

AGENDA
CASCADE CHARTER TOWNSHIP ZONING BOARD OF APPEALS
TUESDAY, September 9, 2025
5:30 PM
2870 JACKSMITH AVE SE

Public may access the meeting via video conference software Zoom

Webinar ID: 898 2849 0976

<https://us02web.zoom.us/j/89828490976>

- ARTICLE 1. **Call the meeting to order**
 Record the attendance
- ARTICLE 2. **Pledge of Allegiance to the Flag**
- ARTICLE 3. **Approve the current Agenda**
- ARTICLE 4. **Disclose any Conflict of Interest**
- ARTICLE 5. **Approve the Minutes of May 13, 2025 Meeting**
- ARTICLE 6. **Acknowledge visitors and those wishing to speak**
 (Comments are limited to five minutes per speaker)
- ARTICLE 7. **Case #25-3895 – Public Hearing**
 Applicant: Carrie Borchers & Dan Wilder
 Property Address: 8751 Cascade Rd. SE
 Parcel Number: 41-19-23-400-009
 Requested Action: Seeking a variance of 13.8 ft to the south property line front
 yard setback for the construction of an Accessory Building.
- ARTICLE 8. **Acknowledge visitors and those wishing to speak.**
 (Comments are limited to five minutes per speaker)
- ARTICLE 9. **Other Business**
- ARTICLE 10. **Adjourn**

**CASCADE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**TUESDAY, September 9, 2025
5:30 PM**

ARTICLE 5.

Approve the Minutes of the May 13, 2025 Meeting

Minutes
Cascade Charter Township
Zoning Board of Appeals
Tuesday, May 13, 2025
5:30 pm
2870 Jacksmith Ave. SE

ARTICLE 1. Community Development and Planning Director Andrea Hendrick called the meeting to order at 5:30 pm.

Members Present: Noordhoek, Berra, Puplava, Rowland, Mead
Members Absent: Milliken (excused)

Others Present: Community Development and Planning Director Andrea Hendrick, Zoning Administrator Ryan Sennett, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

**Motion was made by Member Mead to approve the current agenda with the change of Article 8 Appointment of New Officers to Article 4.
Supported by Member Puplava.
Motion carried 5 to 0.**

ARTICLE 4. 2025 Zoning Board of Appeals Officer Selection

**Motion was made by Member Puplava to nominate Member Berra as Chairman and Member Mead as Vice Chair.
Motion carried 5 to 0.**

ARTICLE 5. Disclose any Conflicts of Interest

There were no conflict of interest.

ARTICLE 6. Approve the Minutes of the November 12, 2025 meeting.

**Motion was made by Member Mead to approve the Minutes of the November 12, 2025 meeting.
Supported by Member Rowland.
Motion carried 5 to 0.**

ARTICLE 7. Approve the Minutes of the January 14, 2025 meeting.

**Motion was made by Member Rowland to approve the Minutes of the January 14, 2025 meeting.
Supported by Trustee Noordhoek.
Motion carried 5 to 0.**

ARTICLE 8. Acknowledge visitors and those wishing to speak

There was no one wishing to speak.

ARTICLE 9. Case #25-3884 – Public Hearing

Applicant: Bank of America

Parcel Number: 41-19-16-101-017

Property Address: 6464 28th St. SE

Requested Action: Requesting a Variance from Section 19.19 of the Zoning Ordinance to allow for lighting levels exceeding the 5 footcandle maximum allowed brightness. The maximum requested brightness is 28.6 footcandles.

Director Hendrick presented the application, noting the applicant was not in attendance. The request was for a variance to lighting levels at the property located on the southwest corner of Thornhills and 28th Street. Director Hendrick explained that per her findings, the standards for approving a variance had not been met by the applicant. She noted there was nothing unique about this property that would allow for the variance and that the staff review had been sent to the applicant, who chose not to attend, understanding the recommendation for denial.

Motion was made by Member Mead to open public hearing.

Supported by Member Puplava.

Motion carried 5 to 0.

There was no one wishing to speak.

Motion was made by Member Berra to close public hearing.

Supported by Trustee Puplava.

Motion carried 5 to 0.

Motion was made by Trustee Noordhoek to DENY Case #25-3884 a variance to allow lighting levels exceeding the maximum allowed at 6464 28th Street SE based on the findings above.

Supported by Member Rowland.

Motion carried 5 to 0.

ARTICLE 10. Acknowledge visitors and those wishing to speak

There was no one wishing to speak.

ARTICLE 11. Any Other Business

Director Hendrick announced that there were no items for the June Zoning Board of Appeals hearing, so it would be cancelled. She also noted that due to construction at the Wisner Center, she requested the Board consider canceling the August 12 meeting. The Board agreed to cancel the August meeting.

Member Mead asked about the township plans for Planning Commission and Township Board meetings during construction. Director Hendrick explained they hadn't decided whether to cancel those meetings or hold them at alternative locations such as Fire Station 1 or Orange Street Stone House.

Director Hendrick confirmed the next meeting would be July 8, 2025, with the application deadline of May 23, 2025.

ARTICLE 12. Adjourn

Motion was made by Member Mead to adjourn. Supported by Member Puplava.

Motion carried 5 to 0. The meeting adjourned at 5:40PM.

Respectfully submitted,

Andrea Hendrick, Community Planning and Development Director, Recording Secretary

**CASCADE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**TUESDAY, September 9, 2025
5:30 PM**

ARTICLE 7.

Case #25-3895 – Public Hearing

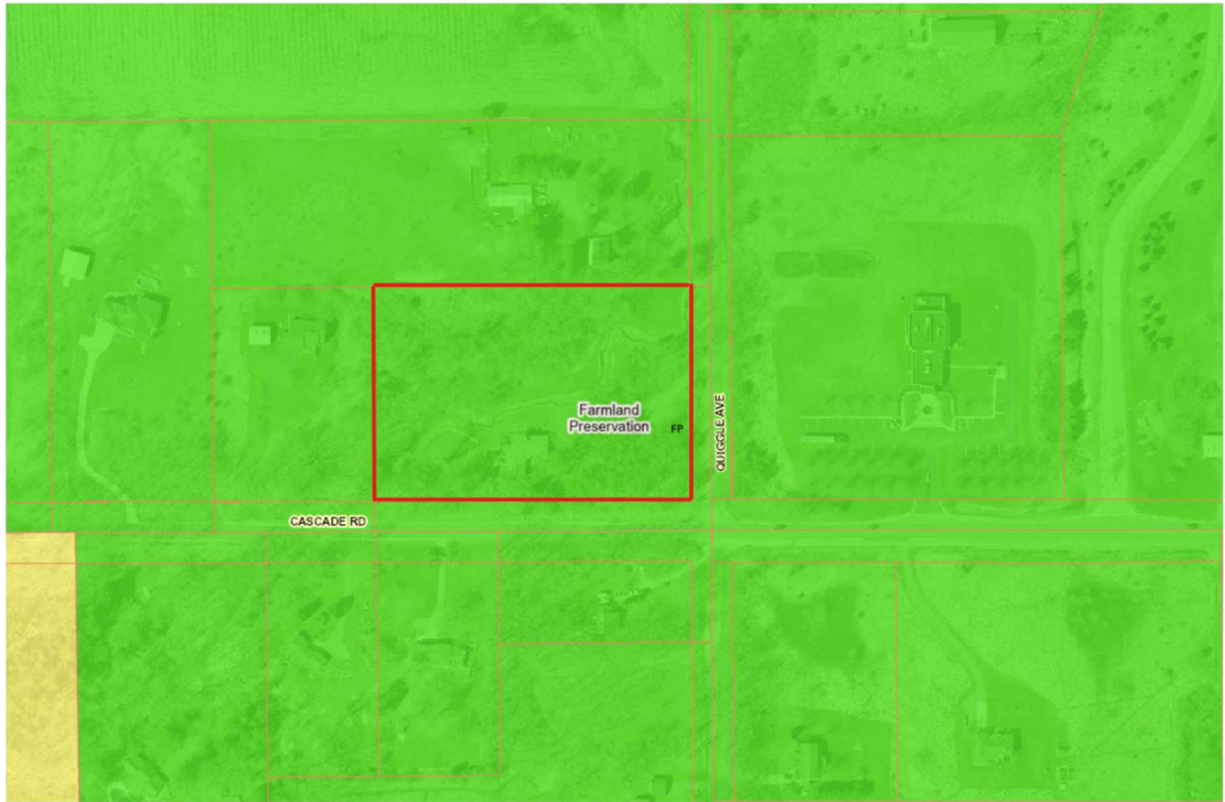
Applicant: Carrie Borchers & Dan Wilder

Property Address: 8751 Cascade Rd. SE

Parcel Number: 41-19-23-400-009

Requested Action: Seeking a variance of 13.8 ft to the south property line front yard setback for the construction of an accessory building.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case #25-3895
REPORT DATE: August 29, 2025
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: September 9, 2025
PREPARED BY: Ryan Sennett, Zoning Administrator

APPLICATION SUMMARY:

APPLICANT: Applicant: Carrie Borchers & Dan Wilder
Property Owner: Carrie Borchers & Dan Wilder

ADDRESS: 8751 Cascade Rd. SE

PARCEL NUMBER: 41-19-23-400-009

REQUESTED ACTION: Seeking a variance of 13.8 ft to the south property line front yard setback for the construction of an Accessory Building.

REQUIREMENTS: Section 4.08.3 Accessory Structures in the front yard
Section 18.05 Placement and Yard Area Standards, Residential Dwellings – Table 18-B
Section 23.05.2 Variances

EXISTING ZONING: FP- Farmland Preservation Zone District

GENERAL LOCATION: The subject site is located on the northwest corner of Cascade Road and Quiggle Avenue.

PARCEL SIZE: 4.07 acres

EXISTING LAND USE: Single Family Residential

ADJACENT PROPERTIES: N: FP, Residential, Agriculture
W: FP, Residential
S: FP, Residential, Agriculture
E: FP, Religious Institution

OVERVIEW

1. The current site has a single-family residential dwelling built in 1972. A 280 square foot detached garage is located just east of the home in the front yard off Cascade Road. The Township has no record of a building permit for the detached garage, so it is uncertain when it was added. The property is a corner lot, which means it has two front yards for the purpose of setbacks.
2. The exiting garage is a legal, nonconforming structure, as the current Zoning Ordinance does not permit accessory buildings to be located in the front yard.
3. Per Chapter 22 of the Zoning Ordinance, nonconforming structures may not be re-established in their nonconforming condition. Therefore, the reconstruction of an accessory building must be in compliance with the current Zoning Ordinance.
4. An accessory building in the front yard of a property may be permitted through a Type I Special Use Permit, per *Section 17.03(1)(b)*. At the August 4, 2025 Planning Commission Meeting, a Type 1 Special Use Permit was approved for placement of the Accessory Building in the front yard.
5. Due to the requirements of Section 17.03(1)(b), approval of a Type 1 Special Use Permit under these provisions require that the building meet applicable front yard setback requirements. Due to the proposed building location encroaching into the front yard setback of the south property line, the approval was conditioned on the approval of a variance for a reduced front yard setback from the property line on Cascade Road.
6. The Zoning Board of Appeals must decide if the application meets the standards of Section 23.05.2.C of the Zoning Ordinance to allow for a reduction in the 50ft required front yard setback from Cascade Road.



REQUEST

The applicant is requesting a variance to encroach into the Front Yard Setback from the south property line on Cascade Road in order to construct a 552 square foot detached garage. This structure includes a second-floor attic space, bringing the total floor area of the garage to 795 square feet. Although the proposed location of the new building is located an additional 10ft

further from the south property line than existing nonconforming accessory structure, it still does not meet the required front yard setback for Cascade Road. Cascade Road is classified as an arterial street, which is subject to a 50 ft setback. The proposed building has a 36.2 ft front yard setback, which would align it with the primary residential structure, which also has a nonconforming setback of 36.2 ft.

PROPERTY HISTORY

The property is a corner lot with 546 feet of street frontage on Cascade Road, and 400 feet on Quiggle Avenue. A meandering stream runs through the middle of the property, extending from the NW corner of the lot to the SW corner. The portion north of the stream is wooded, as well as the portion south of the stream and east of the home.

The applicant is proposing to demolish the existing detached garage located on the site. The garage will be replaced with a new detached garage approximately 10 feet north of the existing garage location. While accessory structures are not traditionally allowed in front yards, the Zoning Ordinance provides limited scenarios where they would be allowed.

Case #25-3893


At the August 4, 2025 Planning Commission Meeting, a Type 1 Special Use Permit was approved for placement of the Accessory Building in the front yard based on the Standards of Section 17.03(1)(b). The Planning Commission cited that constructing an accessory building in the rear or side yard of the proposed development would require grading and extensive fill of wetlands and riparian zone which would significantly change the landscape and views of the neighborhood and be detrimental to the natural features of the property. The topography, EGLE requirements, and septic location make it nearly impossible to construct the building in the side or rear yard. Due to the requirements of Section 17.03(1)(b), approval of a Type 1 Special Use Permit under these provisions require that the building meet applicable front yard setback requirements. Due to the proposed building location encroaching into the front yard setback of the south property line, the approval was conditioned on the approval of a variance by the Zoning Board of Appeals for a reduced front yard setback from the property line on Cascade Road.


SECTION 4.09

The proposed structure is 16 ft ½ inch in height. Per Section 4.09, a 40 ft setback is required to the side and rear property lines for an accessory structure of this height. The structure meets these requirements for the rear and side yard setbacks. When considering the proposed front yard placement, the Zoning Board of Appeals may wish to consider this setback requirement when determining if the proposed distance from Cascade Road is appropriate.

Table 4-1: Accessory Building – Residential, Permits			
Maximum Height to Midpoint of Roof	Min. Bldg. Side Yard Setback	Min. Bldg. Rear Yard Setback	Special Use Permit Required
Up to 14'	10'	Min. – 25'	Over 832 sq. ft.
15'- 18'	40'	Min. – 40'	Over 832 sq. ft.
19'- 22'	60'	Min. – 60'	Over 832 sq. ft.

Section 23.05.b. In reaching its decision and in addition to any standards specified in this Ordinance, the Zoning Board of Appeals shall consider the following criteria as well as any other issues which are pertinent and reasonable:

STANDARD OF APPROVAL	STAFF COMMENTS
<p>That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.</p>	<p>The stream on the property runs close to the home, blocking much of the northern portion of the parcel from feasible access. The pond on the west side of the home, and subsequent grade change, makes placing the garage in this location unfeasible as well. The remaining locations that would achieve compliance are likely to require grading, as well as tree removal, and may be challenging in terms of vehicle access. The applicant has indicated seasonal flooding from the stream often occurs, and EGLE Wetland Mapper lists much of the land around the stream as “wetland soil”. The proposed building location is situated on the edge of the wetland soil area depicted in the image below. Based on this information, Staff finds this standard is met.</p> 
<p>That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant (or the applicant’s predecessors) taken subsequent to the adoption of this Ordinance.</p>	<p>The location of the wetland soil and the topography of the site have been in existence prior to the adoption of the Zoning Ordinance. Further, the conditions of the site, pertaining to the wetland soil and topography, are circumstances not created by action of the applicant. The applicant has made reasonable attempts to balance meeting the setback requirement with avoiding the wetland soil. Furthermore, the applicant has used the existing infrastructure on the site for the placement of the new structure.</p>
<p>That such variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.</p>	<p>It appears that the proposed location of the detached accessory structure is to be placed in one of the few buildable portions of the lot, given the topography challenges and wetlands. It is possible that with some grading, the building could be setback further from Cascade Road, and possibly within compliance with the 50ft setback. However, the applicant has raised concerns over the location of the septic pump north of the proposed building location. Additionally, they have cited issues of bad flooding due to clay soil and water run off throughout most of the year. If located 50ft from Cascade Road,</p>

	<p>the building would still not be located closer to the stream than the home currently sits, but elements of the existing septic system may need to be relocated. Lastly, the applicant is not requesting a larger building than is usually enjoyed by other property owners in the FP Zone District. They are requesting a structure with a 552 sf footprint, which is less than many accessory structures in this district.</p> 
<p>That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.</p>	<p>With the proposed location surrounded by trees, the visual impact on neighbors would be minimal. The neighbors to the North, West, and East are each well over 200 ft from the structure. Due to the increased height, it is possible the neighbor to the south may be able to see the top of the structure, but the proposed location is setback farther than the existing structure and will remain screened by trees and a berm located south of the driveway. Staff finds that there will be no detriment to the public welfare if the variance is granted.</p>
<p>That the condition or situation of the specific piece of property for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Ordinance.</p>	<p>The presence of the meandering stream and the pond with associated wetland soils is unique. While this is not uncommon in the township, the combination of the corner lot, stream and terrain give this property unique characteristics that make a variance, over an amendment to the Zoning Ordinance the more practical solution. As such, the uniqueness of the lot is the primary reason for the variance request. Therefore, it can be reasonably inferred that the conditions of this variance are not general or recurrent in nature – given that the site’s conditions are not general or recurrent for majority of other lots in the Township. Staff finds that that this condition is met.</p>
<p>That complying with the Ordinance presents practical difficulty.</p>	<p>A practical difficulty exists largely due to the elements unique to this parcel that have not been created by the applicant (i.e., multiple frontages, location of stream, wetland soil, etc.) The Zoning Board of Appeals must determine if the potential for flooding/runoff described by the applicant and the potential need for additional grading constitute a practical difficulty in placing the structure outside the required setback.</p>

NEIGHBORS COMMENTS

The variance request was noticed. No comments have been received whether in support or opposition. At the Public Hearing for the Special Use Permit, Trustee Noordyke spoke in support of the request, stating the unique characteristics of the site and the rural nature of the site. He also stated that he found the two step process onerous on property owner.

CONSIDERATIONS

Per the staff review above, the Planning Department recommends the Zoning Board of Appeals consider and deliberate on the following findings of fact:

1. Does the ZBA find that the requested variance is the minimal variance that will make possible the reasonable use of the structure?

Various factors:

- a. Two front yards.
- b. The location of the stream, and subsequent wetland soil
- c. The seasonal flooding and run off as described by the applicant
- d. The topography surrounding the home and building site
- e. The location of the existing septic system

2. Does the ZBA find that complying with the Ordinance presents practical difficulty?

Various factors:

- a. Two front yards.
- b. The location of the stream, and subsequent wetland soil
- c. The seasonal flooding and run off as described by the applicant
- d. The topography of surrounding the home and building site
- e. The location of the existing septic system

The Zoning Board of Appeals should determine if the above-mentioned factors make it impossible to locate the structure any further off Cascade Road than 36.2ft, and if practical difficulty exists in doing so. Staff recommends APPROVAL of the request.

SAMPLE MOTIONS

Option 1: If the Zoning Board of appeals deliberates on the above-mentioned conditions and finds that they are met, Staff recommends the following motion:

Motion to APPROVE the requested variance for Case #25-3895 to decrease the front yard setback by 13.8' from the south property line for the construction of a residential accessory structure located at 8751 Cascade Rd for the following reasons:

1. The stream, wetlands, septic system, and topography of the land demonstrate exceptional and extraordinary conditions that are inherent to the property in question and are not the result of actions taken by the applicant.
2. Compliance with the ordinance presents practical difficulties due to the location of the stream on the property, topography, wetland soil, and seasonal flooding.
3. Based on the findings of fact, the variance requested is the minimal variance possible, as the practical difficulties prevent the accessory structure from being located farther than 36.2ft from the south property line.

Option 2: If the Zoning Board of appeals deliberates on the above-mentioned conditions and finds that they are **not** met, Staff recommends the following motion:

Motion to DENY the requested variance for Case #25-3895 to decrease the front yard setback by 13.8' from the south property line for the construction of a residential accessory structure located at 8751 Cascade Rd for the following reasons:

1. The variance requested is not the minimal variance possible, as it is possible to locate the accessory structure the additional 14.8ft from the south property line, which achieves compliance with the 50ft setback from Cascade Road.
2. Compliance with the ordinance does not present practical difficulties that inherently preclude the applicant from placing the structure in a compliant location.

ATTACHMENTS

1. Application
2. Applicant Narrative
3. Site Plan
4. Elevation and Building Plan
5. August 4 Planning Commission Minutes



JUN 20 2025

CASCADE CHARTER TOWNSHIP

Received

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

PLANNING & ZONING APPLICATION

APPLICANT:

Name: Carrie Borchers & Dan Wilder

Address: 8751 CASCADE RD. SE

City & Zip Code: ADA MI 49301

Telephone: 616-502-5281

Email Address: Carrie.S.Borchers@gmail.com

OWNER: * (If different from Applicant)

Name: _____

Address: _____

City & Zip Code: _____

Telephone: _____

Email Address: _____

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

* See Attached Legal Description

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 23 - 400 - 009

ADDRESS OF PROPERTY: 8751 Cascade Rd SE

PRESENT USE OF THE PROPERTY: 401- Residential Improved

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.)

X Carrie Borchers

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

Don Wilder Spouse

Applicant - Print or Type Name

* X Carrie Borchers

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

[Signature]

Applicant's Signature & Date

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

Rev. 7/27/21

Zoning Variance Request for 8751 Cascade Road

We have an existing outbuilding which we would like to replace with a new outbuilding in the same general location. The existing outbuilding would be demolished and removed. The new outbuilding has been designed to comply with all other zoning requirements like size and height. The proposed placement on the outbuilding is less than the required 50' setback from Cascade Road—an arterial road.

The proposed placement of the outbuilding is necessary because of terrain challenges on the lot, existing raised mound septic system location, and to tie into the existing driveway.

In the proposed location, the new outbuilding will be moved back from Cascade Road to align with the front of the sideload garage—ie be no far forward the forward most part of the home.

We respectfully request that a variance be granted for the 50' setback from Cascade Road requirement and be allowed to be placed 36.2' from Cascade Road which is actually farther back than the existing outbuilding.

- Pictures will be sent of our current property, & outbuilding to Ryan.
- Same Issues exist as on the Special use permit.
- We have had flooding + areas with slow springs that raise the H₂O table on areas of the property that aren't steep or elevated above creek, watershed, & pond area.
- Clay & run off water is a problem for over 1/2 the year also

Thanks
Don Wilder.
& Carrie Borchers.

CHAPTER 3 Definitions

the interior angle at the intersection of such two (2) sides is less than 135 degrees. (See Figure 3-7).

Lot Coverage:

That area of a lot which is covered by buildings or other structures, including porches, arbors, breezeways, balconies, patios and any other structure or building, whether open, box type or lathe roofs, or fully roofed, but not including fences, walls, hedges used as fences, or swimming pools.

Lot, Depth:

The horizontal distance between the front and rear lot lines, as measured along the midpoint between side lot lines. (See Figure 3-8) (This definition added by Ordinance #9 of 1993.)

Lot, Interior:

A lot other than a corner lot. (See Figure 3-7)

Lot, Through:

An interior lot having frontage on two (2) streets. (See Figure 3-7)

Lot Width:

The horizontal distance between side lot lines measured parallel to the front lot line at the minimum required setback line. The width of a corner lot shall be determined as being the entire length of the front lot line, which is opposite the rear lot line (See Figure 3-8). (This definition added by Ordinance #9 of 1993.)

Lot Line, Front:

Front lot line, in the case of a lot abutting only one street, shall mean the line separating such lot from the street; in the case of a through lot or a corner lot, any lot line adjacent to a street right-of-way shall be considered a front lot line. In all cases in which the street widths have not been specifically recorded, the front lot line shall be considered to be thirty-three (33) feet from the center of the street. (See Figure 3-8).

Lot Line, Rear - Interior Lots:

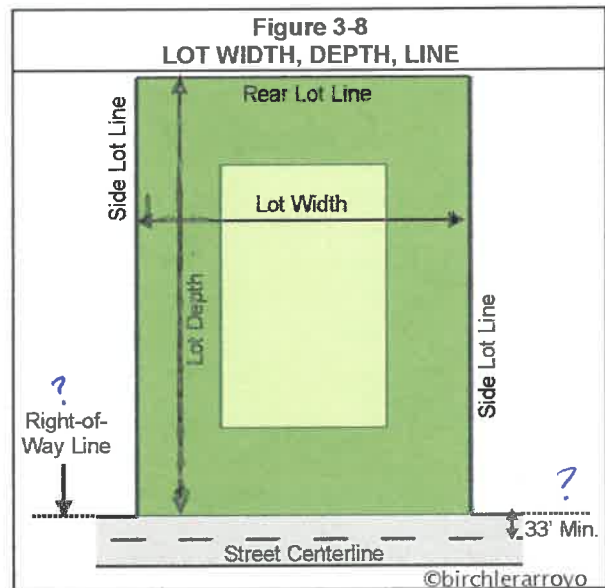
That lot line which is opposite and most distant from the front lot line. The rear lot line in any irregular or triangular lot, for the purpose of this Ordinance, shall be a line entirely within the lot, at least ten (10) feet long and generally parallel to and most distant from the front lot line. (See Figure 3-8)

Lot Line, Rear - Corner Lots:

For a corner lot, the building inspector shall at the time of application for a building permit on the principal building, designate a lot line opposite one of the two front lot lines which shall be considered the rear lot line. The remaining lot line also being opposite a front lot line, shall be considered a side yard line. In the case of a non-residential corner lot or permitted non-residential uses on a residential corner lot the Planning Commission shall make such determination and designation prior to final site plan approval.

Lot Line, Side:

Any lot line not a front lot line nor a rear lot line. (See Figure 3-8)



Lot of Record:

A tract of land which is part of a subdivision shown on a plat or map which has been recorded in the Office of the Register of Deeds for Kent County, Michigan, prior to the effective date of this Ordinance; or a tract of land described by metes and bounds which is the subject of a deed or land contract recorded at the Office of the Register of Deeds prior to the effective date of this Ordinance.



- Definitions
- General Provisions
- Development Review

- Zoning Districts
- Special Uses
- Planned Unit Development

- Height, Area, & Placement
- Parking & Access
- Landscaping

See 4.08

CHAPTER 7a FP Farmland Preservation

Ord No 3 of 2010; 3/10/10

Section 7.01a Title:

Use Regulations Relating to the "FP" Farmland Preservation District:

Section 7.02a Intent:

This district is intended to maintain agricultural activity, preserve open spaces, and encourage farming operations, in part by precluding land uses that may conflict with such objectives and by permitting uses which complement farming and support agricultural practices. The purpose of this district is to allow farm establishments and encourage their viability. Areas within this district have distinctive soils capable of supporting productive agriculture and unique crops. These lands are not served with public water or sanitary sewer and non-residential development, nonagricultural development, land subdivisions, site condominiums, or multiple-family uses are not anticipated or appropriate.

Section 7.03a Uses Permitted by Right:

In the FP district, no building or land shall be used, and no building shall be erected, except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

1. Single family detached homes except mobile homes and earth sheltered dwellings.
2. Home occupations, as provided for in Section 4.20.
3. Agricultural uses and farming operations as defined in Chapter 3, together with buildings and other installations customary and necessary to such uses or operations.
4. Accessory buildings, structures and uses as provided in Section 4.09.
5. Farmland Preservation residential subdivision or site condominium as provided in the Subdivision Ordinance
6. Parks, playgrounds and related facilities, provided such facilities are owned and operated by the public or non-profit groups, but excluding those such facilities intended to serve areas beyond the immediate neighborhood, and outdoor facilities which are designed and intended for use after natural daylight hours.
7. Signs as provided in the Cascade Charter Township Sign Ordinance.

8. Temporary buildings, structures and uses, as provided in Section 4.18.
9. Greenhouses.

Section 7.04a Uses Permitted by Special Use Permit:

The following uses may be permitted, but are subject to the provisions and conditions outlined in Chapter 17:

1. Kennels, animal hospitals and public stables.
2. Limited retail and wholesale trade of landscape products in association with greenhouses.
3. Roadside Stands, as defined in Chapter 3.
4. Milk pasteurization plants, fish hatcheries and apiaries, and the raising of fur bearing animals when associated and secondary to a farming operation.
5. Nurseries with associated limited retail and wholesale trade of nursery stock field-raised on the premises and where at least 30% of the acreage of the facility is dedicated to growing nursery stock.
6. Other uses determined by the Planning Commission to be similar to the uses listed in Section 7.04a hereof and for which a special use permit maybe approved by the Township.
7. Private Street, unless part of an approved Farmland Preservation residential subdivision or site condominium
8. Public or private non-profit parks and recreation and, tennis courts, baseball fields, and similar facilities intended to serve areas beyond the immediate neighborhood and outdoor facilities designed and intended for use after natural daylight hours.
9. Churches and associated facilities normally incidental thereto. Any use associated with the church use that is further regulated by this ordinance shall also require the church use to comply with any such regulations as well. This would include but need not be limited to uses such as child day care, adult day care and group day care home facilities. Notwithstanding the provisions of this Section, churches which lawfully existed before the effective date of this Ordinance shall for the purpose of this Ordinance be considered conforming. Expansion of such facilities shall however be subject to this ordinance. (Ord. #10 of 2001)
10. Commercial composting operations involving (1) cubic yard or less per month of waste from sorting of composing intakes. Section 17.07.2.i (New subsection added)

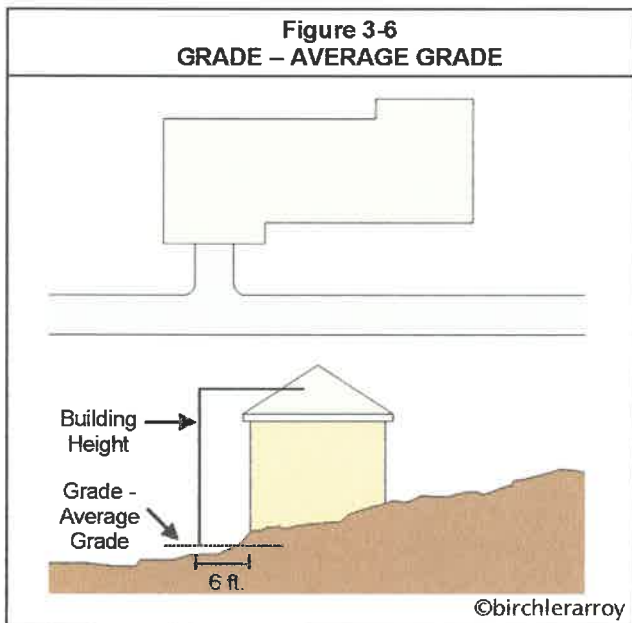
CHAPTER 3 Definitions

Ground Mounted Solar Energy System:

A Private or Commercial Solar Energy System that is not attached to or mounted to any roof or exterior wall of any principal or accessory building.

Grade - Average Grade:

A reference plane representing the average of finished ground level adjoining the building at all exterior walls. When the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, when the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building. (See Figure 3-6)



Home Occupation:

Any profession or other occupation conducted in a residential district or dwelling which is clearly incidental and secondary to the use of the lot or dwelling and which conforms to the provisions of Section 4.20.

Junk Yard, Salvage Yard:

A place where junk, waste, discarded, salvaged or salvageable materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including but not limited to, wrecked motor vehicles, used building materials and equipment and other manufactured goods that are worn, deteriorated or obsolete.

Kennel:

Any place on which five (5) or more dogs, cats or other household pets four (4) months of age or older are kept either temporarily or permanently for any reason other than veterinary medicine, including board, breeding, or sale.

Landscaping:

Any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) and non-living landscape material (such as rocks, pebbles, mulch, walls, fences or decorative paving materials).

Live/work: (Ord No 8 of 2011; 6/23/11)

A building, or a part of a building, used both as a residence and for any nonresidential use permitted in the zoning district in which it is located.

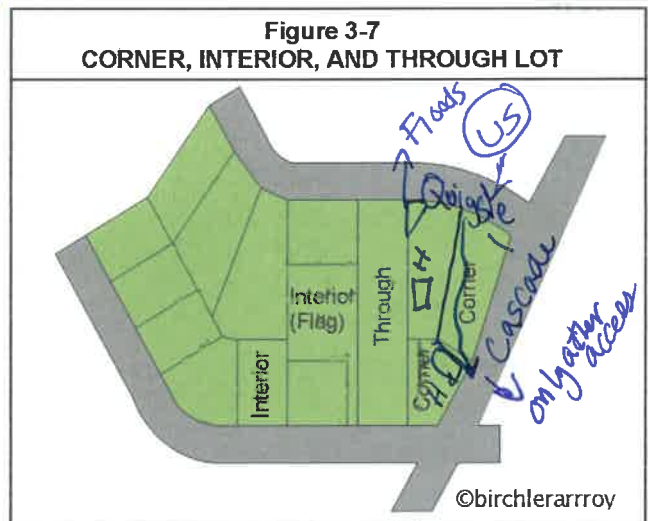
Lot:

A plot or parcel of land having frontage and access upon a public street or approved private street whether or not the plot or parcel is part of a recorded plat.

Lot Area:

The total area encompassed within the lines of a lot excluding street or road fights-of-way.

7751 Cascade



Lot, Corner:

A corner lot shall mean a lot of which the entirety of at least two (2) adjacent sides abut a street, provided that



- Definitions
- General Provisions
- Development Review

- Zoning Districts
- Special Uses
- Planned Unit Development

- Height, Area, & Placement
- Parking & Access
- Landscaping

Future Land Use Descriptions

+ Farmland Preservation

This category is intended to accommodate farming and agricultural support services and recognize the desire by homeowners for a rural environment close to urban amenities.

Desired Uses

Farms and agricultural operations including concentrated feeding operations, single-family residential dwellings, subdivisions and site condominiums as special land use.

Corresponding Zoning Districts

Agricultural Rural Conservation, Farmland Preservation.

Residential Density

One dwelling unit per 2.3 acres or more; conservation clusters of 0.4 units per acre.

Public Water & Sanitary Sewer

None.

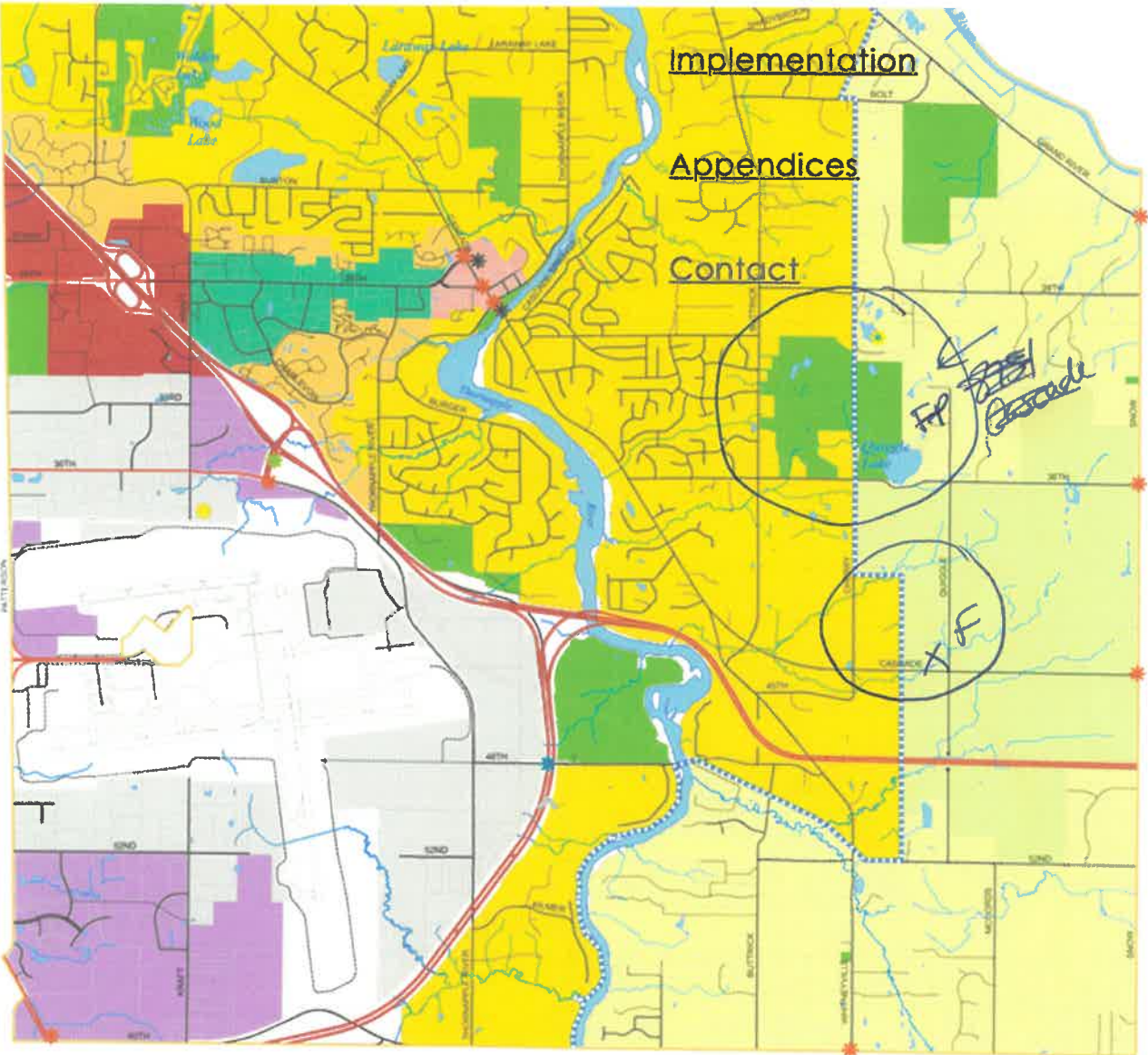
Features

Buffering, preservation of open space, deep setbacks, preservation of natural features.

+ Rural Residential

City of Kentwood

City of Kentwood



Caledonia Twp

Future Land Use Key

- GATEWAY FEATURE
- EXPRESSWAY INTERCHANGE
- PARK 'N' RIDE
- RAIL STATION
- REDEVELOPMENT READY
- UTILITY SERVICE AREA
- FARMLAND PRESERVATION ✓
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- COMMUNITY RESIDENTIAL
- CASCADE VILLAGE
- COMMUNITY MIXED USE
- HIGHWAY COMMERCIAL
- TRANSITIONAL MIXED USE
- INDUSTRIAL
- COMMUNITY FACILITY / GOLF COURSE

1 IN = 1,500 FEET



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.

© 2016 REC® All Rights Reserved

DOWNLOAD MAP

CHAPTER 3 Definitions

Farm Buildings:

Any non-dwelling, building or structure on a farm which is essential and customarily used on farms of that type for the purposes of their agricultural activities.

Farmland Preservation Residential Subdivision or Site Condominium: (Ord No 3 of 2010; 3/10/10)

A development in the Farmland Preservation District in which small lot sizes are permitted to be clustered in return for the permanent protection of farmland.

Farmer's Market: (Ord No 8 of 2011; 6/23/11)

A location with fixed and/or removal booths, parking, outdoor gathering, and vending spaces for the sale of produce, plants, meats, cheeses, breads, and other perishable items.

Fence:

Any permanent barrier, partition, or structure erected as a dividing structure, or as an enclosure, and not part of a structure requiring a building permit. Fence does not include a retaining wall.

Flood Plain:

Those areas which are subject to inundation at a high flood water level in a flood of one (1) percent yearly probability as determined by an engineer or agency designated by the Township Board.

Flood Hazard Area:

That area subject to flooding on the average once in every hundred years based on information supplied by the U.S. Geological Survey, or the Michigan Department of Natural Resources.

Floor Area, Net - Non Dwellings:

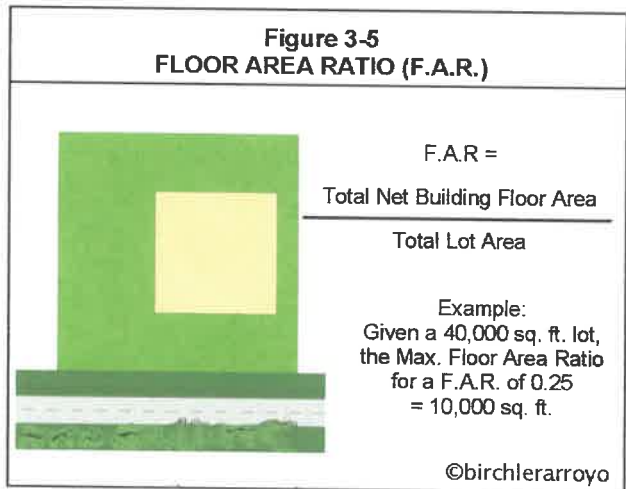
The area of all floors in a building computed by measuring the dimensions of the outside walls of a building excluding porches, patios, terraces, breezeways, carports, verandas, garages, basements, or portions thereof not meeting Township Building Code requirements for ingress and egress and attics or portions thereof with headroom of less than seven (7) feet, verandas, porches, patios, carports, parking garages,

Floor Area of Dwellings:

The area of all floors computed by measuring the dimensions of the outside walls of a building excluding porches, patios, terraces, breezeways, carports, verandas, garages, basements, or portions thereof not meeting Township Building Code requirements for ingress and egress and attics or portions thereof with headroom of less than seven (7) feet.

Floor Area Ratio:

The net floor area, as defined by this Ordinance, divided by the total lot area of the subject parcel or lot. (See Figure 3-5)



Garage - Private:

An accessory building or a portion of a dwelling used primarily for the storage of passenger vehicles by the occupants of the premises.

Garage - Public or Commercial:

Any building not a private garage, used for commercial parking, storing, caring for, renting, servicing repairing, refinishing, equipping, adjusting or estimating time on any vehicle.

Gasoline Service Station:

See "Automobile Service Station" as defined in this Chapter.



- Definitions
- General Provisions
- Development Review

- Zoning Districts
- Special Uses
- Planned Unit Development

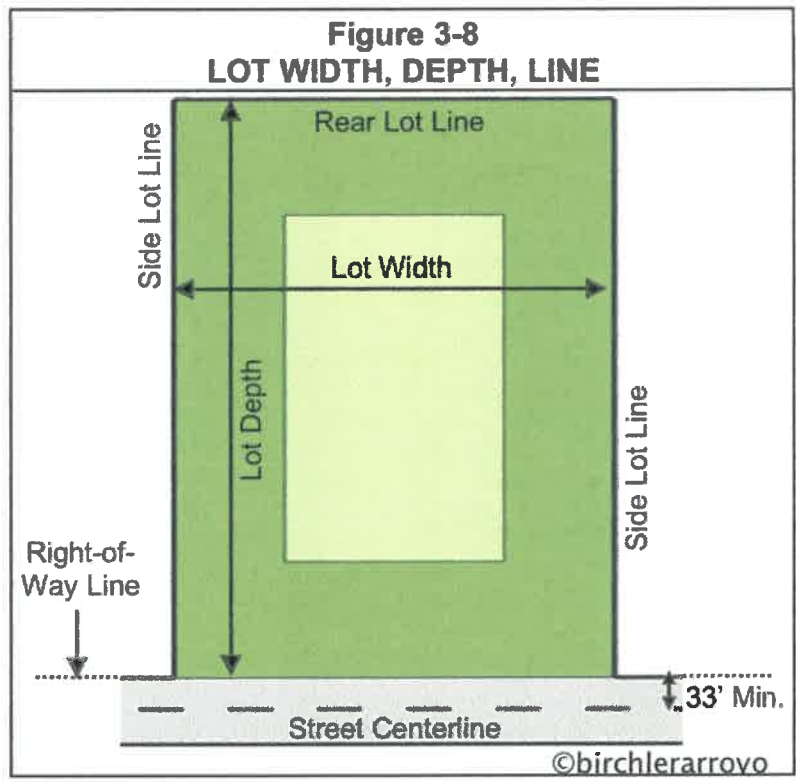
- Height, Area, & Placement
- Parking & Access
- Landscaping

Lot Line, Rear - Corner Lots:

For a corner lot, the building inspector shall at the time of application for a building permit on the principal building, designate a lot line opposite one of the two front lot lines which shall be considered the rear lot line. The remaining lot line also being opposite a front lot line, shall be considered a side yard line. In the case of a non-residential corner lot or permitted non-residential uses on a residential corner lot the Planning Commission shall make such determination and designation prior to final site plan approval.

Lot Line, Side:

Any lot line not a front lot line nor a rear lot line. (See Figure 3-8)

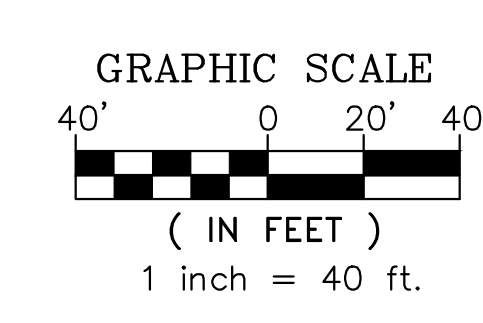
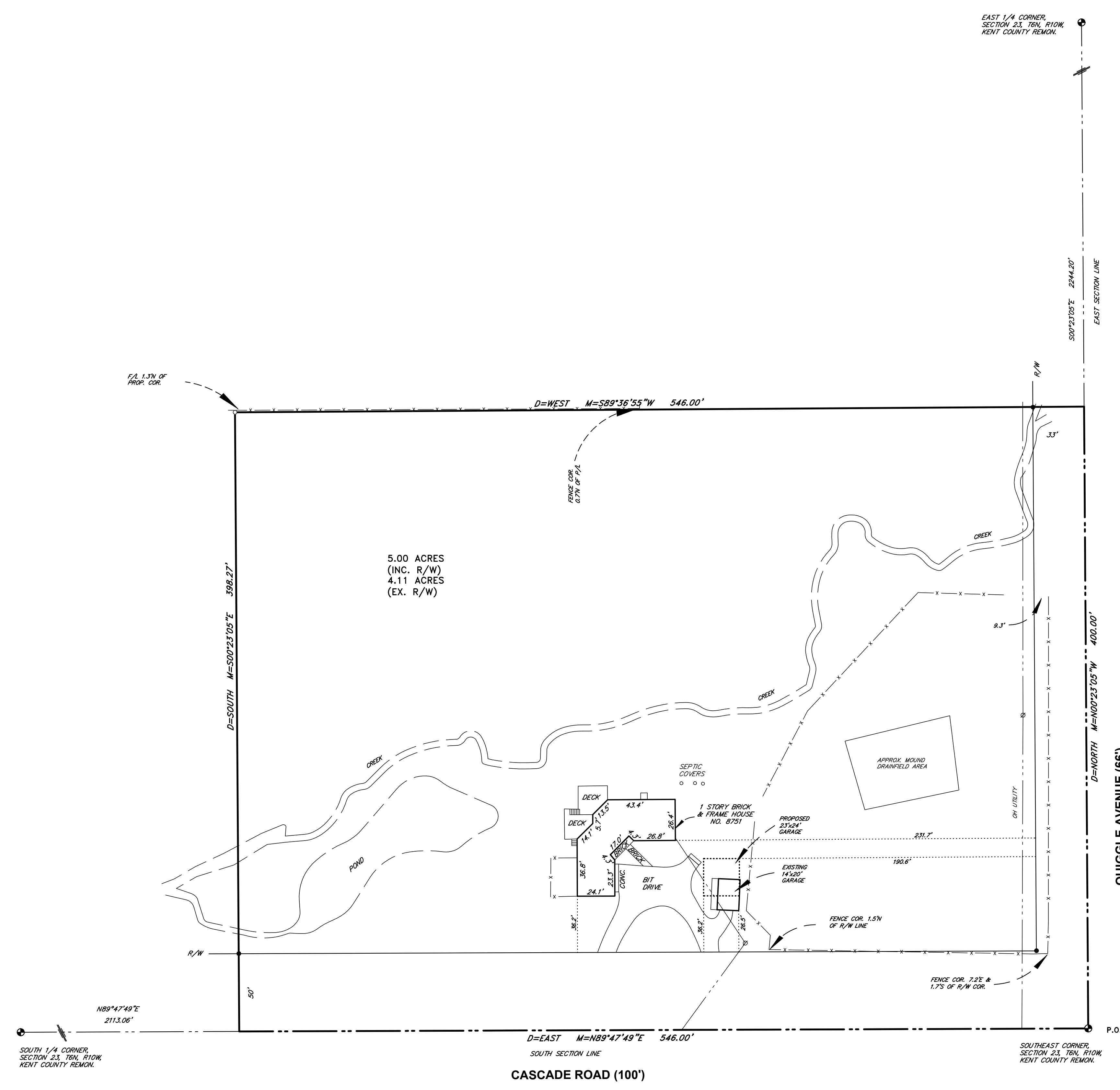


*Ref. only.
 Aerial Road
 Adds 13.5
 (Actual 47' From Road from Building.)*

Lot of Record:

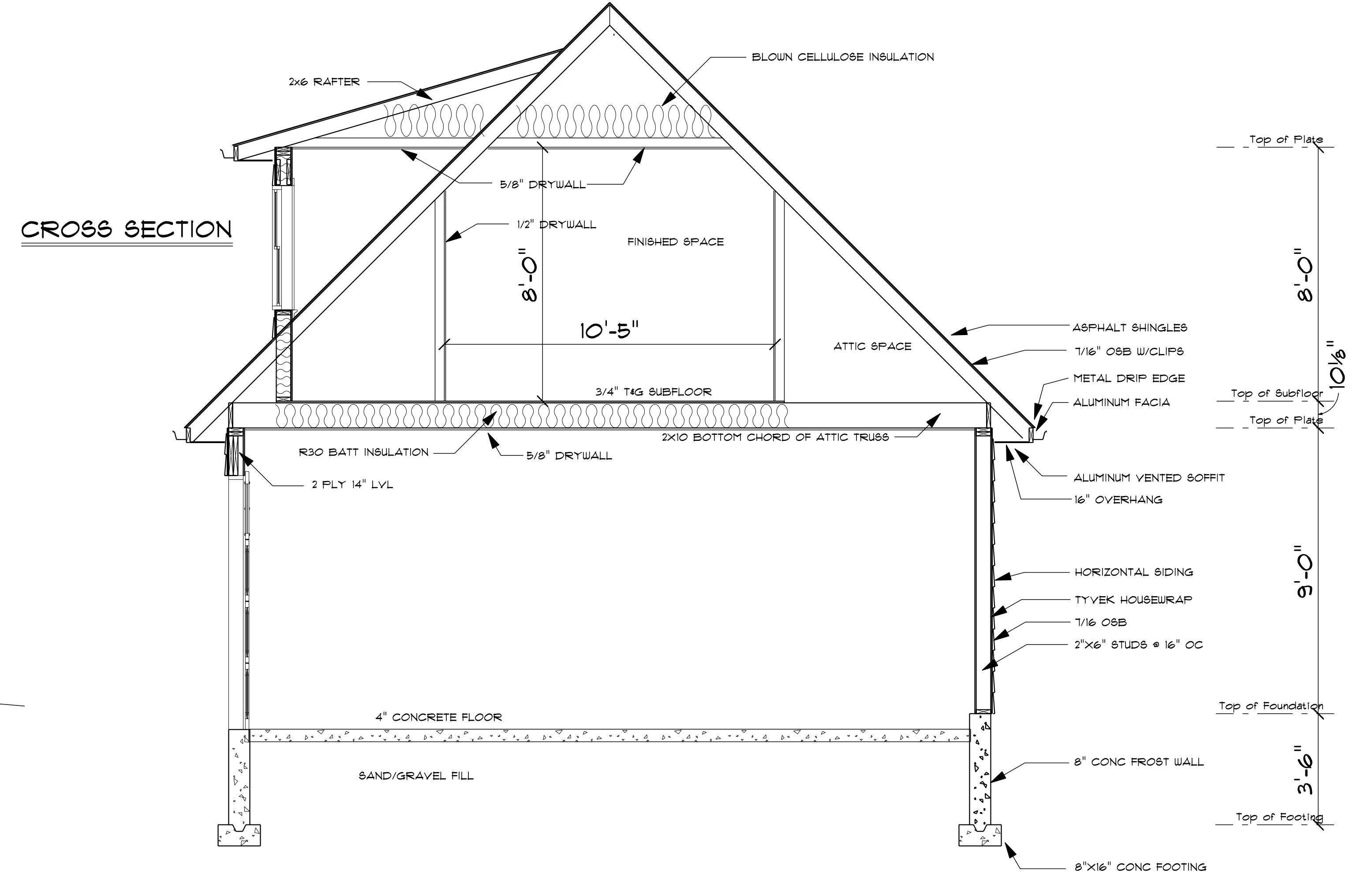
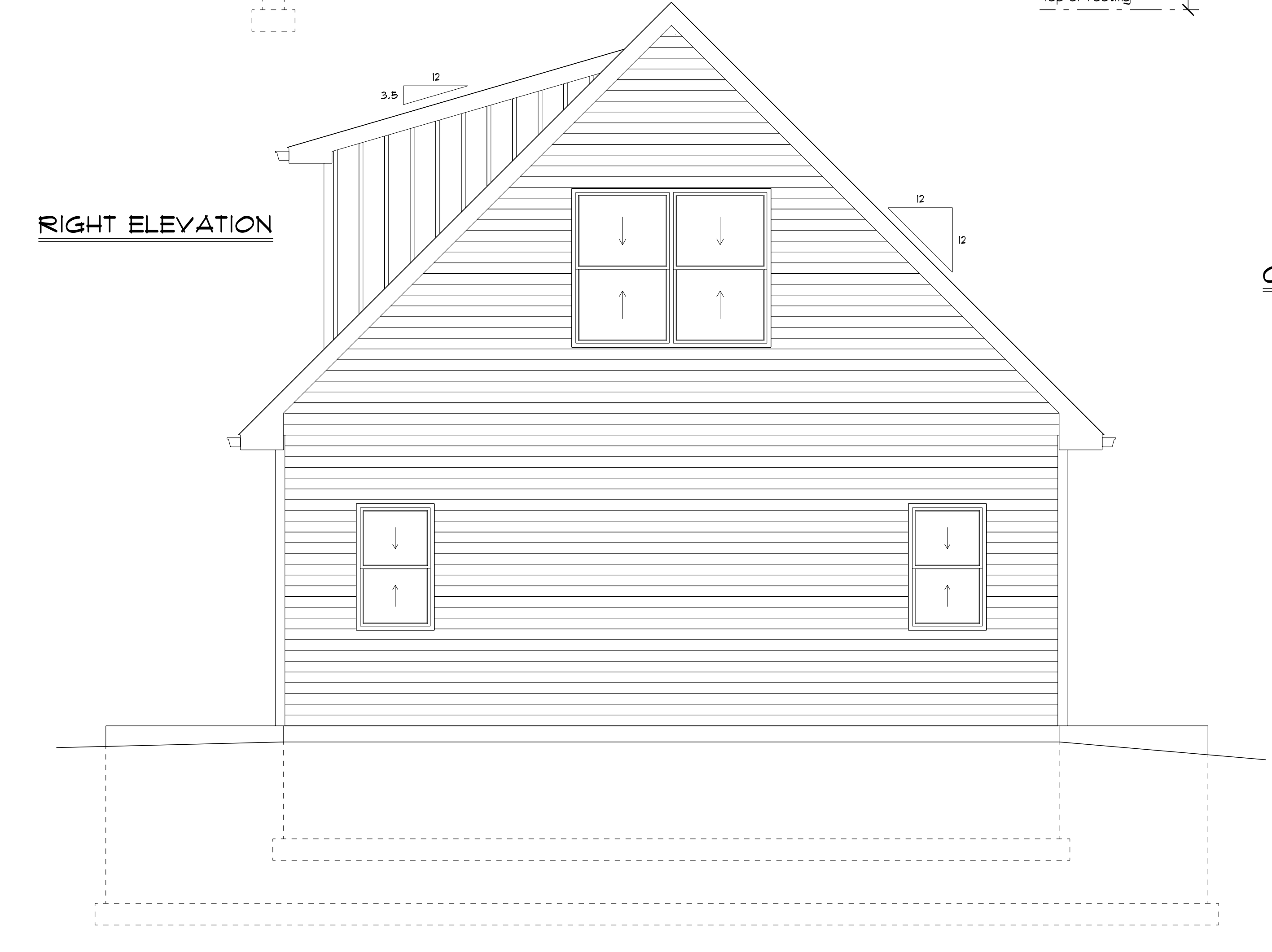
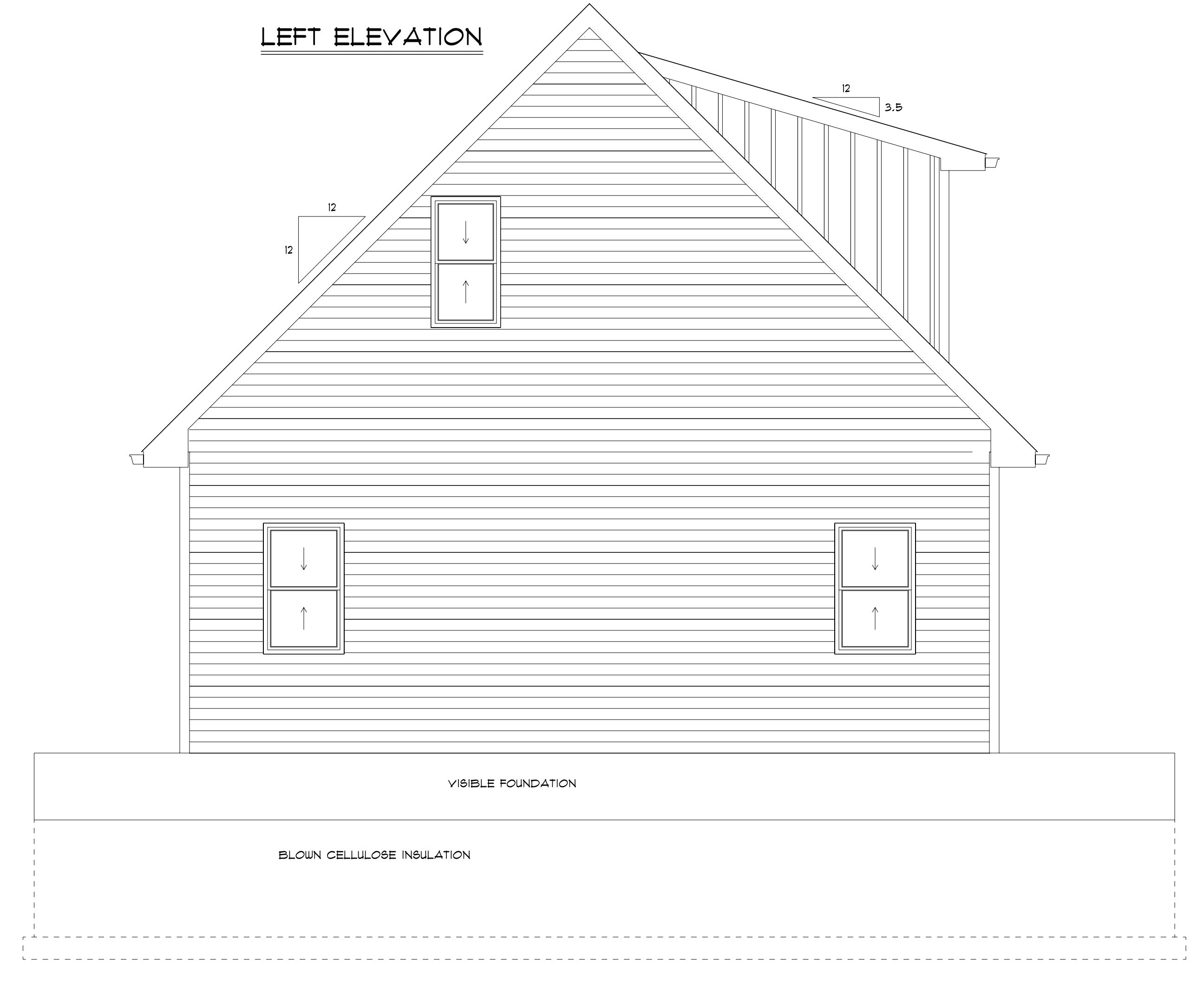
A tract of land which is part of a subdivision shown on a plat or map which has been recorded in the Office of the Register of Deeds for Kent County, Michigan, prior to the effective date of this Ordinance; or a tract of land described by metes and bounds which is the subject of a deed or land contract recorded at the Office of the Register of Deeds prior to the effective date of this Ordinance.

DESCRIPTION FROM TAX RECORDS
 Part of the Southeast 1/4 of Section 23, T6N, R10W, Cascade Township, Kent County, Michigan, Commencing at the Southeast corner of said Section; thence North 400.0 feet along the East Section line; thence West 546.0 feet perpendicular to the East Section line; thence South 398.21 feet parallel with the East Section line to the South Section line; thence East 546.0 feet to the Beginning.



NOTE:
 A title insurance policy was not provided at the time of this survey. One should be obtained to compare for accuracy of legal description and easements of record.

CLIENT:	DOUG KLEINHEKSEL CUTTING EDGE BUILDERS INC 6804 OLD 28TH ST GRAND RAPIDS, MI 49546
PROJECT NO.	250343
1 of 1	
REVISIONS:	
DRAWN BY: M.M.	
APPROVED BY: MM	
DATE: MAY 2, 2025	
REVISIONS:	
JUNE 18, 2025 - ADDED PROPOSED GARAGE	
Rooston & Associates	
ENGINEERING AND SURVEYING	
1835 B. WHEELER AVE. SE	
GRAND RAPIDS, MI 49505	
TEL: (616) 361-7220	
FAX: (616) 361-7220	
8751 CASCADE ROAD SE	
SECTION 23, T6N, R10W	
CASCADE TOWNSHIP, KENT COUNTY, MI	



MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, August 4, 2025
6:00PM
2865 THORNHILLS AVE SE

ARTICLE 1. Chairman Rowland called the meeting to order at 6:00 pm.
Members Present: Korstange, Cribbs, Kraemer
Members Absent: Rowland (Excused), Madiol (Excused)
Others Present: Community Planning and Development Director Andrea Hendrick, Zoning Administrator (ZA) Ryan Sennett and others listed on the sign-in sheet.

ARTICLE 2. Approve the current Agenda
Motion was made by Treasurer Korstange to approve the Agenda with the removal of Article 2. Pledge of Allegiance to the Flag, due to absence of flag. Supported by Member Cribbs.
Motion carried unanimously.

ARTICLE 3. Disclose any Conflict of Interest
There were no conflicts of interest.

ARTICLE 4. Approve the Minutes of the July 7, 2025, Meeting
Motion was made by Treasurer Korstange to approve the July 7, 2025 Meeting minutes. Supported by Member Cribbs.
Motion carried unanimously.

ARTICLE 5. Acknowledge visitors and those wishing to speak.
Chris Noordyke (3720 Oak Bluff Drive SE) spoke in support of the application by Carrie Borchers and Dan Wilder. He stated he had known the applicants for years and believed their request was reasonable given the lot setup. Mr. Noordyke mentioned that due to the stream and septic system, there is no good place to put a garage elsewhere. He believed the proposed building would add to the character of the lot and help with property values in the area.

ARTICLE 6. Case #25-3893 – Public Hearing
Applicant: Carrie Borchers & Dan Wilder
Property Address Number: 8751 Cascade Rd. SE
Parcel Number: 41-19-23-400-009
Requested Action: Request for a Type I Special Use Permit for an accessory building in the front yard per Section 17.03.1.b of the Zoning Ordinance.

Zoning Administrator Ryan Sennett presented the application for a Type I Special Use Permit for an accessory building in the front yard. He explained the parcel is a corner lot with frontage on both Cascade Road and Quiggle Avenue, with a stream running through the middle of the property. ZA Sennett stated the property currently has a single-family dwelling and a 280 square foot detached garage that is legal non-conforming as it is located in the front yard.

ZA Sennett explained that the applicants propose to demolish the existing 280 square foot structure and replace it with a 552 square foot detached garage with a total floor area of 795 square feet, when including the upper floor. He noted the new building would be set back approximately 10 feet farther than the existing

building, bringing it in line with the primary structure which is also non-conforming and set back 30-36 feet from the road.

ZA Sennett stated the application falls under Section 17.03.1.b which allows accessory structures in front yards under certain conditions. He explained that the property meets at least one of the three criteria because topography makes it impossible to construct the building in the rear or side yard due to the stream running through the middle of the property, a pond on the west side, elevation drops near the creek, and seasonal flooding. Sennett noted the area near the creek is also considered wetland soil according to EGLE.

ZA Sennett explained that even if the structure were moved back to meet the front setback from Cascade Road, it would still be considered in the front yard due to Quiggle Avenue frontage, requiring a special use permit regardless. He noted the applicant is also requesting a variance from the Zoning Board of Appeals for the setback requirement as the proposed structure would be 36 feet from Cascade Road where 50 feet is required.

Treasurer Korstange asked if the attached garage section of the house was considered part of the living space. Community Planning and Development Director Hendrick clarified that the zoning ordinance considers an attached garage part of the principal structure, and they don't delineate between garage and living space when determining where a front and side yard start.

Applicant Carrie Borchers explained the primary building has an attached two-stall garage, and the current accessory building is a one-stall garage that needs repairs. She stated they want to demolish the existing structure and replace it with a two-stall garage with storage space above that would be further set back and more functional.

Ms. Borchers described the unique topography of their property, noting that the septic drainage field was moved in 2013-2014 by previous owners due to topography constraints because of the creek and pond on the property. Ms. Borchers stated they cannot place the structure in the wooded area due to the location of the drainage field, nor on the west side due to a pond and swamp land.

Co-applicant Dan Wilder explained that the area past the creek is like a glacial wall with old stumps and fencing from former farmers making it difficult to build on. Mr. Wilder also stated when the creek floods, it comes up to the lower deck area located on the house. He also noted building a bridge to access areas across the creek would require significant undertaking and EGLE involvement due to wetlands.

Mr. Wilder explained that the existing structure has significant issues, stating the floor was damaged by a white pine tree behind it, causing four to five inches of height difference at the door and leaks.

Ms. Borchers confirmed that the white pine tree would be removed regardless of the outcome because of its size and proximity to the house, noting they already had a tree fall on their house a couple years ago. She stated they plan to maintain existing landscape buffering between the structure and Cascade Road and will match the materials of the primary dwelling.

Treasurer Korstange asked about plans for the second story. Ms. Borchers responded it would just be used for storage, noting they weren't sure if they would finish it and confirming there would be no water or bathroom facilities.

Treasurer Korstange expressed concern about previous applicants pretending they won't use upper levels as accessory dwelling units, noting the Commission had seen this in the past. She stated when she first saw the plans, her biggest fear was potential rental use since accessory dwelling units are not allowed.

Vice Chair Kraemer asked what would prevent moving the building 14 feet to the north. Ms. Borchers explained septic pumps are located right at that location. Mr. Wilder confirmed that they were relocated in 2014 to comply with EPA requirements.

Vice Chair Kraemer asked how the applicant currently accesses the other side of the creek. Mr. Wilder explained you can't get equipment across the creek, so he accesses that area from the neighbor's property.

Treasurer Korstange questioned whether even moving the structure back 14 feet would still be considered a front yard violation due to Quiggle Avenue. ZA Sennett confirmed that was correct even with a conforming setback from Cascade Road, it would still be considered in the front yard due it being a corner lot Quiggle Avenue.

Vice Chair Kraemer stated he was initially hung up on whether the legal standards were met, specifically whether topography makes it impossible to construct in the rear or side yard. After discussion, he concluded that the creek and associated topography issues do make it impossible to construct elsewhere.

Treasurer Korstange noted her initial concern was about a two-story structure in the front yard, but she noted the proposed structure would actually be more in line with the house rather than further forward like the existing structure. She stated that based on the topographical facts presented, it appeared impossible to locate the structure elsewhere.

Motion was made by Treasurer Korstange to open public hearing. Supported by Member Cribbs.

Motion carried unanimously.

There was no one wishing to speak.

Motion was made by Treasurer Korstange to close public hearing. Supported by Member Cribbs.

Motion carried unanimously.

Motion was made by Treasurer Korstange to Approve Case Number 25-3893 for a Type I Special Use Permit for a residential accessory structure located in the front yard at 8751 Cascade Road Southeast for the following reasons:

- 1. Constructing an accessory building in the rear or side yard of the proposed development would require grading and extensive fill of wetlands and riparian zone which would significantly change the landscape and views of the neighborhood and be detrimental to the natural features of the property. The topography, EGLE**

requirements, and septic location make it nearly impossible to construct the building in the side or rear yard.

And with the following conditions:

1. The proposed accessory building shall receive a variance to encroach into the 50-foot setback for Cascade Road or revise the plans to meet the setback requirements.
2. The accessory building shall not be used as a home occupation or accessory dwelling unit.
3. Outdoor lighting must adhere to the Cascade Township standards; shielded or downcast, not creating glare for neighbors.

Supported by Vice Chair Kraemer.

Motion carried unanimously.

ARTICLE 7. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 8. Other Business

Director Hendrick announced that there would be a Board work session to review the draft zoning ordinance on August 5th at 5:00 pm. She invited Planning Commissioners to attend if available, noting the packet for the work session was available online.

Director Hendrick stated that language was added to the proposed zoning ordinance allowing accessory structures in front yards by right for Rural Conservation or Farmland Preservation parcels over six acres, provided the structure is set back more than 200 feet from the property line. This change was based on Planning Commission feedback and research showing the Zoning Board of Appeals had consistently approved similar cases. The objective standards would enable administrative approval instead of requiring special use permits. Director Hendrick confirmed the July 3, 2025 packet remained current with only minor formatting corrections. Changes for the Board meeting were highlighted in the document with substantive changes and scrivener's errors clearly marked in a change table.

Director Hendrick reported receiving 12-20 calls and emails about the proposed ordinance, primarily asking if property owners would need to spend money immediately. She confirmed the answer was no, since existing properties don't require compliance unless redeveloped. Most responses were positive, with the main question being "what is form based code?" They plan to include a definition in the resident newsletter.

Treasurer Korstange stated she expressed hope the presentation to the board would be good and reiterated her opinion that it was beneficial to get board feedback before items come to the Planning Commission to avoid back-and-forth between the two bodies.

Vice Chair Kraemer commented that the changes seemed helpful and appeared to be a good way to adapt and change things.

ARTICLE 9. Adjourn

Respectfully submitted,

Andrea Hendrick, Community Planning and Development Director, Recording Secretary