

AGENDA
Cascade Charter Township Planning Commission
Monday, August 13, 2018
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the July 16, 2018 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 18:3477 JHG Real Estate/Slim Chicken
Public Hearing
Property Address: 5039 28th St. SE
Requested Action: The Applicant is requesting a Type II Special Use Permit to add a drive thru restaurant.**
- ARTICLE 7. Case # 18:3474 Ron Rowland
Public Hearing
Property Address: 4250 Whitneyville SE
Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq. ft.**
- ARTICLE 8. Case # 18:3463 Cascade Charter Township
Public Hearing
Requested Action: Planning Commission recommendation to approve the Zoning Amendment related to short term tent sales/alcohol.**
- ARTICLE 9. Case # 18:3462 Cascade Charter Township
Public Hearing
Requested Action: Planning Commission recommendation to approve the changes of the Zoning Code regarding pool fencing/covers.**
- ARTICLE 10. Case #18:3472 Cascade Twp Zoning Map Correction
Property Address: 3196 Kraft Ave.
Requested Action: To correct the labeling of the Zoning Map.**

ARTICLE 11. Case #18:3471 Watermark Property LLC
Property Address: 1611 Galbraith Ave SE
Requested Action: The Applicant is requesting Basic Site Plan Review for an amendment to add a new office and addition to swim center.

ARTICLE 12. Any other business

ARTICLE 13. Adjournment

Meeting format

- | | |
|---|---|
| 1. Staff Presentation | <i>Staff report and recommendation</i> |
| 2. Project presentation- | <i>Applicant presentation and explanation of project</i> |
| a. PUBLIC HEARINGS | |
| i. <i>Open Public Hearing.</i> | <i>Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants</i> |
| ii. <i>Close public hearing</i> | |
| 3. Commission discussion – | <i>May ask for clarification from applicant, staff or public</i> |
| 4. Commission decision - Options | |
| a. <i>Table the decision</i> | <i>d. Approve with conditions</i> |
| b. <i>Deny</i> | <i>e. Recommendation to Township Board</i> |
| c. <i>Approve</i> | |

MINUTES
Cascade Charter Township
Planning Commission
Monday, July 16, 2018
7:00 P.M.

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

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Johnson to approve the Agenda. Supported by Member Lewis. Motion carried 8 to 0.

ARTICLE 4. Approve the Minutes of the June 11, 2018 meeting.

Motion was made by Member Johnson to approve the minutes of June 11, 2018. Supported by Member Noordyke. Motion carried 8 to 0.

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

No visitors came forward.

**ARTICLE 6. Case #18:3469 Joe Doody
Public Hearing**

Property Address: 7125 Thornview

Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq. ft.

Director Peterson stated that Applicant is requesting permission to construct a 36' x 40' (1,440 sq. ft.) building, which requires a 40 foot setback from the side and rear property lines. The building would be built where the private road ends which would be considered in the side yard.

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

1. The building cannot be used for living space or to run a business; and
2. Any outdoor lighting meets township regulations.

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

Mr. Doody came forward to briefly explain that the accessory building would be used for storage and would look the same as the home.

Motion was made by Member Rissi to open public hearing. Supported by Member Pennington. Motion carried 8 to 0.

A neighbor, Mr. Knol, came forward to express his opposition to the project. Mr. Knol lives on Kilmer, down the hill from Mr. Doody. Kilmer has had episodes of water flooding the roadway and Mr. Knol feels that yet another building that would provide more runoff would not be a good idea.

Discussion followed with Mr. Knol. Member Rissi sympathized with him and stated he was very much aware of the problems with Kilmer flooding. It was suggested that Mr. Knol gather neighbors to speak with the Kent County Road Commission about the issue. Also, Mr. Doody said he is going to plant vegetation that might help.

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

Motion was made by Member Lewis to approve the special use permit to construct an accessory building over 832 sq. ft. Supported by Member Noordyke. Motion carried 8 to 0.

ARTICLE 7.

Case #18:3470 Jody Johnson

Public Hearing

Property Address: 9414 36th Street.

Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq. ft.

Director Peterson stated that Applicant is requesting a special use permit to construct an accessory building over the allowed square footage, 36' x 40' with an 8' x 40' covered porch (1,760 sq. ft.) This would require a 10 foot setback from the side and 25 feet to the rear property lines.

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

1. The building cannot be used for living space or to run a business; and
2. Any outdoor lighting meets township regulations.

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

Applicant came forward to simply state that the building would be used for storage.

Motion was made by Member Rissi to open public hearing. Supported by Member Katsma. Motion carried 8 to 0.

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

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

Motion was made by Member Katsma to approve Applicant's request to construct an accessory building over 832 sq. ft., with the conditions stated by Director Peterson above. Supported by Member Rissi. Motion carried 8 to 0.

ARTICLE 8.

Case #18-3456 5989 Tahoe LLC

Property Address: 6030 28th Street SE

Requested Action: The Applicant is requesting site plan approval to construct a new building in the rear portion of PUD 88.

Director Peterson stated that Applicant is requesting site plan approval to construct a new building in the rear portion of PUD 88, to the rear of the existing office building off Tahoe. The building would be 8,000 sq. ft. and is being built to accommodate an addition in the future that would double the size. Access to the new building will be provided through the existing office owned by Applicant on Tahoe, as there is no direct access to a public street. The Centennial Park Overlay Zoning District, who has the opportunity to comment on the design features of the building, has reviewed and approved the plan. The plan does provide a pedestrian connection to the commercial uses along 28th Street, but not provide for vehicular traffic.

The site plan has been reviewed and approved by both the Township Engineer and Fire Department.

Director Peterson recommends approval of the site plan.

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

Mr. Pease, of Integrated Architecture, came forward on behalf of Applicant to give a brief overview of the project. Applicant is consolidating 3 locations down to two. The company's planogram and trade show functions, along with 50 employees would move into the new building.

Motion was made by Member Rissi to approve the site plan, as proposed, to construct a new building in the rear portion of PUD 88. Supported by Member Johnson. Motion carried 8 to 0.

ARTICLE 9.

Case #17:3419 Starbucks-Thornapple Centre

Property Address: 6759 Cascade Road

Requested Action: Planning Commission recommendation to the Township Board to approve changes to the Thornapple Centre PUD.

Director Peterson stated that at the public hearing on June 11, 2018, the Planning Commission granted preliminary approval of the site plan giving way for staff to write the PUD amendment for the project.

The PUD ordinance has been reviewed and approved by Applicant.

Director Peterson recommends that the Planning Commission forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan. The Township Board would then hold an additional public hearing to consider the recommendation.

Motion was made by Member Rissi to send a positive recommendation to the Township Board to approve changes to the Thornapple Centre PUD. Supported by Member Krieter. Motion carried 8 to 0.

ARTICLE 10. Case #18:3458 Fox Subaru-East Imports

Property Address: 6045 28th S.E.

Requested Action: Planning Commission recommendation to the Township board to approve changes to the East Imports PUD.

Director Peterson stated that at the public hearing on June 11, 2018, the Planning Commission granted preliminary approval of the site plan giving way for staff to write the PUD amendment for the project.

The PUD ordinance has been reviewed and approved by Applicant.

Director Peterson recommends that the Planning Commission forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan. The Township Board would then hold an additional public hearing to consider the recommendation.

Motion was made by Member Rissi to send a positive recommendation to the Township Board to approve changes to the East Imports PUD. Supported by Member Pennington. Motion carried 8 to 0.

ARTICE 11. Any other business

ARTICLE 12. Adjournment

Motion was made by Member Johnson to adjourn. Supported by Member Rissi. Motion carried 8 to 0. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Phil Johnson, Secretary

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: August 7, 2018
MEETING DATE: August 13, 2018
CASE: #18-3477/Slim Chicken

GENERAL INFORMATION

- A. **Applicant:** JHG Real Estate
5039 28th St
Grand Rapids MI 49512

- B. **Status of Applicant:** Owner

- C. **General Location:** NW corner of 28th st and Northern Industrial Dr.

- D. **Requested Action:** Type II Special Use Permit to add drive thru restaurant.

- E. **Existing Zoning on Subject Parcels:** B2, General Business

- F. **Zoning on Adjoining Parcels:**
 - N – B2
 - S – PUD 76
 - E – ES
 - W – B2

- G. **Parcel Size:** Approximately 2.8 acres

- H. **Existing Land Use on Subject Parcel:** two restaurants in one building.

- I. **Adjacent Area Land Uses:**
 - North - commercial
 - East - McDonalds
 - South - Waterfall Shoppes
 - West - Auto parts store

STAFF ANALYSIS

- A. The applicant is requesting Special Use permit approval in order to convert the Don Julio portion of the building into a drive thru restaurant. This process requires the Planning Commission to hold a public hearing and make a recommendation to the Township Board.

- B. Currently an occupied IHOP and an unoccupied Don Julio restaurant are on site.
- C. They would like to maintain the IHOP portion of the building and renovate the Don Julio portion of the building to accommodate a new Slim Chicken restaurant with a drive thru. This project would leave a small portion of the building for a possible third tenant.
- D. The site was originally developed in 2002 and allowed for one large building that could meet our requirements and allow for two restaurants sites. Much like a strip mall has multiple uses.
- E. Most recently (2018) we approved a PUD rezoning for the site to be developed into two separate properties in order to accommodate a Wendy's restaurant. After the project was approved the applicant decided to not pursue the project. Since the rezoning was not acted upon it has remained as a B2 zoned property.
- F. The Special use permit is required because they are adding the drive thru.
- G. They are also relocating one of the drives on Northern Dr. this is a full-service drive and meets our minimum spacing from the 28th St ROW and the drive on the north side of the property.
- H. The site has adequate parking for the two proposed restaurants. A total of 174 parking spaces are planned and 81 would be required. The total sizes of the buildings are roughly the same as it was when it was one building.
- I. The approval of the Wendy's project earlier this year also included the development of sidewalk on Northern drive as well as an agreement to participate in a SAD for the redevelopment of Northern Dr as a public street. Including both the sidewalk and the SAD should continue with the requested SUP. Below is the language from the PUD Ordinance that was approved.

“agree and consent to the automatic creation of a special assessment district by the Township for all property owners whose parcels are benefitted by the special assessment district- to cover those reasonable costs related to the construction of a new, public road connecting Starr St to Northern Dr SE provided that the costs (i) are reasonable and allocated equitably and (ii) shall not include the costs to acquire any real property. All owners are hereby deemed to consent and agree to the creation of a special assessment district pursuant to Public Act 188 of 1954, as amended, as well as any and all other applicable Michigan statutes”.

- J. No signage deviations are being requested.

K. The township engineer has reviewed and approved the site plan. no improvements are needed but the applicant has been notified that they have to fix an issue from the original design.

L. The Township Fire Chief has approved the site plan.

M. **Section 17.06 Special Use Approval Standards**

Special Use Standards	Staff 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	Other drive thru restaurant are in the area.
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.	The inclusion of the sidewalk and the SAD agreement for the road improvements will address this standard.
Not create excessive additional requirements at public cost for public facilities and services.	met
Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.	Existing traffic congestion in this section of 28 th st is heavy at times. The improved access to Patterson as a result of the SAD will improve this condition.
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.	met

Staff Recommendation

Staff recommends that you forward a positive recommendation to the Township Board with the condition that they provide a sidewalk on their enter frontage of Northern Dr and that they agree to participate in a SAD for the redevelopment of Northern Dr with the same language that was approved as part of the Wendy's' PUD rezoning. This agreement will be required to be record prior to a building permit.

Attachments: Application
 Site plan
 Township engineer report



August 7, 2018
Project No. 170168

Mr. Steve Peterson
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546-7192

Re: Slim Chickens
Site Plan Review

Dear Steve:

We have reviewed the site plan for Slim Chickens, located at 5039 28th Street, prepared by Nederveld. The current site plan and basis of this review is dated July 11, 2018. The proposed project is a remodel of an existing building for a new Slim Chickens restaurant and associated site improvements. The 3.5-acre site contains two parcels and was originally developed in 2002. The existing site contains two connected restaurants, parking lot, and a stormwater detention basin. The proposed project will renovate one of the restaurants and split it into two spaces; one for the 3,274 square-foot Slim Chickens restaurant and the other for a 3,099 square-foot leasable space. The site is located in the Plaster Creek watershed, sub-drainage district Cascade West.

Stormwater and Drainage

Flood Control

The site is located in Stormwater Management Zone B. The Cascade Charter Township (Township) Stormwater Ordinance (SWO) requires detention of the 25-year storm event and a direct connection (overland or underground) of the 100-year storm event, or detention of the 100-year storm event. The SWO also requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period.

Stormwater runoff from the existing site is collected by a series of catch basins and discharged to a stormwater detention basin located at the northwest corner of the site constructed with the 2002 development. The detention basin drains to the Kent County Drain Commissioner (KCDC) Patterson Drain, a 48-inch storm sewer located along the north side of 28th Street. The Patterson Drain ultimately discharges to a County regional detention basin.

The proposed project is a renovation of an existing building, not a complete redevelopment of the site. The proposed renovation will not increase the overall impervious area of the site, and therefore additional stormwater detention is not required.

Water Quality Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period. The original design of the stormwater detention basin included a 3-inch orifice located at Catch Basin CB4 to restrict peak flows to the Patterson Drain. There is no outlet structure at the existing detention basin. However, the structure survey for the site did not locate the 3-inch orifice. The applicant is proposing to install a new outlet control device in accordance with the original design. This requirement has been satisfied.

Mr. Steve Peterson
Page 2
August 7, 2018



Stormwater Runoff

Stormwater runoff from the site will not increase as a result of the project because there is no increase in impervious area. All stormwater runoff discharges to an existing detention basin

Drainage Plan

The applicant has submitted drawings and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the included checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include at a minimum, cleaning of catch basin sumps, sediment and debris removal from the detention basin, and landscape maintenance of the detention basin to maintain the design volume and ensure the system is operating as it was designed.

Utilities

The restaurant will utilize the existing water and sanitary sewer services. No new utility connections are proposed.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence along the limits of clearing and grading, and silt sacks in catch basins. SESC falls under the review and approval of the KCRC, and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate, given the expected work.

Summary

The proposed stormwater design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain an SESC permit prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

If you have any questions or require additional information, please contact me at 616.464.3786 or nrtorrey@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "N. Torrey", is positioned below the company name.

Nathan R. Torrey, PE

jlk

Attachment

By email

cc: Michael L. Berrevoets, PE – FTCH



Cascade Charter Township

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, 5/14/2008

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

NR – Not Received, Needs Follow-up, See Comments

Slim Chickens

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
All stormwater runoff from the site will discharge to an existing detention basin located onsite.
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map
Existing and proposed contours have been provided.
- NA (3) Development tributary area to each point of discharge from the development
Stormwater calculations were not required for this site plan review.
- NA (4) Calculations for the final peak discharge rates
Stormwater calculations were not required for this site plan review.
- NA (5) Calculations for any facility or structure size and configuration
Stormwater calculations were not required for this site plan review.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided a utility plan showing all proposed stormwater runoff facilities.
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
The drainage map did not indicate any major offsite drainage routes flowing into the site.
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
A construction schedule was included on the plans.
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin.



- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The applicant provided a plan and design details for construction of the onsite drainage system.
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately-owned storm water runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement was not provided and is required.
- OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.
- OK (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems

STAFF REPORT

STAFF REPORT: Case #18-3474
REPORT DATE: July 10, 2018
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: August 13, 2018
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Ron Rowland
4250 Whitneyville Ave
Cascade MI 49301

STATUS
OF APPLICANT: Property Owner

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

EXISTING ZONING OF
SUBJECT PARCEL(S): R1

GENERAL LOCATION: Between Whitneyville and Cascade Rd.

PARCEL SIZE: Approximately 5 acres. (exclusive of ROW)

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: R1

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 26' x 46' accessory building with a 4' x 26' cover porch (1,300 sq ft). The building will be about 17 feet tall as measured to the midpoint. This requires a minimum of a 40 foot setback from the side and 40 feet to

- the rear property lines. The applicant complies with the setback requirements.
2. They have indicated that they want the building for storage of their RV and hobby shop.
 3. With over under 6 acres they are only allowed up to 2 accessory buildings.
 4. A review of past accessory building in the R1 zone on lots of similar size shows that this building is Normal size.
 5. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
 6. It should be noted that accessory buildings cannot be used for living space or to run a business.

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

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	RV/ Hobby shop
The proposed location, type and kind of construction and general architectural character of the building.	The garage will be vinyl siding and asphalt roofing to match the home
The size of the building in relation to the house, lot and zoning district.	The property is about 5 acres. The home will have approximately 2,800 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the immediate area. This size is consistent with others of similar size.
The topography and vegetation in the area.	wooded
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoin property views.

Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.
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STAFF RECOMMENDATION

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

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

Attachments: Application package

BOUNDARY SURVEY

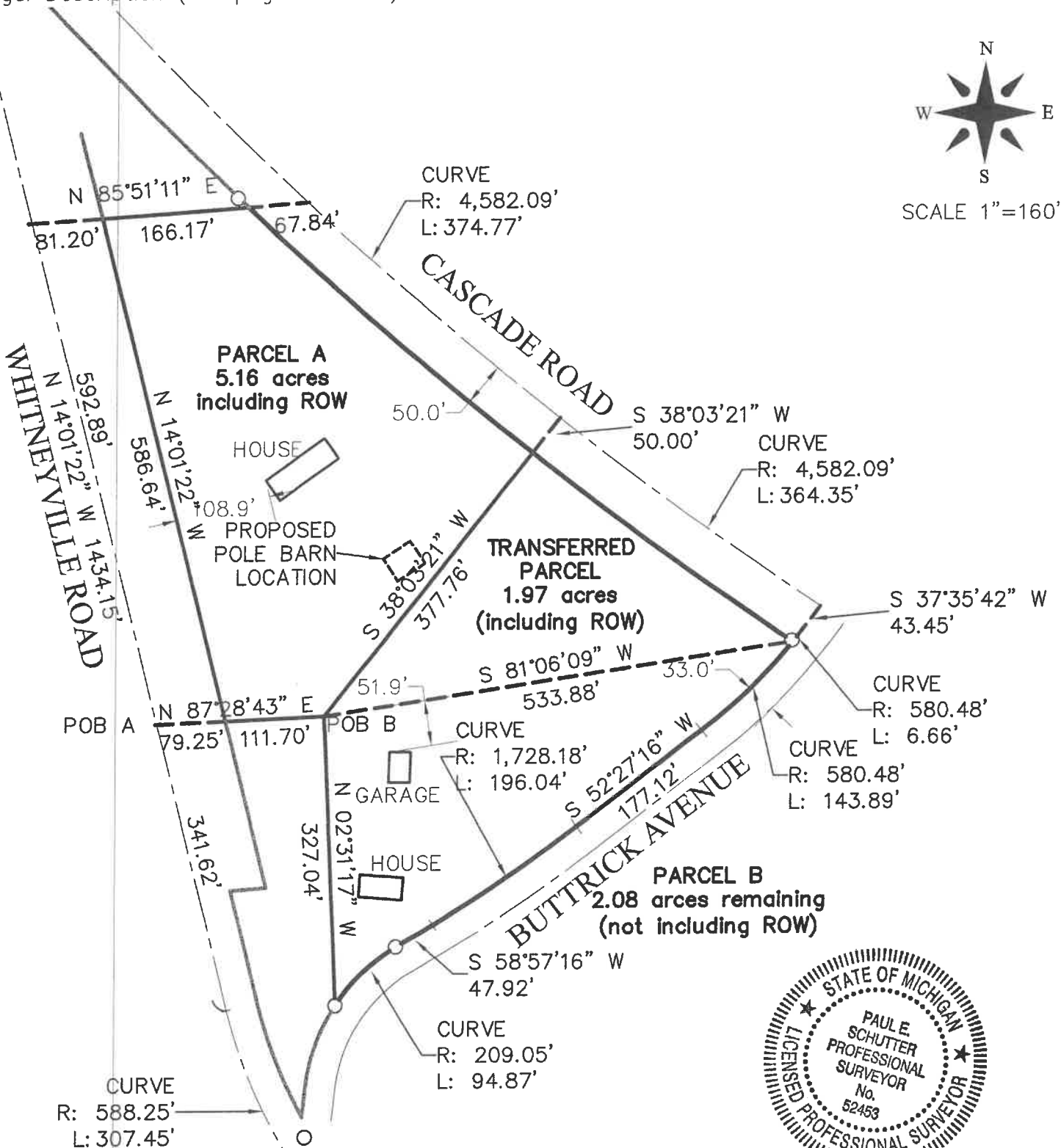
CLIENT: Ron Rowland
 4250 Whitneyville Ave
 Ada, Mi 49301

SITE: 4250 Whitneyville Ave
 Ada, Mi 49301

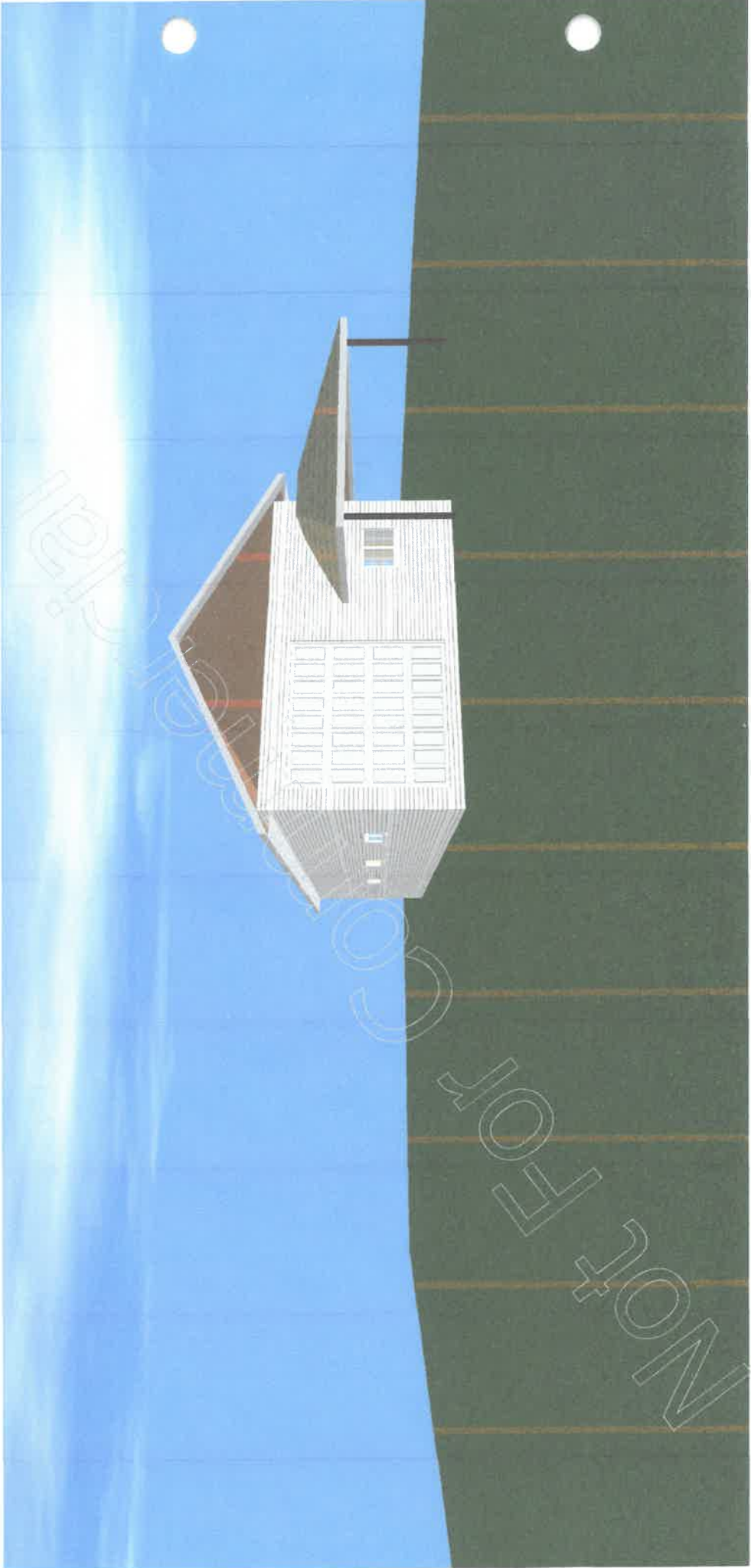
Legal Description (see page 2 and 3)



SCALE 1"=160'

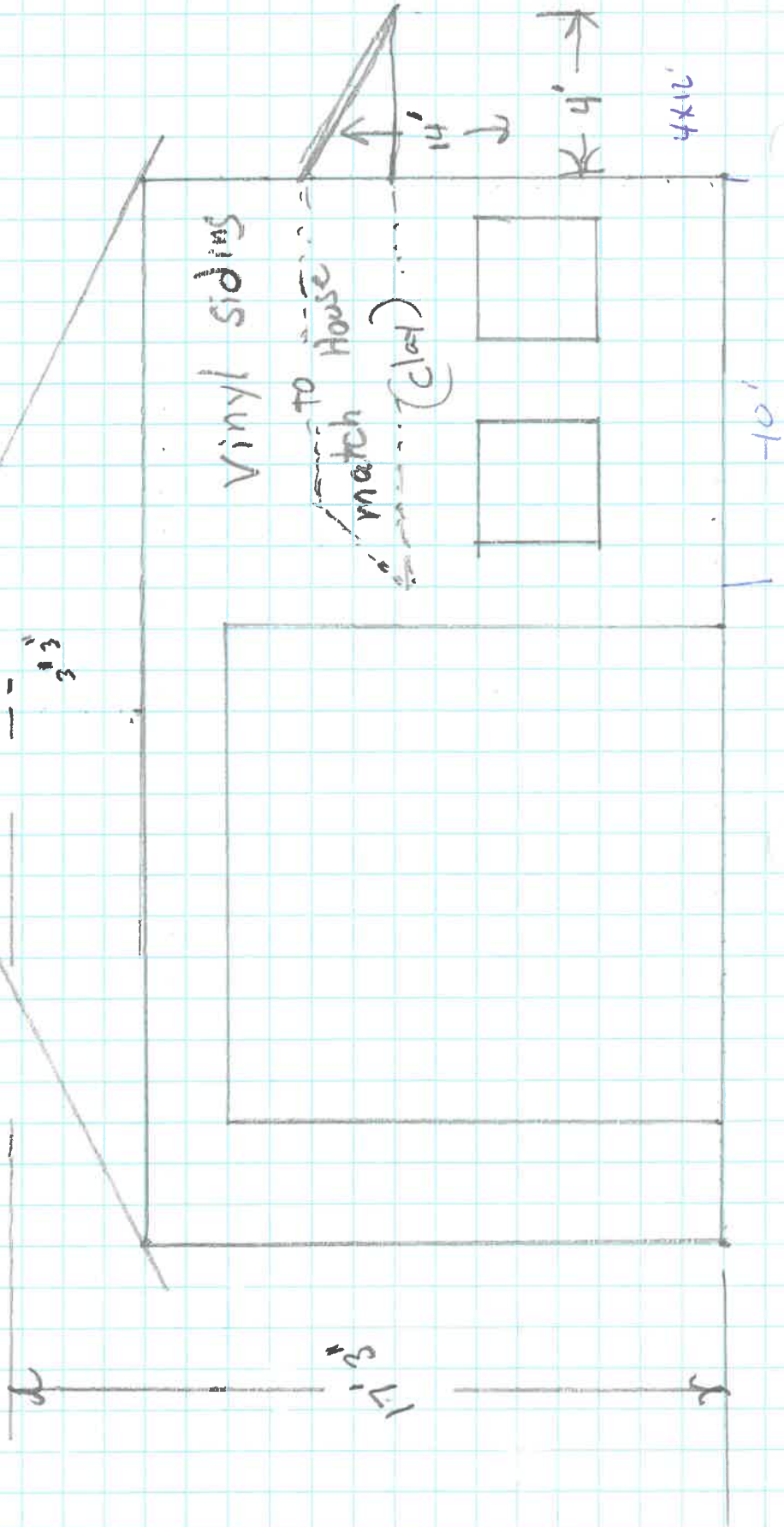






$\frac{1}{4} = 1'$

Asphalt Shingles
6" x 12" Pitch





CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Ronald Rowland
 Address: 4250 Whitneyville Ave
 City & Zip Code: Ada MI 49301
 Telephone: (616) 868-7121
 Email Address: Ron.Sheri@Comcast.Net

OWNER: * (If different from Applicant)

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Hotter shop & maintenance

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

LEGAL DESCRIPTION OF PROPERTY:**

Attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 22 - 485 - 002

ADDRESS OF PROPERTY: 4250 Whitneyville

PRESENT USE OF THE PROPERTY: Primary 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)

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.)

Ronald Rowland

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

*

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

Ronald Rowland

Applicant – Print or Type Name

Ronald Rowland

Applicant's Signature & Date

6-26-18

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

Rev. 7/24/14



TITLE



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Printed 7/26/2018 9:18:31 AM

PLANNING COMMISSION MEMORANDUM

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: Zoning Amendment short term tent sales
Meeting Date: August 13, 2018

Section 4.18.2 regulates short term outdoor tent sales. One of the provisions in this section is the prohibition of alcohol for the event. We have found that the township has granted permits in the past for tent sales that did include alcohol. This amendment would simply remove the prohibition for alcohol to be involved in an event that included a tent. If alcohol is involved the State requires approval from the KCSO, which allows the Township to review.

I would recommend that you pass on a favorable recommendation to the Township for the amendment that would permit alcohol provided an applicant is able to secure their liquor license from the state.

Attached is the proposed revision to Section 4.18 of the zoning ordinance.

Attachments: existing Section 4.18 of zoning ordinance
Proposed Section 4.18 of the zoning ordinance

CHAPTER 4 General Provisions

Section 4.15: Building Setback, Front Yard - Determination

The line from which the minimum front yard building setback is measured shall be established under the following provisions, based on the type of street on which the property has frontage as classified on the Cascade Charter Township Major Street Plan contained in Appendix A.

1. Platted Local Streets, Private Streets: Established from the platted front property line or the edge of the private street easement.
2. Collector Streets: Established from the platted front property line or 45 feet from the nominal centerline of the street right-of-way.
3. Arterial Streets: Established from the platted front property line or 60 feet from the nominal centerline of the road right-of-way.

Section 4.16 Buildings, Moving:

The moving of a building to a new location shall be considered as the erection of a new building, and all provisions, regulations, or requirements relative to the erection of a new building shall apply.

Section 4.17 Buildings, Razing:

No building shall be razed until a permit has been obtained from the Building Inspector who shall be authorized to require a performance guarantee in an amount equal to 120 percent of the cost estimate for the razing. The guarantee shall be conditioned on the applicant completing the razing with such reasonable period as shall be prescribed in the permit and complying with such reasonable regulations as to health and safety as the Building Inspector may reasonably require and this ordinance may, from time to time, prescribe, including filling of excavations and proper termination of utility connections.

Section 4.18 Buildings and Structures, Temporary:

Mobile homes, mobile offices, tents or other movable or erected structures intended for temporary use or occupancy incidental to construction work, or special events shall be situated or erected upon land or premises within the Township and used according to the following provisions.

1. Permits for temporary construction trailers, sheds and offices may be issued by the Building Inspector according to the following criteria:
 - a. Unless involved with a major public improvements project, temporary structures may only be located in commercial districts, industrial districts, or approved Planned Unit Developments.
 - b. No temporary permit may be issued prior to the issuance of a building permit. Temporary permits shall expire when the building permit expires.
 - c. A temporary structure shall be located on the same site as the construction.
 - d. A temporary structure shall be located on the site such that:
 - 1) On and off-site traffic hazards are minimized.
 - 2) The aesthetic impacts are reasonably minimized.
 - 3) It is not closer than ten (10) feet to any property line.
 - 4) All applicable safety, health and fire codes are met.
 - e. No final inspection shall be issued until all temporary structures have been removed from the site.
 - f. Where alternate on-site locations are available, no temporary structure shall be located next to developed residences.
2. Permits for temporary structures such as tents used in conjunction with special short term outdoor events may be issued by the Building Inspector upon approval of Planning Director according to the following criteria:
 - a. On and off-site traffic hazards are minimized.
 - b. The structure is not placed with any required front or side yard green area of an existing building or otherwise within 25 feet of any adjoining property or public or private street right-of-way.
 - c. The structure shall be anchored according to manufacturer's specifications and the Township is indemnified by the property owner against all property damage or personal injury that may result from potential hazards caused by the erection and placement or failure of the structure.



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- d. The structure will be in place for less than 72 hours.
 - e. The event does not directly or indirectly involve the sale, distribution or consumption of alcoholic beverages.
 - f. The event is a public service event or an event sponsored by an existing business located on or adjacent to the parcel on which the structure is to be located and that the merchandise, services or goods displayed within the structure are of the variety normally offered by an existing business.
3. Permits for the temporary placement of mobile homes for occupancy on property at which a principal dwelling has been damaged or destroyed by fire, wind, flood or Act of God may be issued by the Building Inspector upon approval by the Planning Director according to the following criteria:
- a. Sufficient domestic water supply and toilet facilities are provided.
 - b. All construction and all plumbing, electrical apparatus and insulation within the mobile home shall be of a type and quality conforming to or exceeding the "Mobile Home Construction and Safety Standards", as promulgated by the United States Department of Housing and Urban Development, (24 CRF 3280), as amended. All dwellings shall meet or exceed all applicable roof snow load and strength requirements. All plumbing and electrical connections shall meet BOCA requirements.
 - c. The mobile home shall be located to conform to all locational requirements otherwise applicable to accessory buildings in the applicable zoning district except that it may be placed in the front yard.
 - d. The permit shall specify that the mobile home is temporary and that the permit shall expire after a reasonable specific time.
 - e. An occupancy permit for a rehabilitated or reconstructed dwelling unit damaged or destroyed by such causes that warrant the issuance of a permit for a temporary mobile home for occupancy shall not be issued until it has been removed or an approved performance guarantee for its removal is deposited with the Township Clerk.

2. Other Temporary Structures:

Other temporary structures not permitted or regulated above or by other provisions of this Ordinance may be permitted by the Zoning Board of Appeals. An application for such temporary structure shall set forth the purposes of the construction. The Zoning Board of Appeals shall determine whether such structure is intended as a temporary building and that its use thereof shall be terminated at a specified time. The application shall not be granted if the structure is not served with a sufficient and healthful water supply and toilet facilities. The temporary structure shall be so constructed and maintained that it shall conform to the minimum requirements for safety, health, and general public welfare and for the prevention of fire hazards as provided by the terms of this Ordinance or any other ordinance of the Township, not in conflict herewith for such districts in which the temporary structure shall be located. The temporary building shall not be injurious to the value of the surrounding property or neighborhood.

Section 4.19 Dwellings - Single-Family:

Single-family dwelling erected or placed on a lot or parcel of property in the Township shall meet the following minimum criteria:

- 1. It shall have a minimum width across any front, side or rear elevation of twenty (20) feet.
- 2. There shall be a minimum habitable floor to ceiling height of 7.5 feet.
- 3. The dwelling must be aesthetically compatible in design and appearance with other dwellings in the district, and conform to the minimum floor area requirements for the district in which it is located.
- 4. The dwelling shall be connected to a public sewer and water supply, or to such private facilities approved by the Kent County Health Department.
- 5. All construction and all plumbing, electrical apparatus and insulation within the dwelling shall be of a type and quality conforming to the Township Building Code (BOCA) or the "Mobile Home Construction and Safety Standards", as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time such standards may be amended. The dwelling shall meet or exceed all applicable roof snow



CASCADE CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN

ORDINANCE NO. __ OF 2018

**AN ORDINANCE TO AMEND CERTAIN PORTIONS OF THE CASCADE
CHARTER TOWNSHIP ZONING ORDINANCE**

Article 1. Section 4.18.2.e of the Cascade Charter Township Zoning Ordinance is amended to read as follows:

e. Any event that directly or indirectly involves the sale, distribution or consumption of alcoholic beverages must provide a copy of the temporary liquor license permit for the event prior to the Township signing off on the event.

Article 2. Except as expressly amended in this Ordinance/Ordinance Amendment, the balance of the Zoning Ordinance shall remain unchanged and in full force and effect.

This Ordinance/Ordinance Amendment shall take effect and be in force seven (7) days after publication of this Ordinance/Ordinance Amendment or a summary thereof in the newspaper.

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

YEAS:

NAYS:

ABSENT:

Sue Slater
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 12th day of September, 2018.

Sue Slater
Cascade Charter Township Clerk

Short term tent sale amendment

2. Permits for temporary structures such as tents used in conjunction with special short term outdoor events may be issued by the Building Inspector upon approval of Planning Director according to the following criteria:

- a. On and off-site traffic hazards are minimized.
- b. The structure is not placed with any required front or side yard green area of an existing building or otherwise within 25 feet of any adjoining property or public or private street right-of-way.
- c. The structure shall be anchored according to manufacturer's specifications and the Township is indemnified by the property owner against all property damage or personal injury that may result from potential hazards caused by the erection and placement or failure of the structure.
- d. The structure will be in place for less than 72 hours.
- e. Any event that directly or indirectly involves the sale, distribution or consumption of alcoholic beverages must provide a copy of the temporary liquor license permit for the event prior to the Township signing off on the event.
- f. The event is a public service event or an event sponsored by an existing business located on or adjacent to the parcel on which the structure is to be located and that the merchandise, services or goods displayed within the structure are of the variety normally offered by an existing business.

July 30, 2018

PLANNING COMMISSION MEMORANDUM

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: Pool fence/covers
Meeting Date: August 13, 2018

The current Building code and Zoning code are different when it comes to pool fence/cover regulations. In order to move the zoning code in line with the building code I believe an amendment is in order.

Currently pool fencing is addressed in our zoning ordinance in section 4.10. It essentially mimicked the old building code by requiring fencing in most cases. The building code was updated a couple years ago and now allows for automatic pool covers. We have discussed this change with our township attorney and building dept. both of them agree that we should update our zoning code so that it is consistent with the building code.

I have put together some suggested changes for your review. I am recommending that we hold a public hearing and recommend approval of the changes.

Attachments: existing zoning code
Existing building code
Proposed zoning language

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occupancy of dwellings or other buildings or the construction or use of other structures within a specified isolation distance from an antenna or tower.

- 4) If an antenna tower is involved, shields, fences, removal of ladders, or other safety precautions can be required to prevent unauthorized persons from climbing the tower.

Notwithstanding the above, no condition shall be imposed that would hinder the ability of the antenna to receive or send signals.

- h. An applicant for a building permit for an antenna can appeal a decision of the planning director and/or building official to the Township Board pursuant to subsection (k) below.
- i. A special use permit, under the provisions of Chapter 17, shall be required prior to the erection of antennas having one or more of the following characteristics:
 - 1) Any wireless communications support structure as defined in Subsection 3 of Article I, Chapter 342, Part II of the Cascade Charter Township General
 - 2) Any dish antenna exceeding ten (10) feet in diameter.
- j. For purposes of this chapter, an "amateur radio antenna" shall be defined as an antenna operated for the purpose of receiving or transmitting communication by radio stations as described in Section 153(q) of Title 47 of the US Code, and which is operated under license issued by the Federal Communications Commission ("FCC"). Amateur radio antennas shall not be subject to the requirements of this section, except as follows. No outdoor amateur radio antenna shall be installed until and unless township approval is obtained and a building permit for an amateur radio antenna has been issued by the township for the amateur radio antenna. Township approval for an amateur radio antenna is not transferable and shall automatically expire when the person granted the approval no longer owns the property involved or that person's license from the FCC is no longer valid. The township shall not issue a building permit for an amateur radio antenna until the applicant has presented proof of a current FCC license and the following requirements are met:

- 1) If the antenna is to be installed in a rear yard, side yard, or on the roof, the permit shall be issued upon presentment of the FCC license to the building inspector.
- 2) No permit shall be issued for the installation of antenna in the front yard unless the requirements of subsections (a) through (g) above have been met.

If the effect of any of these requirements will be to preclude or prevent the operation of an amateur radio antenna, the antenna shall not be subject to those provisions which preclude or prevent such operation, and the township shall grant approval and issue a building permit for the amateur radio antenna.

- k. Where the effect of any of the provisions of this section would be to prevent or preclude the effective operation of an antenna (including the ability to send or receive signals where applicable), such antenna may be approved by the Township Board if it is reasonably demonstrated that the effect of the application of any of the provisions of this section would be to preclude or prevent the operation of such antenna. In granting approval for an antenna, the Township Board may impose reasonable conditions upon such approval, but such conditions shall not interfere with the reasonable use of the antenna and such conditions, if any, shall be no more than the minimum practicable regulations necessary to accomplish the Township's legitimate purpose in regulating such antennas. (This section amended by Ordinance #12 of 1996)



- 2. **Swimming Pools:** Prior to the issuance of a building permit for the construction of an outdoor swimming pool in any zoning district the following provisions must be satisfied.
 - a. An application for permit, accompanied by a complete and detailed set of plans and specifications of the swimming pool, fencing and related equipment, meeting as a minimum the following standards.
 - i. Adherence to the locational requirements for structures not classified as buildings, [Section 4.08(4)(b)].
 - ii. Any electrical wiring within twenty-five (25) feet of the water's edge of the pool shall be



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- placed underground and in an appropriate conduit approved for such purposes. No electric wires of any kind shall cross or be over the water surface. Any underwater lighting shall be accomplished by the use of methods and materials approved for such purposes. All electrical equipment and related components shall conform to the current National Electrical Code, as adopted by the Cascade Charter Township Board.
- iii. There shall be no cross-connections of any public water supply with any other source of water supply for the pool. The line from the public water supply to the pool shall be protected against back flow of water by means of an air gap and shall discharge at least six (6) inches above the maximum high-water level of the makeup tank or the pool.
 - iv. The drain line for the pool shall be connected to a storm sewer if one is available. Where a storm sewer is not available, the pool drain may be drained in a manner approved by the Township's Building Inspector or Engineer. No pools shall drain into public or private sanitary sewer or septic systems. All drain connections shall be approved by the Building Inspector or Township Engineer before final approval is given.
 - v. All swimming pools shall be enclosed by a fence of a type not readily climbed by children, which shall be at least four (4) feet in height from the ground level. However, if the entire yard of the residence is enclosed, then this provision may be waived by the Building Inspector upon inspection and approval of the yard's enclosure, or if the pool is of a portable type, with a wall height of at least four (4) feet above the surrounding ground surface, and of such construction as not to be readily climbed by children, then the ends of the fence may be attached to the pool structure and the fence need be erected only around the immediate area of the ladder and other means of access to the pool. Gates shall be of self-closing latch type with the latch on the inside of the gate, not readily available for children to open. Pools shall be enclosed by such a fence before water is placed in the pool.

- b. Before a permit shall be issued, the plans and specifications shall be approved by the Building Inspector, and before any swimming pool shall be used, a final inspection and approval must be obtained from the Building Inspector. The Building Inspector shall have the right at any reasonable hour to inspect any swimming pool for the purpose of determining that all provisions of this Ordinance are fulfilled and complied with.

- 3. **Accessory Structures Mounted on Buildings:** Accessory structures customarily located on the roofs of buildings such as antennas, chimneys, stacks and necessary mechanical appurtenances such as air exchange units and elevator bulkheads shall be, to the extent practical, effectively screened as viewed from a distance of 300 feet by a parapet wall or similar feature constructed of materials having a similar exterior appearance as materials used on the front exterior of the building. (See Section 4.14)

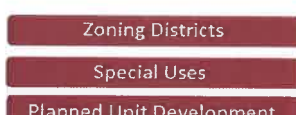
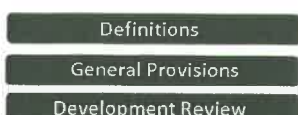
Section 4.11 Animals and Fowl, Domesticated - Keeping of:

On any R-1 residential lot the keeping of domesticated animals such as horses, cattle, goats, hogs, sheep, llamas and fowl shall be permitted under the following provisions:

- 1. The number of such animals shall not exceed one animal for the first three acres of lot area and one additional animal for each additional acre of land area.
- 2. Any building or confined feeding area in which such animals are kept or fed shall be at least 100 feet from any adjoining property or street line.
- 3. The foregoing provisions shall not apply to the keeping of ordinary household pets, such as dogs, and cats or other animals or fowl customarily kept in cages within a dwelling or structure.

Section 4.12 Area or Space Required:

- 1. No lot being part of a recorded plat and no parcel of unplatted land or site shall be so reduced that the yard, setback, open space or area is less than the minimum requirements of this Ordinance in effect at the time of such reduction.
- 2. Accessory buildings, whether attached or unattached to the main building, including enclosed and unenclosed porches and garages attached to a



CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. Vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. *Exterior property* and *premises* shall be maintained in a clean, safe and sanitary condition. The *occupant* shall keep that part of the *exterior property* that such *occupant* occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. *Premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. *Premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of [JURISDICTION TO INSERT HEIGHT IN INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of viola-

tion, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

302.5 Rodent harborage. Structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. Accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is not less than 54 inches (1372 mm) above the bottom of the

GENERAL REQUIREMENTS

gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

permanent residential spas shall be controlled in accordance with the requirements of APSP 15.

SECTION 304 FLOOD HAZARD AREAS

304.1 General. The provisions of Section 304 shall control the design and construction of pools and spas installed in flood hazard areas.

[BS] 304.2 Determination of impacts based on location. Pools and spas located in flood hazard areas indicated within the *International Building Code* or the *International Residential Code* shall comply with Section 304.2.1 or 304.2.2.

Exception: Pools and spas located in riverine flood hazard areas that are outside of designated floodways and pools and spas located in flood hazard areas where the source of flooding is tides, storm surges or coastal storms.

[BS] 304.2.1 Pools and spas located in designated floodways. Where pools and spas are located in designated floodways, documentation shall be submitted to the code official that demonstrates that the construction of the pools and spas will not increase the design flood elevation at any point within the jurisdiction.

[BS] 304.2.2 Pools and spas located where floodways have not been designated. Where pools and spas are located where design flood elevations are specified but floodways have not been designated, the applicant shall provide a floodway analysis that demonstrates that the proposed pool or spa and any associated grading and filling, will not increase the design flood elevation more than 1 foot (305 mm) at any point within the jurisdiction.

[BS] 304.3 Pools and spas in coastal high-hazard areas. Pools and spas installed in coastal hazard areas shall be designed and constructed in accordance with ASCE 24.

[BS] 304.4 Protection of equipment. Equipment shall be elevated to or above the design flood elevation or be anchored to prevent flotation and protected to prevent water from entering or accumulating within the components during conditions of flooding.

304.5 GFCI protection. Electrical equipment installed below the design flood elevation shall be supplied by branch circuits that have ground-fault circuit interrupter protection for personnel.

SECTION 305 BARRIER REQUIREMENTS

305.1 General. The provisions of this section shall apply to the design of barriers for pools and spas. These design controls are intended to provide protection against the potential drowning and near drowning by restricting access to such pools or spas. These requirements provide an integrated level of protection against potential drowning through the use of physical barriers and warning devices.

Exceptions:

1. Spas and hot tubs with a lockable safety cover that complies with ASTM F 1346.

2. Swimming pools with a powered safety cover that complies with ASTM F 1346.

305.2 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.7.

305.2.1 Barrier height and clearances. Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 48 inches (1219 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.
2. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches (51 mm) for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.
3. The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches (102 mm) where measured on the side of the required barrier that faces away from the pool or spa.
4. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

305.2.2 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

305.2.3 Solid barrier surfaces. Solid barriers that do not have openings shall not contain indentations or protrusions that form handholds and footholds, except for normal construction tolerances and tooled masonry joints.

305.2.4 Mesh fence as a barrier. Mesh fences, other than chain link fences in accordance with Section 305.2.7, shall be installed in accordance with the manufacturer's instructions and shall comply with the following:

1. The bottom of the mesh fence shall be not more than 1 inch (25 mm) above the deck or installed surface or grade.
2. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not permit the fence to be lifted more than 4 inches (102 mm) from grade or decking.
3. The fence shall be designed and constructed so that it does not allow passage of a 4-inch (102 mm) sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not be more than 4 inches (102 mm) from grade or decking.

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not be located less than 3 feet (914 mm) below the roof ridge to allow for fire department smoke ventilation operations.

Exception: Where an alternative ventilation method approved by the code official has been provided or where the code official has determined that vertical ventilation techniques will not be employed, clearance from the roof ridge is not required.

SECTION R325 MEZZANINES

R325.1 General. Mezzanines shall comply with Section R325.

R325.2 Mezzanines. The clear height above and below mezzanine floor construction shall be not less than 7 feet (2134 mm).

R325.3 Area Limitation. The aggregate area of a mezzanine or mezzanines shall be not greater than one-third of the floor area of the room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the mezzanine is located.

R325.4 Means of egress. The means of egress for mezzanines shall comply with the applicable provisions of Section R311.

R325.5 Openness. Mezzanines shall be open and unobstructed to the room in which they are located except for walls not more than 42 inches (1067 mm) in height, columns and posts.

Exceptions:

1. Mezzanines or portions thereof are not required to be open to the room in which they are located, provided that the aggregate floor area of the enclosed space is not greater than 10 percent of the mezzanine area.
2. In buildings that are not more than two stories above grade plane and equipped throughout with an automatic sprinkler system in accordance with NFPA 13R or NFPA 13D, a mezzanine having two or more means of egress shall not be required to be open to the room in which the mezzanine is located.

SECTION R326 SWIMMING POOLS, SPAS AND HOT TUBS

R326.1 General. The design and construction of pools and spas shall comply with the *International Swimming Pool and Spa Code*.

CASCADE CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN

ORDINANCE NO. __ OF 2018

**AN ORDINANCE TO AMEND CERTAIN PORTIONS OF THE CASCADE
CHARTER TOWNSHIP ZONING ORDINANCE**

Article 1. Section 4.10.2.v of the Cascade Charter Township Zoning Ordinance is amended to read as follows:

v. All swimming pools shall be enclosed by a barrier in compliance with the building code as adopted by Cascade Charter Township Board

Article 2. Except as expressly amended in this Ordinance/Ordinance Amendment, the balance of the Zoning Ordinance shall remain unchanged and in full force and effect.

This Ordinance/Ordinance Amendment shall take effect and be in force seven (7) days after publication of this Ordinance/Ordinance Amendment or a summary thereof in the newspaper.

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

YEAS:

NAYS:

ABSENT:

Sue Slater
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 12th day of September, 2018.

Sue Slater
Cascade Charter Township Clerk

Proposed amendments to section 4.10.2.v of the zoning ordinance

v. All swimming pools shall be enclosed by a barrier in compliance with the building code as adopted by Cascade Charter Township Board. ~~fence of a type not readily climbed by children, which shall be at least four (4) feet in height from the ground level. However, if the entire yard of the residence is enclosed, then this provision may be waived by the Building Inspector upon inspection and approval of the yard's enclosure, or if the pool is of a portable type, with a wall height of at least four (4) feet above the surrounding ground surface, and of such construction as not to be readily climbed by children, then the ends of the fence may be attached to the pool structure and the fence need be erected only around the immediate area of the ladder and other means of access to the pool. Gates shall be of self-closing latch type with the latch on the inside of the gate, not readily available for children to open. Pools shall be enclosed by such a fence before water is placed in the pool.~~

July 30, 2018

MEMORANDUM

TO: CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
FROM: STEVE PETERSON, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ZONING MAP CORRECTION - 3196 KRAFT AVE
MEETING DATE: AUGUST 13, 2018

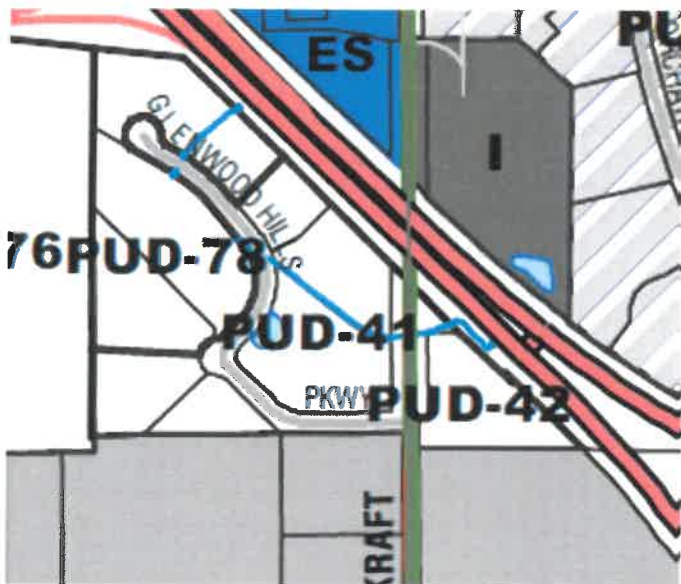
While researching some zoning information, we have found a zoning map error. PUD #42 listed on the zoning map as Glenwood Hills#2 (Ordinance #5 of 1986), is actually the Joe Pacitti PUD (Ordinance #5 of 1987). I have attached a copy of the zoning map and both PUD Ordinances for your review.

This change would simply correct the labeling of the zoning map to show PUD 42 as Joseph Pacitti PUD Ordinance #5 of 1987. PUD 41 would remain as is.

Please review the information and let me know if you would like any other information for the public hearing, which is scheduled for September 9, 2018.

41-Glenwood Hills - #5 of 1986

42-Glenwood Hills #2 - #5 of 1986



Attachments:
PUD 41
PUD 42
Zoning map

TITLE



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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.

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Cascade Charter Township

Kent County, Michigan December 2017

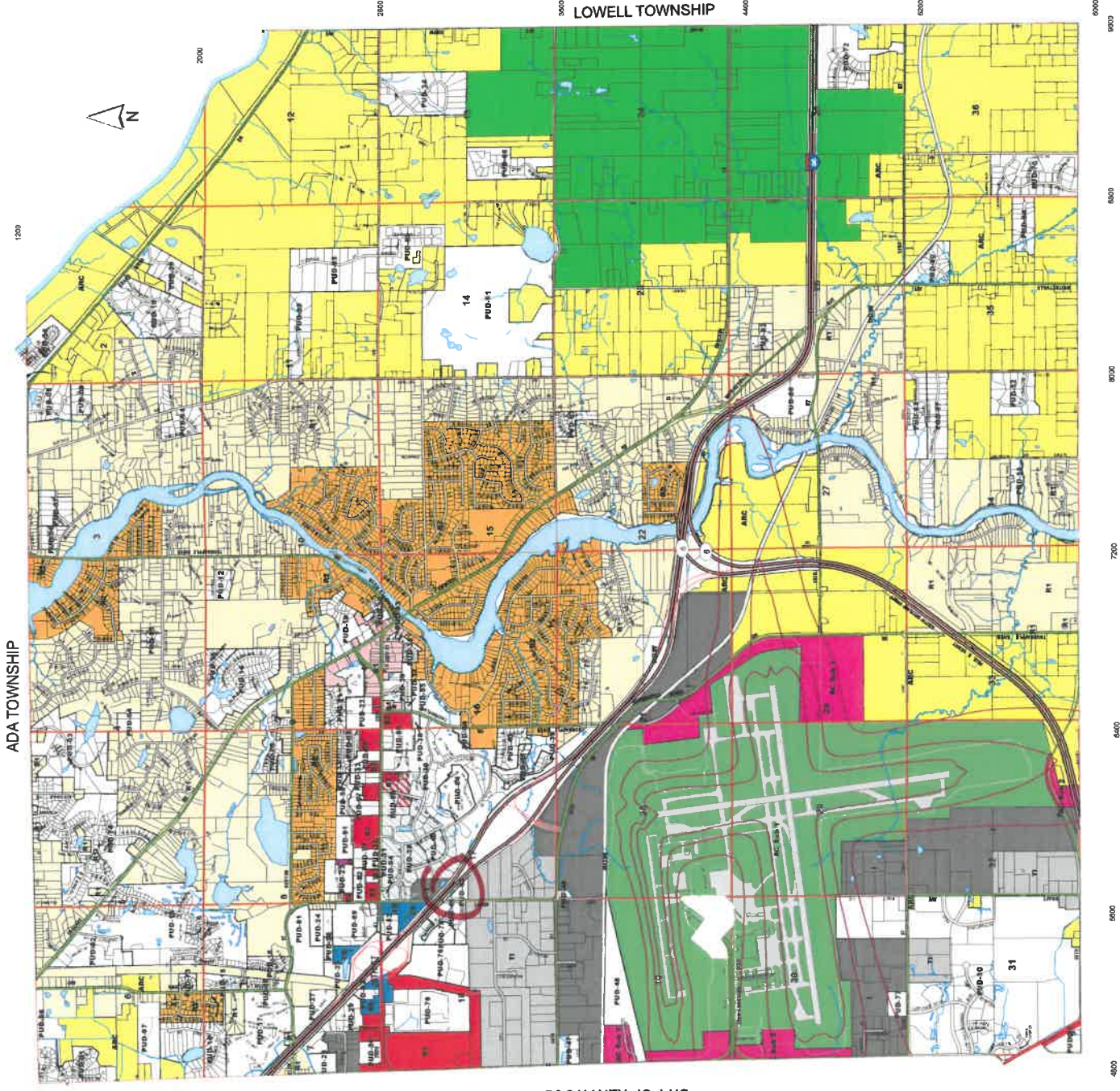
Official Zoning Ordinance Map

Legend

- B2, General Business
- B1, Village Business
- ES, Expressway Service
- O, Office
- Airport Commerce Sub Zone 1
- Airport Commerce Sub Zone 2
- Centennial Park Overlay Zoning District
- PUD 30, PUD 36, PUD 38 and 32
- Airport Noise Contours 2005
- FP, Farmland Preservation
- ARC, Agriculture Rural Conservation
- TI, Transitional Industrial
- I, Industrial
- R1
- R2

Planned Unit Development List

- 1-Eaton Meadows - #2 of 1992, #6 of 1999
- 2-Golfview Office Park - #6 of 1999
- 3-Tenmar North - #10 of 1989, #6 of 1994
- 4-Fountain Estates - #4 of 1991
- 5-Timbers - #2 of 1991
- 6-Birchcliff Acres - #13 of 1993, #6 of 1998
- 7-Windsfield - #16 of 1992
- 8-Lorel Pines - #9 of 1991
- 9-Old Elm - #24 of 1994
- 10-Highgrove - #23 of 1994
- 11-Timber Canyon Estates - #7 of 1991
- 12-Riverwood #10 of 1989
- 13-Cascade Lakes Park #5 of 1999, #1 of 1997
- 14-Cascade Lakes - #10 of 1995, #10 of 1999
- 15-Watermark - #10 of 1997, #6 of 2003
- 16-Fall Pines - #16 of 1994
- 17-Quail Crest - #2 of 1993, #12 of 1995
- 18-Burton Pointe - #14 of 1990, #9 of 1996
- 19-Thompson Court - #9 of 1992, #1 of 2001
- 20-Cascade Christian Church - #15 of 1994
- 21-Glenview - #9 of 1995, #6 of 2000
- 22-Cascade East - 1976
- 23-Chatam Woods - 1972
- 24-MVP - #10 of 2006
- 25-Home Design Center - #6 of 1996, #3 of 1993
- 26-Spruce Meadows - #4 of 1994, #1 of 2007
- 27-Highridge - #4 of 1989, #16 of 2000
- 28-Patterson Ice Center - #10 of 1994
- 29-146 Office Park - #11 of 1994, #12 of 1997
- 30-Sports and Recreation - #4 of 1995
- 31-Dragon King - 1981
- 32-Espanola - #6 of 1996, #20 of 2000
- 33-Thompson Land Company - 1979
- 34-Crestwood Hills - #6 of 1997
- 35-Summit - #11 of 1990, #6 of 1999
- 36-Nob - #13 of 1995
- 37-Allchans By Stephanie - #13 of 1999
- 38-Northern Bonville - #15 of 1995
- 39-Centennial Park - 1975, #5 of 2013
- 40-Sunrise Senior Living - #12 of 2005
- 41-Glenwood Hills - #6 of 1996
- 42-Glenwood Hills #2 - #6 of 1996
- 43-Thompson Estates - #9 of 1989, #7 of 1996
- 44-Heathcote - #8 of 1991
- 45-Meadowood Trails - #6 of 1989, #9 of 1989
- 46-Groblers 30th S1 - #14 of 1992
- 47-Patterson 30th S1 - #8 of 1982
- 48-KORC Facility - #7 of 1998
- 49-La Tourneau - #6 of 1989
- 50-Meadowbrook Business Park - #2 of 1993, #10 of 2003
- 61-Ridgewood Creek - #2 of 1995
- 52-Duffield County Estates - #19 of 1990, #6 of 2001
- 53-Signature Inns - #15 of 1987
- 54-Ada Woodings - #13 of 2003
- 55-Sentinel Pointe - #6 of 1994, #1 of 2016
- 56 - Open
- 57-Caravella Village - #17 of 1996
- 58-Thompson Manor - #2 of 1993, #2 of 2004
- 59-Bloomfield Falls - #11 of 1999
- 60-Whitneyville Station - #1 of 1999
- 61-Quail Ridge - #7 of 1999
- 62-Thompson Meadows - #6 of 1999
- 63-Hunter's Way - #10 of 2000, #1 of 2001
- 64-Laurel Ridge - #14 of 2000
- 65-Stratford Estates - #6 of 2001
- 66-Bloomington Hills - #7 of 2001
- 67-East Imports - #1 of 2004, #5 of 2004, #6 of 2017
- 68-Corvette Mead Use - #2 of 2002, #16 of 2003
- 69-MeljeRitomo - #11 of 2002
- 70-Summer - #12 of 2002
- 71-Bolton Automotive - #16 of 2002
- 72-Clear Meadow - #3 of 2003
- 73-Park Place Condominium - #11 of 2003
- 74-Manchester Wood Stonebrite - #3 of 2004
- 75-Cascade Pointe - #1 of 2004
- 76-Wilderhill Shoppes - #6 of 2004
- 77-Spice Realty - #10 of 2004
- 78-Glenwood Hills Office Park, #3 - #9 of 2004
- 79-Cascade Engineering Corp Office - #14 of 2004
- 80-Ribbit Development - #2 of 2006, #7 of 2017
- 81-YMCA - #7 of 2014
- 82-Kent St Farmers - #8 of 2005
- 83-Anderson Woods - #9 of 2005
- 84-Gallopouse
- 85-Berwood - #2 of 2008
- 86-Oak Harbor Preserve - #6 of 2017
- 87-Anderson Woods Phase II Lane 11 - #11 of 2005
- 88-Spice #3 of 2007
- 89-Sturbridge Valley - #4 of 2007
- 90-Sasha Valley - #2 of 2013
- 91-Ridwood - #6 of 2013
- 92-Dunry Hotel - #12 of 2014
- 93-Thompson Hilltop - #1 of 2015
- 94-Pinera Road - #2 of 2015
- 95-5905 Broadmoor - #6 of 2015
- 96-Lakota Loop - #4 of 2017
- 97-Cascade One - #10 of 2017



ADA TOWNSHIP

LOWELL TOWNSHIP

CALEDONIA TOWNSHIP

CITY OF KENTWOOD

See Other, CTR

Date

Cascade Township Planning Department
11/16/16/2014

CASCADE CHARTER TOWNSHIP
Kent County, Michigan
ORDINANCE NO. 5/1986
Glenwood Hills Office Park PUD

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE, ZONING MAP, AND LAND USE MAP TO ESTABLISH THE GLENWOOD HILLS OFFICE PARK PLANNED UNIT DEVELOPMENT.

THE CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1.

That the application of WW Engineering and Science Group for the Planned Unit Development as recommended by the Cascade Township Planning Commission on September 2, 1986 be and the same is hereby approved and Zoning Map, Land Use Map, and Township Zoning Ordinance No. 2, of 1978 as amended, are hereby amended so as to incorporate said Planning Commission recommendation.

Section 2.

Legal description of said Planned Unit Development includes:

That part of the NE ¼, Section 18, T6N, R10W, Cascade Township, Kent county, Michigan, described as: BEGINNING at a point on the East line of Section 18, which is N1 degree 46'38"W 66.0 feet from the E ¼ corner of Section 18; thence S 88 degrees 09'47"W 1332.29 feet along a line which is 66 feet North of and parallel with the South line of said NE ¼; thence N 1 degree 42'58"W 1637.05 feet along the West line of the E ½ of said NE ¼; thence S 85 degrees 06'45"E 370.73 feet along the Southerly line of Highway I-96 R.O.W.; thence S 47 degrees 05'25"E 1353.55 feet along said Southerly line; thence S 1 degree 46'38"E 640.77 feet along the East line of Section 18 to the place of beginning. Subject to an easement for highway R.O.W. described as: BEGINNING at a point on the east line of Section 18, which is N 1 degree 46'38"W 66.0 feet from the E ¼ corner; thence S 88 degrees 09'47"W 33.0 feet; thence N 1 degree 46'38"W 51.78 feet; thence S 88 degrees 13'22"W 42.0 feet; thence N 1 degree 46'38"W 663.20 feet; thence S 47 degrees 05'25"E 105.49 feet; thence S 1 degree 46'48"E 640.77 feet along the East line of Section 18 to the place of beginning. This parcel contains 37.25 Acres, not including easements for highway R.O.W.

Section 3.

General Provisions: The following provisions shall hereby apply to the above described Planned Unit Development in addition to those provisions outlined in Section 13.11 of the Cascade Charter Township Zoning Ordinance No. 2., as amended through August 28, 1984.

Section 3.1

Permitted Uses: In this P.U.D. district no building or part thereof shall be erected, altered or used or any area of land in whole or in part used for other than any one or more of the following specific uses:

- A. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.
- B. Professional offices, such as for doctors, dentists, lawyers, architects, engineers, and accountants.
- C. Medical and dental laboratories and clinics.
- D. Radio and television station, not including towers and antennas.
- E. Funeral homes, not including crematories, subject to the following restrictions:
 - a. Sufficient off-street automobile parking and assembly area shall be provided for vehicles to be used in funeral processions. The assembly area shall be provided in addition to otherwise required off-street parking area.
 - b. Loading and unloading areas used by ambulances, hearse, or other such service vehicles shall be obscured from view with an opaque fence or wall not less than six feet in height.
- F. Publicly owned buildings, exchanges, and public utility offices not including storage yards, maintenance facilities, substations, regular stations, and materials handling facilities.
- G. Banks, credit unions, savings and loan institutions, including drive-in facilities.

Section 3.2

Development Standards:

- A. There shall be a maximum number of nine lots to be platted and developed in general accord with the approved Master Development Plan. No more than one principal building may be erected on each parcel.
- B. There shall be provided a private cul-de-sac or other suitable means of maneuvering area for emergency vehicles at a common access point to Lots 1 A and 1 B.
- C. Drainage and Flood Plain: A 40 foot drainage and easement across the property shall be maintained in open condition or as modified and approved by the Kent County Drain Commission. No structures shall be erected below the elevation of 725.0 feet. No fill shall be placed below existing contour elevation 720, except that minor encroachments may be offset by balancing cuts.
- D. Ingress and Egress: Driveway openings onto the public and private streets shall not be permitted at an interval of less than 200 feet. In the case of Lots 4 A (Lot 5#2) and 4B (Lot 4 of #1) and 4 B (Lot 4 #1) and 5 A (Lot 3 #1) where it would not be possible to maintain the 200 foot spacing if the lots are developed separately, joint access will be required. Joint access is required

between lot 1 A (Lots 6 and 7 Glenwood #2) and 1 B to provide for required emergency vehicle maneuvering area.

Main access to the development shall be provided as shown on the approved Master Development Plan by a public road built to County Road Commission standards and include appropriate tapers for ingress and egress to and from Kraft Avenue as determined by the Kent County Road Commission.

E. The required yard and area regulations are as follows:

1. Front Yard: The minimum distance from any building to the right of way line shall be 50 feet. No vehicle parking shall be permitted within the first 10 feet thereof along public R.O.W. No vehicle parking shall be provided within the first 20 feet thereof along the private R.O.W.
2. Side Yard: The minimum distance from any building to the side property line shall be 25 feet. The first 10 feet as measured from the side property line shall be permanently landscaped.
3. Rear Yard: The minimum rear yard area for lots lying adjacent to the I-96 Expressway shall be 25 feet. All of which shall include berming and suitable permanent landscape plantings.
 - The minimum rear yard area for lots abutting the I-1 zone shall be 35 feet. All of which shall be devoted to permanent landscape area.
 - The minimum rear yard for all other lots shall be fifty feet. A minimum of 20% thereof shall be permanently landscaped and maintained.

F. Height: No buildings shall exceed three stories in height.

G. The required parking ratios shall be as follows:

- zero (0) square feet of parking for each square foot of internal garage or mechanical area.
- One (1) square feet of parking for each square foot of lab, print shop and storage area.
- Two (2) square feet of parking for each square foot of office area including conference rooms, reception area and miscellaneous areas.

H. Landscaping: All yard areas with the exception of paved driveways, parking spaces and walkways shall be used exclusively for landscaping, including trees, shrubs, lawns, and ornamental features. All landscaping to be completed within six months after occupancy.

I. Signs: The following exterior signs shall be permitted:

- a. One wall sign on each main building, provided that the sign surface does not exceed 100 square feet.
- b. One business sign for each building, provided that the sign surface does not

exceed 32 square feet and provided that it is located a minimum of 20 feet from the public or private street R.O.W.

c. Directional signs not to exceed 4 square feet.

J. All existing structures located on the property as described including buildings and signs shall be removed from the property and are hereby made a condition of final plat approval of the proposed Glenwood Hills Office Park.

Section 4.

Staging: Development as outlined above is conditioned upon the approval of a Final Plat in accordance with the State Plat Act. Approval of individual site plans is further subject to the provisions of Chapters 17 and 18 of the Cascade Charter Township Zoning Ordinance No. 2, of 1978 as amended.

Section 5.

Subject to the Approved Master Development Plan, Case #458A.

Section 6.

Effective Date: This ordinance shall become effective upon publication in a newspaper circulated within the Township of Cascade.

The foregoing ordinance was offered by Board Member Ellinger, supported by Board Member Hansen. The roll call vote being as follows:

YEAS: Burlingham, Carpenter, Champion, Ellinger, Hansen, Henning, Rowland

NAYS: None

ABSENT: None

Brenda J. Henning, Clerk
Cascade Charter Township

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 1st day of October, 1986.

Brenda J. Henning, Clerk
Cascade Charter Township

CASCADE CHARTER TOWNSHIP
Ordinance #5 / 1987

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE, ZONING MAP AND LAND USE MAP TO ESTABLISH THE JOSEPH PACITTI PLANNED UNIT DEVELOPMENT.

Section 1.

That the request of Joseph Pacitti for the Planned Unit Development as recommended by the Cascade Township Planning Commission on March 2, 1987, be, and the same is hereby approved and the Zoning Map, Land Use Map and the Township Zoning Ordinance No. 2, of 1978 as amended, are hereby amended so as to incorporate said Planning Commission recommendation.

Section 2.

The legal description of said Planned Unit Development includes:

That part of the NW ¼, Section 17, T6N, R10W, Cascade Township, Kent County, Michigan, described as: BEGINNING at the W ¼ corner of Section 17; thence N1 degree 46' 38"W706.77 feet along the West line of Section 17; thence S47degrees 05'25"E 700.94 feet along the Southwesterly line of Highway I-96; thence Southeasterly 317.67 feet along said Southwesterly line on a 5626.58 foot radius curve to the right, the chord of which bears S45 degrees 28' 22" East 317.63 feet; thence S89 degrees 29'04" West 717.94 feet along the South line of said NW ¼ to the place of beginning. Subject to highway R.O.W. for Kraft Avenue over the Westerly 33 feet of the Southerly 117.75 feet and subject to highway R.O.W. for Kraft Avenue over the Westerly 75 feet of the remainder per Liber 1881, Page 1122. Also subject to easements of record. This parcel contains 5.906 Acres, including Kraft Avenue R.O.W. This parcel contains 4.865Acres, excluding Kraft Avenue R.O.W.

Section 3.

General Provisions: The following provisions shall hereby apply to the above described Planned Unit Development in addition to those provisions outlined in Section 13.11, Chapter 78 of the Cascade Charter Township Zoning Ordinance No. 2., as amended through August 28, 1984. --

Section 3.1 Permitted Uses: In this P.U.D. district no building or part thereof shall be erected, altered or used or any area of land in whole or in part used for other than any one or more of the following specific uses:

- A. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.

- B. Professional offices, such as for doctors, dentists, lawyers, architects, engineers and accountants.
- C. Medical and dental laboratories and clinics.
- D. Radio and television stations, not including towers and antennas.
- E. Publicly owned buildings, exchanges, and public utility offices not including storage yards, maintenance facilities, substations, regular stations and materials handling facilities.
- F. Banks, credit unions, savings and loan institutions, excluding drive-in facilities.

Section 3.2 Development Standards:

- A. Development in general accord with the approved Master Site Plan. No more than one principal building may be erected on this parcel.
- B. Access to the development shall be provided as shown on the approved Master Site Plan. It shall include appropriate tapers for ingress and egress to and from Kraft Avenue as determined by the Kent County Road Commission.
- C. Height: Total building height as measured from the average grade at the front of the building to the top of the parapet wall shall not exceed 43-1/2 feet, and shall consist of a maximum of three stories.
- D. Parking: Required improved off-street parking shall be determined and provided as follows:
 - zero (0) square feet of parking for each square foot of internal mechanical area.
 - one (1) square foot of parking for each square foot of storage area.
 - two (2) square feet of parking area for each square foot of office area including conference rooms, reception area and miscellaneous areas.
 - off street parking spaces shall have a nominal dimension of 9 feet of width and area of 180 square feet.
 - Up to 108 spaces shall be permitted having minimum dimensions of 8 feet by 16 feet provided that they are clearly identified for use by compact and sub-compact vehicles only.
- E. Landscaping: All yard areas with the exception of paved driveways, parking spaces and walkways shall be used exclusively for landscaping, including trees, shrubs, lawns, and ornamental features. All landscaping to be completed within six months after occupancy.

F. Signs: The following exterior signs shall be permitted:

a.) Two business identification signs provided that the sign surface does not exceed 32 square feet and provided that each is located a minimum of 20 feet from the public street R.O.W.

b.) Directional signs not to exceed 4 square feet.

G. All existing structures located on the property as described excluding billboard signs shall be removed from the property prior to issuance of an occupancy permit.

H. The required yard and area regulations are as follows:

a.) Total lot coverage of the building shall not exceed 10.7%.

b.) Total gross floor area of the building shall not exceed 82,644 square feet.

c.) Front yard: The minimum distance from any building to the right of way line shall be 75 feet.

No vehicle parking shall be permitted within the first 20 feet thereof along public R.O.W.

d.) Side yard: The minimum distance from any building to the side property line shall be 25 feet. The first 10 feet as measured from the side property line shall be permanently landscaped.

e.) Rear yard: The minimum rear yard area lying adjacent to the I-96 Expressway shall be 25 feet. The first 10 feet as measured from the R.O.W. shall be permanently landscaped.

Section 4.

Subject to the approved Master Site Plan, Case #498.

Section 5. Effective Date: This ordinance shall become effective upon publication in a newspaper circulated within the Township of Cascade. The foregoing ordinance was offered by Board Member Burlingham, supported by Board Member Hansen. The roll call being as follows:

YEAS: Burlingham, Champion, Hansen, Henning & Rowland

NAYS: None

ABSENT: Carpenter & Ellinger

Brenda J. Henning, 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 25th day of March, 1987.

Brenda J. Henning, Clerk
Cascade Charter Township

STAFF REPORT: Case # 18-3471
REPORT DATE: July 13, 2018
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: August 13, 2018
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Steve Plakmeyer
Watermark Property LLC
5500 Cascade Rd
Cascade MI 49546

STATUS

OF APPLICANT: Developer

REQUESTED ACTION: Basic Plan Review for an amendment to add a new office and addition to swim center

EXISTING ZONING OF SUBJECT PARCEL: P.U.D. 15

GENERAL LOCATION: Southern terminus of Gailbraith

PARCEL SIZE: Approximately 60 acres.

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

ADJACENT AREA LAND USES:
N – Office
S – Clubhouse
E- Golf course
W – Gas station

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

STAFF COMMENTS:

1. The applicant is requesting Basic Plan Review in order to amend the existing Planned Unit Development to put an addition on to the swim center and to add office space in the existing fitness building.

2. Essentially, they want to move the Snap Fitness to the Swim center addition and to allow for the existing fitness building to be used for additional office space.
3. PUD 15 was originally approved in 1997 and has gone through several amendments since.
4. The applicant is asking for approval to add about 6,000 sq ft to the swim center building to accommodate the Snap Fitness.
5. Watermark last amended the PUD in 2008 to include the existing fitness building, at that time there was some concern about adding additional office space to the project. After some modifications by the applicant, the Township approved the following:
 - Section VIII.B.3 of the Design Guidelines, Requirements and Limitations shall read as follows:
 - The maximum size of the healthclub/professional office shall be 14,000 sq ft. as shown on the approved floor plans dated 9.3.09. This building is limited to the following uses:
 - Professional office –limited to no more than 6,729 sq ft.of the 14,000 sq ft
 - Examples include: attorney, engineer, accountant or other low impact type offices as determined by the Planning Commission.
 - Fitness center
 - Storage, mechanical, etc
6. The PUD amendment is necessary since we did not provide for the addition to the swim center and the additional office space.
7. Some concern staff has with the project include:
 - a. adding more office space to the area
 - b. bypassing the negotiated PUD process
 - c. Large multi tenant will want exposure to Cascade Rd
8. I have told the applicant that an addition to the swim center is not the issue but the conversion of the existing Snap Fitness for additional office space is not something I would support. I believe this is not what was originally agreed to, is against the long term plan for Cascade Rd and was already asked for in 2008 and not approved then, which is why the building was downsized.
9. The plan also includes a couple of minor modification to address the swim center addition. They would need to change the setbacks on the east and north side of the building.

The applicant has submitted this package as required by Section 16.05 (2) of the Zoning Ordinance for Basic Plan Review.

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

ATTACHMENTS:

APPLICATION
Site Plan



June 15, 2018

Mr. Steve Peterson
Community Development Director
Cascade Township
2865 Thornhills Avenue SE
Grand Rapids, MI 49546

RE: 1611 Galbraith Avenue SE (41-19-06-402-003) – Site Plan Review

Dear Mr. Peterson:

Included with this cover letter, please find five (5) copies of the submittal package for the site plan review for the proposed expansion of the pool building for Watermark Country Club at 1611 Galbraith Avenue SE, permanent parcel number 41-19-06-402-003. Each application package includes the following:

1. Parcel Description
2. Project Description
3. Impervious Surface Exhibit
4. Signed Application
5. \$500 Escrow Fee
6. Site Plan Set (to scale, 24x36)
7. Architectural Floorplan (to scale, 24x36)

These items are being submitted for consideration at the regular Planning Commission meeting on July 16, 2018. Should you have any questions or need additional information, please do not hesitate to contact me at (616) 575-5190.

Sincerely,

Kelly Kuiper
Project Manager

PARCEL DESCRIPTION

1611 Galbraith Avenue SE Site Plan Review

N 281.80 FT OF S 1106.33 FT OF W 400.0 FT OF E 500.0 FT OF NW 1/4 OF SE 1/4 ALSO W 40.0 FT OF E 100.0 FT OF NW 1/4 SE 1/4 EX N 185.0 FT & EX S 824.53 FT * SEC 6 T6N R10W 2.80 A.

PROJECT DESCRIPTION
1611 Galbraith Avenue SE Site Plan Review

The proposed expansion to the existing Watermark Country Club pool building at 1611 Galbraith Avenue SE is minor in nature. The building is physically expanding from 1,695 square feet to 7,174 square feet, however, the impervious surface addition is only 5,687 square feet. In addition, the existing setbacks are changing as listed in the tables below. However, it is important to note that the only setbacks that abut property not included as part of the existing Watermark operation are to the north (side setback) and west (rear setback). The east and south setbacks, front and side respectively, are adjacent to other Watermark property and therefore can be considered one for zoning purposes. A parcel combination form can be submitted to the Township Assessor if the Commission desires to formalize this condition.

CURRENT SETBACKS:

Front	24.4 ft
Rear	Unchanging
North Side	44.3 ft
South Side	Unchanging

PROPOSED SETBACKS:

Front	15.0 ft (8.1 ft from entry overhang)
Rear	Unchanging
North Side	21.3 ft
South Side	Unchanging

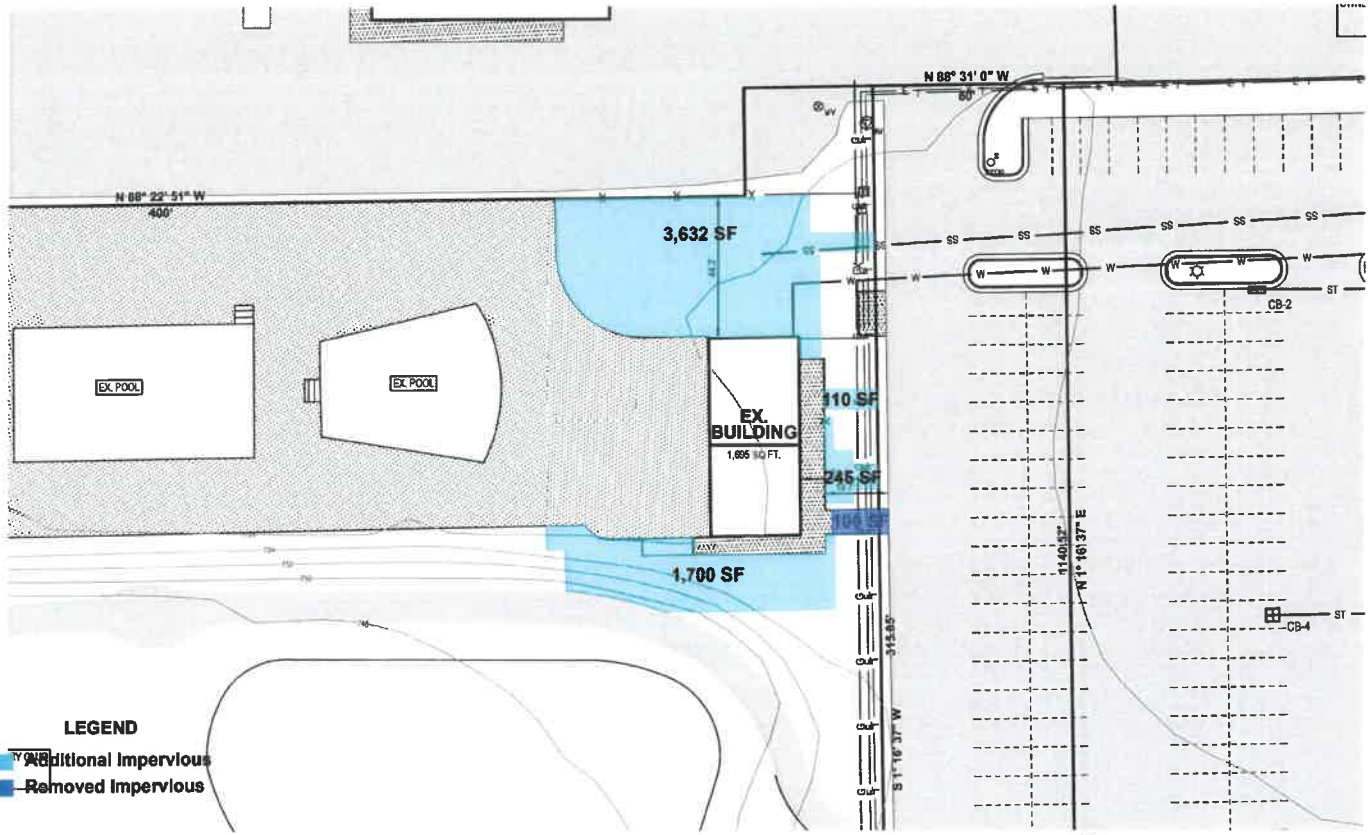
The expansion of the building will allow the kitchen and associated seating area to increase, the restrooms and changing rooms to increase in size and the SNAP Fitness facility to move into this building (from the Watermark Office building at 1616 Galbraith Avenue SE). These requested expansions are a testament to the success of the Watermark Country Club and a confirmation of their long-term presence in Cascade Township. The details of the proposed square footages of each use within the building are included in the table below.

BUILDING DETAILS:

Kitchen	1,126 SF
Pool Locker Rooms	700 SF
Fitness (including Office and Locker Rooms)	5,180 SF

The minor increase of 5,687 square feet of impervious surface to the existing building only results in an increase of 2% to the total impervious surface of the golf course campus (buildings, parking, drives, etc. north of the residences). Majority of the pool site is already impervious and only the minor expansions to front and sides result in an increase to the existing impervious area. Due to this minor increase there are no proposed changes to the existing stormwater management of the overall Watermark Country Club site.

Finally, it is important to note that although the square footage of the pool building is increasing by 5,479 square feet, parking calculations for recreational sites are primarily determined by occupancy. Although an increased square footage could potentially mean a greater occupancy, the overall membership of the Country Club and pool are not increasing congruently. In addition, although the fitness facility is moving to this building from the existing office building, the square footages of the previous fitness facility to the proposed are equivalent. Additional office space for Watermark Country Club is proposed where the previous fitness facility was located. Therefore, the approved uses from the original Watermark Planned Unit Development are not changing and the current shared parking facilities will continue to exceed the necessary required.



WATERMARK POOL BUILDING

IMPERVIOUS SURFACE EXHIBIT
 project number: 18400396





CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Watermark Property LLC

Address: 5500 Cascade Road SE Suite 220

City & Zip Code Grand Rapids, MI 49546

Telephone: (616) 949-0570

Email Address: splakmeyer@watermarkcc.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
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Plat Review *
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Expansion of the pool building structure

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

See attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 06-402-003

ADDRESS OF PROPERTY: 1611 Galbraith Ave SE, Grand Rapids, MI 49546

PRESENT USE OF THE PROPERTY: Watermark County Club pool facility

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

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

SIGNATURES

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

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

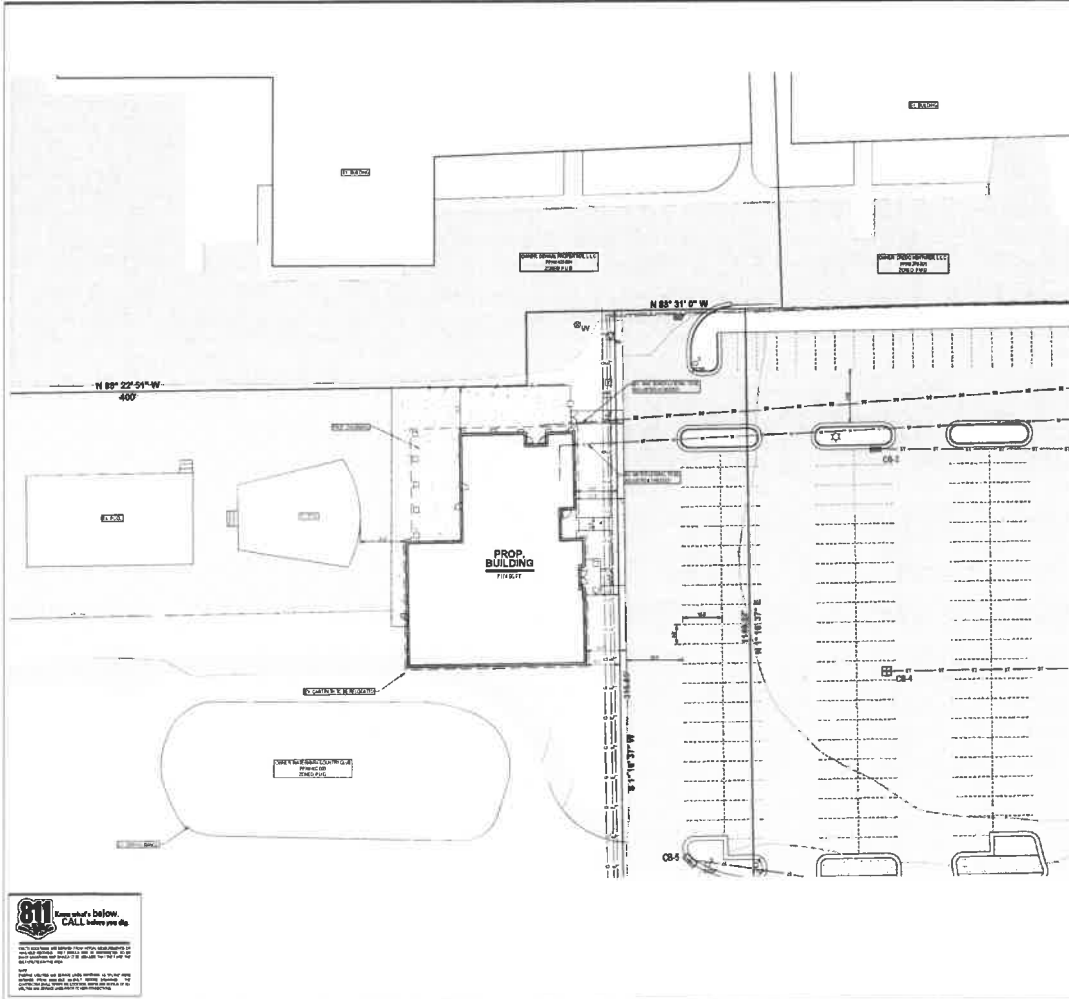
Owner – Print or Type Name
(*If different from Applicant)

Watermark Property, LLC
STEVE PLAKMEYER, MEMBER MGR
Applicant – Print or Type Name

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

 6/12/2018
Applicant’s Signature & Date

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



GENERAL NOTES

1. OWNER OF RECORD IS THE PROPERTY OWNER.
2. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND RAPIDS.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND RAPIDS.
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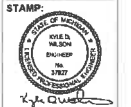
PREPARED FOR:
 Century Technology Group - Watermark
 Faberstry, Show

1510 Corporate Exchange Q 26
 Grand Rapids, MI 49503
 Phone: 616.881.1002

REVISIONS:

No.	DATE	BY	DESCRIPTION
1	1/15/10	JLN	ISSUE FOR PERMIT
2	1/15/10	JLN	ISSUE FOR PERMIT

WATERMARK POOL BUILDING
 Site Layout Plan
 PART OF THE RECORD SECTION AND PART OF THE RECORD SECTION, THE CITY OF GRAND RAPIDS, MI COUNTY, MICHIGAN



PROJECT NO:
18400396

SHEET NO:
C-205



