

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

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

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

- ARTICLE 1. Call the meeting to order**
Record the attendance
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Disclose any Conflict of Interest**
- ARTICLE 5. Approve the Minutes of the July 10, 2023 Meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 7. Case #23-3781/Cascade Charter Township**
Public Hearing
Requested Action: Planning Commission recommendation to amend the Centennial Park Overlay District pertaining to permitted density for residential uses.
- ARTICLE 8. Case #23-3780/Cascade Charter Township**
Public Hearing
Requested Action: Planning Commission recommendation to amend the Zoning Ordinance pertaining to the Airport Commerce (AC) Zoning District, revisions to the mapped AC zoning district, and the creation of three overlay districts.
- ARTICLE 9. Old Business**
- ARTICLE 10. Any Other Business**
- ARTICLE 11. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 12. Adjournment**

Meeting format

1. **Staff Presentation** *Staff report and recommendation*
2. **Project presentation-** *Applicant presentation and explanation of project*
 - a. **PUBLIC HEARINGS**
 - i. **Open Public Hearing.** *Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants*
 - ii. **Close public hearing**
3. **Commission discussion –** *May ask for clarification from applicant, staff or public*

4. Commission decision - Options

a. *Table the decision*

b. *Deny*

c. *Approve*

d. *Approve with conditions*

e. *Recommendation to Township Board*

Minutes

Cascade Charter Township
Planning Commission
Monday, July 10, 2023
7:00 pm
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Noordyke called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Moxley, Noordyke, Engel, Rissi, Rowland
Members Absent: Richardson and Bruneau
Others Present: Planning Director Brian Hilbrands, Zoning Administrator (ZA) Madison Smith-Jacoby, and others listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance**
- ARTICLE 3. Approve the current Agenda**
Motion was made by Member Engel to approve the current agenda. Supported by Member Rissi. Motion carried 6 to 0.
- ARTICLE 4. Disclose any conflict of interest**
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the June 19, 2023 Meeting**
Member Engel made a correction in Article 1 changing “Vice Chair Noordyke” to “Vice Chair Moxley”.
Member Engel wanted to include a question he asked in Article 11 where he inquired if any meat byproducts would be added to the composting, which the applicant said there would not be.
Motion was made by Member Engel to approve the June 19, 2023 meeting minutes with the proposed changes. Supported by Member Rissi. Motion carried 6 to 0.
- ARTICLE 6. Accept the Minutes from the AC Airport Commerce District Zoning Review Subcommittee**
Motion was made by Member Rowland to accept the AC Airport Commerce District Zoning Review Subcommittee minutes as written. Supported by Member Noordhoek. Motion carried 6 to 0.
- ARTICLE 7. Acknowledge visitors and those wishing to speak**
There was no one that wished to speak.
- ARTICLE 8. Case #23-3774/DeMeester**
Property Address: 2511 Sugar Creek

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

ZA Smith-Jacoby presented the case and explained the applicant is looking to build a 1,014sqft accessory building in the ARC district. The height to midpoint of the structure will be 12ft and the location meets setback standards. The applicant has 11.8 acres so they are able to have up to three accessory buildings on their property. There is an existing driveway that will be utilized to access the structure.

Staff recommended approval of the Special Use Permit with the conditions listed in the packet.

Thomas DeMeester (2511 Sugar Creek) stated that he has agreed to the conditions.

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

There was no one that wished to speak.

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

Motion was made by Member Rissi to approve the Type I Special Use Permit for an accessory building exceeding 832sqft with the conditions listed in the packet. Supported by Member Engel. Motion carried 6 to 0.

ARTICLE 9. Case #23-3775/Bach-VanderVeen

Property Address: 7540 & 7550 Alaska Ridge

Requested Action: Seeking to rezone the properties from a PUD to the underlying R-1 Residential zoning district.

Planning Director Hilbrands presented the case explaining that the applicant is seeking to rezone the properties from a PUD to the underlying R-1 zoning. The applicant would like to add a third parcel, but the current language in the PUD only allows for two parcels. If the property were to be rezoned to R-1, the condominium would dissolve, resulting in one new unplotted parcel that would have the ability to be split into four parcels. Alaska Ridge is a legal non-conforming street that does not meet the private street ordinance standards. If approved, and the applicant wished to split the new unplotted land into more than two parcels, they would have to upgrade the street or apply for a private street exception.

Staff recommended forwarding a positive recommendation to the Township Board for the rezoning of 7540 and 7550 Alaska Ridge from PUD to R-1 zoning.

Member Rowland asked what type of development would be going in. Planning Director Hilbrands said the land would be used for single-family homes.

Scott Vanderveen (7550 Alaska Ridge) said his mother-in-law purchased the 10-acre property 29 years ago and wishes to split the land for other family members.

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

Chuck Heckman (7475 Alaska Ridge) is a neighbor and supports this change. He expressed concern that there would be major changes made to the private street, as he enjoys the curves and natural feel of the road.

Motion was made by Member Engel to close public hearing. Supported by Member Moxley. Motion carried 6 to 0.

Member Rissi inquired about the 66ft easement to the south of the property. Drew VanderVeen, the applicant's son, explained the easement was originally a planned drive to serve unit 2 within the PUD, but said it's not in use. Member Rissi mentioned that the easement may need to be reviewed if they apply for a private street exception.

Member Rissi noted that the plan shows an easement for a walk and dock, and inquired about what parcels have access to the easement. He noted that staff will need to consider the requirements of the Keyhole section of the zoning ordinance when reviewing any potential lot split, and if the new lots will have access to the river.

Motion was made by Member Engel to support Staff's recommendation for approval of the rezoning of the approximately 10.4 acres from PUD or R-1 residential. Supported by Member Rissi. Motion carried 6 to 0.

ARTICLE 10. Case #23-3765/Redwater Group

Property Address: 1600 Galbraith Ave

Requested Action: Consider recommendation to the Township Board for PUD Ordinance amendment to allow for a cigar bar as a permitted use at the clubhouse building.

Planning Director Hilbrands stated the Planning Commission recently awarded preliminary approval to the proposed ordinance amendments allowing for an indoor cigar bar. The amendment to the PUD ordinance has been drafted to reflect the preliminary approval, and requires a recommendation me made to the Township Board.

Motion was made by Member Engel to recommend approval to the Township Board for the PUD amendment allowing for an indoor cigar bar as a permitted use. Supported by Member Rowland. Motion carried 6 to 0.

ARTICLE 11. Review of Proposal from McKenna to assist with Master Plan Update

Planning Director Hilbrands said that Township leadership wanted to ensure the Master Plan is in alignment with the goals of the Strategic Plan. McKenna will assist with the Master Plan review and provide recommendations for items needing amendments. They will be reviewing goals and priorities to make sure they are accurate, looking at the future land use map, and will be reviewing appropriate densities and types of development for different areas in the Township.

Motion was made by Member Rissi to move forward with McKenna’s proposal to assist with the Master Plan updates. Supported by Member Noordhoek. Motion carried 6 to 0.

Planning Director Hilbrands noted that he will send out the required “notices of intent” to amend the master plan that are required to begin the process.

Chair Noordyke noted that density is an issue that the Township Board has requested the Planning Commission to look into.

ARTICLE 12. Update from AC District Zoning Review Subcommittee

Member Rissi gave an update and reviewed the proposed amendments to the Zoning Ordinance. He said the subcommittee narrowed its focus on the airport property, as opposed to a broader area. Referencing the map located in the meeting packet, overlay C was agreed to be an area not needing excessive regulation and the airport is not required to submit Site Plan Reviews for projects within that area.

A few members expressed concern about a hotel potentially being built along Patterson Avenue near the airport.

Chair Noordyke emphasized the importance of maintaining transparency with airport personnel and hoped for mutual cooperation.

Member Moxley offered to compile notebooks containing documents related to the airport matter for Township Board Members.

Planning Director Hilbrands stated that the proposed zoning amendments would now be noticed for a public hearing at the next available Planning Commission meeting.

ARTICLE 13. Old Business

Motion was made by Member Engel to form the Farmland Preservation Committee with Member Rissi as the Chair. Supported by Member Moxley. Motion carried 6 to 0.

ARTICLE 14. Any Other Business

There was no other business discussed.

ARTICLE 15. Acknowledge visitors and those wishing to speak

There was no one that wished to speak.

ARTICLE 16. Adjournment

Motion was made by Member Rissi to adjourn the meeting. Supported by Member Engel. Motion carried 6 to 0. The meeting adjourned at 8:02 P.M.

Respectfully submitted,

Joe Engel, Secretary

MEMORANDUM

To: Cascade Charter Township Planning Commission
From: Brian Hilbrands, Planning Director
Subject: Amendment to the Centennial Park Overlay Zone District
Meeting Date: August 7, 2023

Attached is a draft of a possible amendment to the Centennial Park Overlay Zone District pertaining to permitted density for residential uses. Currently the Overlay District allows for – “High Density Residential Uses exceeding 12 dwelling units per acre” as a Special Use. The amendment would revise the use to allow for – “Residential Uses not exceeding 12 dwelling units per acre” as a Special Use.

The Centennial Park Overlay Zone District was created in 2010 to implement the standards and policies that were established in the Centennial Park Land Use and Design Plan, which itself was created in 2008. The Design Plan was developed in order to enhance the value and desirability of the Centennial Park area. The park area had very few development regulations to define how the park would be regulated, and it suffered from high vacancy rates. As a result, the Centennial Park Association partnered with the Township to create the Design Plan and split the cost of developing the plan.

The scope of the Design Plan was intended to establish a clear and regulated direction for new development and renovations within Centennial Park. It addresses specific areas such as landscape/streetscapes, roadway and pedestrian access, signage, architectural continuity, and infill and redevelopment options. Also included as part of the Implementation section of the Design Plan is a suggested outline for the Centennial Park Overlay District.

The Overlay District was created to provide some of the development regulations that were previously lacking for the Centennial Park area. It regulates a variety of items, such as permitted uses, design standards, architectural controls, and site requirements. One of the uses permitted as a Special Use is – “High Density Residential Uses exceeding 12 dwelling units per acre”.

Density and land use throughout Cascade have been a topic of concern that has been brought up at both the Township Board and Planning Commission level. The proposed amendment that would limit residential density to 12 units per acre would bring the density in line with what is recommended by the 2019 Cascade Township Master Plan. The Future Land Use designation for the area is “Community Mixed Use,” which allows for 6-8 dwelling units per acre, with bonuses up to 12 units per acre when residential is mixed with other uses.

For reference, below is a table of recently approved multi-family residential developments and the corresponding densities:

Development	General Location	# of Units	Total Area of Property	Density
Redwood	Charlevoix Woods Ct (north of Walmart)	89	15 acres	5.9 units/acre
Edward Rose (Meadowbrooke)	60 th Street & Broadmoor Ave	492	72 acres	6.8 units/acre
Ridges of Cascade	Charlevoix Dr & Orchard Vista Dr	241	24 acres	10 units/acre
Redwood	Hub Center Drive (south of Culver's)	61	10 acres	6.1 units/acre

As you are aware, we will be undergoing a review of the 2019 Master Plan between now and the end of the year. The goal of the review is to bring the Master Plan in line with the vision of the 2022 Strategic Plan, as well as provide a deeper dive into the future land use designations of specific areas in the Township, including Centennial Park, and consider appropriate densities and land uses for these areas. I believe that the Centennial Park area is a good candidate to allow for higher densities, and this is something that can be further examined as we complete our review of the Master Plan.

At this time the Planning Commission is requested to review the draft amendment to the Centennial Park Overlay Zone District and provide a recommendation to the Township Board, which the Board would then review at the next available meeting.

- Attachments:
- Draft Amendment to the Centennial Park Overlay Zone District
 - Current Centennial Park Overlay Zone District
 - Centennial Park Land Use and Design Plan (separate pdf)
 - Public comment received (separate pdf)

CASCADE CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN

Ordinance #_ of 2023

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP
ZONING ORDINANCE TO AMEND THE
CENTENNIAL PARK OVERLAY ZONE DISTRICT:

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to the Centennial Park Overlay Zone District.

Section V. Uses Allowed by Special Use Approval

Line #1 of this section shall be deleted:

1. High Density Residential Uses exceeding 12 dwelling units per acre.

Add a new line #1 as follows:

1. Residential Uses not to exceed 12 dwelling units per acre.

Section 2. Effective Date

This ordinance/ordinance amendment shall take effect seven (7) days upon publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

Section 3. Effect

The Cascade Charter Township Zoning Ordinance, as amended, and the Centennial Park Overlay Zone District, as amended, except as otherwise expressly amended herein, shall remain in full force and effect.

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

YEAS:

NAYS:

ABSENT:

ABSTAIN:

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 ___th day of _____ 2023.

Sue Slater
Cascade Charter Township Clerk

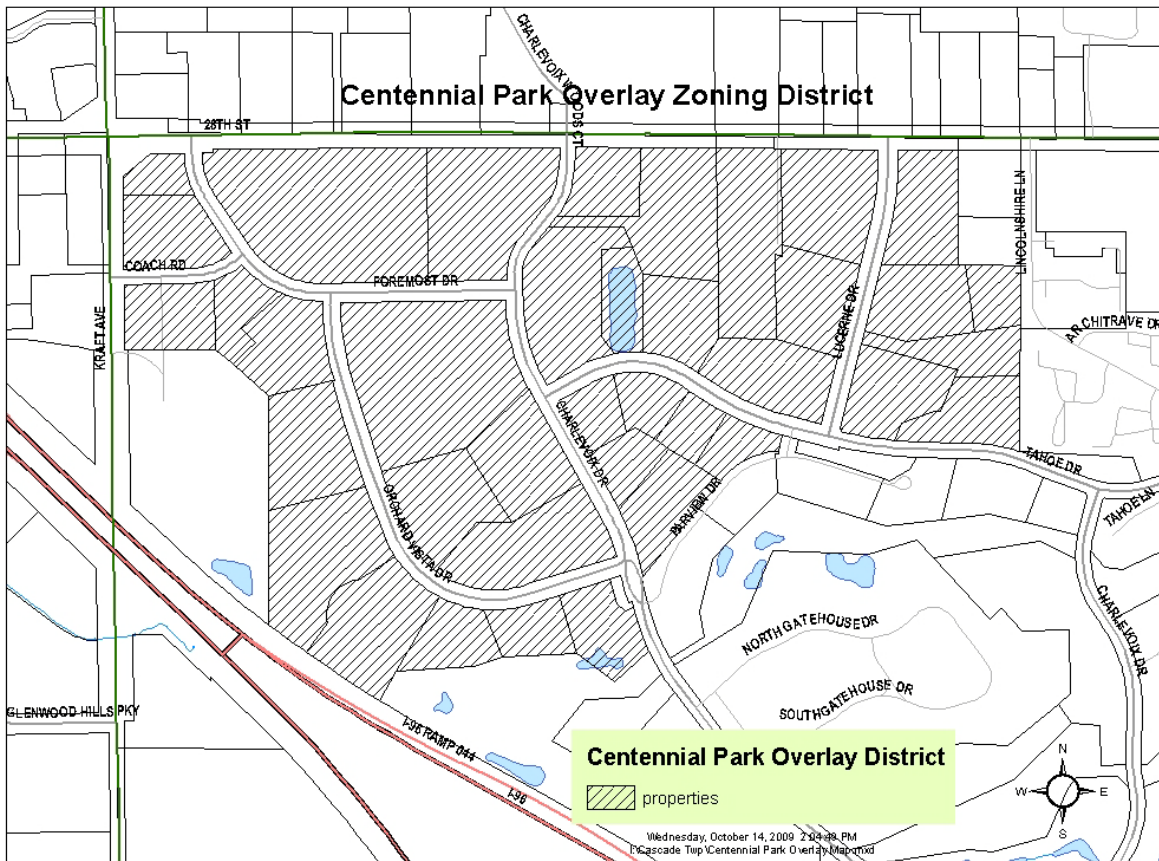
DRAFT

ORDINANCE 7 OF 2010

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE CENTENNIAL PARK OVERLAY ZONE DISTRICT

CASCADE CHARTER TOWNSHIP ("Township") ORDAINS:

SECTION I. LEGAL DESCRIPTION.



The Legal Description of the area of Cascade Charter Township subject to the Centennial Park Overlay Zone District is as follows:

1. LOT 21 * FOREMOST CENTENNIAL PARK NO.2
2. PART NW 1/4 COM 259.31 FT S 0D 00M 00S ALONG W SEC LINE FROM NW COR OF SEC & 60.0 FT 90D 00M 00S E FROM W SEC LINE TH 90D 00M 00S E 305.63 FT TO WLY LINE OF FOREMOST DR /66 FT WIDE/ TH SELY ALONG WLY LINE OF SD DR 317.51 FT TO NLY LINE OF CON- STANCE DR /66 FT WIDE/ TH SWLY W ALONG NLY LN OF SD DR 487.89 FT TO A PT 60.0FT 90D 00M 00S E FROM W SEC LN TH N 0D 00M 00S 332.69 FT TO BEG * SEC 17 T6N R10W 3.00 A.

3. PART OF LOT 22 OF FOREMOST CENTENNIAL PARK NO.2 & PART OF NW 1/4 OF SEC 17 T6N R10W DESC AS COM AT MOST NLY COR OF SD LOT 22 TH SELY 214.43 FT ALONG SLY LINE OF FOREMOST DR TH S 46D 59M 10S W 231.21 FT TH S 42D 49M 44S E 83.0 FT TH S 46D 59M 10S W 135.45 FT TO A LINE BEARING S 49D 54M 05S E FROM SE COR OF LOT 21 OF SD PLAT TH N 49D 54M 05S W 96.37 FT TO SD SE COR TH NLY ALONG W LINE OF LOT 22 TO S LINE OF COACH RD TH NELY ALONG S LINE OF SD RD TO BEG *
4. LOTS 17 18 & 19 * FOREMOST CENTENNIAL PARK NO.2
5. PART OF LOT 24 COM 286.87 FT N 56D 00M 00S E ALONG SELY LINE OF SD LOT FROM MOST SLY COR OF SD LOT TH NELY 124.72 FT ALONG A 175 FT RAD CURVE TO RT /LONG CHORD BEARS N 56D 00M 00S E 122.10 FT/ TH S 56D 00M 00S W ALONG SELY LINE OF SD LOT 122.10 FT TO BEG ALSO LOT 25 EX COM AT MOST WLY COR OF SD LOT TH N 56D 00M 00S E ALONG NWLY LINE OF SD LOT 286.87 FT TH SWLY 120.75 FT ALONG A 175 FT RAD CURVE TO LT /LONG CHORD BEARS S 15D 49M 00S W 118.37 FT/ TH S 27D 00M 00S W 157.90 FT TO SWLY LINE OF SD LOT TH NWLY 163.68 FT ALONG SWLY LINE OF SD LOT ON A 5626.58 FT RAD CURVE TO RT /LONG CHORD BEARS N 54D 52M 45S W 163.68 FT/ TO BEG * FOREMOST CENTENNIAL PARK NO.2
6. LOT 23 * FOREMOST CENTENNIAL PARK NO.2
7. 411917104007 LOT 26 EX COM AT SWLY COR OF SD LOT TH N 42D 24M 15S E ALONG W LINE OF SD LOT 419.58 FT TO NELY LINE OF SD LOT TH S 32D 45M 45S E ALONG SD ELY LINE 152.0 FT TH N 89D 29M 31S W 154.10 FT TH S 33D 49M 29S W 274.34 FT TO SLY LINE OF SD LOT TH NWLY 73.53 FT ALONG SD SLY LINE ON A 419.67 FT RAD CURVE TO RT /LONG CHORD BEARS N 52D 40M 00S W 73.44 FT/ TO BEG ALSO LOT 30 * FOREMOST CENTENNIAL PARK NO.2 SPLIT ON 03/10/2006 FROM 41-19-17-104-002, 41-19-17-104-003, 41-19-17-104-004;
8. PART OF LOT 5 COM AT MOST WLY COR OF SD LOT TH N 59D 44M 15S E ALONG NLY LINE OF SD LOT 153.25 FT TH NELY 107.51 FT ALONG NLY LINE OF SD LOT ON A 387.0 FT RAD CURVE TO RT /LONG CHORD BEARS N 67D 41M 45S E 107.16 FT/ TH S 14D 20M 45S E 257.45 FT TO SELY LINE OF SD LOT TH S 59D 44M 15S W ALONG SD SELY LOT LINE 188.78 FT TO SWLY COR OF SD LOT TH N 30D 15M 45S W ALONG SWLY LINE OF SD LOT 262.42 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1
9. PART OF LOT 6 COM 271.12 FT SLY ALONG WLY LOT LINE FROM MOST WLY COR THEREOF TH NWLY ALONG WLY LOT LINE 271.12 FT TH NELY ALONG NLY LOT LINE 233.74 FT TH SELY ALONG NELY LOT LINE 171.70 FT TH SWLY 344.43 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1
10. LOT 10 * FOREMOST CENTENNIAL PARK NO.1
11. LOT 20 * FOREMOST CENTENNIAL PARK NO.2
12. LOT 1 * FOREMOST CENTENNIAL PARK NO.1
13. LOTS 15 & 16 * FOREMOST CENTENNIAL PARK NO.2
14. PART NW 1/4 COM 199.17 FT ELY ALONG SLY LINE OF ORCHARD VISTA DR /86 FT WIDE/ FROM MOST ELY COR OF LOT 25 OF FOREMOST CENTENNIAL PARK NO.2 TH S 18D 00M 00S E 217.20 FT TH N 87D 19M 52S E 323.94 FT TH N 18D 11M 41S W 265.0 FT TO SLY LINE OF SD DR TH WLY ALONG SLY LINE OF SD DR TO BEG * SEC 17 T6N R10W 1.77 A.
15. LOT 24 EX COM 286.87 FT N 56D 00M 00S E ALONG SELY LINE OF SD LOT FROM MOST SLY COR OF SD LOT TH NELY 124.72 FT ALONG A 175 FT RAD CURVE TO RT /LONG CHORD BEARS N 56D 00M 00S E 122.10 FT/ TH S 56D 00M 00S W ALONG SELY LINE OF SD LOT 122.10 FT TO BEG ALSO PART OF LOT 25 COM AT MOST WLY COR OF SD LOT TH N 56D 00M 00S E ALONG NWLY LINE OF SD LOT 286.87 FT TH SWLY 120.75 FT ALONG A 175 FT RAD CURVE TO LT /LONG CHORD BEARS S 15D 49M 00S W 118.37 FT/ TH S 27D 00M 00S W 157.90 FT TO SWLY LINE OF SD LOT TH NWLY 163.68 FT ALONG SWLY LINE OF SD LOT ON A 5626.58 FT RAD CURVE TO RT /LONG CHORD BEARS N 54D 52M 45S W 163.68 FT TO BEG * FOREMOST CENTENNIAL PARK NO.2
16. LOT 29 * FOREMOST CENTENNIAL PARK NO.2
17. LOT 28 * FOREMOST CENTENNIAL PARK NO.2
18. PART LOT 7 COM AT NW COR THEREOF TH SELY ALONG S LINE OF TAHOE DR /86 FT WIDE/ 200.04 FT TH S 31D 13M 33S W 252.23 FT TO SLY LINE OF SD LOT TH NWLY ALONG SD S LINE 200.05 FT TO SW COR OF LOT 7 TH NELY ALONG WLY LOT LINE 254.62 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1

19. LOT 5 EX COM AT MOST WLY COR OF SD LOT TH N 59D 44M 15S E ALONG NLY LINE OF SD LOT 153.25 FT TH NELY 107.51 FT ALONG NLY LINE OF SD LOT ON A 387.0 FT RAD CURVE TO RT /LONG CHORD BEARS N 67D 41M 45S E 107.16 FT/ TH S 14D 20M 45S E 257.45 FT TO SELY LINE OF SD LOT TH S 59D 44M 15S W ALONG SD SELY LOT LINE 188.78 FT TO SWLY COR OF SD LOT TH N 30D 15M 45S W ALONG SWLY LINE OF SD LOT 262.42 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1
20. LOT 11 * FOREMOST CENTENNIAL PARK NO.1 ALSO SLY 45 FT OF LOT 12 EX W 30 FT AMENDED PLAT OF LOT 12 OF THE PLAT OF FOREMOST CENTENNIAL PARK NO 1
21. PART OF LOTS 2 3 & 4 COM AT SW COR OF LOT 4 TH NLY ALONG WLY LINES OF SD LOTS TO NW COR OF LOT 2 TH E ALONG N LINE OF LOT 2 TO NE COR THEREOF TH SELY ALONG ELY LINE OF SD LOT 94.08 FT TH W PAR WITH N LINE OF SD LOT 133.0 FT TH S 378.24 FT TH SELY 93.47 FT TO A PT ON SLY LINE OF LOT 4 WHICH IS 323.04 FT ELY ALONG SLY LOT LINE FROM BEG TH WLY ALONG SLY LOT LINE 323.04 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1
22. PART OF LOT 22 OF FOREMOST CENTENNIAL PARK NO.2 & PART OF NW 1/4 OF SEC 17 T6N R10W DESC AS COM 214.43 FT SELY ALONG SLY LINE OF FOREMOST DR FROM MOST NLY COR OF SD LOT 22 TH S 46D 59M 10S W 231.21 FT TH S 42D 49M 44S E 83.0 FT TH S 46D 59M 10S W 135.45 FT TO A LINE BEARING S 49D 54M 05S E FROM SE COR OF LOT 21 OF SD PLAT TH S 49D 54M 05S E 208.51 FT TO W LINE OF LOT 22 OF SD PLAT TH S TO MOST SLY COR OF SD LOT 22 TH E TO MOST ELY COR OF LOT 22 TH NLY ALONG ELY LINE OF LOT 22 TO SLY LINE OF FOREMOST DR TH WLY ALONG SLY LINE OF SD DR TO BEG *
23. LOT 8 * FOREMOST CENTENNIAL PARK NO.1
24. PART NW 1/4 COM AT MOST ELY COR OF LOT 25 OF FOREMOST CENTENIAL PARK NO.2 TH ELY 199.17 FT ALONG SLY LINE OF ORCHARD VISTA DR /86 FT WIDE/ TH S 18D 00M 00S E 217.20 FT TH S 72D 00M 00S W 119.68 FT TH S 84D 00M 00S W TO ELY LINE OF SD LOT TH NELY TO BEG * SEC 17 T6N R10W 1.94 A.
25. PART OF NW 1/4 COM AT N 1/4 COR TH S 89D 34M 15S W ALONG N SEC LINE 255.57 FT TH S 0D 00M 00S 2221.94 FT TO A PT ON W LINE OF CHARLEVOIX DR /66 FT WIDE/ & BEG OF THIS DESC - TH S 65D 40M 00S W 138.54 FT TH N 79D 00M 00S W 199.63 FT TH N 18D 11M 41S W 265.0 FT TO SLY LINE OF ORCHARD VISTA DR /86 FT WIDE/ TH N 71D 48M 19S E ALONG SLY LINE OF SD DR 244.0 FT TH S 18D 11M 41S E 110.0 FT TH S 47D 00M 00S E 39.77 FT TH N 75D 00M 00S E 40.26 FT TO W LINE OF CHARLEVOIX DR TH SELY 200.98 FT ALONG W LINE OF SD DR ON A 1016.03 FT RAD CURVE TO LT /LONG CHORD BEARS S 20D 40M 00S E 200.65 FT/ TO BEG * SEC 17 T6N R10W 2.12 A.
26. 411917104006 THAT PART OF LOT 26 FOREMOST CENTENNIAL PARK NO.2 DESC AS COM AT SWLY COR OF SD LOT TH N 42D 24M 15S E ALONG W LINE OF SD LOT 419.58 FT TO NELY LINE OF SD LOT TH S 32D 45M 45S E ALONG SD NELY LINE 152.0 FT TH N 89D 29M 31S W 154.10 FT TH S 33D 49M 29S W 274.34 FT TO SLY LINE OF SD LOT TH NWLY 73.53 FT ALONG SD SLY LINE ON A 419.67 FT RAD CURVE TO RT /LONG CHORD BEARS N 52D 40M 00S W 73.44 FT/ TO BEG ALSO LOT 27 * FOREMOST CENTENNIAL PARK NO.2 SPLIT ON 03/10/2006 FROM 41-19-17-104-002, 41-19-17-104-003, 41-19-17-104-004;
27. LOT 9 * FOREMOST CENTENNIAL PARK NO.1
28. LOT 6 EX COM 271.12 FT SLY ALONG WLY LOT LINE FROM MOST WLY COR THEREOF TH NWLY ALONG WLY LOT LINE 271.12 FT TH NELY ALONG NLY LOT LINE 233.74 FT TH SELY ALONG NELY LOT LINE 171.70 FT TH SWLY 344.43 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1
29. LOT 7 EX COM AT NW COR THEREOF TH SELY ALONG S LINE OF TAHOE DR /86 FT WIDE/ 200.04 FT TH S 31D 13M 33S W 252.23 FT TO SLY LINE OF SD LOT TH NWLY ALONG SD S LINE 200.05 FT TO SW COR OF LOT 7 TH NELY ALONG WLY LOT LINE 254.62 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1
30. W 250 FT OF N 871.2 FT OF W 1/2 NE 1/4 * SEC 17 T6N R10W 5.00 A. ALSO W 30 FT OF LOT 12 * FOREMOST CENTENNIAL PARK NO.1
31. LOT 12 EX W 30 FT & EX SLY 45 FT OF REMAINDER * FOREMOST CENTENNIAL PARK NO.1
32. PART OF W 1/2 NE 1/4 COM AT SE COR OF LOT 14 OF FOREMOST CENTENNIAL PARK NO.1 TH S 1D 46M 58S E ALONG E 1/8 LINE 216.13 FT TO A PT 973.40 FT S 1D 46M 58S E ALONG E 1/8 LINE FROM N SEC LINE TH S 88D 13M 03S W 282.10 FT TH N 13D 13M 33S E 36.46 FT TH N 76D 46M 27S W 430.27 FT TO ELY LINE OF LUCERNE DR /86 FT WIDE/ TH N 13D 13M 33S E ALONG ELY LINE OF SD DR 60.0 FT TO SW COR OF SD LOT 14 TH S 76D 46M 27S E ALONG SLY LINE OF SD LOT 188.23 FT TH N 81D 13M 00S E ALONG SLY LINE OF SD LOT 494.59 FT TO BEG * SEC 17 T6N R10W 2.05 A.

33. LOT 13 * FOREMOST CENTENNIAL PARK NO.1
34. PART OF W 1/2 NE 1/4 COM 60.0 FT S 13D 13M 33S W ALONG ELY LINE OF LUCERNE DR /86 FT WIDE/ FROM SW COR OF LOT 14 OF FOREMOST CENTENNIAL PARK NO.1 TH S 76D 46M 27S E 430.27 FT TH S 13D 13M 33S W 196.46 FT TH S 84D 06M 00S W 25.67 FT TH S 48D 00M 00S W 140.04 FT TH S 13D 13M 33S W 80.0 FT TO NLY LINE OF TAHOE DR /66 FT WIDE/ TH WLY ALONG NLY LINE OF SD DR TO ELY LINE OF LUCERNE DR TH NLY ALONG ELY LINE OF SD DR TO BEG * SEC 17 T6N R10W 3.76 A.
35. PART LOT 14 COM AT NW COR THEREOF TH N 89D 40M 22S E 359.63 FT ALONG N LINE OF SD LOT TH S 9D 53M 32S E 290.29 FT TO S LINE OF SD LOT TH S 81D 13M W 297.0 FT ALONG SD S LINE TH N 76D 46M 27S W 188.23 FT ALONG SD S LINE TO SW COR OF SD LOT TH N 13D 13M 33S E 294.0 FT ALONG W LINE OF SD LOT TO BEG * FOREMOST CENTENNIAL PARK NO.1
36. PART OF W 1/2 NE 1/4 COM 973.40 FT S 1D 46M 58S E ALONG E 1/8 LINE FROM N SEC LINE TH S 1D 46M 58S E ALONG E 1/8 LINE 386.25 FT TO N LINE OF TAHOE DR /66.0 FT WIDE/ TH N 70D 03M 57S W ALONG N LINE OF SD DR 1.64 FT TH WLY 246.06 FT ALONG SD N LINE ON A 733 FT RAD CURVE TO LT /LONG CHORD BEARS N 79D 40M 57S W 244.90 FT/ TH N 89D 17M 57S W 236.03 FT TH N 13D 13M 33S E 80.0 FT TH N 48D 00M 00S E 140.04 FT TH N 84D 06M 00S E 25.67 FT TH N 13D 13M 33S E 160.0 FT TH N 88D 13M 02S E 282.10 FT TO BEG * SEC 17 T6N R10W 2.94 A.
37. PART LOT 14 COM 359.63 FT E ALONG N LINE OF SD LOT FROM NW COR THEREOF TH E 237.14 FT TO NE COR SD LOT TH S TO SW COR SD LOT TH W ALONG SLY LINE OF SD LOT 197.59 FT TH NWLY 290.29 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1

SECTION II. PURPOSE AND INTENT.

The Centennial Park Overlay Zoning District (“CPOZD”) is intended to implement land use and urban design policies as established in the Centennial Park Land Use and Design Plan (the “Plan”) as adopted by the Township Board on August 27, 2008. Specifically, the purposes of the CPOZD are to specify provisions which will guide the development and redevelopment of Centennial Park, promote and encourage a growing local economy, protect the natural and existing environment within Centennial Park, provide new business and employment opportunities, and develop, maintain and enhance the existing commercial, office, residential and aesthetic features of Centennial Park.

The provisions of the CPOZD are not intended as a substitute for other portions of the Cascade Township Zoning Ordinance or the Township’s Master Plan, nor do they in any way relieve any developer from having to obtain all approvals and permits required by the Township, except as otherwise provided herein.

The procedures, requirements, and standards of the CPOZD are in addition to, and shall supplement, those of the underlying zone districts and other applicable requirements of the

Zoning Ordinance. Where any requirement, procedure, or standard of the CPOZD differs from or conflicts with any requirement, procedure, or standard of the underlying zone district or other portion of the Zoning Ordinance, the stricter requirement, procedure, or standard shall govern. See also, however, Section IX.

The PUD #88 plan shall be considered approved as adopted by the Township board on 10/22/08 and provided that the plan does not expire or is altered in any way from the original approval shall not require approval through the CPOZD.

SECTION III. DEVELOPMENT APPROVAL PROCEDURE.

It shall be unlawful for any person, firm or corporation to begin the construction of any building or other structure or to begin the alteration, expansion, or moving of any building or structure within the CPOZD without first receiving site plan approval from the Centennial Park Review Board and the Township Planning Commission as provided in this Section.

- A. Composition of the Centennial Park Review Board – All new construction, expansion, alteration, or moving of buildings and structures shall be reviewed by a five (5) member Centennial Park Review Board. The Centennial Park Business Association shall nominate three (3) members, with two (2) being officers of that association or their delegates, who all must be approved by the Township Board. The two (2) remaining members shall be representatives of Cascade Charter Township appointed by the Township Supervisor and approved by the Township Board. One (1) member of the Review Board shall be a professional with a background in architecture, engineering, landscape architecture and/or urban planning. A simple majority of the membership of the Centennial Park Review Board (the “Review Board”) shall constitute a quorum. An affirmative vote of the majority of the Review Board members present at a meeting with

a quorum shall constitute the Review Board's approval, approval with modifications, or rejection of a site plan, depending on the vote.

- B. Responsibilities of the Review Board – The Review Board shall receive all site plans for all new construction, alteration, or moving of buildings and structures within the CPOZD. It shall review all site plans for all development within the CPOZD to insure compliance with the Architectural Controls as prescribed in Section VII hereof. Additionally, the Review Board shall also review all site plans for compliance with the Design Standards as set forth in Section VI hereof.

The Review Board's review and findings with regard to the Design Standards and Architectural Control are subject to final review and approval or denial by the Planning Commission. The Review Board can only grant tentative approval of a site plan. The Planning Commission shall have the sole authority to grant final site plan approval or denial. No site plan can be forwarded to the Planning Commission prior to review and recommendation by the Review Board.

Review by both the Review Board and the Planning Commission (and final approval or denial by the Planning Commission) shall be based upon the following considerations:

1. Conformity and harmony and intent of design with the Centennial Park Land Use and Design Plan, as approved on August 27, 2008 by the Township Board.
2. Conformity of the plans and specifications with the development requirements as well as the purpose and intent of the CPOZD.

The Review Board shall endeavor to review every submitted site plan within a reasonable time period after its submittal and no later than 30 days after application is made to the Township. The Review Board, however, can require additional information or

modifications as it may deem necessary prior to recommending to the Planning Commission approval or rejection of the plan and related specifications. Once the Review Board has reviewed a proposed site plan, it shall transmit its findings and recommendations to the Planning Commission. The transmittal shall include the recommendation of the Review Board, its rationale and the minutes of all meetings at which the site plan was discussed before the Review Board.

- C. Planning Commission Responsibilities – Following review and approval of a site plan by the Review Board, the Chairman of the Review Board (or his or her authorized representative) shall present it to the Planning Commission for final review and approval or denial. Review and approval or denial of the site plan by the Planning Commission shall be based upon this Section and the Design Standards set forth herein. The Planning Commission has the authority to approve, approve with modifications, refer back to the Review Board for additional study, or deny site plan approval based upon its own findings of fact.
- D. Limitation – Nothing herein shall require submission to or approval of the Review Board or Planning Commission for plans relating to normal maintenance or alterations to the interior of any structure. When such activities are contemplated, the Township Building Inspector shall be contacted, as a building permit may be required.
- E. Appeals to the Zoning Board of Appeals – No decision by the Planning Commission shall be appealable to the Zoning Board of Appeals. However, the Planning Commission may authorize, at its discretion, an appeal to the Zoning Board of Appeals for a variance from one or more requirements of the CPOZD.

SECTION IV. PERMITTED USES.

The permitted uses for the CPOZD are as follows:

1. Business offices
2. Commercial offices
3. District and Branch Banks
4. General offices
5. Medical Offices
6. Real Estate and Insurance Offices
7. Retail Uses
8. Food store of less than 4,000 square feet of gross floor area
9. Restaurant, without drive up or drive through facilities
10. Service Uses
11. Health and Fitness facility
12. Job training and related services
13. Photocopying
14. Hotels
15. Community Colleges and or University Classrooms

SECTION V. USES ALLOWED BY SPECIAL USE APPROVAL:

The following uses may be allowed with special use approval and are subject to the provisions and conditions outlined in Chapter 17 of the Zoning Ordinance:

1. High Density Residential Uses exceeding 12 dwelling units per acre
2. Assisted Living facilities
3. Skilled nursing facilities
4. Retail food store greater than 4,000 sq ft

5. Medical offices with diagnostic and surgery facilities
 - a. For any use of a mobile MRI, the applicant must demonstrate that the noise will not be detrimental to the adjacent residential neighborhood.
6. Mixed used developments that include office, retail and residential components
7. Buildings taller than 48 feet (but not to exceed 72 feet in height) as provided for in the CPOZD
8. Restaurants with drive up or drive through service but only if, the property is directly located on Kraft Ave or 28th St.
9. Other uses determined by the Planning Commission to be similar to the uses listed in Section IV and Section V hereof.

SECTION VI. DESIGN STANDARDS

1. Building Height
 - a. Maximum Height – Building heights shall be restricted to 4 stories or 48 feet, whichever is less.
 - b. Hotels shall not exceed 55 feet in height.
 - c. Due to the lower topography for those lots on Orchard Vista that are also bounded by I-96 or the existing industrial use at 3000 Kraft Avenue. Taller buildings can be approved by the Planning Commission, but shall not exceed 72 feet in height. It is intended that buildings shall not be any taller than 48 feet high if they are on the same elevation as the interior lots of Orchard Vista.
 - d. Reasonable mechanical appurtenances and antennas necessary to the function or operation of a building or structure and parapet walls surrounding such appurtenances shall not exceed 15 feet in height and

shall not be counted for the purposes of determining compliance under the height limitations.

- e. Minimum Height – Any building that is not located on a property with frontage along Kraft Ave or 28th St with a footprint greater than 20,000 square feet shall be a minimum of two stories (24 feet) tall.

2. Area Regulations –

- a. The minimum lot size shall be 50,000 square feet.
- b. Building and structures shall be setback from every street right-of-way or easement a minimum of forty (40) feet. The setback area shall be landscaped and maintained at all times as open space.
- c. Side and rear building and structure setbacks shall not be less than twenty-five (25) feet.
- d. A lot may contain two or more buildings, provided that each additional building is directly related to the principle use, building, or enterprise on the lot. Each additional building and/or structure shall meet all setback requirements.
- e. Setbacks shall not be reduced unless it can be demonstrated that they create practical difficulties to the owner or site development limitations and also that they will render the property unbuildable. Upon such a finding, the setbacks may be reduced by up to twenty-five (25) percent by the Planning Commission.

3. Screening

- a. All on-site equipment such as dumpsters, mechanical/electrical equipment and utility equipment, shall be fully screened from view utilizing walled enclosures incorporating building materials matching the principal building on site. Operating doors to enclosures shall be heavy duty commercial construction providing no visual access into the enclosure and shall be faced with a material compatible with the equipment enclosure.

4. Vehicular Circulation

- a. Ingress – There shall be clear direction to the front door of the building and shall not have an excess of paving. Extra wide paved areas that do not clearly define the driving lanes are prohibited.
- b. Drop off – Entry drop off shall be considered on all office buildings, and residential facilities.
- c. Internal Circulation – Travel lanes shall be clear, preferably allowing for two way driving, and should avoid dead ends. Extra wide paved areas that do not clearly define the driving lanes are prohibited.
- d. Connection to adjacent parcels – Both vehicular and pedestrian connections are encouraged and shall be provided wherever feasible.
- e. Loading – Should be located to the rear or the side of the building and shall be **“unobtrusive as reasonably possible”** screened from the street and main entry.

5. Pedestrian Walks

a. Minimum Dimension –

- (i) Walks connecting around the perimeter of the site or those that connect to adjacent parcels shall be a minimum of 7 feet wide
- (ii) Walks connecting to the building shall be a minimum of 5 feet wide
- (iii) Other walks (such as those for service access) shall be a minimum of 3 feet wide

b. Materials – Walks should be constructed of concrete. Other similar materials may be used if approved by the Planning Commission.

c. Connections to Adjacent Properties – Shall be provided and must be coordinated with the adjacent property owners in order to ensure that the location of the walks serve both properties. In addition, consideration should be provided for the walks to serve pedestrians in Centennial Park, including the residential uses, as indicated in the Centennial Pak Land Use and Design Master Plan, thereby further facilitating pedestrian movement by providing a shorter and perhaps more interesting route than having the walks located along the road.

d. Connections to Street Right-Of-Way – Each parcel shall provide a pedestrian connection to the public walks in the road right-of way.

6. Parking

a. Off-Street Parking – Where parking on the street side of the building or structure is permitted, such parking areas shall not be closer than forty

(40) feet from the public street easement or right-of-way. The Planning Commission may allow for parking up to twenty-five (25) feet from the public street easement or right-of-way provided the applicant has provided additional landscaping and the additional landscape plan has been approved by the Planning Commission.

- b. The area between the driveway, off-street parking area and the public street right-of-way or easement shall be landscaped and maintained in a neat and orderly condition. The use of berms to insure that parking/loading areas are screened from public view may be required by the Planning Commission. In particular, loading docks and areas where commercial trucks and vehicles are stored shall be screened.
- c. The number of spaces for off-street parking shall be required as set forth in the Zoning Ordinance.
- d. The number of parking spaces required for land or buildings used for two or more purposes shall be the sum of the requirements for the various uses.
- e. Upon the approval of the Planning Commission, up to twenty-five (25) percent of the required parking area may be held in reserve. The reserve parking area shall be landscaped and maintained in a neat and orderly fashion. The reserve parking area shall remain as undeveloped space until:
 - (i) Such time as the parking is needed as a result of an expansion in business activity as determined by the Planning Commission; or

- (ii) The use changes to a more intensive use as determined by the Planning Commission.

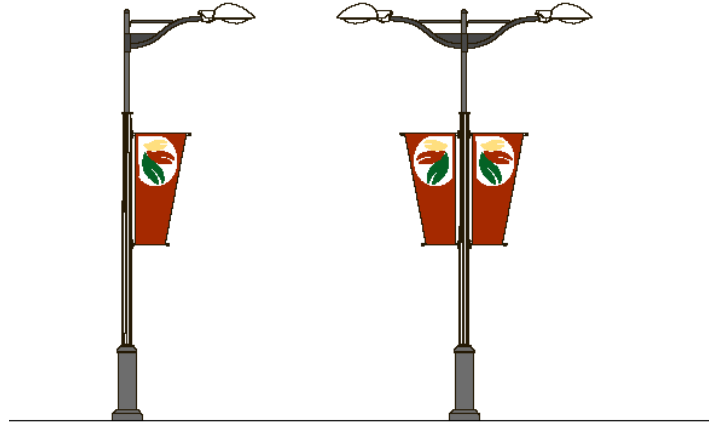
7. Dumpster Enclosure

- a. Enclosures – See Section VI.3 Screening
- b. Concrete slab to support Service Vehicle – Shall be at least as wide as the waste enclosure opening and of a depth to fully accommodate the front wheels of the waste removal vehicle while it is emptying the dumpster.
- c. Pedestrian Opening – Shall be provided on all waste enclosures to permit users access to the dumpsters without having to open the gates. The pedestrian opening in the masonry wall should not have a gate.
- d. Shade/Landscape – Waste enclosures shall be landscaped in a manner that provides shade.

8. Lighting

- a. Type – Only non-glare lighting is permitted. Lighting shall be placed and shielded so as to direct the light downward onto the site and away from adjoining properties. Lighting shall be shielded so that it does not cause glare or interfere with the vision of motorists.
- b. Intensity – An average of 1.0 footcandle and a maximum of 5.0 shall be provided in parking lots, sidewalks and entry areas on private property as measured at a level 1 foot off the ground.
- c. Parking Lot Lighting – Lamp heights shall be a maximum of 25 feet and shall be located in the interior of the parking lots exceeding one bay. The recommended light is shown below in figure L1.

Figure L1



9. Signs

- a. All new signs, including temporary real estate signs, in the CPOZD must be in conformance with the Centennial Park Land Use and Design Plan and must receive approval from the Review Board before requesting approval from Cascade Township. Below is an excerpt from the plan showing the type of signage recommended for the Centennial Park Overlay Zoning District:



BOLIVARD ENTRY ELEVATION



EAST ELEVATION
BOLIVARD ENTRY SIGN

NORTH ELEVATION

BUILDING IDENTIFICATION SIGN

TENANT SIGN

STREET SIGN



NORTH ELEVATION
SIDE WALL AND STREET SIGN

EAST ELEVATION



LANDMARK CORNER AT 28TH STREET AND KRAFT AVENUE

- b. All signs permitted in Section 6.01 of the Sign Ordinance.
- c. Development entry signs shall be permitted at each road entrance into Centennial Park (from an outside public road) as shown in the Centennial Park Land Use and Design Plan. These signs may be located in the road right-of-way provided it is approved by the applicable road agency. The signage may include large decorative walls provided that they do not create a visual hazard to pedestrians or vehicles. The signage may only identify the park and may not be used for any individual business. Such signs are limited to 64 sq ft.
- d. Only one (1) freestanding permanent sign is allowed per lot. Regardless of the number of businesses, commercial establishments, buildings or tenants

per lot, only one (1) such sign shall be allowed per lot and such sign shall be in compliance with Table A below

TABLE A

SETBACK (from road right-of-way) (feet)	SIGN AREA (square feet)	HEIGHT (feet)
5	24	4
10	30	5
15	40	5.5
20	50	6
25+	60	7
The properties with direct frontage on Kraft Ave or 28th Street. may choose the following option in lieu of the above:		
25	1 sq ft of sign for each 5 feet of lot frontage measured at the required front setback up to a maximum of 125 sq ft	30

(Note: FOR A PROPOSED SETBACKS DIFFERENT THAN THOSE LISTED IN THE ABOVE TABLE, SELECT THE SIGN AREA AND HEIGHT THAT CORRESPONDS TO THE NEXT LOWER SETBACK)

- e. In addition to the allowed one permanent free standing sign, one of the following signs are also allowed per lot:
 - (i) One (1) wall sign or marquee per building, not to exceed one-hundred (100) square feet in total sign area, or;
 - (ii) One (1) awning/canopy sign per building, not to exceed thirty-two (32) square feet in total sign area, or;

- (iii) In the event the building has multiple commercial establishments, each commercial establishment's space will be allowed one sign area equal to one square foot for each lineal foot of building frontage (i.e., building frontage on the ground for the front of the building) that each respective commercial establishment occupies, not to exceed a sign length of more than two-thirds of the subject frontage.

- f. Window signs or displays are allowed, provided that permanent window sign(s) shall not cover more than twenty-five (25) percent of the total window surface and temporary window signs shall not cover more than fifteen (15) percent of the total window surface.

- g. One (1) tenant sign at each entrance, as shown in the plan, is permitted to direct people to the proper entrances and parking areas provided the signage is consistent with the Design Plan recommendations. These signs are limited to no more than 20 sq ft and must be at least 5 feet off from the property lines. Example below:



Directory Style Post & Panel

- h. One (1) directory wall sign is allowed per building, not to exceed twenty (20) square feet in total sign area.
- i. Banners (seasonal and decorative in nature and theme) that do not advertise a product, service, or business and which pertain to holidays and/or community-wide or governmental events are allowed. Banners must be attached to light or utility poles.
- j. Directional signs up to two (2) square feet in sign area are allowed. Each zone lot or development shall not have more than two (2) directional signs.
- k. Flags of any nation, state, or entity are allowed provided they do not exceed thirty-two (32) square feet in area. Each lot will be limited to three (3) Flags. Flag pole height may not exceed the height restrictions for the zoning district as found in the Zoning Ordinance.
- l. A sign may be illuminated provided that it has either internal lighting or downcast lighting. However, no intermittent or flashing illumination is allowed.

10. Landscaping

- a. Every site upon which a building or structure has been placed shall be landscaped in accordance with the plan and specifications approved by the Planning Commission. The entire building site, including curb parkways, shall be appropriately landscaped with grass, canopy and coniferous trees, shrubs and ground cover.

- b. The Planning Commission may, upon a recommendation of the Centennial Park review Board, approve an alternative landscape plan that follows the “LEED” certification landscaping ideas of rain gardens, etc.
- c. Landscaping shall be installed within ninety (90) days of completion of the building or structure, unless a time extension is permitted in writing by the Planning Director for a later date.
- d. All landscaping shall be hardy plant materials and maintained thereafter in a neat and orderly manner. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season. All new trees used in a landscaped area shall have a minimum caliper of 1-3/4 inches.
- e. Underground sprinkling systems shall be installed where necessary to service landscaped areas and such areas shall be neatly maintained at all times, including mowing, fertilizing and pruning.
- f. Parking areas which are exposed to the front road or street right-of-way or easement shall be screened with ornamental trees and shrubs.
- g. The size of the bufferyard on each lot and the number of plantings shall be consistent with the Landscape Section of the Zoning Ordinance.
- h. The landscaping within the bufferyard may be clustered to achieve the maximum aesthetic and screening capabilities of the selected plant materials. An undulating berm not exceeding six (6) feet in height and a 3:1 slope may be allowed within the required bufferstrip.

SECTION VII. ARCHITECTURAL CONTROLS.

In order to maintain a consistent aesthetic quality, the Planning Commission (upon recommendation by the Review Board) shall have authority to approve or reject building architectural designs within the CPOZD. The following is a list of items that will be carefully and thoughtfully scrutinized. These items will be reviewed using the Centennial Park Land Use and Design study for consistency:

- A. Harmony with neighboring sites, including the landscaping features of the site.
- B. Color.
- C. Site Furnishings (*i.e.*, light bollards, benches, tables, chairs umbrellas trash receptacles, etc.).
- D. Signage.
- E. Wayfinding Signs.



BACKLESS BENCH
BOLLARD
WASTE RECEPTACLE



BACKLESS BENCH



BENCH WITH BACK



BOLLARD LIGHT
TABLE AND CHAIRS



WASTE RECEPTACLE

F. Technology.

G. Green Building Practices.

H. Building Height.

- To be reviewed by the Review Board and approved or denied by the Planning Commission if the applicant is requesting a building height above 48 feet.

I. Roof Design

1. Pitched roofs of either gable or hip design, with a slope between 5:12 and 8:12, will reinforce the identity of the park.
 - a. As an alternative to pitched roofs, flat roofs are acceptable, provided they have internal drains.
 - b. Mechanical /electrical equipment shall only be located on the roof as a last resort. All equipment that has be located on the roof shall be screened completely from view.

J. Building Materials

1. Building materials should continue to enhance the existing rich palette of materials used within the park. Acceptable materials for exterior building walls include brick, decorative concrete masonry; cast stone, including commercial quality metal panel systems and wood siding. The arrangement and proportions of these materials on a building should be designed and balanced, and be in keeping with the general aesthetics of the park.

K. Fenestration

1. Punched openings, ribbon strip windows, or curtainwall in proportion and balance with solid wall materials shall be used. This will ensure that enough daylight

enters the work place and ensure that at the same time the character of the building fits within the identity of the park.

2. Commercial quality metal and glass framing system, clear or lightly tinted glazing shall be used. Mirrored glazing is not recommended.

SECTION VIII. SITE REQUIREMENTS.

The following Site Requirements shall apply to all building sites within the CPOZD.

1. Temporary Buildings
 - a. No structure of a temporary nature, trailer, tent, or construction shack shall be constructed, used, placed or maintained except accessory to and only during construction of a permanent building or structure.
 - b. Approval of the temporary building or structure shall be required in advance by the Planning Director. Under no circumstances shall the temporary building or structure be used primarily for advertising purposes.
2. Outside Storage Areas
 - a. Any accessory buildings (garages, sheds, etc.) shall be fully screened from view utilizing walled enclosures and incorporating building material matching the principal building on site. Operating doors to enclosures shall be heavy duty commercial construction providing no visual access to the enclosure and shall be faced with a material compatible with the equipment closure. See section 4.09 of the Zoning Ordinance for further regulations.

3. Curb Cuts
 - a. No permanent individual use curb cuts shall be allowed on or along Kraft Avenue. Individual curb cuts on 28th Street shall be allowed at intervals of not less than three hundred (300) feet. Shared driveways shall be utilized where reasonably possible to minimize the number of curb cuts. Curb cuts on roads within the CPOZD shall, to the extent reasonably possible, be aligned with curb cuts on the opposite side of such roads.
4. Design Standard Modifications
 - a. The design standards contained herein may be varied by the Planning Commission. Such modifications may only be considered upon the finding of the Planning Commission that the change will result in a project that is in keeping with the purpose and intent of the CPOZD.
5. Water and Sewer Service
 - a. Public water and sewer service must be available at a building site before final approval of a site plan can be obtained. All buildings and structures located within the CPOZD shall be connected to public water and sewer systems.

SECTION IX. APPLICABILITY AND CONFLICTS

Where a provision or requirement of the CPZOD conflicts or is inconsistent with any provision of the underlying zoning district, including signage, for the property involved or any other requirement of this Zoning Ordinance, the stricter or more restrictive provision shall govern. Should that occur, however, the Planning Commission, with special land use approval, may allow the less strict or restrictive provision to govern a property in a particular instance. In

addition, should the provision of the underlying zoning district or other provision of the Zoning Ordinance prohibit or restrict that which is otherwise expressly allowed by the CPZOD, the Planning Commission, with special use approval, may also waive or lessen such other requirement or restriction for the property involved so that the provision of the CPZOD shall govern. However, no special use shall be approved under this section unless, in addition to the normal standards for a special use found in Section 17.06 of the Zoning Ordinance, the Planning Commission also finds that such waiver would be consistent with the intent and purposes of the CPZOD.

SECTION X. MASTER PLAN

All properties within the CPOZD shall conform as much as reasonably possible with the mp approved by the Township Board on August 27, 2008.

Master Plans



Vehicular and Pedestrian Circulation

1. Boulevard Streets with Landscape Treatment
 2. Roundabouts (see alternate plan in Appendix)
 3. Narrowed Streets
 4. Multi-use Paths
 5. Sidewalks
 6. Informal Path System
 7. Open Space
 8. Enhancements of Existing Storm Water Detention Areas
 9. Community Park and New Development
 10. Infill and Redevelopment
 11. Additions
 12. Stand Alone Building
 13. Parking Removal
 14. Signage and Identity
 15. Corner Landmark Sign and Landscape Treatment
 16. Entry Signage and Landscape Treatment
 17. Way Finding Signage (not shown)
 18. Street Signage (not shown)
- Lighting
16. Double Arm Streetlights (not shown)
 17. Single Arm Streetlights (not shown)
- Street Trees and Parking Lot Screening
18. Street Trees
 19. Parking Lot Screening



NOTES:

1. Additional curb cuts on interior streets may be added or existing curb cuts may be modified to accommodate changes to individual properties. All curb cuts must be in conformance with Cascade Township and Kent County Road Commission standards.
2. All corner landmark signage, entry signage, wayfinding signage, street signage and landscape shall be designed and located to not interfere with clear vision corners per the Kent County Road Commission standards.
3. Street tree spacing and lighting spacing shall be compatible with the street type. Spacing on 28th Street may be greater than that used on Internal business park streets.

MASTER PLAN
Cascade Township, Michigan
November 2007

SECTION XI. EFFECTIVE DATE.

This Ordinance shall become effective seven (7) days after publication in a newspaper circulated within the Township of Cascade, as provided by law.

The foregoing Ordinance was offered for adoption by Township Board Member Lewis, supported by Township Board Member Fox, the roll call vote being as follows:

Yeas: Goldberg, Fox, Goodyke, Beahan, Peirce, Koessel, Lewis
Nays: None
Absent: None

Cascade Charter Township Clerk
Ron Goodyke

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 9th day of June, 2010.

Cascade Charter Township Clerk
Ron Goodyke

MEMORANDUM

To: Cascade Charter Township Planning Commission
From: Brian Hilbrands, Planning Director
Subject: Zoning Amendment Pertaining to the AC Zoning District, revisions to the mapped AC Zoning District, and the creation of three overlay districts
Meeting Date: August 7, 2023

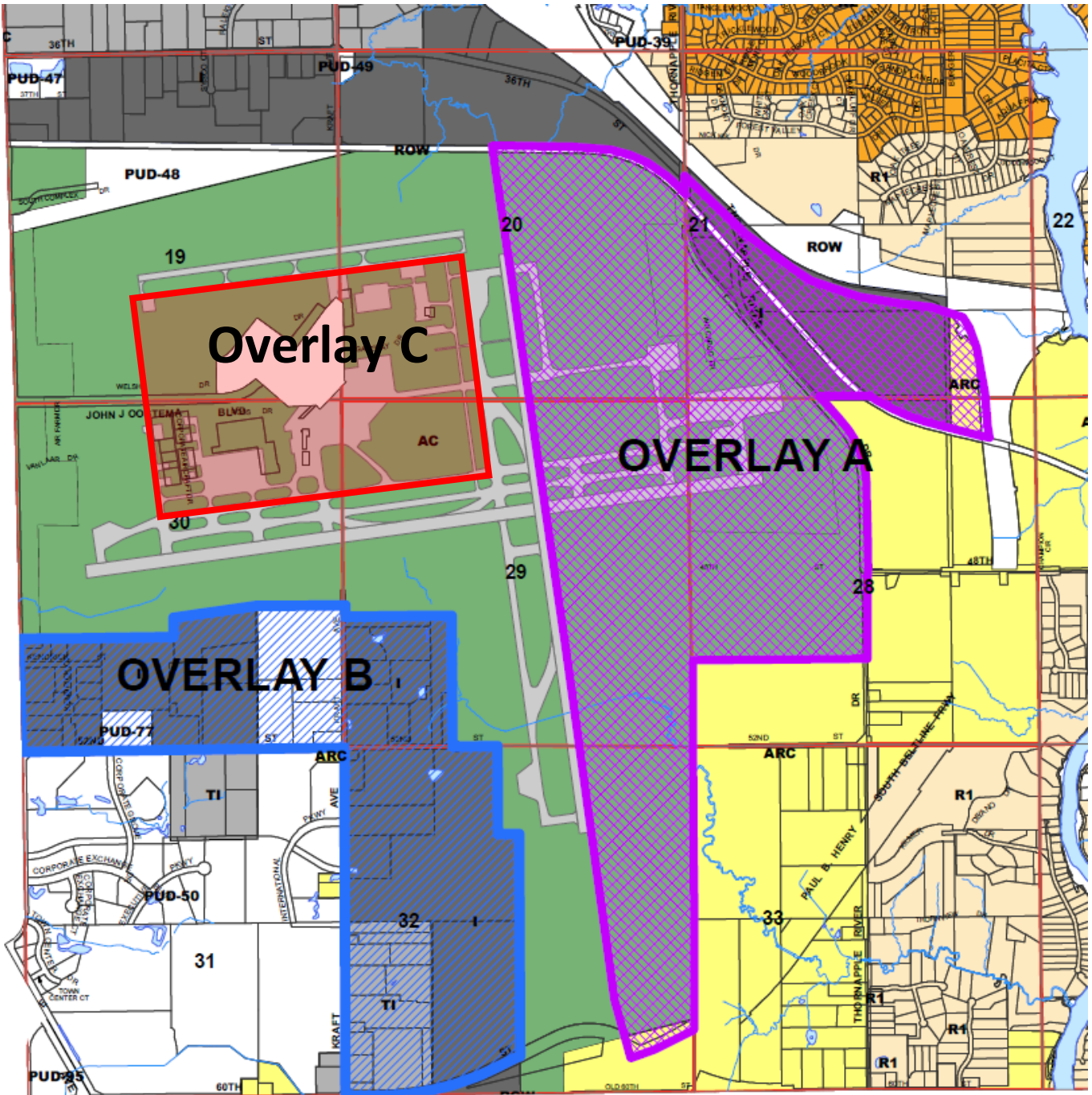
Attached is a draft of possible amendments to the zoning ordinance regarding the AC (Airport Commerce) zoning district that were developed by the Planning Commission AC Airport Commerce District Zoning Review Subcommittee. The subcommittee held a total of 25 meetings beginning in July of 2022, with staff and legal counsel present at most meetings. The amendments were discussed at the July 10 Planning Commission meeting where staff were directed to schedule the amendments for the required public hearing.

Currently Chapter 14 of the Zoning Ordinance includes two subzones around the airport. Subzone 1 includes all areas around the runways and the majority of the airport area, and allows for a variety of uses by right with little to no Township review. Subzone 2 includes the outlying areas adjacent to public streets and requires site plan review for non-aeronautical uses.

The amendments touch on a number of items within Chapter 14 of the zoning ordinance and replace the subzones with new overlay districts to help regulate permitted uses in the area around the airport. Overlay A restricts the uses that are permitted on the east side of the airport, while Overlay B allows for aeronautical uses to be located within a larger area on the southwest side of the airport. Site plan review will now be required for all non-aeronautical uses, except those located within Overlay C, which is at the center of the airport. Non-aeronautical uses located within Overlay C will still be required to meet the requirements of the Township Stormwater Ordinance.

At this time the Planning Commission is requested to review the draft ordinance amendments and provide a recommendation to the Township Board, which the Board would then review at the next available meeting.

Attachments: Draft Zoning Map with Overlay Districts
Draft Ordinance Amendments – Clean version
Draft Ordinance Amendments – Redlined version



CLEAN

CASCADE CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN
ORDINANCE # _____ OF 2023
AN ORDINANCE TO AMEND CERTAIN PORTIONS OF THE
CASCADE CHARTER TOWNSHIP ZONING ORDINANCE

Section 1. Amendment to Chapter 14

Chapter 14 of the Township's Zoning Ordinance is hereby amended to read, in its entirety, as follows:

CHAPTER 14

AC Airport – Commerce District & Overlays A, B and C

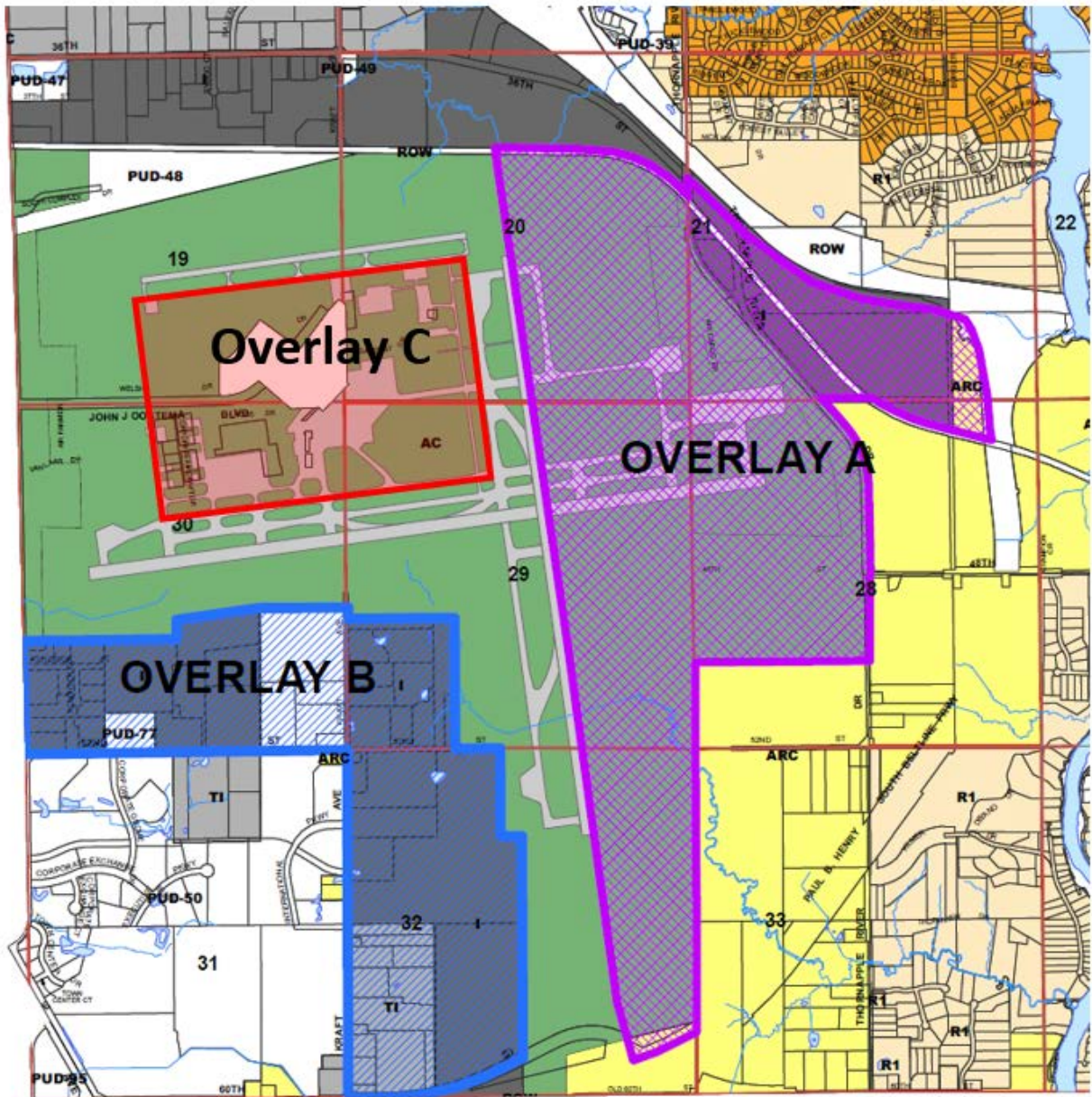
Section 14.01 Title:

Use Regulations Relating to the "AC" Airport-Commerce District

Section 14.02 Intent:

This district recognizes that the Gerald R. Ford International Airport Authority (the "Authority") is a regional airport authority formed and existing pursuant to the Regional Airport Authority Act (PA 95 of 2015, as amended) ("Act 95"), being Chapter VIIA of the Aeronautics Code of the State of Michigan (PA 327 of 1945, as amended) ("Act 327"). This district also recognizes that a portion of the Gerald R. Ford International Airport is located within the City of Grand Rapids. This district is intended to accommodate and promote aeronautical progress for the public good, and to facilitate adequate provision for a system of transportation pursuant to MCL 125.3203(1), while protecting the public health and welfare of the citizens in the Township. The provisions of this Chapter shall, however, be in compliance with the regulations of the Michigan Aeronautics Code (MAC), the Federal Aviation Administrations (FAA), the Michigan Zoning Enabling Act (MZEA), airport zoning ordinances, relevant case law and ordinances of Cascade Township. The regulations of the Airport-Commerce District are not intended to conflict with existing or future approach protection regulations promulgated by the United States (Federal Aviation Regulation Part 77), the State of Michigan or the Authority from time to time, which are incorporated herein.

This district shall be divided into three zones, each of which shall be subject to the provisions of Section 14.18. The AC District shall be described as, the area generally surrounding the runways, hangars and control tower and shall be considered a separate zoning district. Overlays A and B shall be described as the area further removed from the airport than the AC District. Overlays A, B and C are overlay districts that implement additional regulations layered on top of the regulations in the properties' underlying zoning district(s). The following figure (Figure 14-1) further depicts each overlay:



AC DISTRICT

Section 14.03 Uses Permitted by Right in AC District:

Subject to Section 14.18, in the “Airport Commerce” District no building, structure or premises shall be erected altered or used except as one or more of the following specified uses unless otherwise provided by this Ordinance:

1. Airport Operations Facilities, which are limited to:

- a. Any Aeronautical Facility as defined in Section 3 of the Michigan Aeronautics Code (MCL 259.3).
 - b. Aircraft cleaning and janitorial services
 - c. Aircraft flight training and flying clubs
 - d. Aircraft landing facilities
 - e. Aircraft refueling and fuel storage facilities
 - f. Aircraft/aviation related servicing, repair, painting and restoration facilities
 - g. Aircraft sales
 - h. Air freight handling facilities
 - i. Airline reservation centers
 - j. Airport terminal, and all uses within the terminal building, including but not limited to restaurants, cocktail lounges, etc.
 - k. U.S. Customs clearance offices
 - l. Flying charter services
 - m. Hangar operations and aircraft storage
 - n. Sightseeing airplane service
 - o. Aeronautical and other administrative offices
 - p. Airport maintenance facilities
 - q. Any facility required by Federal, State or Local permits.
2. Airport museum
 3. Airport viewing areas
 4. Hotels/Motels
 5. Rental Establishments - primarily engaged in renting, leasing, or servicing automobiles, small vans, trucks or other similar vehicles
 6. Restaurants
 7. Banks, credit unions, savings and loans, and similar financial institutions (including drive-through and outdoor automatic teller facilities)
 8. Used car sales engaged only in the sale of car rental fleet on the premises. Said activity shall also have the approval of the property owner
 9. Business service centers providing services such as telecommunications services, computer services, copying and fax services, temporary office space, or similar business - related services
 10. Automobile Service Stations
 11. Personal service establishments that perform service on the premises including, but not limited to, beauty parlor, barbershop, photographic studio, dry cleaning establishments, flower shops, print shops, and repair shops (watches, radio/TV, shoes, etc.)
 12. Specialty retail shops
 13. Freight terminals
 14. Parking, surface and structures
 15. Warehousing and general storage
 16. Intermodal transportation facilities
 17. Any governmental buildings, offices, or other facilities including, but not limited to, law enforcement facilities and County Road Commission facilities
 18. Any public utility buildings, structures or facilities

19. Any building, structure or facility used in the abatement/mitigation of environmental issues including the capture, storage and treatment of de-icing/anti-icing or other agents used for aviation purposes, including facilities/structures required for environmental compliance
20. Any use or activity incidental to or related to "Aeronautics" as defined in Section 2 of the Michigan Aeronautics Code (MCL 259.2)
21. Recreational uses
22. Schools

Section 14.04 Uses Permitted by Special Use Approval in AC District.

The following uses may be permitted as a special use in the AC District:

Subject to Section 14.18, and notwithstanding any other provision of this Ordinance, Minor Mineral Resource Extraction and Major Mineral Resource Extraction in accordance with the requirements of only subsections 3 through 10 of Section 4.28 of this Ordinance. Major Mineral Resource Extraction in this zone will not require Planned Unit Development rezoning pursuant to Chapter 16.

Section 14.05 AC District Regulations

Except as otherwise provided for non-aeronautical facilities within this Zoning Ordinance, all uses shall meet the requirements of the MAC and the regulations of the FAA.

There may be more than one principal building permitted on parcels within the AC District, including that area of the district covered by Overlays A and C.

Subject to Section 14.18, and with the exception of Overlays A and C, any new development or construction (including parking lots) located within 200' of Patterson Avenue, John J. Oostema Boulevard or any non-AC District zoned parcel is required to meet the bufferyard and planting requirements of Tables 20-A and 20-B, in addition to the requirements of this Chapter. Notwithstanding the foregoing, plantings shall not bear seeds or fruit and shall conform to the Airport's Wildlife Hazard Mitigation Plan, as it may be amended, which is incorporated herein by reference.

OVERLAY A DISTRICT

Section 14.06 Intent

Subject to Section 14.18, "Overlay A" District is established in addition to the AC District and applies to the area shown on the map in Figure 14-1. The intent of Overlay A is to:

1. Promote the public health, safety, and general welfare of the residents and businesses surrounding the Airport.
2. Protect the approaches to the Airport and surrounding airspace from encroachment.
3. Protect vulnerable land uses from negative impacts caused by the airport.
4. Protect state, federal, and local investments in aviation infrastructure.
5. Regulate and restrict building sites, placement of structures, and land uses by separating conflicting land uses and prohibiting certain land uses that would be detrimental to Airport operations and navigable airspace.

6. Providing a transitional area between the Airport and neighboring agricultural and residential uses.

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance, and any other regulations applicable to the same area, whether the conflict is with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or regulation shall govern.

Section 14.07 Uses Permitted by Right in Overlay A:

Subject to Section 14.18, in the “Overlay A” District no building, structure or premises shall be erected altered or used except as one or more of the following specified uses unless otherwise provided by this Ordinance:

1. Recreation
2. Schools
3. Churches
4. Aeronautical uses permitted in the AC zoning district

Section 14.08 Uses permitted by Special Use Approval in Overlay A

Subject to Section 14.18, the following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17.

1. Any governmental buildings, offices, or other facilities including, but not limited to, law enforcement facilities and County Road Commission facilities.

Section 14.09 Overlay A Standards (only applicable to non-aeronautical facilities):

Subject to Section 14.18, any property that an Overlay A District Area boundary includes or intersects shall conform to the overlay standards when site plan review is requested in addition to any requirements in the underlying zoning district. The regulations of this District are in addition to any regulations in the underlying land use district; however, these regulations supersede all conflicting regulations of the underlying land use district to the extent of such conflict, but no further.

Subject to Section 14.18, Any parcels within the Overlay A adjacent to Thornapple River Drive shall be subject to the following requirements:

1. 100’ setback and landscape buffer from Thornapple River Drive to preserve open space along the roadside, except as otherwise approved by the Planning Commission.
2. Any new development or construction (including parking lots) located within 300’ of Thornapple River Drive or any non-AC District zoned parcel is required to meet the bufferyard and planting requirements of Tables 20-A and 20-B, in addition to the requirements of this Chapter.
3. The existing excavation facility located at 4190, 4126, 4072, and 4212 Thornapple River Dr shall be considered a legal non-conforming use pursuant to Chapter 22 of this Ordinance. If operations change, are abandoned or discontinued pursuant to Chapter 22, the use shall lose its legal non-conforming status.

OVERLAY B DISTRICT

Section 14.10 Intent

Subject to Section 14.18, the “Overlay B” District is established in addition to the AC District and Overlay A and applies to the area shown on the map in Figure 14-1. The intent of Overlay B is to:

1. Promote the public health, safety, and general welfare of the residents and businesses surrounding the Airport.
2. Protect the approaches to the Airport and surrounding airspace from encroachment.
3. Protect vulnerable land uses from negative impacts caused by the airport.
4. Protect state, federal, and local investments in aviation infrastructure.
5. Regulate and restrict building sites, placement of structures, and land uses by separating conflicting land uses and prohibiting certain land uses that would be detrimental to Airport operations and navigable airspace.

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance, and any other regulations applicable to the same area, whether the conflict is with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or regulation shall govern.

Section 14.11 Uses Permitted by Right in Overlay B:

Subject to Section 14.18, in the “Overlay B” District no building, structure or premises shall be erected altered or used except as one or more of the following specified uses unless otherwise provided by this Ordinance:

1. Airport Operations Facilities permitted in the AC zoning district
2. Airport viewing areas
3. Airport museum
4. Business service centers providing services such as telecommunications services, computer services, copying and fax services, temporary office space, or similar business - related services.
5. Freight terminals
6. Parking, surface and structures
7. Warehousing and general storage
8. Any governmental buildings, offices, or other facilities including, but not limited to, law enforcement facilities and County Road Commission facilities.
9. Within a foreign trade zone as established pursuant to the Foreign Trade Zone Act (19 USCA §81a et seq.), any use permitted in a foreign trade zone by Federal law including, without limitation, the storage, sale, exhibition, repacking, assembly, distribution, or manufacture of goods or merchandise.
10. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.
11. Any other uses permitted in the underlying zoning district.

Section 14.12 Uses permitted by Special Use Approval in Overlay B

Subject to Section 14.18, the following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17.

1. Hotels/Motels
2. Rental Establishments - primarily engaged in renting, leasing, or servicing automobiles, small vans, trucks or other similar vehicles
3. Automobile Service Stations
4. Intermodal transportation facilities
5. Restaurants
6. Banks, credit unions, savings and loans, and similar financial institutions (including drive-through and outdoor automatic teller facilities)
7. Specialty retail shops
8. Notwithstanding any other provision of this Ordinance, Minor Mineral Resource Extraction and Major Mineral Resource Extraction in accordance with the requirements of only subsections 3 through 10 of Section 4.28 (Mineral Resource Extraction of this Ordinance. Mineral Resource Extraction in this zone will not require Planned Unit Development rezoning as regulated in Chapter 16 of this Ordinance).
9. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03(h).
10. Personal service establishments that perform service on the premises including, but not limited to, beauty parlor, barbershop, photographic studio, dry cleaning establishments, flower shops, print shops, and repair shops (watches, radio/TV, shoes, etc.)
11. Any other uses permitted by special use in the underlying zoning district

Section 14.13 Overlay B Standards (only applicable to non-aeronautical facilities):

Subject to Section 14.18, any property that an Overlay B District Area boundary includes or intersects shall conform to the overlay standards when site plan review is requested in addition to any requirements in the underlying zoning district. The regulations of this District are in addition to any regulations in the underlying land use district; however, these regulations supersede all conflicting regulations of the underlying land use district to the extent of such conflict, but no further.

OVERLAY C DISTRICT

Section 14.14 Intent

Subject to Section 14.18, the "Overlay C" District is established in addition to the AC District, Overlay A, and Overlay B and applies to the area shown on the map in Figure 14-1. The intent of Overlay C is to:

1. Promote the public health, safety, and general welfare of the residents and businesses surrounding the Airport.
2. Protect the approaches to the Airport and surrounding airspace from encroachment.
3. Protect vulnerable land uses from negative impacts caused by the airport.
4. Protect state, federal, and local investments in aviation infrastructure.

5. Regulate and restrict building sites, placement of structures, and land uses by separating conflicting land uses and prohibiting certain land uses that would be detrimental to Airport operations and navigable airspace.

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance, and any other regulations applicable to the same area, whether the conflict is with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or regulation shall govern.

Section 14.15 Uses Permitted by Right in Overlay C:

Subject to Section 14.18, in the "Overlay C" District no building, structure or premises shall be erected altered or used except as one or more of the following specified uses unless otherwise provided by this Ordinance:

1. Those uses permitted by right in the AC zoning district.

Section 14.16 Uses permitted by Special Use Approval in Overlay C

Subject to Section 14.18, the following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17.

1. Those uses permitted by special use permit in the AC zoning district.

Section 14.17 Site Plan Review:

Due to the unique nature of the airport, the level of review by the Township within the Airport Commerce Zoning District shall be limited to non-aeronautical facilities.

All the uses in section 14.03 that fall within the AC District, that are aeronautical facilities shall be permitted as of right and shall not require Township Site Plan review approvals. However, the applicant shall be responsible to submit a site plan indicating the location of any new curb-cut to a public street in order to ensure that it meets the minimum Township standards as regulated in this Ordinance.

For those areas in Overlays A and B, aeronautical facilities in Sections 14.07 and 14.11 are not subject to site plan review but are required to submit a site plan indicating the location of any new curb-cut to a public street in order to ensure that it meets the minimum Township standards in this ordinance.

All other uses listed in the AC District and Overlays A and B shall require site plan review per Chapter 21 of this Ordinance. All uses permitted by Special Use Permit in Section 14.06 shall require site plan review per chapters 4, 17 and 21 as applicable.

All the uses that fall within Overlay C, non-aeronautical or otherwise, shall be permitted as of right and shall not require Township Site Plan review approvals. However, for non-aeronautical uses the applicant shall be responsible to submit a stormwater narrative and calculations demonstrating how the stormwater system meets the Township Stormwater Ordinance. The stormwater narrative and calculations will be required to be approved by the Township Engineer before a building permit can be issued. The applicant shall also be responsible to submit a site plan indicating the location of any new curb-cut to a public street in order to ensure that it meets the minimum Township standards as regulated in this Ordinance.

For a non-Airport use that crosses the jurisdictional boundary between the City of Grand Rapids and Cascade Township, a site plan review shall not be required if the City of Grand Rapids Building Department is permitting the project.

If at any time any use is proposed and the location of which crosses from one sub-zone to another, the more stringent regulations shall apply.

Section 14.18 Exemption.

It is acknowledged that, to the extent provided in Act 95, the Authority has all the powers of a political subdivision, which are public and governmental functions. Relative to this Chapter, such powers include, without limitation, (a) having and exercising exclusive responsibility to study and plan any improvements, expansion, or enhancements that affect the Airport, and to commission planning, engineering, economic, and other studies to provide information for making decisions about the location, design, management, and other features of the Airport or Airport Facilities, and (b) exercising responsibility for developing all aspects of the Airport and the Airport Facilities, including, but not limited to: (i) the location of terminals, hangars, aids to air navigation, parking lots and structures, cargo facilities, and all other facilities and services necessary to serve passengers and other customers of the Airport; and (ii) street and highway access and egress with the objective of minimizing, to the extent practicable, traffic congestion on access routes in the vicinity of the Airport.

Section 2. Amendment to Chapter 3

Chapter 3 of the Township's Zoning Ordinance is hereby amended to amend the definitions for "Aeronautical Facility," "Aeronautics," and "Airport" as follows:

Aeronautical Facility: Any device, physical or otherwise, that is an object of nature or that is human-made, that aids and is used in aeronautics.

Aeronautics: Any act or matter that treats or deals with flight in the airspace.

Airport: A publicly owned airport licensed by the Michigan Department of Transportation, Bureau of Aeronautics under Section 86 of Act 327 and includes all Airport Facilities at an airport. An airport is publicly owned if the portion used for the landing and taking off of aircraft is owned, operated, controlled,

leased to, or leased by the United States or an agency or department of the United States, this state, a local government, or another public corporation. The Gerald R. Ford International Airport is an Airport located within the Township.

Section 3. Amendment to Chapter 18

Section 18.13(5) is hereby amended to read, in its entirety, as follows:

- 5. The following apply to the AC zone and Overlay A in Chapter 14:
 - a. Maximum Stories/Height: The maximum height in the AC District shall be limited to the maximum height permitted by the FAA. The maximum height in Overlay A shall be 45 feet.
 - b. Minimum Lot Width: There shall be no minimum lot width in the AC District. The Overlay A area shall have a minimum lot width of 200 feet.
 - c. Setbacks: There shall be no minimum setback requirement along the jurisdictional boundary between Cascade Township and the City of Grand Rapids as the boundary is located on the date of adoption. The table on the following page setbacks shall apply to the AC District and Overlay A (in addition to any other setbacks required in Chapter 14).

Setback Requirements for AC District and Overlay A	
Front Road	35'
Oostema Blvd or any other public or private street	
60th	43'
Patterson	50'
Thornapple River Dr	100'
Side Yard	25'
Rear Yard	50'
Between Buildings	50'

Section 4. Amendment to Section 13.02a

Section 13.02a of the Zoning Ordinance shall be amended to revise the last sentence as follows:

The TI District is designed specifically for two potential redevelopment areas within Cascade Township: north of 36th Street and west of I-96; and the Meadowbrook industrial area southwest of 52nd Street and Kraft Avenue.

Section 5. VALIDITY.

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 6. REPEALER.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed but only to the extent necessary to give this Ordinance full force and effect.

Section 7. EFFECTIVE DATE.

This ordinance/ordinance amendment shall take effect seven (7) days upon publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

Section 8. EFFECT

The Cascade Charter Township Zoning Ordinance, as amended, except as otherwise expressly amended herein, shall remain in full force and effect.

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

YEAS:

NAYS:

ABSENT:

ABSTAIN:

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 ___th day of _____ 2023.

Sue Slater
Cascade Charter Township Clerk

87192:00001:6653625-4

87192:00001:7152591-4

**CASCADE CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN
ORDINANCE # _____ OF 2023
AN ORDINANCE TO AMEND CERTAIN PORTIONS OF THE
CASCADE CHARTER TOWNSHIP ZONING ORDINANCE**

Section 1. Amendment to Chapter 14

Chapter 14 of the Township's Zoning Ordinance is hereby amended to read, in its entirety, as follows:

CHAPTER 14
AC Airport Commerce District & Overlays A, B and C

Section 14.01 Title:--

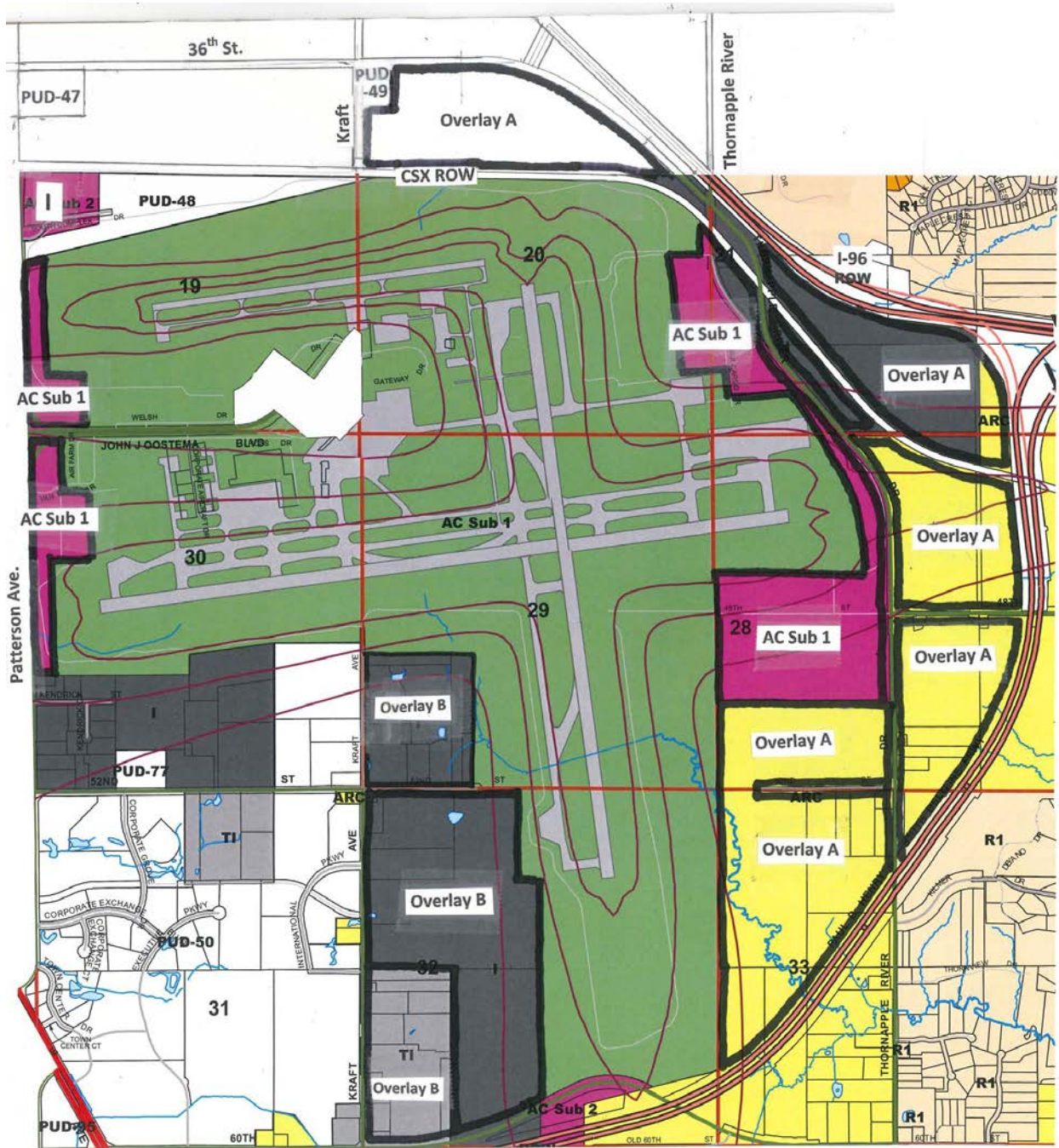
Use Regulations Relating to the "AC" Airport-Commerce District

Section 14.02 Intent:

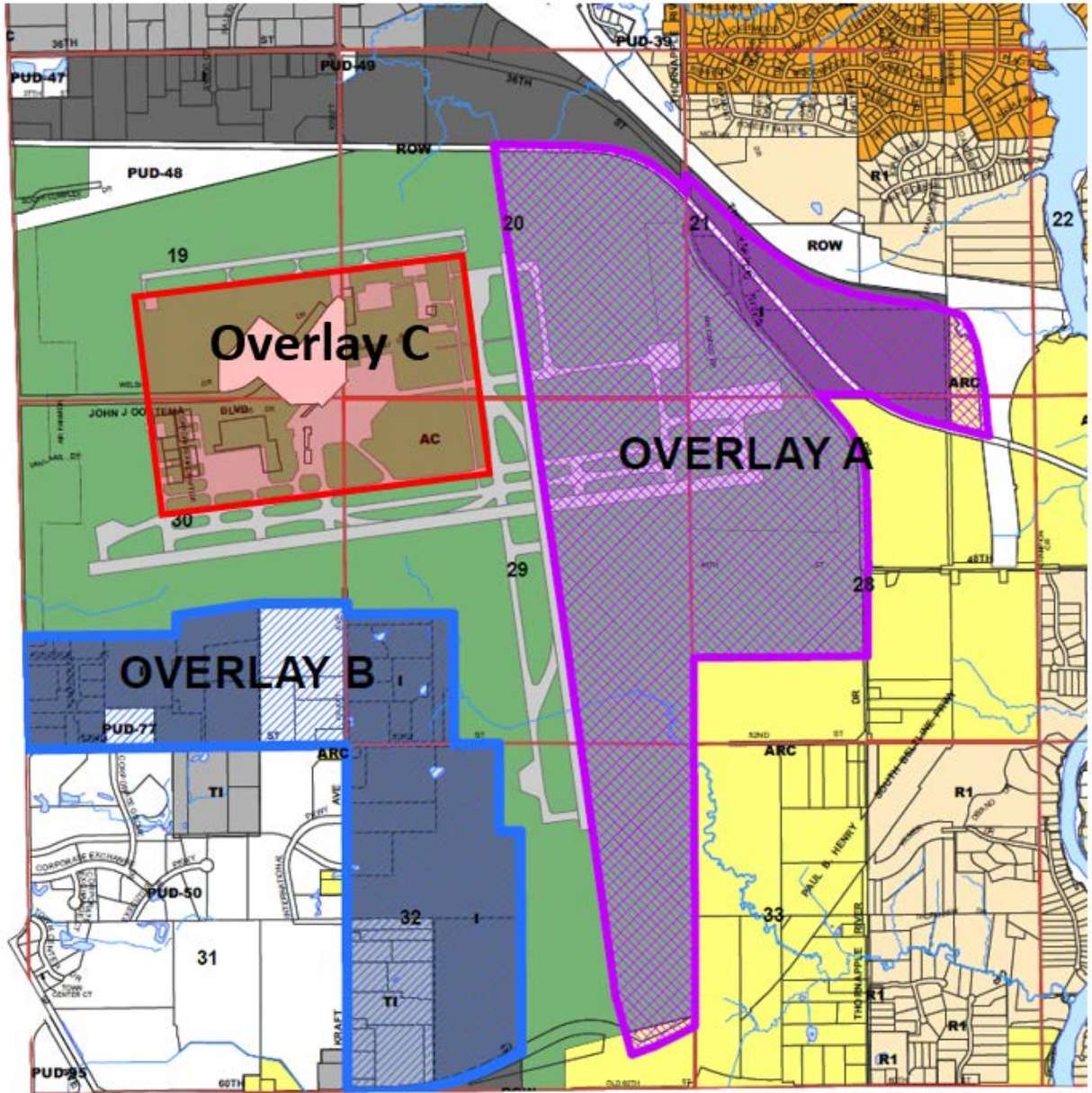
This district recognizes that ~~certain aeronautical facilities are exempt from Township zoning under current state law,~~ the Gerald R. Ford International Airport Authority (the "Authority") is a regional airport authority formed and existing pursuant to the Regional Airport Authority Act (PA 95 of 2015, as amended) ("Act 95"), being Chapter VIIA of the Aeronautics Code of the State of Michigan (PA 327 of 1945, as amended) ("Act 327"). This district also recognizes that a portion of the ~~airport property~~ Gerald R. Ford International Airport is under the jurisdiction of ~~located within~~ the City of Grand Rapids. This district is intended to accommodate and promote aeronautical progress for the public good, and to facilitate adequate provision for a system of transportation pursuant to MCL 125.3203(1), while protecting the public health and welfare of the citizens in the ~~Cascade Charter Township.~~ The provisions of this Chapter shall, however, be in compliance with the regulations of the Michigan Aeronautics Code (MAC), the Federal Aviation Administrations (FAA), the Michigan Zoning Enabling Act (MZEA), airport zoning ordinances, relevant case law and ordinances of Cascade Township. The regulations of the Airport-Commerce District are not intended to conflict with existing or future approach protection regulations promulgated by the United States (Federal Aviation Regulation Part 77), the State of Michigan or the Authority from time to time, which are incorporated herein.

~~Because of the intensity of existing aeronautical uses and uses located directly adjacent to aeronautical facilities, this district permits non-aeronautical facilities within the district both to compliment airport operations, and in recognition that aeronautical activities already taking place in the district tend to be more consistent with commercial than with non-commercial uses.~~

This district shall be divided into ~~two~~ three subzones ~~with each of which shall be subject to the provisions of Section 14.18. The AC District shall be described as, the area generally surrounding the runways, hangars and control tower and shall be considered a separate zoning district. Overlays A and B shall be described as the area further removed from the airport than the AC District. Overlays A, B and C are overlay districts that implement additional regulations layered on top of the regulations in the properties' underlying zoning district(s). each subzone being considered a separate zoning district.~~ Subzone 1 shall be described as, the area generally surrounding the runways, hangars and control tower. Subzone 2 shall be described as, the remaining portions of the Airport Commerce Zoning District. The following figure (Figure 14-1) further depicts each subzone overlay:



SUBZONE 1



AC DISTRICT

Section 14.03 Uses Permitted by Right in ~~Subzone 1~~ AC District:

~~In~~Subject to Section 14.18, in the “Airport Commerce-~~subzone 1~~” District no building, structure or premises shall be erected altered or used except as one or more of the following specified uses unless otherwise provided by this ~~ordinance~~Ordinance:

1. Airport Operations Facilities, ~~which are limited to:~~

a. Any Aeronautical Facility as defined in Section 3 of the Michigan Aeronautics Code (MCL 259.3).

b. Aircraft cleaning and janitorial services

c. Aircraft flight training and flying clubs

d. Aircraft landing facilities

e. Aircraft refueling and fuel storage facilities

f. Aircraft/aviation related servicing, repair, painting and restoration facilities

g. Aircraft sales

h. Air freight handling facilities

i. Airline reservation centers

j. Airport terminal, and all uses within the terminal building, including but not limited to restaurants, cocktail lounges, etc.

~~k. Airport parking facilities~~

~~l. U.S. Customs clearance offices~~

~~m. Flying charter services~~

~~n. Hangar operations and aircraft storage~~

~~o. Sightseeing airplane service~~

~~p. Aeronautical and other administrative offices~~

~~q. Airport maintenance facilities~~

~~r. Any facility required by Federal, State, or Local permits.~~

2. Airport museum

3. Airport viewing areas

4. Hotels/Motels

5. Rental Establishments - primarily engaged in renting, leasing, or servicing automobiles, small vans, trucks or other similar vehicles

6. Restaurants

7. Banks, credit unions, savings and loans, and similar financial institutions (including drive-through and outdoor automatic teller facilities)

8. Used car sales engaged only in the sale of car rental fleet on the premises. Said activity shall also have the approval of the property owner.

9. Business service centers providing services such as telecommunications services, computer services, copying and fax services, temporary office space, or similar business - related services.

10. Automobile Service Stations

11. Personal service establishments that perform service on the premises including, but not limited to, beauty parlor, barbershop, photographic studio, dry cleaning establishments, flower shops, print shops, and repair shops (watches, radio/TV, shoes, etc).

12. Specialty retail shops

13. Freight terminals

14. Parking ~~Structures,~~ surface and structures

15. Warehousing and general storage.

16. Intermodal transportation facilities.

17. Any governmental buildings, offices, or other facilities including, but not limited to, law enforcement facilities and County Road Commission facilities.

18. Any public utility buildings, structures or facilities.

19. Any building, structure or facility used in the abatement/mitigation of environmental issues including the capture, storage and treatment of de-icing/anti-icing or other agents used for aviation purposes, including facilities/structures required for environmental compliance-

20. Any use or activity incidental to or related to "Aeronautics" as defined in Section 2 of the Michigan Aeronautics Code (MCL 259.2)

21. Recreational uses

22. Schools

Section 14.04 Uses Permitted by Special Use Approval in ~~Subzone 1~~ AC District.

The following uses may be permitted as a special use in ~~subzone 1~~ the AC District:

~~Notwithstanding~~ Subject to Section 14.18, and notwithstanding any other provision of this Ordinance, Minor Mineral Resource Extraction and Major Mineral Resource Extraction in accordance with the requirements of only subsections 3 through 10 of Section 4.28 of this Ordinance. Major Mineral Resource Extraction in this ~~subzone~~ zone will not require Planned Unit Development rezoning pursuant to Chapter 16.

SUBZONE 2

Section 14.05 ~~Uses Permitted by Right in Subzone 2:~~ AC District Regulations

~~In the "Airport Commerce subzone 2~~ Except as otherwise provided for non-aeronautical facilities within this Zoning Ordinance, all uses shall meet the requirements of the MAC and the regulations of the FAA.

There may be more than one principal building permitted on parcels within the AC District, including that area of the district covered by Overlays A and C.

Subject to Section 14.18, and with the exception of Overlays A and C, any new development or construction (including parking lots) located within 200' of Patterson Avenue, John J. Oostema Boulevard or any non-AC District zoned parcel is required to meet the bufferyard and planting requirements of Tables 20-A and 20-B, in addition to the requirements of this Chapter. Notwithstanding the foregoing, plantings shall not bear seeds or fruit and shall conform to the Airport's Wildlife Hazard Mitigation Plan, as it may be amended, which is incorporated herein by reference.

OVERLAY A DISTRICT

Section 14.06 Intent

Subject to Section 14.18, "Overlay A" District is established in addition to the AC District and applies to the area shown on the map in Figure 14-1. The intent of Overlay A is to:

1. Promote the public health, safety, and general welfare of the residents and businesses surrounding the Airport.
2. Protect the approaches to the Airport and surrounding airspace from encroachment.

3. Protect vulnerable land uses from negative impacts caused by the airport.
4. Protect state, federal, and local investments in aviation infrastructure.
5. Regulate and restrict building sites, placement of structures, and land uses by separating conflicting land uses and prohibiting certain land uses that would be detrimental to Airport operations and navigable airspace.
6. Providing a transitional area between the Airport and neighboring agricultural and residential uses.

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance, and any other regulations applicable to the same area, whether the conflict is with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or regulation shall govern.

Section 14.07 Uses Permitted by Right in Overlay A:

Subject to Section 14.18, in the "Overlay A" District no building, structure or premises shall be erected altered or used except as one or more of the following specified uses unless otherwise provided by this ordinance~~Ordinance~~:

1. Airport Operations Facilities:

~~a. Any~~

1. Recreation

2. Schools

3. Churches

4. Aeronautical Facility as defined uses permitted in the AC zoning district

Section 3 of the Michigan Aeronautics Code (MCL 259.3). b. Aircraft cleaning **14.08 Uses permitted by Special Use Approval in Overlay A**

Subject to Section 14.18, the following uses may be permitted but are subject to the provisions and janitorial services conditions outlined in Chapter 17.

- ~~c. Aircraft flight training and flying club~~
- ~~d. Aircraft landing facilities~~
- ~~e. Aircraft refueling and fuel storage~~
 - Any governmental buildings, offices, or other facilities
 - ~~f. Aircraft/aviation related servicing, repair, painting and restoration facilities~~
 - ~~g. Aircraft sales~~
 - ~~h. Air freight handling facilities~~
 - ~~i. Airline reservation centers~~
 1. j. Airport terminal, and all uses within the terminal building, including including, but not limited to restaurants, cocktail lounges, etc., law enforcement facilities and County Road Commission facilities.
 - ~~k. Airport parking facilities~~
 - ~~l. U.S. Customs clearance offices~~
 - ~~m. Flying charter services~~

- n. Hangar operations and aircraft storage
- o. Sightseeing airplane service
- p. Aeronautical and other administrative offices
- q. Airport maintenance facilities
- r. Any facility required by Federal, State, or Local permits.

Section 14.09 Overlay A Standards (only applicable to non-aeronautical facilities):

Subject to Section 14.18, any property that an Overlay A District Area boundary includes or intersects shall conform to the overlay standards when site plan review is requested in addition to any requirements in the underlying zoning district. The regulations of this District are in addition to any regulations in the underlying land use district; however, these regulations supersede all conflicting regulations of the underlying land use district to the extent of such conflict, but no further.

Subject to Section 14.18, Any parcels within the Overlay A adjacent to Thornapple River Drive shall be subject to the following requirements:

1. 100' setback and landscape buffer from Thornapple River Drive to preserve open space along the roadside, except as otherwise approved by the Planning Commission.
2. Any new development or construction (including parking lots) located within 300' of Thornapple River Drive or any non-AC District zoned parcel is required to meet the bufferyard and planting requirements of Tables 20-A and 20-B, in addition to the requirements of this Chapter.
3. The existing excavation facility located at 4190, 4126, 4072, and 4212 Thornapple River Dr shall be considered a legal non-conforming use pursuant to Chapter 22 of this Ordinance. If operations change, are abandoned or discontinued pursuant to Chapter 22, the use shall lose its legal non-conforming status.

OVERLAY B DISTRICT

Section 14.10 Intent

Subject to Section 14.18, the "Overlay B" District is established in addition to the AC District and Overlay A and applies to the area shown on the map in Figure 14-1. The intent of Overlay B is to:

1. Promote the public health, safety, and general welfare of the residents and businesses surrounding the Airport.
2. Protect the approaches to the Airport and surrounding airspace from encroachment.
3. Protect vulnerable land uses from negative impacts caused by the airport.
4. Protect state, federal, and local investments in aviation infrastructure.
5. Regulate and restrict building sites, placement of structures, and land uses by separating conflicting land uses and prohibiting certain land uses that would be detrimental to Airport operations and navigable airspace.

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance, and any other regulations applicable to the same area, whether the conflict is with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or regulation shall govern.

Section 14.11 Uses Permitted by Right in Overlay B:

Subject to Section 14.18, in the “Overlay B” District no building, structure or premises shall be erected altered or used except as one or more of the following specified uses unless otherwise provided by this Ordinance:

1. Airport Operations Facilities permitted in the AC zoning district

2. Airport viewing areas

3. Airport museum

4. Business service centers providing services such as telecommunications services, computer services, copying and fax services, temporary office space, or similar business - related services.

5. Freight terminals

6. Parking Structures, surface and structures

7. Warehousing and general storage

8. Any governmental buildings, offices, or other facilities including, but not limited to, law enforcement facilities and County Road Commission facilities.

9. Within a foreign trade zone as established pursuant to the Foreign Trade Zone Act (19 USCA §81a et seq.), any use permitted in a foreign trade zone by Federal law including, without limitation, the storage, sale, exhibition, repacking, assembly, distribution, or manufacture of goods or merchandise.

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

11. Any other uses permitted in the underlying zoning district.

Section 14.0612 Uses permitted by Special Use Approval in Subzone 2 Overlay B

~~The~~Subject to Section 14.18, the following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17.

1. Hotels/Motels

2. Rental Establishments - primarily engaged in renting, leasing, or servicing automobiles, small vans, trucks or other similar vehicles

3. Automobile Service Stations-

4. Intermodal transportation facilities

5. Restaurants

6. Banks, credit unions, savings and loans, and similar financial institutions (including drive-through and outdoor automatic teller facilities)

7. Specialty retail shops

8. Notwithstanding any other provision of this ~~Zoning~~ Ordinance, Minor Mineral Resource Extraction and Major Mineral Resource Extraction in accordance with the requirements of only ~~subsections~~subsections 3 through 10 of Section 4.28 (Mineral Resource Extraction of this Ordinance. Mineral Resource Extraction in this ~~Subzone~~zone will not require Planned Unit Development rezoning as regulated in Chapter ~~16~~ of this Ordinance~~)).~~

9. Antenna tower and masts for cellular phone and other personal communication services, when authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03(h).

10. Personal service establishments that perform service on the premises including, but not limited to, beauty parlor, barbershop, photographic studio, dry cleaning establishments, flower shops, print shops, and repair shops (watches, radio/TV, shoes, etc.)

11. Any other uses permitted by special use in the underlying zoning district

Section 14.0713 Overlay B Standards (only applicable to non-aeronautical facilities):

Subject to Section 14.18, any property that an Overlay B District Area boundary includes or intersects shall conform to the overlay standards when site plan review is requested in addition to any requirements in the underlying zoning district. The regulations of this District are in addition to any regulations in the underlying land use district; however, these regulations supersede all conflicting regulations of the underlying land use district to the extent of such conflict, but no further.

OVERLAY C DISTRICT

Section 14.14 Intent

Subject to Section 14.18, the "Overlay C" District is established in addition to the AC District, Overlay A, and Overlay B and applies to the area shown on the map in Figure 14-1. The intent of Overlay C is to:

1. Promote the public health, safety, and general welfare of the residents and businesses surrounding the Airport.
2. Protect the approaches to the Airport and surrounding airspace from encroachment.
3. Protect vulnerable land uses from negative impacts caused by the airport.
4. Protect state, federal, and local investments in aviation infrastructure.
5. Regulate and restrict building sites, placement of structures, and land uses by separating conflicting land uses and prohibiting certain land uses that would be detrimental to Airport operations and navigable airspace.

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance, and any other regulations applicable to the same area, whether the conflict is with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or regulation shall govern.

Section 14.15 Uses Permitted by Right in Overlay C:

Subject to Section 14.18, in the "Overlay C" District no building, structure or premises shall be erected altered or used except as one or more of the following specified uses unless otherwise provided by this Ordinance:

1. Those uses permitted by right in the AC zoning district.

Section 14.16 Uses permitted by Special Use Approval in Overlay C

Subject to Section 14.18, the following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17.

1. Those uses permitted by special use permit in the AC zoning district.

Section 14.17 Site Plan Review:

Due to the unique nature of the airport, the level of review by the Township within both subzones of _____ the Airport-Commerce-Zoning-District shall be limited to certain uses in Subzone 2. Furthermore the se subzones shall also be used for determining the level of review needed by the Township. to non-aeronautical facilities.

All the uses in section 14.03 that fall within Subzone 1, whether non-the AC District, that are aeronautical or not facilities shall be permitted as of right and shall not require Township Site Plan review approvals. However, the applicant shall be responsible to submit a site plan indicating the location of any new curb-cut to a public street in order to ensure that it meets the minimum Township standards as regulated in this Ordinance.

For those areas in Subzone 2, the uses Overlays A and B, aeronautical facilities in Sections 14.05.107 and 14.11 are not subject to site plan review but are required to submit a site plan indicating the location of any new curb-cut to a public street in order to ensure that it meets the minimum Township standards in this ordinance.

All other uses listed in Subzone 2 (Section 14.05-2 thru 9), the AC District and Overlays A and B shall require site plan review per Chapter 21 of this Ordinance. All uses permitted by Special Use Permit in Section 14.06 shall require site plan review per chapters 4, 17 and 21 as applicable.

All the uses that fall within Overlay C, non-aeronautical or otherwise, shall be permitted as of right and shall not require Township Site Plan review approvals. However, for non-aeronautical uses the applicant shall be responsible to submit a stormwater narrative and calculations demonstrating how the stormwater system meets the Township Stormwater Ordinance. The stormwater narrative and calculations will be required to be approved by the Township Engineer before a building permit can be issued. The applicant shall also be responsible to submit a site plan indicating the location of any new curb-cut to a public street in order to ensure that it meets the minimum Township standards as regulated in this Ordinance.

For a non-Airport use that crosses the jurisdictional boundary between the City of Grand Rapids and Cascade Township, a site plan review shall not be required if the City of Grand Rapids Building Department is permitting the project.

If at any time any use is proposed and the location of which crosses from one sub-zone to another, the more stringent regulations shall apply.

Section 14.18 Exemption.

It is acknowledged that, to the extent provided in Act 95, the Authority has all the powers of a political subdivision, which are public and governmental functions. Relative to this Chapter, such powers include, without limitation, (a) having and exercising exclusive responsibility to study and plan any improvements, expansion, or enhancements that affect the Airport, and to commission planning, engineering, economic, and other studies to provide information for making decisions about the location, design, management, and other features of the Airport or Airport Facilities, and (b) exercising responsibility for developing all aspects of the Airport and the Airport Facilities, including, but not limited to: (i) the location of terminals, hangars, aids to air navigation, parking lots and structures, cargo facilities, and all other facilities and services necessary to serve passengers and other customers of the Airport; and (ii) street and highway access and egress with the objective of minimizing, to the extent practicable, traffic congestion on access routes in the vicinity of the Airport.

Section 2. Amendment to Chapter 3

Chapter 3 of the Township's Zoning Ordinance is hereby amended to amend the definitions for "Aeronautical Facility," "Aeronautics," and "Airport" as follows:

Aeronautical Facility: Any and all acts, device, physical or matters which treat otherwise, that is an object of nature or deal that is human-made, that aids and is used in aeronautics.

Aeronautics: Any act or matter that treats or deals with flight in space. ~~the airspace.~~

Airport: A publicly owned airport licensed by the Michigan Department of Transportation, Bureau of Aeronautics under Section 86 of Act 327 and includes all Airport Facilities at an airport. An airport is publicly owned if the portion used for the landing and taking off of aircraft is owned, operated, controlled, leased to, or leased by the United States or an agency or department of the United States, this state, a local government, or another public corporation. The Gerald R. Ford International Airport is an Airport located within the Township.

Section 3. Amendment to Chapter 18

Section 18.13(5) is hereby amended to read, in its entirety, as follows:

5. The following apply to the AC zone and Overlay A in Chapter 14:

- a. Maximum Stories/Height: The maximum height in the Subzone 1AC District shall be limited to the maximum height permitted by the FAA. The maximum height in Subzone 2Overlay A shall be 45 feet.

b. Minimum Lot Width: There shall be no minimum lot width in the ~~Subzone 1~~ AC District. The ~~Subzone 2~~ Overlay A area shall have a minimum lot width of 200 feet.

c. Setbacks: There shall be no minimum setback requirement ~~in Subzone 1, along the jurisdictional boundary between Cascade Township and the City of Grand Rapids as the boundary is located on the date of adoption.~~ The table on the following page setbacks shall apply to ~~Subzone 2, the AC District and Overlay A (in addition to any other setbacks required in Chapter 14).~~

Setback Requirements for AZ Zone: Subzone 2 <u>AC District and Overlay A</u>	
Front Road Oostema Blvd or any other public or private street	35'
60th	43'
<u>Patterson</u>	<u>50'</u>
Patterson and Thornapple River Drive <u>Dr</u>	<u>50'100'</u>
Side Yard	25'
Rear Yard	50'
<u>Between Buildings</u>	<u>50'</u>

Section 4. Amendment to Section 13.02a

Section 13.02a of the Zoning Ordinance shall be amended to revise the last sentence as follows:

The TI District is designed specifically for ~~three~~ two potential redevelopment areas within Cascade Township: north of 36th Street and west of I-96; and the Meadowbrook industrial area southwest of 52nd Street and Kraft Avenue; ~~and south of 48th street and west of M-6.~~

Section 5. VALIDITY.

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 6. REPEALER.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed but only to the extent necessary to give this Ordinance full force and effect.

Section 7. EFFECTIVE DATE.

This ordinance/ordinance amendment shall take effect seven (7) days upon publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

Section 8. EFFECT

The Cascade Charter Township Zoning Ordinance, as amended, except as otherwise expressly amended herein, shall remain in full force and effect.

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

YEAS:

NAYS:

ABSENT:

ABSTAIN:

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 ___th day of _____ 2023.

Sue Slater
Cascade Charter Township Clerk

[87192:00001:6653625-4](#)