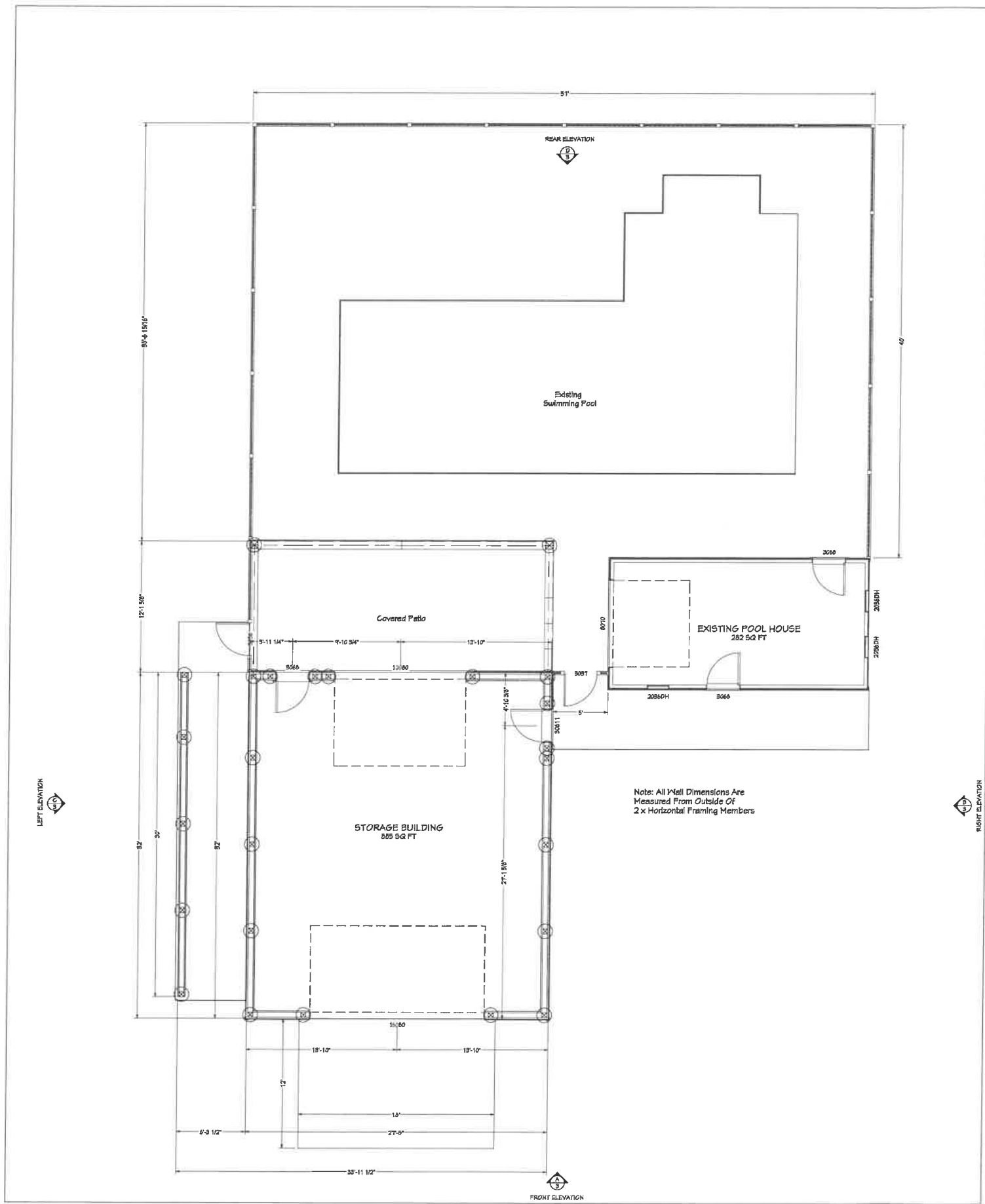
PAGE TITLE:
Architectural Plan, Floor 1

DRAWN BY:
 Jason Piatek

DATE:
 8/29/2022

SCALE:
 1/4" = 1'0"

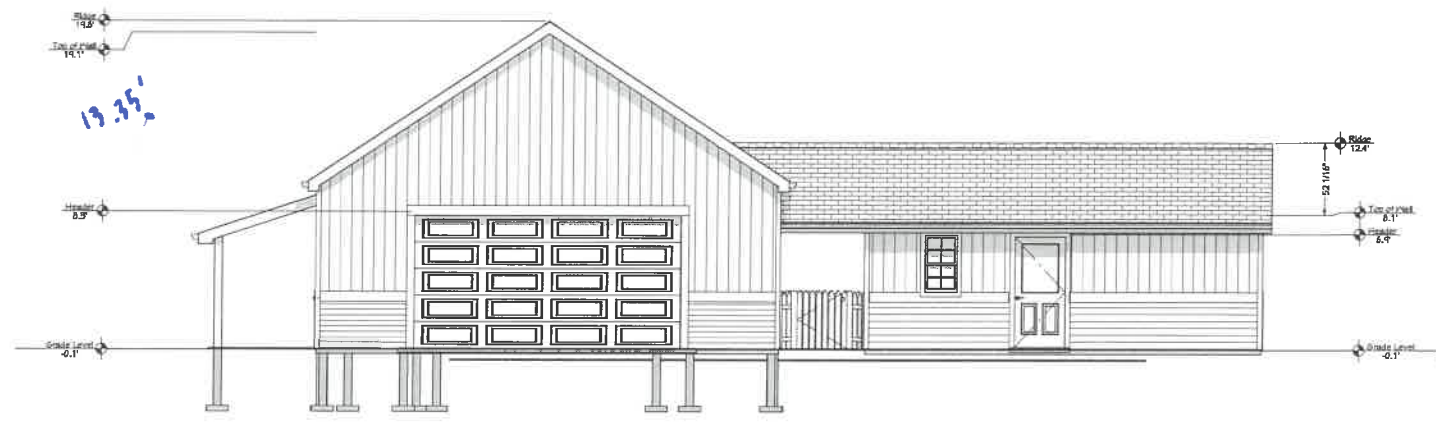
SHEET #:
2



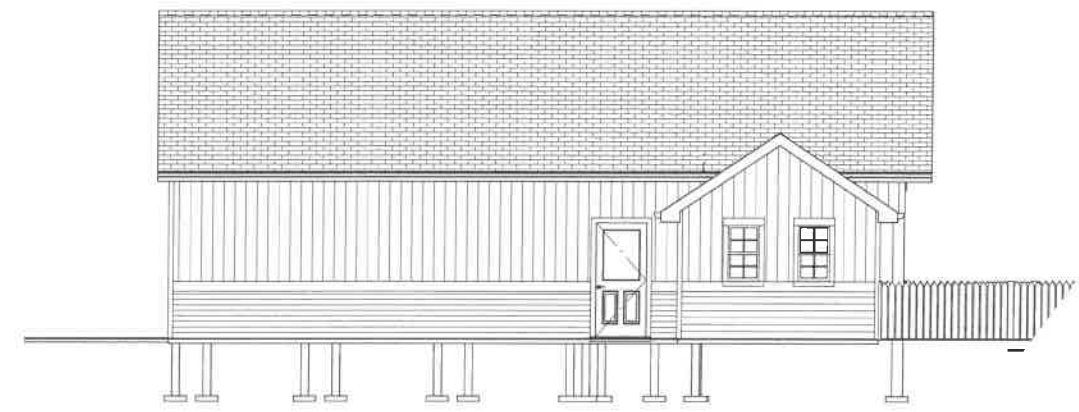
181-9-79

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

MIKE NOORMAN BUILDERS LLC.
11690 Cedar Rock Dr. Suite 4
Rockford, MI 49341
PHONE: 616-283-9790 EMAIL:

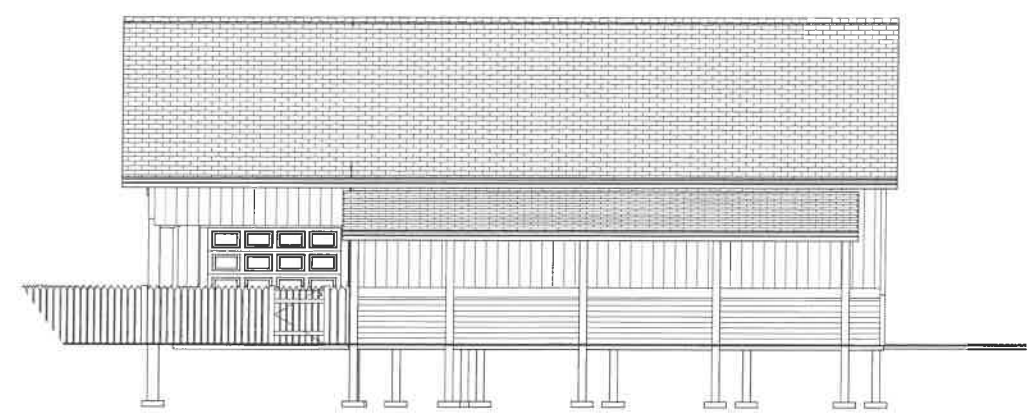


Front Elevation



Right Elevation

Elevation Views 3/16" = 1'



Left Elevation



Rear Elevation

LICENSE NUMBER:
2101167129

NEW HOME PLANS FOR:
Nick & Kristen Bartlett
1400 Buttrick Ave.
Ada, MI 49301
CLIENT EMAIL:
PHONE:
CELL PHONE:

PAGE TITLE:
Exterior Elevations

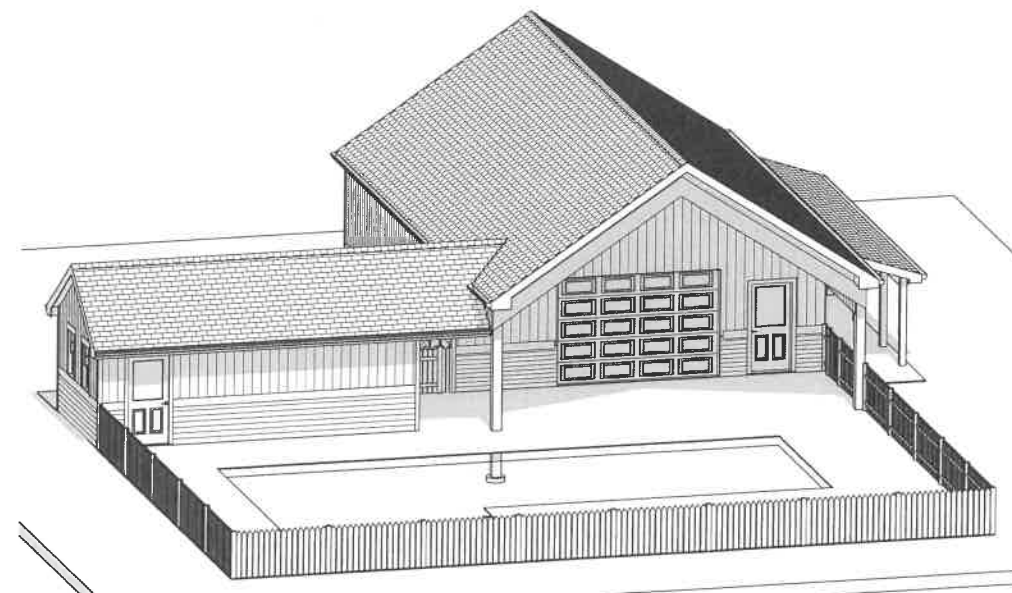
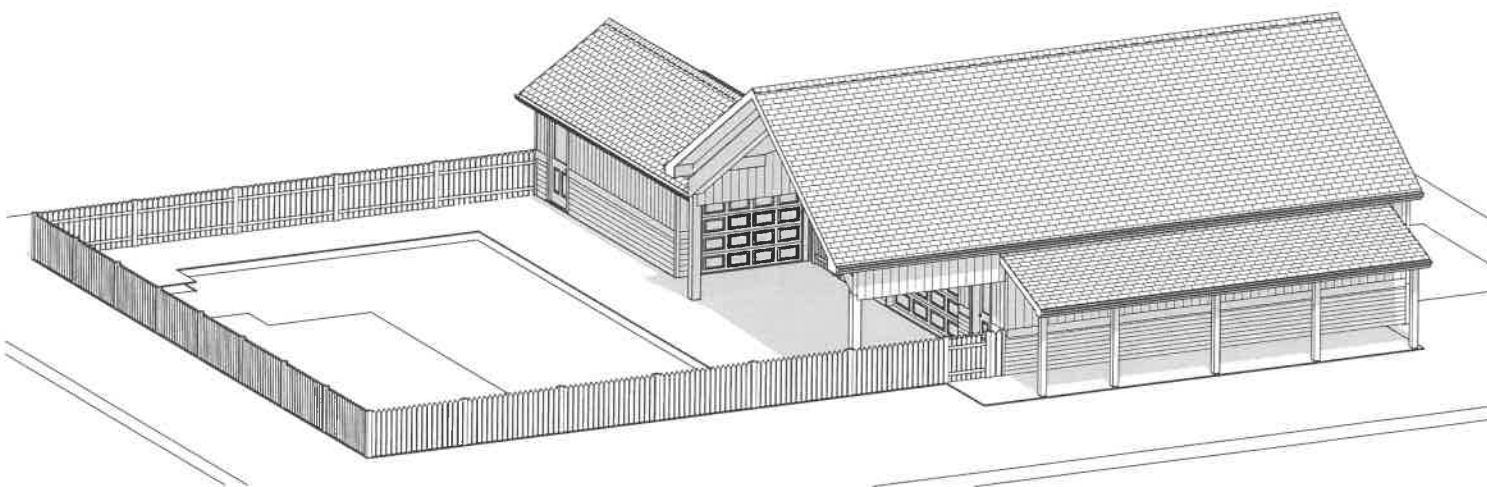
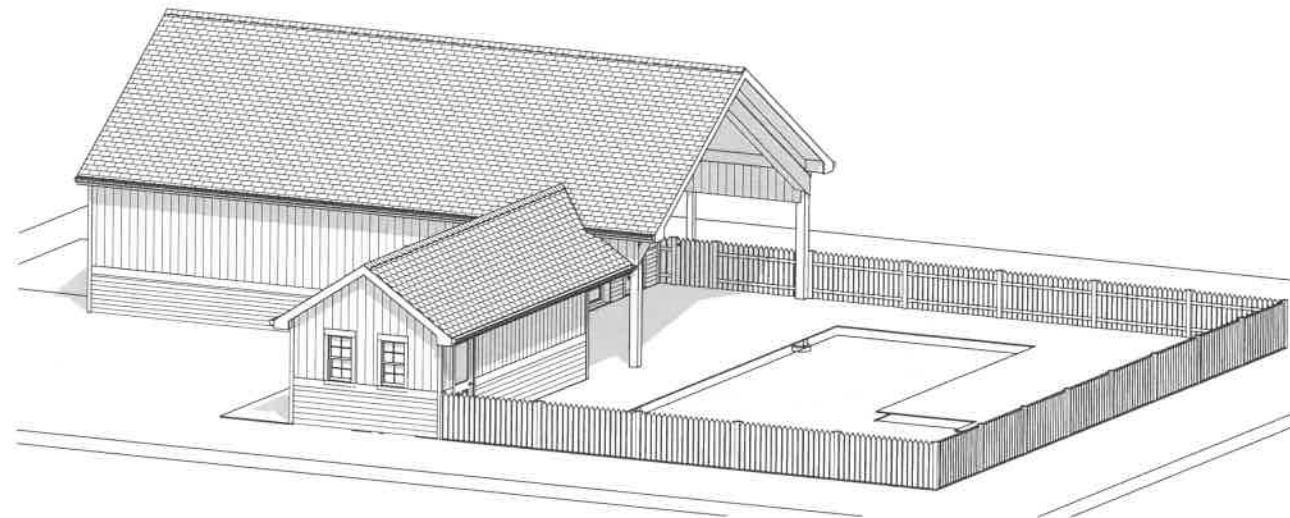
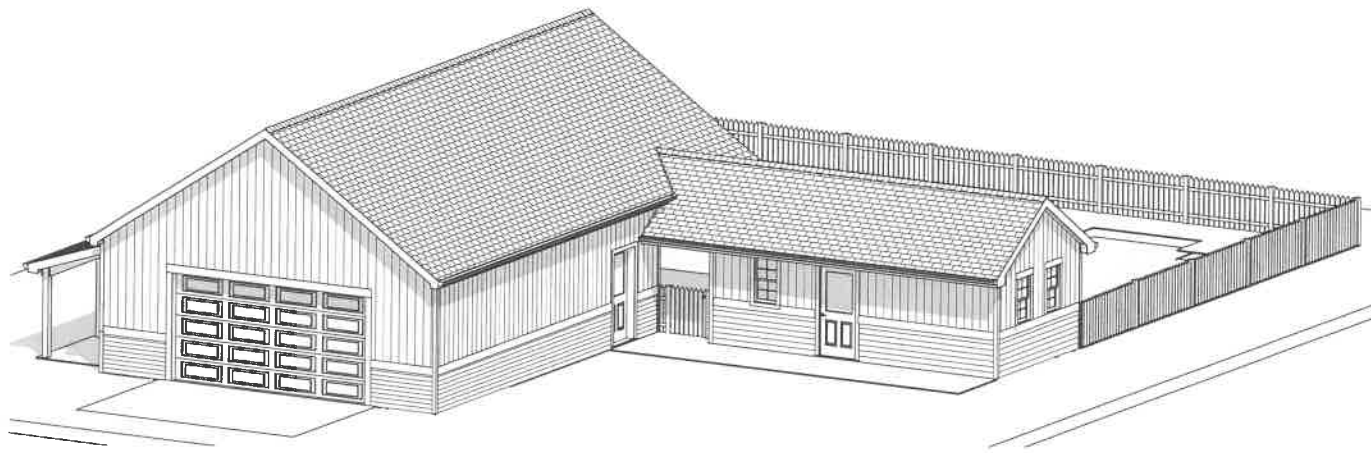
DRAWN BY:
Jason Piatek

DATE:
8/29/2022

SCALE:
1/4" = 1'0"

SHEET #:
3

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS



MIKE NOORMAN BUILDERS LLC.
 11690 Cedar Rock Dr. Suite 4
 Rockford, MI 49341
 PHONE: 616-263-8790 EMAIL:

LICENSE NUMBER:
 2101167129

NEW HOME PLANS FOR:
Nick & Kristen Bartlett
 1400 Buttrick Ave.
 Ada, MI 49301
 CLIENT EMAIL: CELL PHONE:
 PHONE:

PAGE TITLE:
Exterior Elevations

DRAWN BY:
 Jason Piatek

DATE:
 8/29/2022

SCALE:
 1/4" = 1'0"

SHEET #:
4



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE, Grand Rapids, Michigan 49546

June 14, 2023
Nicholas & Kristin Bartlett
1400 Buttrick Ave SE

Re: Case 22-3766 – Variance

Dear Bartletts,

Your case was reviewed at the June 13, 2023 Zoning Board of Appeals meeting and a motion was fully supported to approve your request.

This letter serves as verification of this approval to build an accessory building within the front yard setback of your parcel.

This approval was granted with the following conditions:

1. The accessory building is not used to run a business or for living space.
2. Any outdoor lighting adheres to the Cascade Township ordinance standards (shielded or downcast)
3. A proper and accurate site plan submitted at the time of building permits.

Please call or email me with any follow-up questions.

Sincerely,

Madison Smith-Jacoby
Zoning Administrator

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

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

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

21-3659	Lange	9205 28th St	ARC	1,600	3.4	2,800
21-3664	Eggleston	9091 36th St	ARC	1,680	9.2	2,900
21-3677	Elliott	6870 48th St	ARC	1,536	0.9	1,400
21-3682	Warren	5650 McCords Ave	ARC	1,561	2.9	2,700
22-3695	Downey	3030 Wood Duck Ln	ARC	3,456	4.6	5,100
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
20-3600	Grzywacz	8683 Cascade Rd	FP	1,440	3.7	4,000
21-3625	Randall Burri Builder	4670 Quiggle Ave	FP	1,728	3.6	1,700
13-3161	Epique Homes	1415 Ballybunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500
18-3494	Stibitz	3494 Bloomington Hills	PUD 66	1,500	1.39	2,200
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
19-3561	Hayes	3570 Buttrick Ave	PUD 61	1,200	2.2	2,600
21-3619	Krause	2439 Sturbridge Dr	PUD 65	1,728	6.6	4,000
21-3631	Bigger	4983 Clear Ridge Dr	PUD 72	1,200	1.2	2,800
22-3707	Harwood	8189 Ashwood Dr	PUD 89	1,260	1.9	4,550
10 3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hacket	1547 Briarcliff Dr	R1	1,400	2.2	7,500
14-3190	Aaron Schaap	1910 Laraway Lake Dr	R1	2,604	13	8,200
14-3197	John Shipley	7373 Biscyane Way	R1	1,000	2.6	3,200
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Steketee Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
16-3301	Keeler	8100 45th st	R1	1,504	1.2	2,500
16-3311	Borisch	5292 Dayenu	R1	5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1	1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1	1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1	1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1	1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1	1,296	0.95	3,000

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

18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
19-3567	Brinks	1596 Buttrick Ave	R1	1,296	1.5	2,700
20-3595	Mayton	1468 Buttrick Ave	R1	1,326	1.8	4,700
21-3621	Engler	7080 Hidden Ridge	R1	3,312	4.4	7,000
21-3652	Waugh	7630 Cascade Rd	R1	1,200	1.8	2,000
21-3685	Renucci	5175 Buttrick	R1	2,520	55	
22-3699	D. Carpenter Homes	2011 Devonwood	R1	1,320	3.3	9,700
22-3702	Underwood	7675 Sudbury Ln	R1	1,292	2.4	3,100
22-3703	Matthews	8320 45th St SE	R1	1,200	1.3	1,550
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg				2,079	10.70	3,448
Avg ARC				2,274	15.33	2,790
Avg FP				1,857	6.95	2,483
Avg PUD				1,721	3.00	3,721
Avg R1				1,996	7.55	4,516

STAFF REPORT

STAFF REPORT: Case # 22-3770
REPORT DATE: June 19, 2023
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: June 19, 2023
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Dale Vanderschaaf

STATUS
OF APPLICANT: Property Owner

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

EXISTING ZONING OF
SUBJECT PARCEL: ARC

GENERAL LOCATION: just east of 36th Street and Buttrick Avenue SE

PARCEL SIZE: 3.84 acres

PROPERTY LOCATION: **3671 Cherry Lane SE**

EXISTING LAND USE
ON THE PARCEL: Residential

ADJACENT AREA
LAND USES:
N: Residential
E: Agricultural/farmland
S: Residential
W: Residential

ZONING ON
ADJOINING PARCELS:
N: ARC
E: ARC/FP
S: ARC
W: ARC

STAFF COMMENTS:

- A. The applicant is requesting approval for an addition to his existing accessory building.
- B. A variance was granted to the applicant at the June 13, 2023 Zoning Board of Appeals meeting. (This addition will increase the height to the midpoint of the roof from 13’ to 14.5’ resulting in a 40’ side yard setback requirement, thus requiring a variance.)
- C. The parcel’s 3.86 acreage allows for two accessory buildings so the expansion of one does not seem excessive.
- D. Proposed is an addition of 1,120 square feet built at 28’ x 40’ connected onto the north side of the existing garage and will be 12’ from the home. This satisfies Cascade’s zoning requirement of 10’ between structures.
- E. The overall square footage, with addition, will be 780sqft. + 1,120sqft. = 1,900sqft.
- F. The neighbor to the north called to ask about the plans. He sees no issue with the request.
- G. The neighbor to the south spoke during Public Hearing at June 13, 2023 ZBA meeting to say he approves of the addition because he won’t see it from his house.
- H. When considering past approvals of special use permit accessory buildings in the ARC, the average square footage is 2,274 and a 15-acre parcel. This accessory building is right in line with approved applications.

Criteria for Approval

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

Factors	Comment
The intended use of the building.	Personal storage of vehicles.
The proposed location, type and kind of construction and general architectural character of the building.	A variance granted to build within the side yard setback. The south side of the property. General architecture will match the current garage.
The size of the building in relation to the house, lot and zoning district.	The home is 1,694sqft (excluding 855sqft of living space in basement). The lot is not overwhelmed with buildings as the parcel is about 3.8 acres.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	Agricultural-use buildings in the area are larger than this proposed accessory building. This addition would fit the area. The neighbor to the south has a newly approved 1,600 sqft. pole barn.

The topography and vegetation in the area.	farmland.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	The building will not negatively impact adjoining properties.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	No views are impacted for nearby property owners. Confirmed support by immediate neighbors to north and south.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access drives proposed.

RECOMMENDATION

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

1. The accessory building is not used to run a business or for living space.
2. Any outdoor lighting adheres to the Cascade Township ordinance standards.

Attachments: Application Packet
Inventory of Acc. Buildings
Variance Approval Letter



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Dale VANDER SCHAAF
Address: 3671 Cherry lane
City & Zip Code: ADA 49301
Telephone: 616 299 7137
Email Address: dvd560@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 Subdivision |
| <input checked="" type="checkbox"/> | Special Use Permit | <input type="checkbox"/> | Plat Review * |
| <input checked="" type="checkbox"/> | Zoning Variance | <input type="checkbox"/> | Other: _____ * |

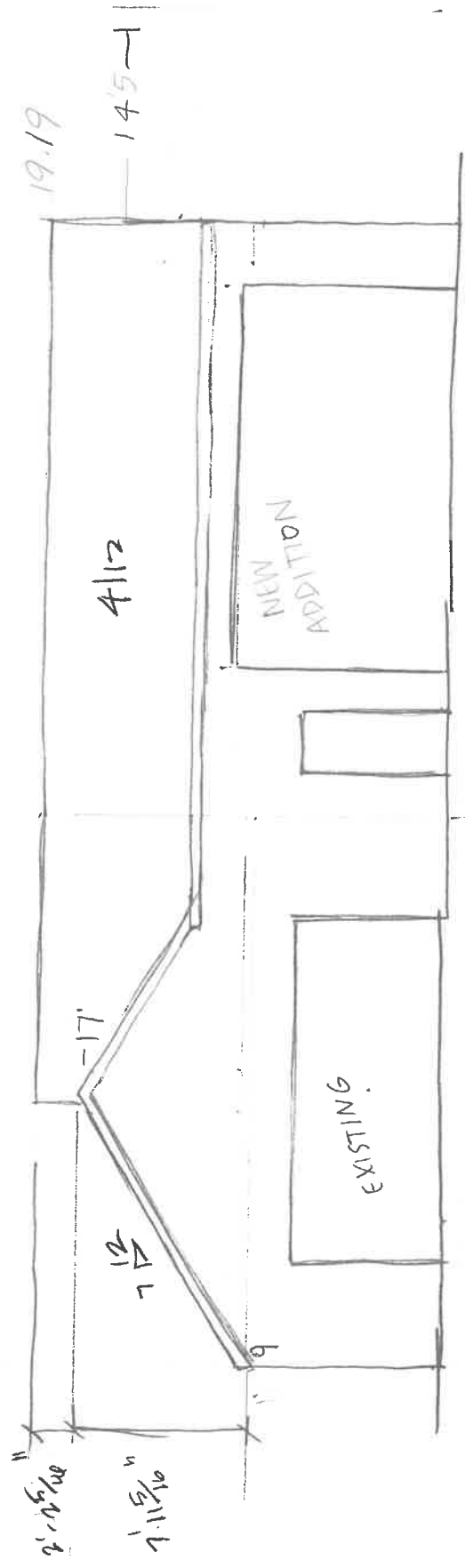
*** Requires an initial submission of 5 copies of the completed site plan**

BRIEFLY DESCRIBE YOUR REQUEST:**

Add 28x40 Addition to Existing
26x30 Garage

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

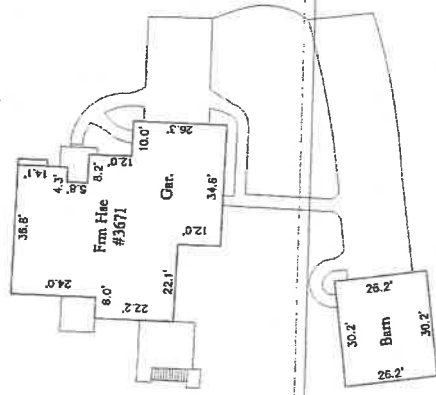


FRONT ELEVATION

- Scale 1" = 80'
- = Concrete
 - = Asphalt
 - D = Description dimension
 - M = Measured dimension
 - P = Placed dimension
 - = Section stake
 - = Found iron stake

N 1/4 Cor.
Section 23
T6N, R10W

SCALE 1:40



S00°00'00"E 409.36'

S89°38'29"E 656.27'

N00°00'00"E 255.00'

S00°00'00"E 255.00'

SEE DETAIL

CHERRY LANE

100.8'

33.0'

131.7'

32.6'

12'

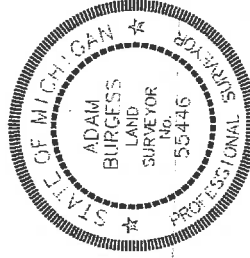
28x40

N89°38'29"W 656.00'

Dale Van Der Schaaf
3671 Cherry

Date: 05/14/23
Drawn By: JTB
Project No.: 2313406

2486 84th Street, SW, Byron Center, MI 49315
616.437.2249 - burgessurveying@gmail.com



By: *Adam Burgess*

Adam C. Burgess, Licensed Professional Surveyor No. 55446

Property Description:
Land situated in the Township of Cascade, County of Kent, State of Michigan, described as follows:
Part of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 23, Town 6 North, Range 10 West, described as:
Commencing at the North 1/4 corner of said Section 23; thence South 00 degrees 00 minutes 00 seconds East along the East line of said Northwest 1/4 of said Section 23, 409.36 feet to the point of beginning; thence continuing South 00 degrees 00 minutes 00 seconds East along said East line of said Northwest 1/4 of said Section 23, 255.00 feet; thence North 89 degrees 38 minutes 29 seconds West (recorded as North 89 degrees 39 minutes West) along the South line of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 23, 656.00 feet; thence North 00 degrees 00 minutes 00 seconds West parallel with said East line of said Northwest 1/4 of said Section 23, 255.00 feet; thence South 89 degrees 38 minutes 29 seconds East parallel with said South line of the North 1/2 of the Northwest 1/4 of said Section 23, 656.27 feet (recorded as 656.00 feet) to the point of beginning.

This drawing was made from the description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE, Grand Rapids, Michigan 49546

June 14, 2023
Dale Vanderschaaf
3671 Cherry Lane SE

Re: Case 22-3769 – Variance

Dear Mr. Vanderschaaf,

Your case was reviewed at the June 13, 2023 Zoning Board of Appeals meeting and a motion was fully supported to approve your request.

This letter serves as verification of this approval to build an accessory building within the side yard setback of your parcel.

This approval was granted with the following conditions:

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

Please call or email me with any follow-up questions.

Sincerely,

Madison Smith-Jacoby
Zoning Administrator

STAFF REPORT

STAFF REPORT: Case # 22-3771
REPORT DATE: June 13, 2023
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: June 19, 2023
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Jon Achterhof

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: Seeking a Special Land Use approval for a garage over 832sqft.

EXISTING ZONING OF
SUBJECT PARCEL: R1

GENERAL LOCATION: Burton Street Between Kraft Ave and Cascade Road.

PARCEL SIZE: 3.8 acres

PROPERTY LOCATION: **5830 Burton Street**

EXISTING LAND USE
ON THE PARCEL: Residential

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

ZONING ON
ADJOINING PARCELS:
N: R1
E: R2
S: R2
W: R2

STAFF COMMENTS:

- A. The applicant is requesting a special use permit to build a garage over 832sqft.
- B. The 3.8 – acre parcel is permitted to have two accessory buildings.
- C. Proposed plans indicate the garage size to be 28’ x 34’ with one stall bumping out 2 feet, for a total of 980sqft.
- D. The height (to the midpoint) is 16 feet. This meets the accessory building setback standard for its height.
- E. The existing shed will be moved over and maintain a 10-foot distance from other structures.
- F. All setbacks are verified for this building. A variance was granted to Mr. Achterhof at the April 17, 2023 Zoning Board of Appeals meeting to permit the accessory building to be built a maximum of 15 feet in front of the existing principal residence.
- G. The garage will be designed in the style of the existing home and made to fit the character of the neighborhood. It will not be a pole barn design.
- H. The applicant will be using the accessory building for personal storage, not to run a business or expand living space.
- I. No outdoor lighting included on plan.
- J. The well, septic, and drain field will not be disturbed with this accessory building and are indicated on the site plan.
- K. I have not received any comments in support or disapproving of the accessory building.
- L. The average special permit approved accessory building in the R1 district is 1,996sqft for a 7-acre parcel. The largest accessory building we’ve approved for a comparable parcel is 1,440sqft. and 5,000sqft., making this request more reasonable measuring at 980sqft.
- M. I have not received any letters of support or opposition.

Criteria for Approval

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

Factors	Comment
The intended use of the building.	Personal storage
The proposed location, type and kind of construction and general architectural character of the building.	A variance granted to be partially in the front yard, on the west side of the parcel. Designed with siding, shingles, and roof slope consistent with the existing home and attached garage.
The size of the building in relation to the house, lot and zoning district.	The 980sqft. accessory building in relation to the home that's 2,448sqft. is proportionate for the area.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	The surrounding parcels average 0.35 acres, and do not have adequate space for detached accessory buildings. For the zoning district as whole this is not an excessive request.
The topography and vegetation in the area.	Relatively flat area with water and vacant grassland across the street.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	The building will not negatively impact adjoining properties.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The placement of the accessory building has taken into consideration the adjoining properties, and placed in least detrimental spot for adjoining property owners.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	There is an existing driveway that the applicant will use. See site plan.

RECOMMENDATION

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

1. The accessory building is not used to run a business or for living space.
2. Any outdoor lighting adheres to the Cascade Township ordinance standards.

Attachments:

Application Packet

Inventory of Acc. Buildings

Variance Approval Letter



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Jon Achterhof
Address: 5830 Burton St SE
City & Zip Code Grand Rapids 49546
Telephone: 616-308-7117
Email Address: Achterhofbuilders@gmail.com

OWNER: * (If different from Applicant)

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

To exceed 832 sq ft for garage in order to match design, layout, and feel of home and property.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

(See Attached)

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 08-326-023

ADDRESS OF PROPERTY: 5830 Burton St SE Grand Rapids MI 49546

PRESENT USE OF THE PROPERTY: Principal Residence

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

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

SIGNATURES

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

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

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

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

Jon Achterhof
Applicant – Print or Type Name

[Signature]
Applicant’s Signature & Date

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

5830 Burton St SE

Legal Description

PART OF E 1/2 SW 1/4 COM AT W 1/4 COR TH N 89D 36M 29S E ALONG E&W 1/4 LINE 1315.75 FT TO W 1/8 LINE TH S 1D 34M 05S E ALONG W 1/8 LINE 50.0 FT TO S LINE OF N 50 FT OF SW 1/4 & BEG OF THIS DESC - TH N 89D 36M 29S E ALONG SD S LINE 205.54 FT TO W LINE OF E 1110 FT OF SW 1/4 TH S 1D 30M 45S E ALONG SD W LINE 108.02 FT TO S LINE OF N 158 FT OF SW 1/4 TH N 89D 36M 29S E ALONG SD S LINE 120.0 FT TO W LINE OF E 990 FT OF SW 1/4 TH S 1D 30M 45S E ALONG SD W LINE 441.98 FT TH S 89D 36M 29S W 325.09 FT TO W 1/8 LINE TH N 1D 34M 05S W ALONG W 1/8 LINE 550.01 FT TO BEG * SEC 8 T6N R10W 3.81 A.

May 2023

Achterhof Residence

5830 Burton St

Special Use Permit Considerations

1. Our proposed garage will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed. Our existing attached garage is just under 1000 sq ft and we are seeking to have a similar look for the proposed garage on both Northern and Eastern faces.
2. Our proposed garage will be designed to have similar walls, siding colors, shingles, and roof slope as the existing garage and house (not a pole barn).
3. Our proposed garage will utilize the existing cement driveway and approach (see copy of site plan attached) and will require no additional services or costs from the township. No additional traffic or zoning issues apply.
4. Our proposed garage will be used for personal auto storage and will not be detrimental to any neighbors, persons, or property.
5. The proposed garage would ideally be sized at 28' x 34', with a 2'x 14' bump out for the single stall area on the South side. This totals 980 sq ft, under the 1000 sq ft limit requested.

A handwritten signature in black ink, appearing to read 'J. A. ...', is located at the bottom left of the page.



Kent County Web Map

March 22, 2023

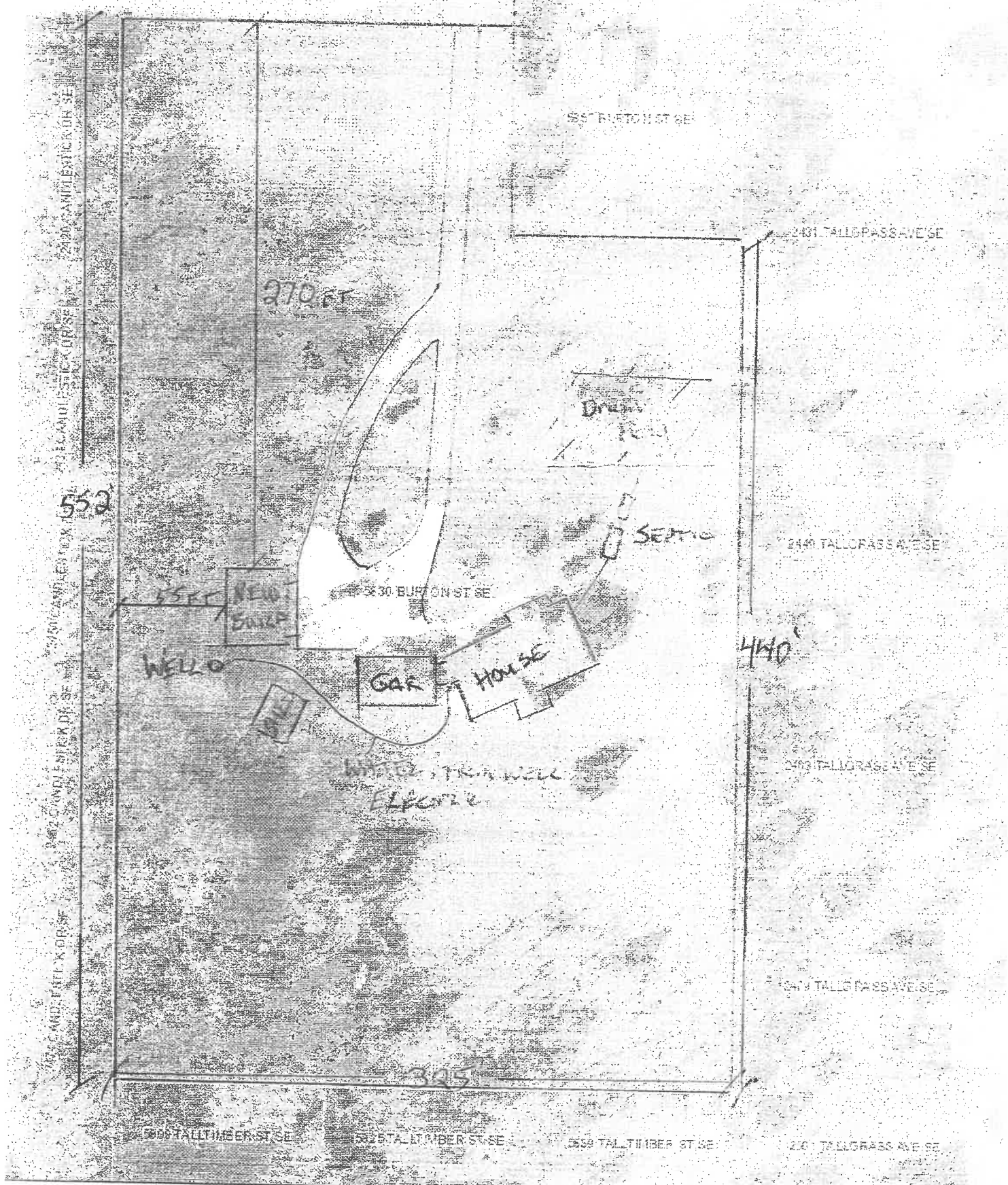


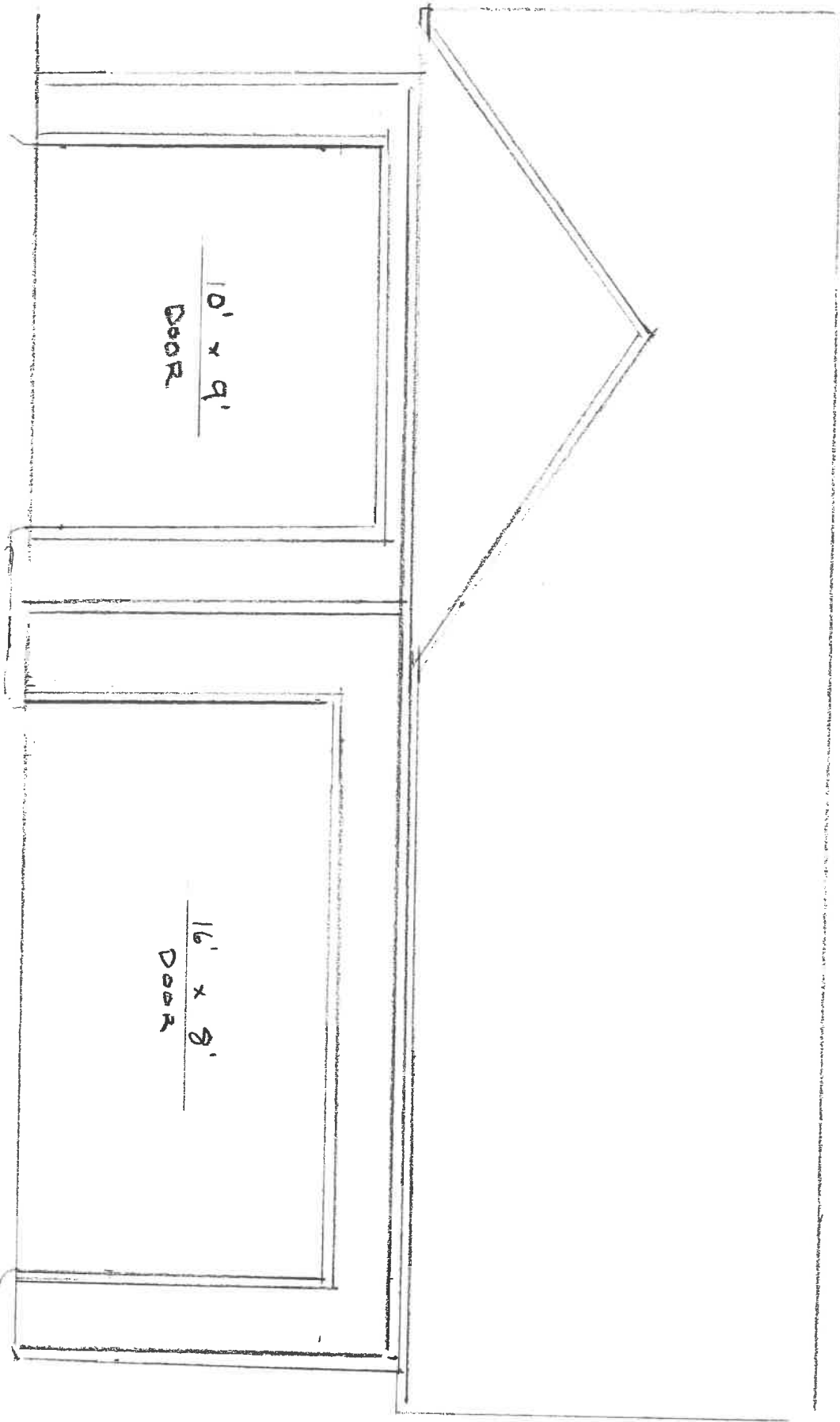
Kent County, MI makes no warranty, expressed or implied, regarding the accuracy, completeness or usefulness of information presented. Users of this information assume all liability for its fitness for a particular use.



Kent County Web Map

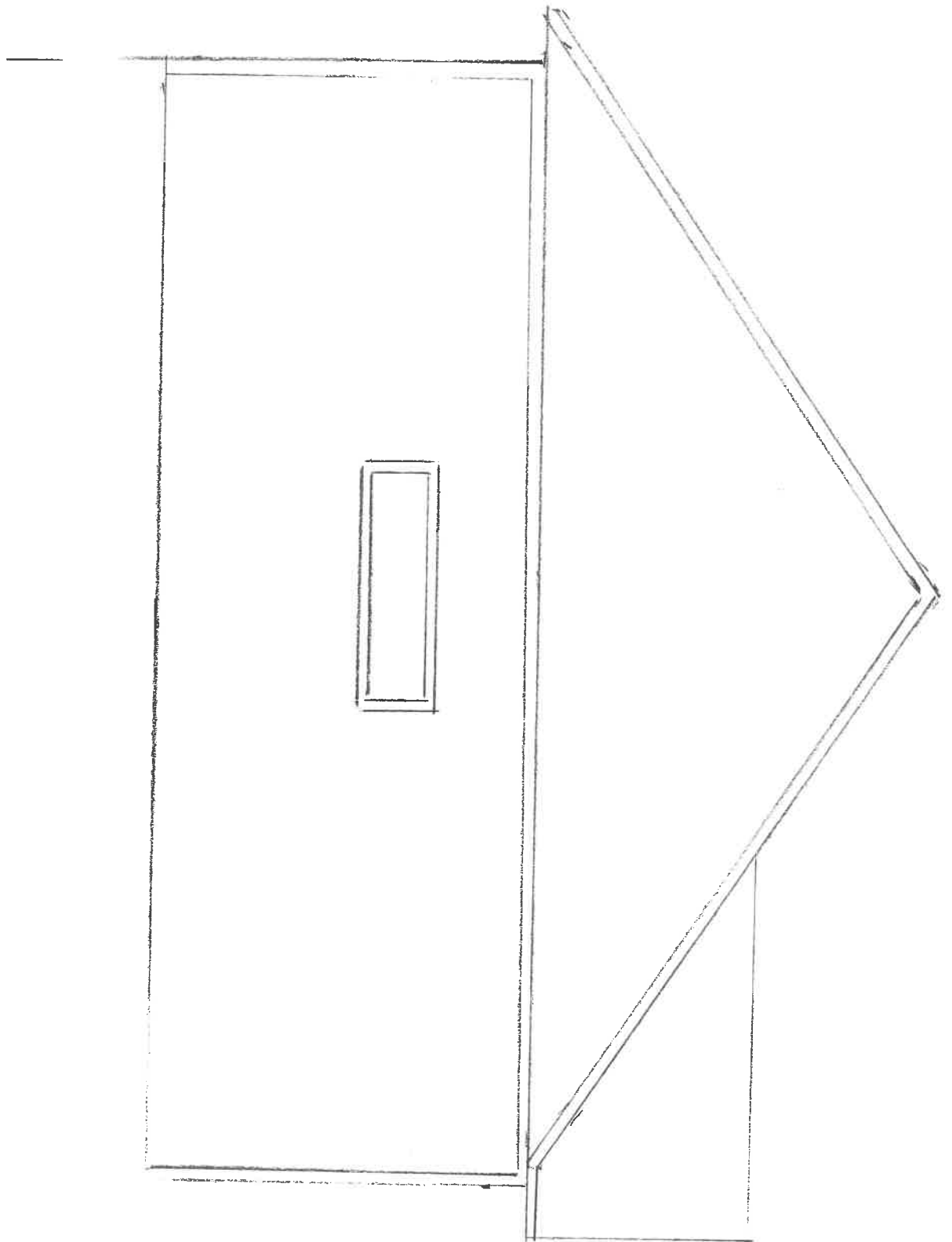
North March 0

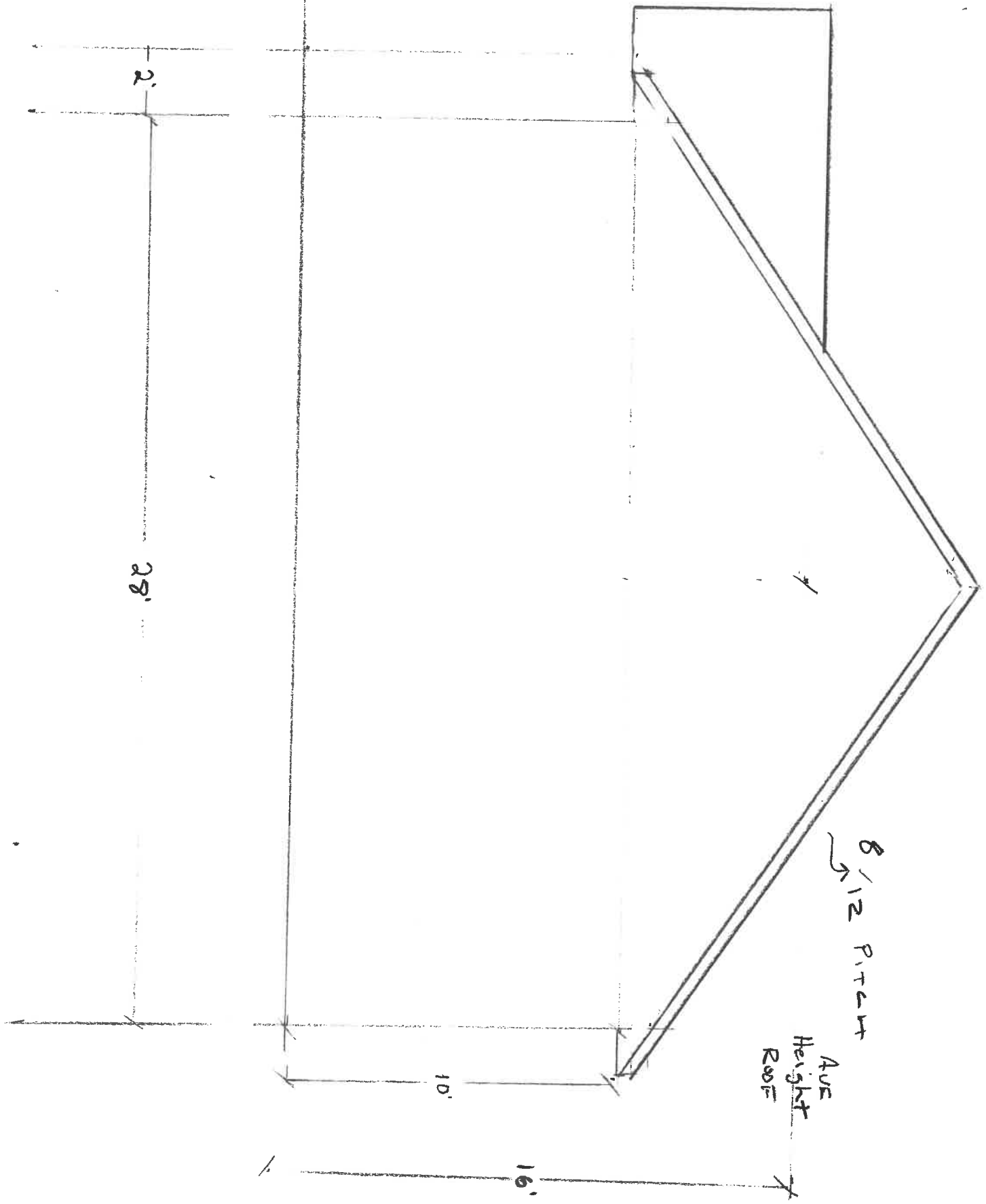




10' x 9'
Door

16' x 8'
Door





8 1/2 PITCH

Ave Height
Roof

10'

16'

28'

2'



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7123

April 25, 2023

Jon Achterhof
5830 Burton Street SE

RE: Case 23-3757 – Front Yard Variance

Hello Jon,

This letter should serve as approval from the Cascade Township Zoning Board of Appeals approved your variance request on April 17, 2023, to build an accessory building up to 15 feet in front of your principal residence. The conditions for your approval are to ensure your existing shed is 10 feet from other structures, and any outdoor lighting adheres to the Cascade Township Ordinances.

This approval is for your variance only. You are now able to pursue building permits for an accessory building up to 832sqft. A larger building will require a Type I Special Use permit with approval from the Planning Commission.

If you have any questions or would like to discuss this matter, please call me at 616-285-2327 or email at msmith-jacoby@cascadetwp.com.

Sincerely,
CASCADE CHARTER TOWNSHIP

Madison Smith-Jacoby

Zoning Administrator
Cascade Charter Township

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

www.cascadetwp.com

STAFF REPORT

STAFF REPORT: Case #23-3765/Redwater Group
REPORT DATE: June 12, 2023
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: May 19, 2023
PREPARED BY: Brian Hilbrands, Planning Director

APPLICANT:

Redwater Group
5500 Cascade Road SE, Suite 100
Grand Rapids, MI 49546

STATUS

OF APPLICANT: Owner Representative

REQUESTED ACTION: Preliminary Plan Review for an amendment to the PUD Ordinance to allow for a cigar bar as a permitted use.

EXISTING ZONING OF SUBJECT PARCEL(S): PUD 15

PROPERTY ADDRESS: 1600 Galbraith Ave

GENERAL LOCATION: Southern terminus of Galbraith Ave, south of Cascade Rd

PARCEL SIZE: Approximately 60 acres.

EXISTING LAND USE ON THE PROPERTY: Golf Course/Country Club

ADJACENT AREA LAND USES: N,W – Office
S,E – Golf course

ZONING ON ADJOINING PARCELS: N – Golfview PUD 2
S,W,E – Watermark PUD 15

STAFF COMMENTS:

1. The applicant is requesting Preliminary Plan Review to amend the existing Planned Unit Development to allow for a cigar bar as a permitted use. This PUD amendment application is a little different than others we have received in that there are no site improvements being proposed, just amendments to the PUD ordinance.

2. The property is part of a Planned Unit Development that regulates, among other things, the uses that are permitted. The PUD was approved in 1997 and amended 6 times since then. The permitted uses for the clubhouse building are listed as follows:
 - One (1) clubhouse/restaurant/pro shop/cart storage building with a maximum size of 30,000 square feet.
3. Since the PUD ordinance lists a number of specific uses for the clubhouse building, and a cigar bar is not included, I determined that if the applicant would like to add a cigar bar, they would need to amend the PUD ordinance in order to permit it.
4. At the March 6 meeting, the Planning Commission approved a small addition on the east side of the clubhouse building. In the project narrative submitted by the applicant, they indicated that the cigar bar will be located in the lower level of the approved addition. The cigar bar would not require any additional square footage to be added to the building beyond what was approved with the addition.
5. The applicant has submitted a floor plan for the building showing what space the cigar bar will occupy. The interior cigar lounge area on the lower level and the adjacent lower-level outdoor patio will be designated as cigar smoking areas.
6. The Building and Fire Departments have reviewed and approved the plans.
7. If Preliminary Plan Approval is given, then a PUD amendment will be written and brought back before the Planning Commission for a recommendation to the Township Board.

8. Standards

Section 16.03 of the Zoning Ordinance requires that a Planned Unit Development must demonstrate that:

Standard	Staff Comment
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	The property is already zoned PUD.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property	The proposed use would not result in an increase in the need of public services.

owners and occupants or the natural environment.	
The proposed development shall be compatible with the General Development Plan of the Township and shall be consistent with the intent and spirit of this Chapter.	Met
In relation to the underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.	The proposed use should not result in an unreasonable economic impact. The applicant should confirm that the outdoor smoking area will not negatively affect neighboring properties.
The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development.	N/A
The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township.	Met

Staff Recommendation

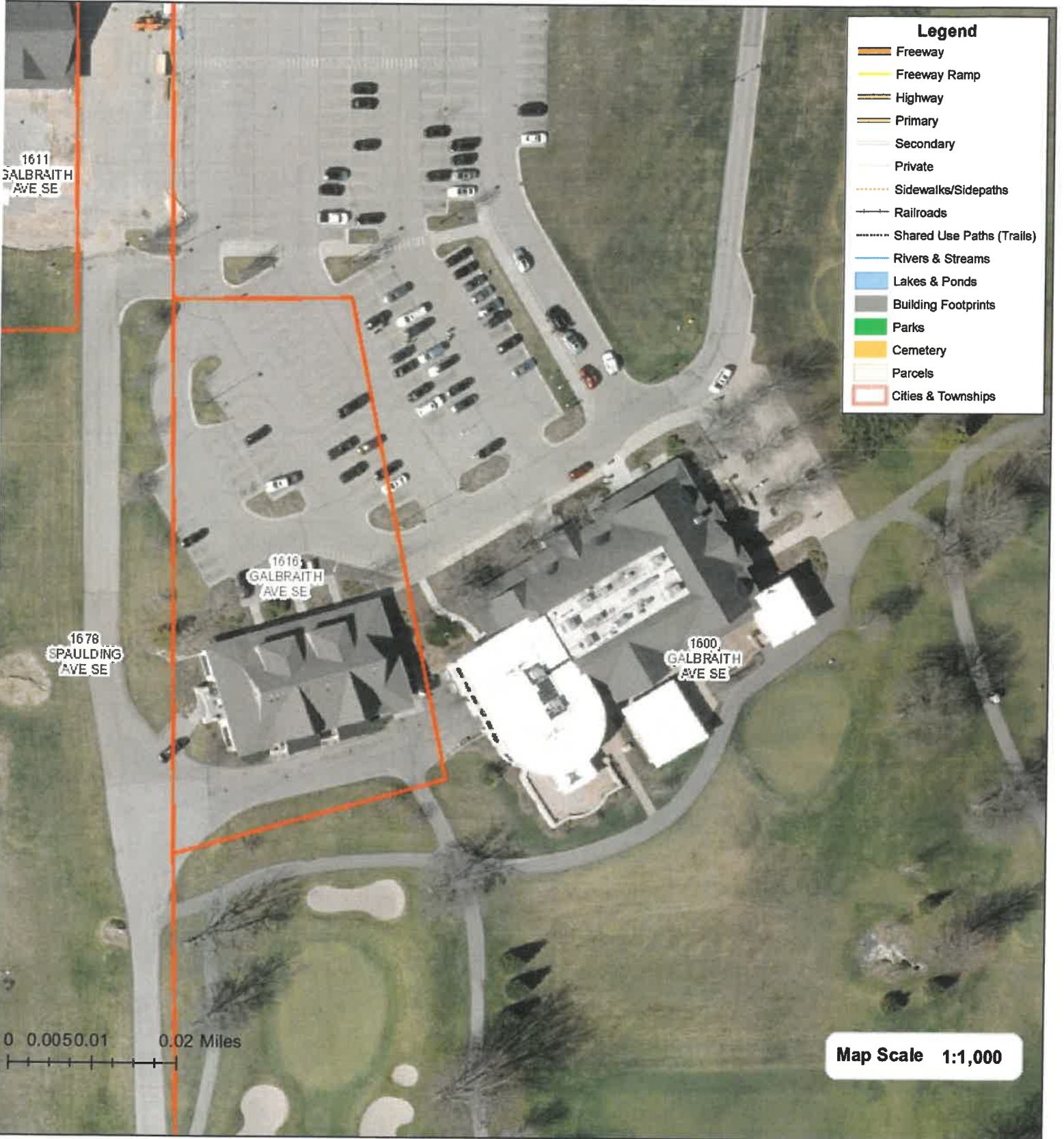
Staff recommends approval of the preliminary plan with the following conditions:

1. All necessary state, county, and local permits and approvals are obtained.

ATTACHMENTS:

Application
Floor Plan of Clubhouse with Cigar Bar
Approval letter with conditions of 3/6/23 site plan approval.
PUD Ordinance – Forest Hills Golf Course/Watermark
Condominium

TITLE



© 2013 REGIS All Rights Reserved



This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy and should be verified through other means. Any duplication is restricted under copyright laws and the Enhanced Access to Public Records Act, PA 462 of 1996, as amended.

Printed 3/2/2023 12:48:01 PM



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Redwater Group
Address: 5500 Cascade Road, SE, Suite 100
City & Zip Code Grand Rapids, MI 49546
Telephone: 616-949-0570
Email Address: splakmeyer@redwatercollection.com

OWNER: * (If different from Applicant)
Name: Redwater Group
Address: 5500 Cascade Road, SE, Suite 100
City & Zip Code: Grand Rapids, MI 49546
Telephone: 616-949-0570
Email Address: splakmeyer@redwatercollection.com

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

We are requesting that the PUD be amended to allow for the construction of a cigar bar
inside the Watermark Country Club building.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 06-426-023

ADDRESS OF PROPERTY: 1600 Galbraith Avenue, SE, Grand Rapids, MI 49546

PRESENT USE OF THE PROPERTY: Country Club

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

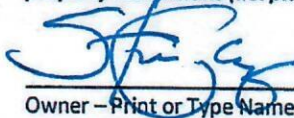
Name(s)

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)

Steve Plakmeyer

Applicant – Print or Type Name

* _____

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

4-28-23

Applicant's Signature & Date

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

PROJECT NARRATIVE

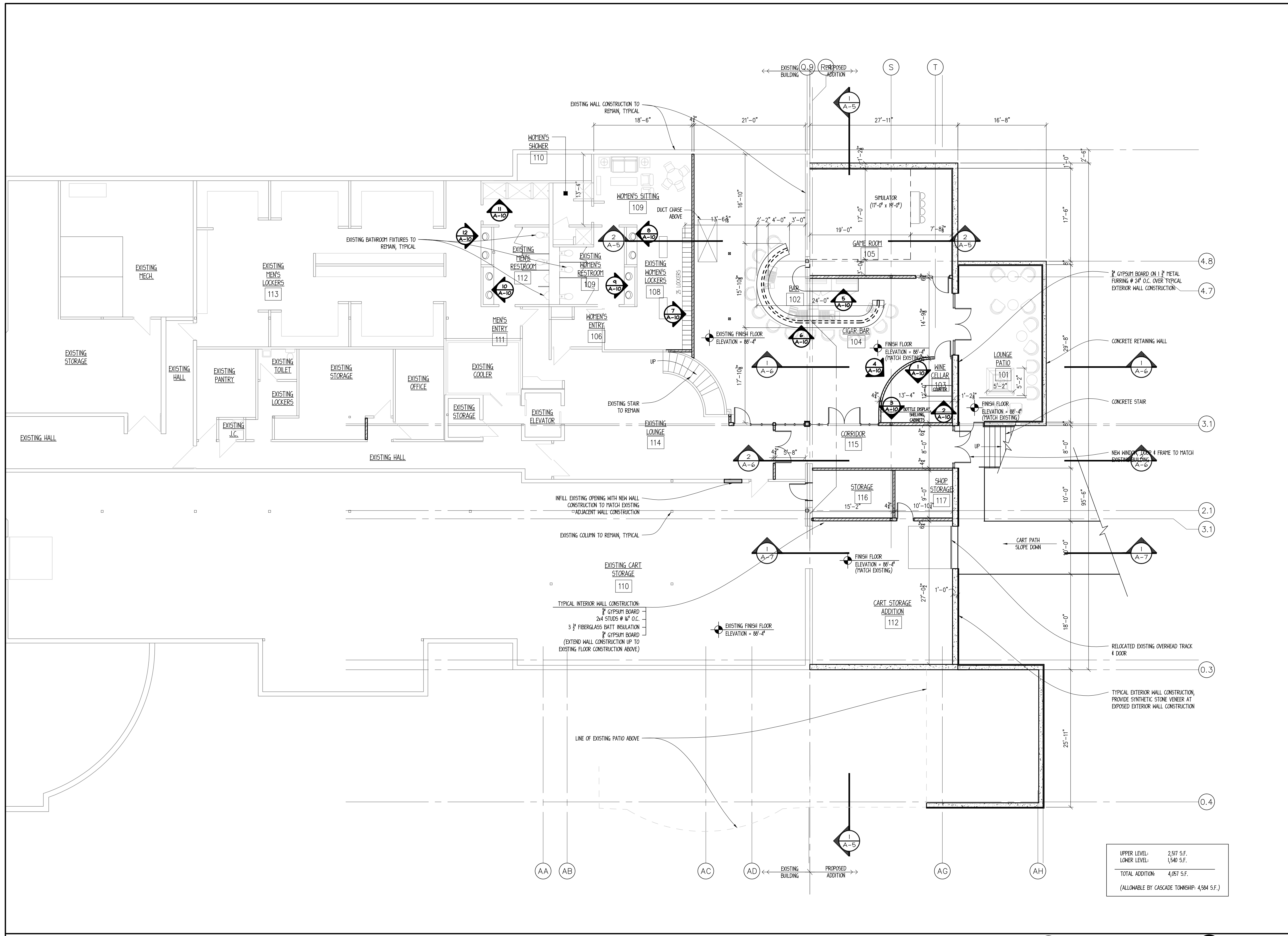
Redwater Group would like to incorporate a cigar bar inside the Watermark Country Club. This cigar bar would be located in the lower level of the approved addition and renovation to the clubhouse building and will occupy approximately 1,645 SF of area. This area would be open to members and the public.

The cigar bar would provide a casual space with seating and will have a humidor stocked with cigars for purchase. Only cigars can be smoked inside of the defined cigar bar area. Smoking of any kind is not allowed anywhere else in the building.

Redwater Group has obtained a cigar bar exemption license from the State of Michigan that will allow cigar smoking only, and only in the designated area. This exemption comes with requirements for the construction of this space and for indoor air quality standards and safety. Redwater Group will work with the State of Michigan Health Department to ensure that all design requirements and standards are met.

LEGAL DESCRIPTION

411906426023 PART OF E 1/2 COM AT E 1/4 COR TH S 1D 10M 33S W ALONG E SEC LINE 71.50 FT TH S 39D 32M 33S W 161.10 FT TH S 1D 52M 05S W 42.24 FT TO WATERS EDGE OF A POND & TO BEG OF THIS DESC - TH WLY & NWLY ALONG SD POND TO A PT BEING 250.0 FT S FROM S LINE OF LOT 154 CASCADE GARDENS & 265.0 FT W FROM E SEC LINE TH NWLY 138 FT M/L TO A PT 360.0 FT WLY FROM E SEC LINE & 150.0 FT S FROM SE COR OF LOT 1 OF AMENDED PLAT OF LOTS 1 THROUGH 16, INCLUSIVE, & LOTS 97 THROUGH 102, INCLUSIVE, & PART OF VACATED GARDEN DRIVE, CASCADE GARDENS SD PT BEING EXT WLY LINE OF MACNIDER AVE /60 FT WIDE/ TH N 150.0 FT TO SE COR OF SD LOT TH W ALONG S LINE OF SD LOT TO ELY LINE OF GALBRAITH AVE TH SWLY ALONG SD ELY LINE TO S LINE OF LOT 32 OF CASCADE GARDENS EXT ELY TH WLY ALONG SD EXT LINE TO E 1/8 LINE TH S ALONG E 1/8 LINE TO N LINE OF S 246.40 FT OF N 574.90 FT OF SW 1/4 SE 1/4 TH N 88D 22M 52S W ALONG SD N LINE 64.15 FT TH S 1D 28M 25S E 805.93 FT TH S 41D 21M 03S E 95.41 FT TH N 52D 41M 32S E 75.29 FT TH N 13D 02M 21S E 405.67 FT TH S 80D 10M 15S E 420.63 FT TH S 84D 07M 23S E 58.0 FT TH S 75D 48M 36S E 52.58 FT TH S 80D 10M 15S E 110.29 FT TH N 52D 06M 29S E 112.12 FT TH N 7D 50M 14S E 397.26 FT TH N 15D 07M 49S E 463.27 FT TH N 30D 54M 07S E 356.27 FT TH N 60D 12M 37S W 166.13 FT TH N 1D 29M 10S W 239.46 FT TH N 32D 04M 27S E 111.80 FT TH N 47D 03S 01S W 25.49 FT TH N 25D 41M 51S E 177.19 FT TH S 53D 23M 00S E TO A LINE BEARING S 1D 52M 05S W FROM BEG TH N 1D 52M 05S E TO BEG EX COM 1309.28 FT N 88D 31M 00S W ALONG E&W 1/4 LINE & 185.03 FT S 0D 19M 46S W FROM E 1/4 COR TH S 88D 31M 00S E 293.43 FT TO SLY LINE OF GALBRAITH AVE TH ELY 142.53 FT ALONG SD SLY LINE ON A 55.0 FT RAD CURVE TO LT /LONG CHORD BEARS N 81D 49M 18S E 105.86 FT/ TO ELY LINE OF SD AVE TH N 7D 34M 59 E ALONG SD ELY LINE 55.72 FT TH NWLY ALONG SD ELY LINE ON A 480.0 FT RAD CURVE TO LT TO S LINE OF LOT 32 OF CASCADE GARDENS EXT ELY TH WLY ALONG SD EXT LINE TO E 1/8 LINE TH S ALONG E 1/8 LINE TO A LINE BEARING N 88D 31M 00S W FROM BEG TH S 88D 31M 00S E TO BEG & EX COM AT S 1/4 COR TH S 88D 14M 45S E ALONG S SEC LINE 827.84 FT TH N 1D 16M 48S E 57.26 FT TH N 38D 59M 54S E 216.64 FT TH S 72D 30M 04S E 133.96 FT TH S 72D 11M 50S E 66.20 FT TH N 85D 14M 10S E 150.75 FT TO BEG OF THIS EX - TH S 41D 21M 03S E TO E LINE OF W 1/2 SE 1/4 TH N 1D 16M 48S E ALONG SD E LINE TO N LINE OF S 246.40 FT OF N 574.90 FT OF SW 1/4 SE 1/4 TH W ALONG SD N LINE 64.15 FT TH S 1D 28M 25S E TO BEG & EX COM 1323.04 FT N 88D 31M 00S W ALONG E&W 1/4 LINE & 473.30 FT S 1D 16M 37S W ALONG W LINE OF E 1/2 SE 1/4 FROM E 1/4 COR TH S 88D 37M 56S E 113.49 FT TH S 9D 37M 55S E 311.75 FT TH S 76D 21M 03S W 178.51 FT TO W LINE OF E 1/2 SE 1/4 TH N 1D 16M 37S E ALONG SD W LINE 352.28 FT TO BEG * SEC 6 T6N R10W 58.45 A. ALSO LOT 1 EX COM 746.43 FT N 88D 31M 00S W ALONG E&W 1/4 LINE & 613.27 FT N 1D 29M 00S E FROM E 1/4 COR TH N 79D 23M 44S W 122.0 FT TO ELY LINE OF GALBRAITH AVE TH N 10D 36M 16S E ALONG SD ELY LINE 464.40 FT TH NELY 71.28 FT ON A 33.80 FT RAD CURVE TO RT /LONG CHORD BEARS N 71D 01M 11.5S E 58.79 FT/ TO SWLY LINE OF CASCADE RD TH S 48D 33M 53S E ALONG SD SWLY LINE 258.47 FT TH S 41D 26M 07S W 55.87 FT TH S 1D 23M 49S E 162.36 FT TH S 88D 36M 11S W 159.68 FT TH S 10D 36M 16S W 120.97 FT TO BEG & EX COM AT SE COR OF SD LOT 1 TH N 0D 00M 34S W ALONG E LINE OF SD LOT 165.34 FT TH NLY 116.0 FT ON A 265.69 FT RAD CURVE TO RT /LONG CHORD BEARS N 12D 29M 54S E 115.08 FT/ TO BEG OF THIS EX - TH NELY 70.69 FT ON A 265.69 FT RAD CURVE TO RT /LONG CHORD BEARS N 32D 37M 41S E 70.47 FT/ TH N 40D 15M 00S E 240.60 FT TH NLY 47.12 FT ON A 30.0 FT RAD CURVE TO LT /LONG CHORD BEARS CURVE N 4D 45M 00S W 42.43 FT/ TO SWLY LINE OF CASCADE RD /100 FT WIDE/ TH N 49D 45M 00S W ALONG SD SWLY LINE 294.0 FT TH S 40D 15M 00S W 175.0 FT TH S 49D 45M 00S E 50.0 FT TH S 6D 10M 00S E 240.0 FT TH S 49D 45M 00S E 109.50 FT TO BEG * AMENDED PLAT OF LOTS 1 THROUGH 16, INCLUSIVE, AND LOTS 97 THROUGH 102, INCLUSIVE, AND PART OF GARDEN DRIVE, CASCADE GARDENS SPLIT ON 12/20/2010 FROM 41-19-06-426-021



PRELIMINARY
NOT FOR CONSTRUCTION

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE SOLE, CONFIDENTIAL AND EXCLUSIVE PROPERTY OF ARCHITECTURAL CONCEPTS. PUBLICATION OF THIS DRAWING IS LIMITED SOLELY TO THE SPECIFIC PROJECT AND/OR SITE NOTED HEREIN. REPRODUCTION, PUBLICATION, REUSE OR MODIFICATION OF THIS DOCUMENT IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECTURAL CONCEPTS.

DATE	REVISION
01-30-2023	FOR SITE PLAN REVIEW
05-19-2023	FOR REVIEW
05-24-2023	FOR REVIEW

PROPOSED BUILDING
ADDITION FOR:

W WATERMARK
COUNTRY CLUB

5500 CASCADE ROAD S.E.
GRAND RAPIDS, MI 49546

ARCHITECTURE
PLANNING
ENGINEERING

6650 CROSSING DRIVE, S.E.
GRAND RAPIDS, MI 49508
(616) 554-1222

**ARCHITECTURAL
CONCEPTS**

DATE MAY 19, 2023	PROJECT No. 22-10
	SHEET No. A-1

UPPER LEVEL:	2,517 S.F.
LOWER LEVEL:	1,540 S.F.
TOTAL ADDITION:	4,057 S.F.
(ALLOWABLE BY CASCADE TOWNSHIP: 4,584 S.F.)	

1 LOWER LEVEL FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

March 9, 2023

Steve Plakmeyer
5500 Cascade Road SE Suite 200
Grand Rapids, MI 49546

RE: Case 23-3755

Dear Steve,

This is your notice of the Cascade Township Planning Commission decision at the March 6, 2023 meeting to Approve your site plan dated 1/31/23 for the building addition at 1600 Galbraith Avenue. The approval will expire in one year if not acted upon. The approval was contingent upon the following conditions:

1. The applicant complies with the Township Engineer letter dated February 10, 2023, and all necessary permits are obtained before construction begins.
2. Record the stormwater maintenance agreement.
3. Confirmation that the parking agreement is still in place and active.
4. Combine the lot at 1616 Galbraith Ave with 1600 Galbraith Ave.

Once these items have been addressed you may apply for your building permit.

If you have any questions or would like to discuss this matter, please call me at 616-949-0224 or email at bhilbrands@cascadetwp.com.

Sincerely,
CASCADE CHARTER TOWNSHIP

Brian Hilbrands,
Planning Director

Cc: Craig Smith
Rob Berends

CASCADE CHARTER TOWNSHIP

Ordinance #10 of 1997

As amended by Ord No 8 of 2000; May 31, 2000
As amended by Ord No 17 of 2000; October 18, 2000
As amended by Ord No 8 of 2003; June 11, 2003
As amended by Ord No 11 of 2010; August 11, 2010
As amended by Ord No 3 of 2019; May 22, 2019
As amended by Ord No 6 of 2019; October 9, 2019

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE FOREST HILLS GOLF COURSE/WATERMARK CONDOMINIUMS PLANNED UNIT DEVELOPMENT PROJECT

Cascade Charter Township Ordains:

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

The application received from Forest Hills Development, L.L.C. or their assigns (hereinafter referred to as the “Developer”), for Planned Unit Development designation for the proposed Forest Hills Golf Course/Watermark Condominiums Planned Unit Development Project (herein after referred to as the “Project”) was recommended by the Cascade Charter Township Planning Commission for approval on July 7, 1997. The Project is recommended for rezoning from PUD, Planned Unit Development and R1, Residential to PUD, Planned Unit Development permitting a golf course, clubhouse, office buildings, condominiums and site condominiums. 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 August 27, 1997.

Section II. Legal Description.

The legal description of the Project is as follows:

Part of Section 5, 6 and 7, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: BEGINNING at the Northeast corner of said Section 7; thence South 89 degrees 38’ 08” West 1265.00 feet along the North line of said Section 7; thence south 00 degrees 52’09” East 1025.20 feet to a point being South 00 degrees 52’ 11” East 1023.75 feet (as measured along the East section line) and south 89 degrees 07’49” West 165.00 feet from said Northeast one-quarter of Section 7; thence North 80 degrees 49’ 21” West 253.58 feet; thence south 55 degrees 40’39” West 160.00 feet; thence south 18 degrees 19’21” East 276.02 feet to the South line of the North one-half of the Northeast one-quarter of said Section 7; thence South 89 degrees 09’24” West 1973.76 feet along said line; thence North 01 degrees 11’44” West 208.71 feet; thence south 89 degrees 09’24” West 208.71 feet; thence North 01 degrees 11’44” West 1144.75

feet along the North – South one-quarter line of said Section 7 to the North one-quarter corner; thence North 00 degrees 44'02" West 200.00 feet along the North – South one-quarter line of said Section 6; thence North 89 degrees 38'08" East 827.47 feet; thence North 00 degrees 50'19" West 549.43 feet; thence North 89 degrees 30'01" East 499.99 feet; thence North 00 degrees 50'19" West 574.90 feet along the West line of the East one-half of the southeast one-quarter of Section 6; thence South 89 degrees 30'01" West 500.00 feet along the South line of the Northwest one-quarter of the Southwest one-quarter of Section 6; thence North 00 degrees 50'19" West 824.53 feet; thence North 89 degrees 30'01" East 440.00' thence North 00 degrees 50'19" West 315.84 feet to a point being 185.00 feet South 00 degrees 50'19" East from the East – West one-quarter line; thence North 89 degrees 21'53" East 60.00 feet to a point being south 00 degrees 50'19" East 185.00 feet from the Southwest corner of Lot 32 of Cascade Gardens; thence continuing North 89 degrees 21'53" East 320.00 feet parallel with the East – West one-quarter line; thence North 08 degrees 53'53" East 170.38 feet to the extended south line of Lot 32; thence south 87 degrees 50'58" East 15.13 feet along said line to the East right of way line of Galbraith Avenue (as platted); thence Northerly along said Avenue 171.40 feet on a 1205.02 foot radius curve to the right, the chord of which bears North 04 degrees 24'39" East 171.26 feet; thence North 08 degrees 29'09" East 950.26 feet along said Avenue; thence Northeasterly 71.28 feet along said Avenue on a 33.80 foot radius curve to the right, the chord of which bears North 68 degrees 54'05" East 58.79 feet; thence south 50 degrees 41'00" East 769.59 feet along the South right of way line of Cascade Road; thence southeasterly 47.12 feet along said right of way on a 30.00 foot radius curve to the right, the chord of which bears South 05 degrees 41'00" East 42.42 feet; thence South 39 degrees 19'00" West 337.99 feet along the Westerly right of way line of MacNider Avenue (as platted); thence South 00 degrees 56'34" East 262.72 feet along said right of way and extension thereof; thence south 00 degrees 52'59" East 150.00 feet to a point being 360.00 feet West of the East line of Section 6; thence South 44 degrees 08'34" East 138.78 feet to a point being 250.00 feet South of the South line of Lot 154 Cascade Gardens and 265.00 feet West of the East line of Section 6;p thence North 89 degrees 44'58" East 265.02 feet parallel with the South line of said Lot 154; thence North 00 degrees 56'34" West 83.52 feet along the East line of Section 5 to a point being 115.50 feet South of the East one-quarter corner of Section 5; thence North 89 degrees 03'26" East 300.00 feet; thence North 00 degrees 56'34" West 107.05 feet of the East – West one-quarter line; thence North 00 degrees 56'01" West 315.42 feet parallel with the West line of Section 5 to the centerline of Cascade Road (100.00 foot wide public right of way); thence South 50 degrees 41'00" East 475.91 feet along said centerline; thence south 00 degrees 51'02" East 2080.73 feet along the East line of the West one-half of the West one-half of the Southwest one-quarter of Section 5 to a meander line for Walden Lake; thence North 89 degrees 29'54" West 69.27 feet along said meander line; thence South 48 degrees 37'43" West 66.03 feet along said meander line; thence south 03 degrees 53'41" East 75.27 feet along said meander line; thence south 24 degrees 07'03" East 95.98 feet along said meander line for Walden Lake; thence South 19 degrees 25'50" West 196.07 feet along a line which if extended would intersect the South line of Section 5 at a point being North 89 degrees 34'10" West 218.87 feet (as measured along the South section line) from the Southeast corner of the West one-half of the Southwest one-quarter of said Section 5p thence North 89 degrees

34'10" West 100.00 feet; thence South 00 degrees 25'50" West 200.00 feet to a point being 250.00 feet West of the Southeast corner of the West one-quarter of the Southwest one-quarter of Section 5; thence North 89 degrees 34'10" West 409.11 feet along the South line of Section 5 to the place of beginning. Also including all land lying between the shore line of Walden Lake and the meander line for said lake.

(225 acres more or less including right of way and Consumers Energy Parcel)

The following described property shall be amended into the Watermark Condominium PUD As amended by Ord No 17 of 2000; October 18, 2000

Part of the Northwest one-quarter of the Southeast one-quarter of Section 6, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as follows: Beginning North 88 degrees 31 minutes 00 seconds West 1382.97 feet (as measured along the East-West one-quarter line) and south 01 degrees 16 minutes 48 seconds West 185.00 feet (as measured along the West line of the East 60.00 feet of the Northwest one-quarter of the Southeast one-quarter of said section) from the East one-quarter corner of said Section 6; thence South 01 degrees 16 minutes 48 seconds West 315.84 feet; thence North 88 degrees 22 minutes 52 seconds West 440.00 feet along the North line of the South 824.53 feet of the Northwest one-quarter of the Southeast one-quarter of said section; thence North 01 degrees 16 minutes 47 seconds East 297.80 feet; thence South 88 degrees 31 minutes 00 seconds East 140.00 feet; thence South 01 degrees 29 minutes 00 seconds West 16.00 feet; thence South 88 degrees, 31 minutes 00 seconds East 163.00 feet; thence North 01 degrees 29 minutes 00 seconds East 21 feet; thence South 88 degrees 31 minutes 00 seconds East 47.00 feet; thence North 83 degrees 53 minutes 00 seconds East 90.73 feet to the place of beginning.

2.9815 acres

The following legal description describes a parcel to be leased from Consumers Energy

Part of the Northwest one-quarter of the Southeast one-quarter and part of the Southwest one-quarter of the Northeast one-quarter of Section 6, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as follows: Beginning on the East-West one-quarter line at a point being North 88 degrees 31 minutes 00 seconds West 1822.96 feet from the East one-quarter corner of said Section 6; thence South 01 degrees 16 minutes 47 seconds West 270.00 feet along the West line of the East 500.00 feet of the Northwest one-quarter of the Southeast one-quarter of said section; thence North 88 degrees 31 minutes 00 seconds West 230.00 feet; thence North 01 degrees 16 minutes 47 seconds East 409.92 feet; thence South 88 degrees 31 minutes 00 seconds East 225.83 feet; thence South 00 degrees 25 minutes 43 seconds East 140.00 feet (along a line which goes through a point being 101.65 feet Northwesterly (as measured along a line being parallel with and 70.00 feet Southwesterly of the centerline of Cascade Road) of the West line of the East 500.00 feet of the West one-half of the Northeast one-quarter of said section) to the place of beginning.

2.1577 acres

The following described properties shall be added into the Watermark Condominium PUD: As amended by Ord No 8 of 2003; June 11, 2003

The North Project Site:

Part of the Northwest one-quarter of the Southwest one-quarter of Section 5 and part of the Northeast one-quarter of the southeast one-quarter of Section 6, all being in Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Beginning on the West section line at a point being south 00 degrees 56 minutes, 34 seconds East 15.50 feet from the West one-quarter corner of said Section 5; thence North 89 degrees, 03 minutes, 26 seconds, East 300.00 feet; thence south 00 degrees, 56 minutes, 34 seconds East 83.52 feet along aforesaid West section line; thence south 89 degrees, 44 minutes, 58 seconds West 100.00 feet along a line being parallel with and south 250.00 feet of the south line of Lot 154, Cascade Gardens; thence North aforesaid West section line to the place of beginning.

36,375 square feet

The South Project Site:

The East 500.00 feet of the South 246.40 feet of the North 574.90 feet of the Southwest one-quarter of the Southeast one-quarter of Section 6, Town 6 North, Range 10 West, Township of Cascade, Kent County, Michigan.

2.828 Acres.

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 225 acres of land that presently contains a golf course, club house, and a few single family residential homes. The project is proposed to be developed into a revised golf course, a new club house and restaurant building, two office buildings, and condominium units around some of the golf holes. The Planned Unit Development technique has been chosen by the Developer to provide more control over the Project's aesthetics and appearance. This development technique provides the Developer with the ability to develop the Project in a manner to meet market expectations and develop the project in a unified manner.

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.

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 operation or use.

C. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. 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. All conditions contained herein shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval and ordinance amendment.

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.

F. Failure to comply with the site plan or any condition of approval herein shall be deemed a violation of the Cascade Charter Township Zoning Ordinance.

Section VI. Development Areas. (amended by Ord #3 of 2019)

The Project consists of three different development areas as follows:

- | | |
|----------------------|--|
| Development Area A” | Condominiums, site condominiums, and golf course. |
| Development Area “B” | Clubhouse, restaurant, driving range, office building, swim center/health club, and other associated facilities. |
| Development Area “C” | Office buildings along Cascade Road frontage. |

These three development areas shall be governed by specific regulations contained within this PUD Ordinance as described in Section VIII in addition to the regulations found in the other Sections of this Ordinance which apply to the development in its entirety.

Section VII. Permitted Uses.

The permitted uses for the Forest Hills “Golf Course/Watermark Condominium PUD are as follows:

- A. Single Family Residences.
- B. Accessory buildings customarily incidental to a single family residence, subject to the provisions of Section 4.08 and 4.09 of the Cascade Charter Township Zoning Ordinance, as may be amended.
- C. Signs. Subject to the provisions of the Cascade Charter Township Sign Ordinance (Ordinance 12 of 1988, as amended) and this Ordinance.
- D. One (1) clubhouse/restaurant/pro shop/cart storage building with a maximum size of 30,000 square feet.**
- E. One combined office building located west of the clubhouse with a maximum size of 14,000 sq ft. The building shall be consistent with the approved elevation plan approved dated 8/14/09.(Amended by of #3 of 2019)
- F. Two (2) office buildings. No individual building shall contain more than 10,000 square feet.
- G. One (1) 18 hole golf course with associated practice, maintenance, and accessory facilities no larger than 1,000 square feet.
- H. Swim Center/Healthclub (Amended by Ord #3 of 2019)

Section VIII. Specific Development Regulations.

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

**A. Development Area “A”
Condominiums, Site Condominiums, Golf Course**

- 1. Site Condominium/Condominium Documents and Plans.
 - a. Specific controls relating to architectural elements, common elements of the site condominium and condominium projects, construction materials, size and space requirements, improvements and out buildings, specific prohibitions and rules of conduct shall be governed by site condominium and condominium

bylaws and master deeds. These restrictions shall become part of this Ordinance by reference.

b. The Project shall be developed in accordance with the site plan approved and signed by the Township. The site plan shall indicate where each condominium 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.

c. The number of building sites may be reduced or consolidated with 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.

2. Design Guidelines, Requirements and Limitations (As amended by Ord No 8 of 2000; May 31, 2000) and (As amended by Ord No 8 of 2003; June 11, 2003)

a. Maximum Number of Residential Units – The Project shall be limited to 91 building sites for single-family detached condominium units, 50 sites for traditional condominiums and 24 sites for Estate Homes, which will contain a maximum of three (3) units per building. The number of building sites within the Project shall not be increased by the Township Board. (As amended by Ord No 8 of 2003; June 11, 2003)

b. Maximum Building Height – 35 feet or 2-1/2 stories whichever is the lesser.

c. Setback Requirements – All site condominiums shall meet the following minimum setback requirements:

1. Front Yard Setback: 35 feet from the front yard area line. The following site condominium units shall maintain a minimum setback of 25

feet from the front yard area line: Sites 17 through 25, 45 through 51, and 93 through 97.

Front Yard Averaging – where the average front yard setback of two (2) or more condominium units within two-hundred (200) feet of the site in question and on the same side of the street is greater than the minimum front yard setback prescribed above, then the required front yard setback of such unit shall not be less than the average existing front yard setback of such condominium units.

2. Side Yard Setback – 10 feet minimum from the side yard area line for one side and 25 feet minimum with both sides combined.

3. Rear Yard Setback – 25 feet from the rear yard area line.

d. All clubhouse condominium units shall be separated from each other by at least 25 feet. All Estate Homes shall be setback and separated from each other as shown on the site plan dated 5-31-00. (As amended by Ord No 8 of 2000; May 31, 2000)

e. Minimum Floor Area – Each site condominium unit shall contain a minimum of 2,000 square feet of finished livable area above grade level, exclusive of the garage, decks, porches and breezeways. Each club home condominium shall contain a minimum of 1,600 square feet of livable area above grade level, exclusive of the garage, decks, porches and breezeways. Each estate home shall contain a maximum of three (3) units per building, with one unit containing a minimum of 1,200 square feet of livable area above grade level, exclusive of the garage, decks, porches and breezeways. The remaining two units shall contain a minimum of 1,800 square feet of livable area above grade level, exclusive of the garage, decks, porches and breezeways. (As amended by Ord No 8 of 2000; May 31, 2000)

f. Minimum Parking Requirements – Each site condominium dwelling unit shall have a minimum of two (2) enclosed off-street parking spaces.

g. Signs. The following signs shall be permitted for the residential and golf course development:

1. One (1) freestanding ground mounted development identification sign for each public street frontage of the development. One along Cascade Road and one along Spaulding Avenue. Such signs shall contain no more than 32 square feet and shall not be lighted in any manner.

2. Within the development each of the club home developments shall be permitted one ground mounted freestanding sign with a maximum sign area of 32 square feet.

3. The golf course shall be permitted one ground mounted freestanding identification sign with a maximum sign area of 50 square feet. This sign may be used to advertise the golf course, clubhouse, and restaurant. This sign may be installed in lieu of the existing sign that must be removed from the site. If the Developer desires to light this sign, he must first bring the proposed sign to the Planning Commission for final review and approval.

B. DEVELOPMENT AREA “B”

Clubhouse, Restaurant, Driving Range, office building, Swim center/healthclub and other associated facilities. Amended by Ord No 3 of 2019 & No 6 of 2019

Design Guidelines, Requirements and Limitations

1. All of the requirements of the Cascade Township Zoning Ordinance, as may be amended, must be complied with for site plan review for any redevelopment within the Project. Those associated facilities that are existing on site may remain and are considered acceptable (maintenance buildings).

2. The maximum size of the clubhouse/restaurant facility shall be limited to 30,000 square feet.

3. The maximum size of the professional office shall be 14,000 sq ft. as shown on the approved floor plans dated 9.3.09. This building is not to be used for any tenant or third party other than Watermark employees with the exception that the existing tenant space of no more than 3,100 sq ft may be leased out for professional office use. Examples of professional office include: attorney, engineer, accountant or other low impact type offices as determined by the Planning Commission.

The swim center building shall be built consistent with the approved site plan/elevation plan dated 7/12/19 and the approved engineering plan dated 8/7/19.
(Amended by Ord 6 of 2019)

4. Signs Amended by Ord No 11 of 2010

a. The existing Forest Hills Golf Course and Club East Restaurant identification sign along Cascade Road shall be permanently removed from its existing location by the time any building permits are issued for the clubhouse/restaurant.

b. The clubhouse/restaurant building shall be permitted 50 square feet of wall sign area. This sign area may be divided into multiple signs.

c. The office building shall be permitted 50 square feet of wall sign. In lieu of the 50 sq ft wall sign the owner can choose to install a 30 sq ft wall sign and a 20 sq ft ground sign in the location shown on the approved site plan dated 1/13/10. (Amended by Ord 3 of 2019)

d. A 12 sq ft directional sign at the south end of Galbraith is permitted in the location shown on the approved site plan dated 1/13/10.

**C. DEVELOPMENT AREA “C”
Office Buildings along Cascade Road**

In addition to meeting the criteria found in the Cascade Township Zoning Ordinance, as may be amended, the development of any offices within the Project must comply with the following design criteria. Some of these criteria were derived from the Cascade Road/Spaulding Avenue Corridor Study.

1. Maximum Building size of 10,000 square feet.
2. The building must be constructed with an actual sloped or pitched roof.
3. The building must be at least 50% owner occupied.
4. Parking shall not be permitted in the front yard between the building and Cascade Road.
5. Maximum building height of 25 feet.
6. Increased landscaping where necessary.
7. Low profile freestanding monument sign with no lighting of any kind.
8. Controlled access to site.
9. Front yard setback of 100 feet from any public right of way line.
10. One office building shall be permitted to be constructed during Phase I of the residential development. The second office building can not be constructed until the Phase I residential development is complete and/or Phase II has commenced.

Section XIX. Private Street Development As amended by Ord No 8 of 2003; June 11, 2003

A. The Developer shall submit a street construction, maintenance and pavement plan consistent with Section 16.11(4)(f) of the Zoning Ordinance. The Developer may 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. The road grades shall not exceed an 8 percent grade. All grades shall be sufficient to allow safe ingress/egress of emergency vehicles.
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 to and from the Project onto Cascade Road and Spaulding Avenue. 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.
6. Street lighting within the Project shall be provided at the developer's expense. Street lighting shall not extend more than 20 feet in height. Luminaires shall be shrouded to minimize the emission of light rays.
7. All condominium units shall be served by the internal private roads. No direct access shall be permitted to Spaulding Avenue or Cascade Road by any individual condominium unit.
8. The use of speed bumps on the private road shall be prohibited.
9. Sidewalks shall be provided on one side of the private road within the Project at the Developer's expense. The sidewalks in Phase I, II and III must be completed within thirty-six (36) months after the date on which a Master Deed for each phase of Watermark is recorded. The sidewalk along Watermark Drive within the Project shall be open for public use at all times. **As amended by Ord No 8 of 2000; May 31, 2000**
10. Overhead street lights shall be placed at the existing Cascade Road and Watermark Drive intersection and at the proposed Spaulding Road and Watermark Drive intersection, at the developer's expense, by December 2000. **As amended by Ord No 8 of 2000; May 31, 2000**
11. The Developer, at their expense, shall install a left turn lane on Spaulding Road, at the Spaulding Road and Watermark Drive intersection and shall install a deceleration lane on Spaulding Road. The Developer shall also install a deceleration lane 12 feet wide for 125 feet on Cascade Road. **As amended by Ord No 8 of 2000; May 31, 2000**
12. The North Project site of Phase IV occupies approximately 36,375 square feet of land that presently contains vacant property. This will create three new lots. The Project is proposed to be developed into single-family site condominiums. This will create an additional private street to be named Sunnybank Court. This road must comply with VIX (B). **As amended by Ord No 8 of 2003; June 11, 2003**
13. The South Project site of Phase IV occupies approximately 2.828 acres of land that presently contains a single-family residence and vacant property. This will create 5 new lots and will extend Talamore Court north to service these new lots. The dead end portion of Talamore Court is not to service more than 21 units and no new secondary access to Spaulding Road is to be constructed. **As amended by Ord No 8 of 2003; June 11, 2003**

B. In accordance with Section G of the “Cascade Charter Township engineering design Requirements and Standards for Private Streets”, the Developer of the Project shall provide a disclosure statement on all property deeds to all owners of the private street, all those who utilize the private street and all persons securing a building permit to construct a building or structure served by the private street, by applying for and securing a building permit for construction of a building or structure that utilizes the private street, all such persons shall use the private street at their own risk and the township shall not be responsible for any aspect of the private street.

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 or the individual property owners to fully maintain and keep the private access street 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 the 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 buildings or infrastructure improvements.

Section XI. Utilities.

A. Public Water and Sanitary Sewer – All buildings within the Project shall be served by public sanitary sewer and water at the developer’s expense. No occupancy permits will be issued for any construction within the Project until the public utility system is approved and accepted by the City of Grand Rapids and Cascade Township.

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 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 Michigan Department of Environmental Quality regarding stormwater disposal and wetland issues. All stormwater drainage with the Project shall be continuously monitored by the Developer and Township Engineer to insure that there are no adverse impacts on the watersheds or adjacent properties as a result of this development. The Developer shall be responsible for any necessary improvements that are needed to control stormwater within this Project area that are caused as a result of this development.

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

Prior to each phase of construction, 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 building on the site.

Section XIII. Performance Guarantee.

To insure 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 insure completion of the improvements.

Section XI. Master Development Plan – Phasing.

The project shall conform in as much as reasonably possible to the master development plan approved by the Township Board and signed by the Township Supervisor on August 27, 1997. In the event that the developer elects to develop the project in separate and distinct phases, he shall be required to submit site plans of each phase. The Planning Commission shall review and approve these plans prior to the construction of the intended phase to insure consistency with the master development plan.

All phases of the Project shall comply with the Permitted Uses listed in section II and the Specific Development Regulations in Section VIII of this Ordinance. Site plan approval of each phase shall only be granted in accordance with Chapters 16 and 21 of the Zoning Ordinance, as may be amended.

Section XV. 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 residential/golf development which offers a low density land use pattern while preserving open space and wetland areas around the golf course.

In relation to the underlying zoning (R1, Residential and PUD, Planned Unit Development) the Township finds the Project will not result in a material increase in the need for public services. Utility extensions and construction will be the responsibility of the Developer and will not place a material burden upon the subject property or 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. All stormwater created by this development will be maintained on site. This

project should help improve the handling of stormwater within the Schoolhouse Creek Watershed.

The Project has been determined by the Township to be compatible with the General Development Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance.

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

The Township finds the Project to have more wetlands, green areas, and usable open space than would typically be required by the Township Zoning Ordinance. The golf course will remain as open space in the development.

Finally, the Township recognizes the Project will be under single ownership or control. The Township recognizes that the Developer or its assigns will retain ownership and control of the condominium portion of the Premises until a majority of the site condominium and condominium units are purchased for single family residential purposes.

Section XVI. 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 Carpenter, supported by Board Member Timmons. The roll call vote being as follows:

YEAS: Carpenter, Goodyke, Julien, Kleinheksel, Timmons, Van Strien

NAYS:

ABSENT: Johnson

Marlene Kleinheksel
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 27th day of August, 1997.

Marlene Kleinheksel
Cascade Charter Township Clerk

MEMORANDUM

To: Cascade Charter Township Planning Commission
From: Brian Hilbrands, Planning Director
Subject: Draft of Potential Zoning Ordinance Amendments
Meeting Date: May 10, 2023

As mentioned at the previous Planning Commission meeting, staff have been compiling a list of potential amendments to the zoning ordinance. These have come up through a combination of past experiences, recommendations from Planning Commissioners and others, as well as items that were brought up in the most recent Strategic Plan.

Below is a list of potential amendments, as well as a brief description of why each item is being considered. At this time staff are looking for any comments from the Planning Commission before proceeding. The next step will be to incorporate any comments from the Planning Commission as well as refine the proposed amendments.

Revisions regarding Landscape Operations:

“Landscape Operations” – to be added to the list of “non-farm uses” in the definition of Farm in Chapter 3.

Landscape Operations to be allowed by Special Use Permit in ARC (Chapter 7) and Farmland Preservation (Chapter 7a).

Landscape Operations to be added to Section 17.07(2)(j) which provides special use requirements for nurseries and greenhouses.

Reasoning – there are a number of existing operations in the ARC/FP districts that may already be considered landscape operations. The ARC/FP districts would seem to be more appropriate districts for this use than residential, industrial, or commercial districts. Some additional special use requirements may also be added to Section 17.07(2)(j).

Outdoor Eating Areas in the B-2 District

Revise Section 10.04 to allow for outdoor “café” eating areas as a use by-right instead of a requiring a special use permit.

Reasoning – this simply mirrors the text in the B-1 district. Outdoor eating areas are already very common in both the B-1 and B-2 zoning districts. They would be reviewed as part of a typical site plan review.

Temporary Structures and Uses

Revise Section 4.18(4) so that “Other Temporary Structures” are reviewed by staff instead of the Zoning Board of Appeals.

Revise Section 23.07(4) so that “Temporary Uses” are reviewed by staff instead of the Zoning Board of Appeals.

Reasoning – the ZBA have requested that staff review this section to determine if this can be done administratively. They have seen a number of these cases for shipping containers that are being used during interior remodels of large stores, and would prefer that this be a staff review. The Strategic Plan also calls for staff to review temporary uses to lessen the workload of the ZBA.

Boat House Definition:

Boat House:

A one-story accessory building located at or near the water’s edge, having direct access to the water, and with the primary use of housing a boat.

Reasoning – the zoning ordinance currently allows boat houses to be placed at the water’s edge, but does not provide a definition of a boathouse or any additional guidance on what may or may not be permitted. Staff will continue to review examples from other jurisdictions and utilize legal counsel if needed. Most likely some additional restrictions will be added to the accessory building section (Section 4.08).

Administrative Plan Review

Revise Section 21.04 to allow for the following changes to a site plan to be approved administratively:

1. Change of location or type of landscape materials.

2. Minor changes to an approved site plan which involve the addition or relocation of any of the following items:

- a. Sidewalks
- b. Refuse containers
- c. Lighting
- d. Interior driveways
- e. Signs

3. Decrease in building size from an approved site.

4. Moving a proposed building on an approved site plan no more than 10 feet or 5% of the distance to the closest property line, whichever is smaller.

5. An increase in building size that does not exceed 5,000 square feet or 5% of the gross floor area, whichever is smaller.

6. A building or structure which does not exceed 5,000 SF of gross floor area and for any use which does not require a special use permit, as provided by Chapter 15 of this Ordinance.

7. Modifications to parking lots within 10% of original size.

Reasoning – these proposed changes come directly out of the recommendations made by the Process Implementation Subcommittee. They are slightly more restrictive regarding what can be approved administratively.

Accessory Buildings

Staff will continue working on creating a comprehensive review of the ways other municipalities review accessory buildings and will come back with possible revisions that can be made.