

-
AGENDA
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, April 15, 2024
7:00 PM
2870 JACKSMITH AVE SE

Public may access the meeting via video conference software Zoom

Webinar ID: 841 0379 0598

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

- ARTICLE 1. Call the meeting to order. Record the attendance.**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Disclose any Conflict of Interest**
- ARTICLE 5. Approve the Minutes of the March 4, 2024 Meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 7. Case #24-3819**
Applicant: Doug Butterworth on behalf of John Holmes
Property Address: 5882 Cascade Road SE
Parcel Number: 41-19-05-351-056
Requested Action: Special Use Permit for an accessory building that exceeds 832 sf.
- ARTICLE 8. Case #24-3820**
Applicant: Patrick Clay
Property Address: 8230 52nd Street SE
Parcel Number: 41-19-35-100-024
Requested Action: Special Use Permit for an accessory building that exceeds 832 sf.
- ARTICLE 9. Case #24-3821**
Applicant: Michael Goodsell
Property Address: 4901 28th Street SE
Parcel Number: 41-19-07-353-028
Requested Action: Special Use Permit
- ARTICLE 10. Case #23-3800**
Applicant: Ali Metwalli for the Al-Tawheed Islamic Cemetery
Property Address: 6670 52nd Street
Parcel Number: 41-19-33-100-014
Requested Action: Special Use Permit with Site Plan Review
- ARTICLE 11. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)

ARTICLE 12. Other Business

Appointment of Planning Commission Secretary
Michigan Association of Planning Training
State of the Department Presentation
Reschedule meetings impacted by the election.

ARTICLE 13. Adjourn

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. *Postpone the decision*
 - b. *Deny*
 - c. *Approve*
 - d. *Approve with conditions*
 - e. *Recommendation to Township Board*

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, April 15, 2024
7:00 PM**

ARTICLE 5.

Approve the Minutes of the
March 4, 2024 Meeting

Minutes

Cascade Charter Township
Planning Commission
Monday, March 4, 2024
7:00 pm
2870 Jacksmith Ave SE

ARTICLE 1. Vice Chair Moxley called the meeting to order at 7:00 pm.
Members Present: Noordhoek, Richardson, Moxley, Engel, Rowland, Noordyke
Members Absent: Rissi (excused), Bruneau (excused)
Others Present: Community Planning and Development Director Andrea
Hendicks, Zoning Administrator (ZA) Madison Smith-Jacoby, Danielle Bouchard
with McKenna, and others listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

**Motion was made by Member Noordyke to approve the current agenda.
Supported by Member Engel. Motion carried 6 to 0.**

ARTICLE 4. Disclose any conflict of interest

Member Rowland disclosed that he knows the CEO of Skytron and Mr. Webb,
but that is a personal connection and they are not linked financially. The other
members didn't believe this would be a conflict of interest.

ARTICLE 5. Approve the Minutes of the February 26, 2024 Meeting

**Motion was made by Member Noordyke to approve the February 26, 2024
meeting minutes as written. Supported by Member Engel. Motion carried 6
to 0.**

ARTICLE 6. Acknowledge visitors and those wishing to speak

Member Bruneau, who was absent, made comments on the agenda items
virtually. He shared his surprise that the Township has a Zoning Procedures
Manual and doesn't follow the steps in it, even if he doesn't agree with them, until
new rules are made. He also believed there should have been a public hearing
set for article 8. He also requested the same items for article 7 as they required
for the Watermark Cigar Lounge. He didn't think the language was precise
enough and they shouldn't put article 7 back on the table until additional
information was provided.

**ARTICLE 7. Case #24-3811 Applicant: Kerri Johnson
Property Address: 1601 Galbraith Ave SE
Parcel Number: 41-19-06-403-001
Requested Action: PUD Amendment to allow a Childcare Center as a permitted use.**

Member Engel suggested making the size requirement in the amendment more broad so that there was a range that would accommodate future changes to the PUD, within an acceptable range, reducing the need for amendments.

Community Planning and Development Director (CP&D Director) Hendrick agreed and said they have over-regulated PUDs to make them too specific, requiring frequent changes. Member Rowland asked if there was a traffic study completed for the area and shared his concern that this would 'make a bad spot worse'. The applicant explained that there was a need for additional daycare capacity in Cascade and, while it would bring more traffic to the area, there is a limit to how many children they can take on due to square footage.

Motion was made by Member Noordyke to approve the PUD amendment with staff recommendations and a modification to the language, removing the square foot requirement, and listing a daycare as an acceptable use. Supported by Member Engel. Motion carried 6 to 0.

**ARTICLE 8. Case #23-3805 Applicant: Skytron
Property Address: 5085 Corporate Exchange Boulevard SE, 5300 Corporate Grove Drive SE
Parcel Number: 41-19-31-100-041 & 41-19-31-100-044
Requested Action: Site Plan Review Approval.**

Danielle Bouchard from McKenna presented the case to approve site plan review of a 51,014 sqft addition to the property for warehousing. Warehousing as a use is not specifically permitted in the PUD but it is incidental to the light industrial use the property falls under. The applicant is also looking to combine the parcel with Parcel 41-19-311-000-44 (north adjacent) to the subject site, which used to be a railroad right of way. The applicant is requesting an additional driveway off the property, which the Planning Commission would need to approve. To further the Township's goals of natural preservation, the Township requests as many mature growth trees as possible be preserved.

Chair Moxley was concerned with the turn radius of semis pulling onto the property. Bouchard stated that there was further information related to the turn radius in the packet and the fire department will also weigh in on property access safety.

The increase in traffic is expected to be approximately 15 trucks per week (three additional semis per week day). The Kent County Drain Commission and the

Township Engineer will both need to approve of the site plan, including stormwater patterns and infrastructure capacity. The Kent County Road Commission will need to approve any proposed driveways.

Staff recommends approval of the proposed site plan with the conditions listed that the Planning Commission determines that the proposed warehousing use is incidental and accessory to the principal permitted use and upholds the intent of the PUD Ordinance, the Planning Commission approves the new driveway on Corporate Grove Drive, the Planning Commission finds that the proposed screening of the loading/unloading area is adequate, and the applicant obtains all required reviews and approvals prior to any improvements taking place on site including: a. Approval from the Township Engineer b. Approval from the Kent County Road Commission c. Approval from the Kent County Drain Commission d. Approval from the Cascade Township Assessing Department for the boundary adjustment e. Approval from the Cascade Township Fire Department on the review.

Member Richardson clarified that there were an appropriate number of parking spaces and that will not need to be expanded. Member Engel asked for further information on the required 80% lot coverage maximum. CP&D Director Hendrick explained that this case didn't require a public hearing as it isn't required by any part of the ordinance. The public hearing was originally noticed for that night when they thought they needed to amend the PUD, but it was determined only a site approval was needed. Visitors were given a chance to comment on the case since they were not at the beginning of the meeting. Member Richardson encouraged the Planning Commission to require the applicant to increase the parking spaces to fulfill the higher number of parking spaces required for light manufacturing rather than only requiring the quantity needed for warehousing. CP&D Director Hendrick stated that they can't hold the applicant to the standard for a use they are not applying for.

Motion was made by Member Engel to approve the site plan review as proposed, contingent upon the applicant meeting staff's aforementioned conditions. Supported by Member Rowland. Motion carried 6 to 0.

ARTICLE 9. Acknowledge visitors and those wishing to speak

There was no one wishing to speak.

ARTICLE 10. Planning Commission Training Schedule 2024

CP&D Director Hendrick explained that the members are now all members of the Michigan Association of Planning and can attend training sessions. She will also be setting up an on-site training date for all members to attend.

ARTICLE 11. Any other business

Chair Moxley stated that there would be a Farmland Preservation workshop with the Township Board before the coming meeting.

Member Richardson suggested that they look into changing the ordinance to require warehousing uses to have the same number of parking spaces as light manufacturing uses. He also shared the concern he has shared at previous meetings considering the safety of Cascade Road going south when it veers onto Whitneyville. Members encouraged him to reach out to Supervisor Lesperance and the Kent County Road Commission.

ARTICLE 12. Adjournment

Motion was made by Member Engel to adjourn the meeting. Supported by Member Noordyke. Motion carried 6 to 0. The meeting adjourned at 8:48 pm.

Respectfully submitted,

Joe Engel, Secretary

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, APRIL 15, 2024
7:00 PM**

ARTICLE 7.

Case #24-3819

Applicant: Doug Butterworth for John Holmes

Property Address: 5882 Cascade Rd. SE

Parcel Number: 41-19-05-351-056

Requested Action: Special Use Permit for an accessory building
exceeding 832 square feet.

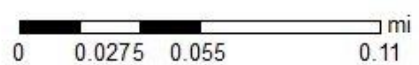


5882 Cascade Road SE

April 11, 2024



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PUD-74



**CASCADE CHARTER TOWNSHIP
PLANNING DEPARTMENT STAFF REPORT**

STAFF REPORT: Case # 24-3819
REPORT DATE: March 26, 2024
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: April 15, 2024
PREPARED BY: Madison Smith-Jacoby

PROPERTY SUMMARY

PROPERTY OWNER: **John Holmes**

APPLICANT: **Doug Butterworth – Creekside Companies**

ADDRESS: **5882 Cascade Road SE Grand Rapids, MI 49546**
PARCEL NUMBER: 41-19-05-351-056
PARCEL SIZE: Approximately 4.4 acres

REQUESTED ACTION: Seeking a Type I Special Use permit to build an accessory building exceeding 832sqft.

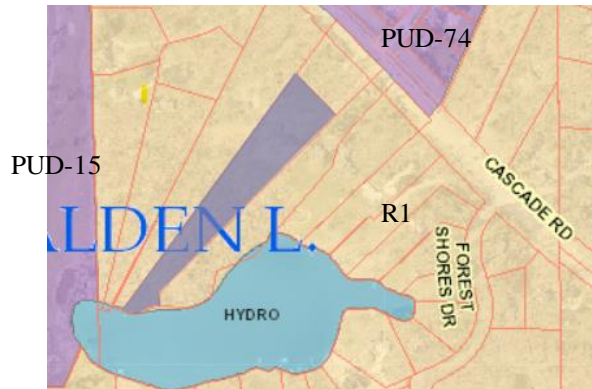
EXISTING ZONING OF SUBJECT PARCEL: R1

GENERAL LOCATION: The south side of Cascade Rd, on Walden Lake, just east of Watermark PUD.

EXISTING LAND USE ON THE PARCEL: Residential, waterfront

ADJACENT AREA LAND USES: All Residential

ZONING ON ADJOINING PARCELS: All surrounding parcels - R1 District



STAFF COMMENTS:

1. The applicant is proposing a 1,958 square foot accessory building with 672 square feet on the second floor.
2. Existing on the property is a 200 sf pool house.
3. According to Table 4-2 of the Zoning Ordinance, a lot with 3-6 acres is permitted 2 accessory buildings. The property is permitted to have one additional accessory building (up to 832 sf) based on existing buildings.
4. The proposed accessory building would be larger than if there were two accessory buildings permitted by right, at 832 sf – to gauge scale.
5. A home is permitted 832 sf of private garage space (attached or detached) for the first 1,300 sf of dwelling space. The existing home has an 868 sf attached garage. With the home's T.F.A. being 3,301 sf plus 3,038 sf of finished/habitable basement floor area, there would be an additional 971.8 sf of private garage space attached to the home, by right, pursuant to Section 4.09.2 of the Zoning Ordinance:

2. Private Garage - Customary: A customary private garage shall consist of any one (1) private garage attached to a principal dwelling unit, or in its place, any one (1) detached private garage. Subject to the following limitations, one such accessory building is permitted by right on any lot or parcel occupied for residential purposes, upon approval of the building inspector.

a. The maximum size of a detached private garage permitted by right shall be limited to 832 square feet of floor area. Detached private garages exceeding 832 square feet shall only be approved under the provisions of Chapter 17, Special Use

b. The maximum size of a private garage attached to a dwelling unit shall be limited to 832 square feet for the first 1300 square feet of habitable floor area contained in the dwelling. In addition, for each whole increment of five (5) square feet that the floor area of the dwelling unit exceeds 1300 square feet, the floor area of the attached garage may be increased by one (1) square foot. Section 4.09(3) has been deleted (Amended by Ordinance #6 of 2002). (New Section added by Ordinance #1 of 1992)

In accordance with this section, you could then interpret this request being for a 987 sf accessory building, in excess of the square footage of attached garage space permitted by right, which still requires a special land use approval for exceeding 832 sf in one accessory building.

6. The accessory building has a measured building height of 21.5', as measured to the midpoint of the roof, from the highest grade, with a lower level being built into the grade. This height requires a side yard setback of 60' according to Table 4-1 of the Zoning Ordinance. The proposed setback is 60' from the side yard.

7. Accessory buildings are permitted in the front yard for waterfront lots according to Section 4.08.3. It must be located behind the required front yard setback for the R1 District, on Cascade Road, which is classified as an Arterial Road. Table 18-B of the Zoning Ordinance requires a minimum of 50' for the front yard setback of a residential dwelling. The proposed accessory building is 61' from the front yard line at its closest point. The standard is met.
8. The building plans do not indicate an outdoor lighting. Any proposed lighting should comply with our Zoning Ordinance, being downcast and not causing glare on neighboring parcels.
9. The applicant has been notified that accessory buildings are not permitted to be used as dwelling space. They have indicated that extended family is moving in for a multi-generational home, and the accessory building is proposed as additional space for this reason. The applicant should clarify that this space will not be used as a dwelling space for human occupancy. This will be a condition of approval. It is a concern that this building may be better suited to be divided into an attached addition of living space and a detached garage for the proposed small car collection, wood shop, and tool room.
10. The Planning Department has note received any written public comments in regard to the subject property application.
11. The applicant has not provided utilities information. The applicant should clarify these are located to determine that the proposed building does not interfere. This information will be confirmed prior to a building permit being issued.

Criteria for Approval

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

Factors	Comment
The intended use of the building.	1,098 sf of garage space, 184 sf wood shop, a 219 sf tool room, and a 3/4 bathroom on the main floor. The upper level is proposed to be 672 sf with a kitchen joined by finished living space.
The proposed location, type and kind of construction and general architectural character of the building.	The accessory building is proposed to be in the northwest corner of the subject property. Construction will be a full foundation with entry below grade and a game loft with living space on a second floor. The general architectural character will be with composite wood siding, stone veneer, and shingle roof; designed to match the house.
The size of the building in relation to the house, lot and zoning district.	The home's T.F.A. is 3,301 sf with an 868 sf attached garage. The basement has 3,038 sf of finished space. The lot is 4.4 acres. This

	parcel size is not uncommon in the R1 District, but there are surrounding PUDs with small lot sizes compared to this lot. The parcels surrounding Walden Lake range in size from about 1 acre up to 42 acres.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	To the west: 784 sf pole barn on ~6.2 acres To the North: Manchester Hills PUD – lot sizes are mostly restrictive for a detached accessory building. To the East: 572 sf garage on ~1.8 acres, To the South: 896 sf pole barn on ~3.8 acres, SUP for 1,360 sf garage with finished basement on ~3.29 acres,
The topography and vegetation in the area.	Lakefront properties with wooded yards. The topography has low points with some wetland.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	The proposed accessory building would fill up more space at the front of the subject parcel, with proximity to the north property’s home being over 180 feet.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	There are existing natural features between properties that act as buffers.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	The driveways will be a combination of concrete, paving bricks, and asphalt. Access to this property is via easement through 5880 Cascade Road. See the map included. The setback for paved surfaces is not monitored, but required to be within the subject property’s boundary lines except where easements allow otherwise.

RECOMMENDATION

Staff recommends that this Special Use Permit be DENIED as it is recommended that this added living space should be connected to the principal residence. The Township doesn’t currently allow for Accessory Dwelling Units (ADUs). From the provided documentation this use is interpreted as an accessory dwelling unit. Additionally, similar size parcels in the area do not have comparable size accessory buildings. This would be the largest proposed accessory building in the general area.

The Planning Commission could choose to TABLE the application pending the plans are revised for an appropriate accessory building use.

ATTACHMENTS

1. Application
2. Building Plans
3. Surveyed Site Plan
4. Driveway Access Survey



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: DOUG Butterworth - CREEKSIDE COMPANIES
 Address: 3672 CHICAGO DR
 City & Zip Code: Hudsonville MI 49426
 Telephone: 616-669-7673 o/ 616-291-4863 m
 Email Address: doug@creeksidecompanies.com

OWNER: * (If different from Applicant)
 Name: John Holmes
 Address: 3381 Northshore Dr
 City & Zip Code: Pigeon MI 49339
 Telephone: 616-481-6805
 Email Address: john.j.holmeseri@gmail.com

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**
Request for permission to build outbuilding over 832 sq ft.
ON 4.46 Acre LAKEFRONT PARCEL

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

LEGAL DESCRIPTION OF PROPERTY:**

Attached w/ Survey

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 05-351-056

ADDRESS OF PROPERTY: 5882 CASCADE RD

PRESENT USE OF THE PROPERTY: NEW CONSTRUCTION RESIDENTIAL

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

Name(s)	Address(es)
<hr/>	<hr/>
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SIGNATURES

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

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

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

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

Doug Bufferworth
Applicant – Print or Type Name
[Signature]
Applicant's Signature & Date

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

Rev. 7/24/14



5920 TAHOE DRIVE SE
GRAND RAPIDS, MI 49546
616-949-1500

Receipt: 202404055 03/12/24
Page 03/12/24 Post Date

Cashier: MDodge
Received Of: **DOUG BUTTERWORTH**
CHICAGO DR
HUDSONVILLE MI 49426

The sum of: **\$150.00**

CHARG	CHARGES FOR SERVICES		150.00
		101-000-600-608	150.00
		Total	<u>150.00</u>
TENDERED:		CHECKS	26066
			150.00

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.



WEST MICHIGAN COMMUNITY BANK
HUDSONVILLE, MI 49426
74-1310724

26066

3/11/2024

PAY TO THE ORDER OF Cascade Charter Township

\$ **150.00

One Hundred Fifty and 00/100*****

DOLLARS

Cascade Charter Township
3040 Charlevoix Dr. SE Suite #175
Grand Rapids, MI 49546



Doug Butterworth
AUTHORIZED SIGNATURE

MEMO 5882 Cascade Rd - outbuilding

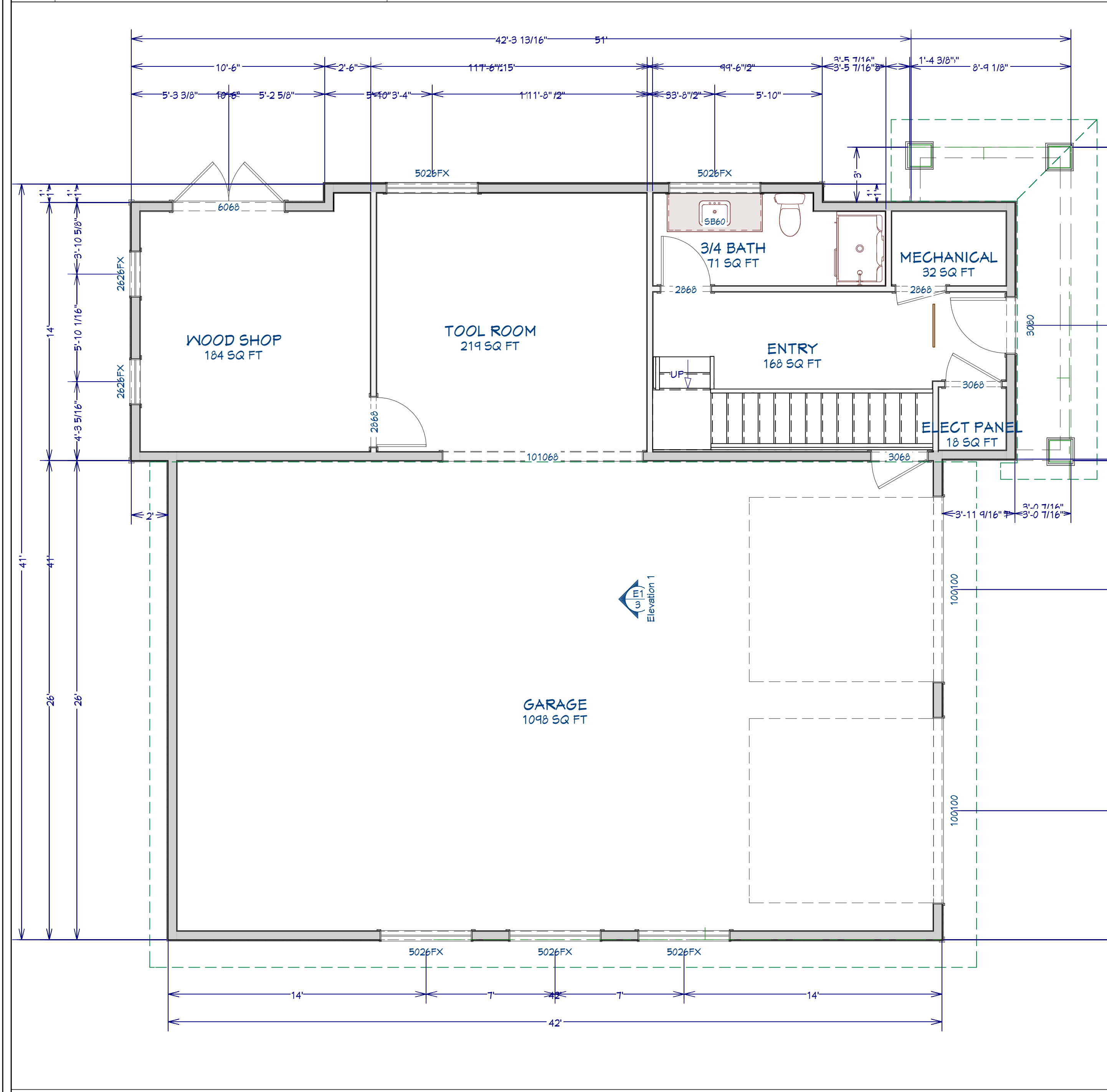
⑈026066⑈ ⑆072413104⑆ 702 789⑈5⑈

Signed: _____

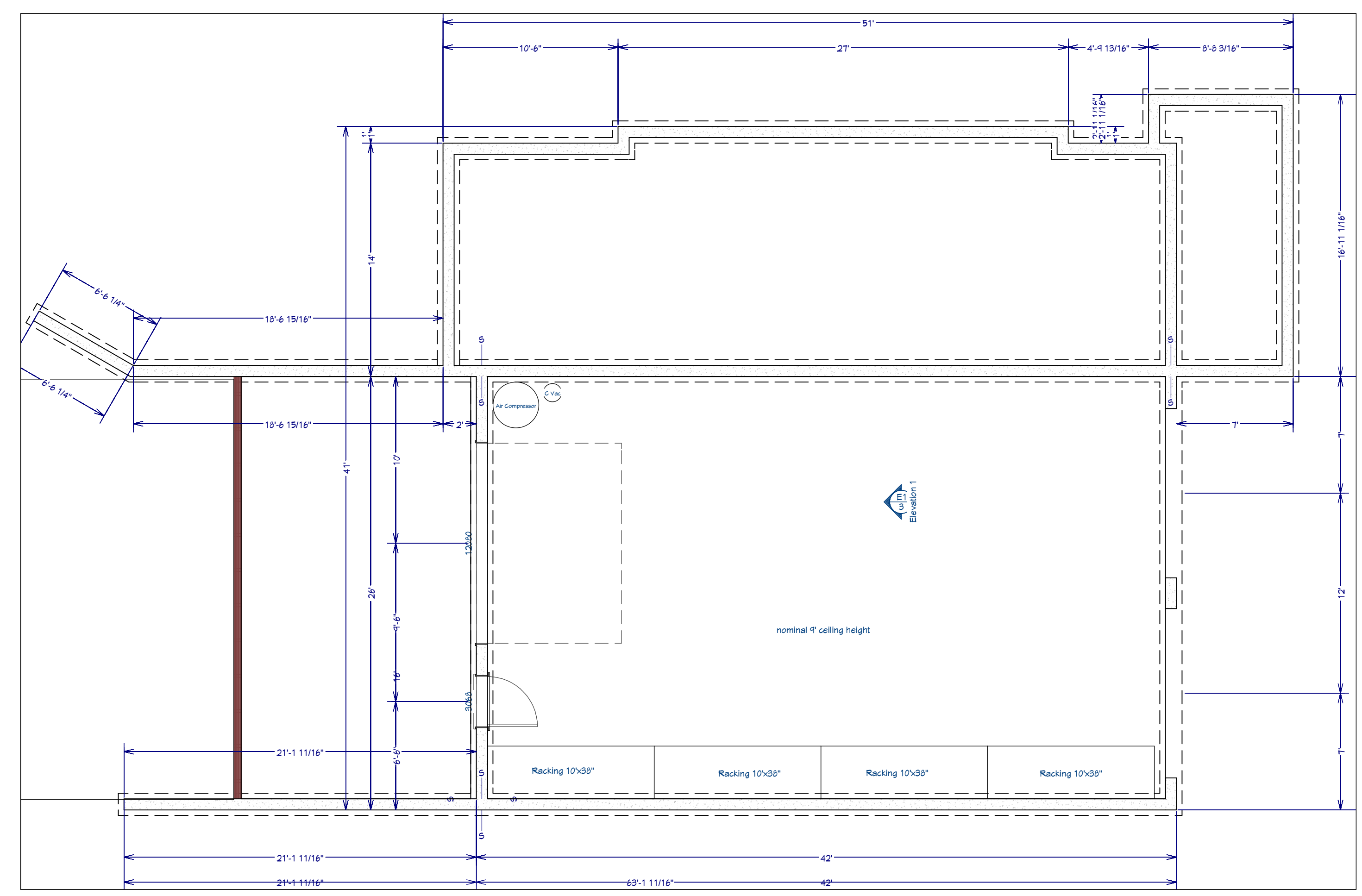
PAGE	PAGE TITLE	PLAN INDEX
1	Floor Plans	
2	Elevations	
3	Mid point Height - Zoning	
4	Overviews	
5	Site Plan Preliminary	

REVISIONS			
Number	Date	Revised By	Description

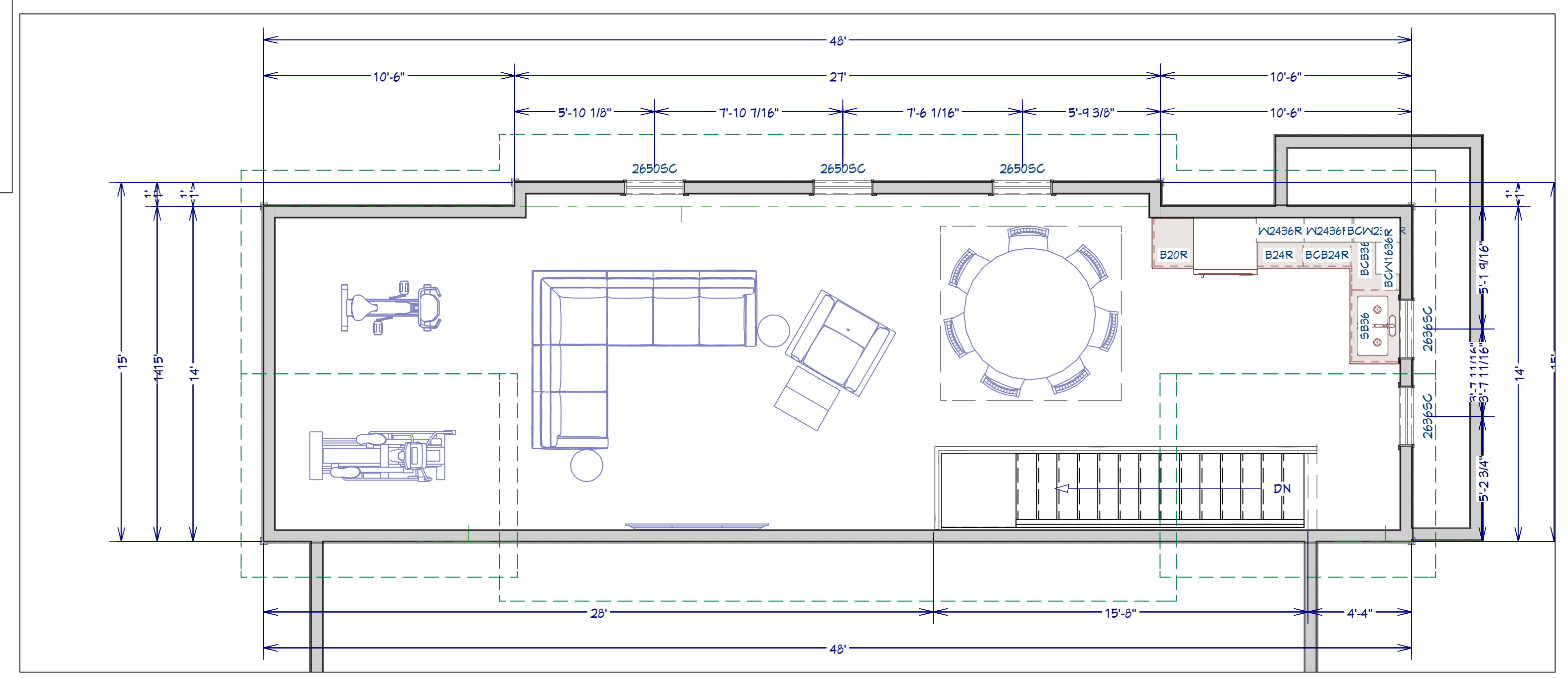
3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS



Architectural Plan 1/4"
1/4 in = 1 ft



Architectural Plan 1/4"
3/16 in = 1 ft



Architectural Plan 1/4"
1/4 in = 1 ft



Creskide Companies
3672 Chicago Dr
Hudsonville, MI 49428
616-669-7673
creskidecompanies.com

NEW HOME PLANS FOR:
Holmes / Terpstra
5882 Cascade Road
County: _____
City / Township: _____

PAGE TITLE:
Floor Plans

DRAWN BY:

DATE:
3/12/2024

SCALE:
1/4" = 1'0"

SHEET #:
1

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

REVISIONS			
Number	Date	Revised By	Description



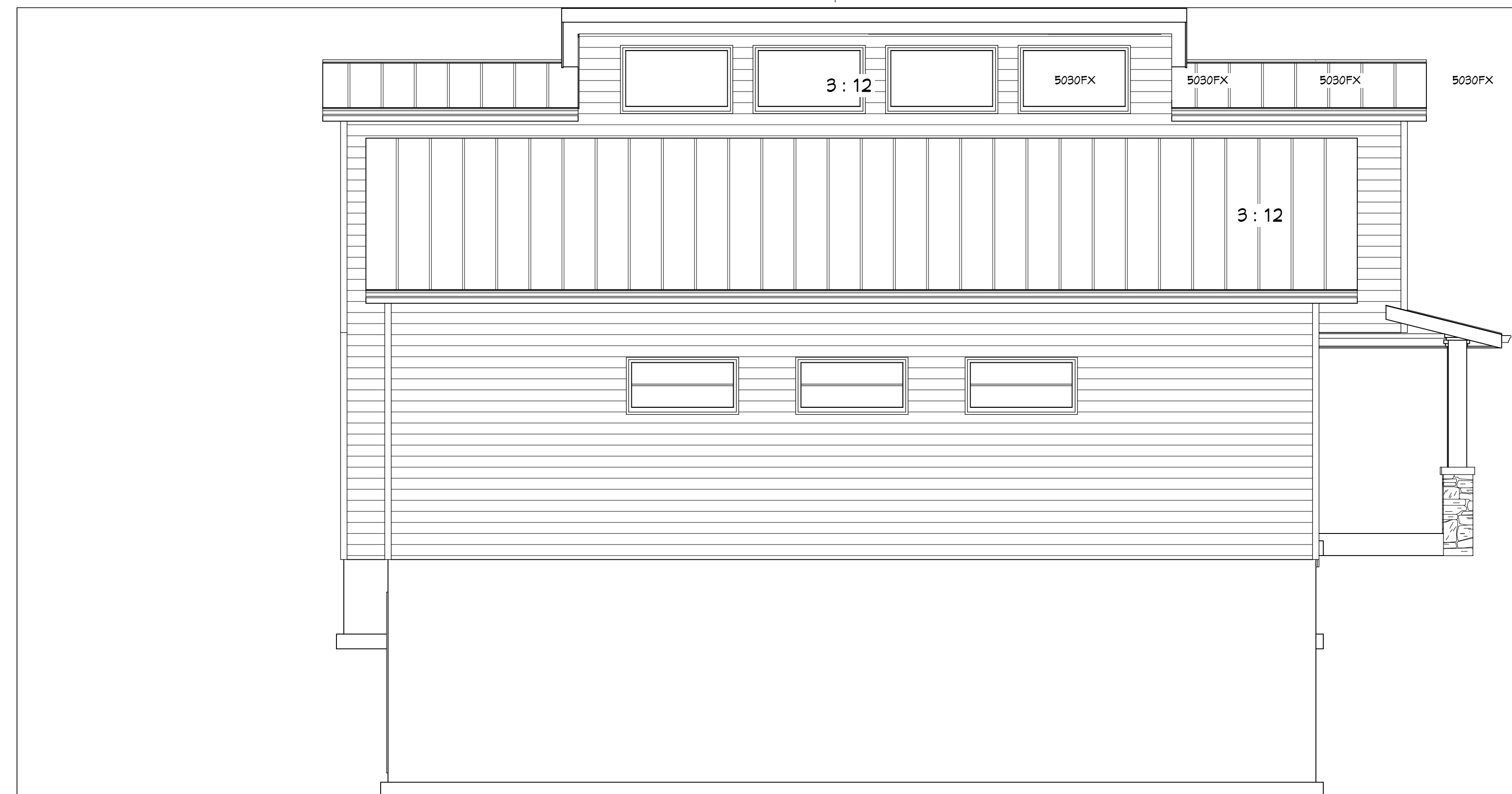
RIGHT ELEVATION
1/4 in = 1 ft



REAR ELEVATION
1/4 in = 1 ft



LEFT ELEVATION
1/4 in = 1 ft



FRONT ELEVATION
1/4 in = 1 ft



Creskide Companies
3672 Chicago Dr
Hudsonville, MI 49428
616-669-7673
creskidecompanies.com

NEW HOME PLANS FOR:
Holmes / Terpstra
5882 Cascade Road
County: _____
City / Township: _____

PAGE TITLE:
Elevations

DRAWN BY:

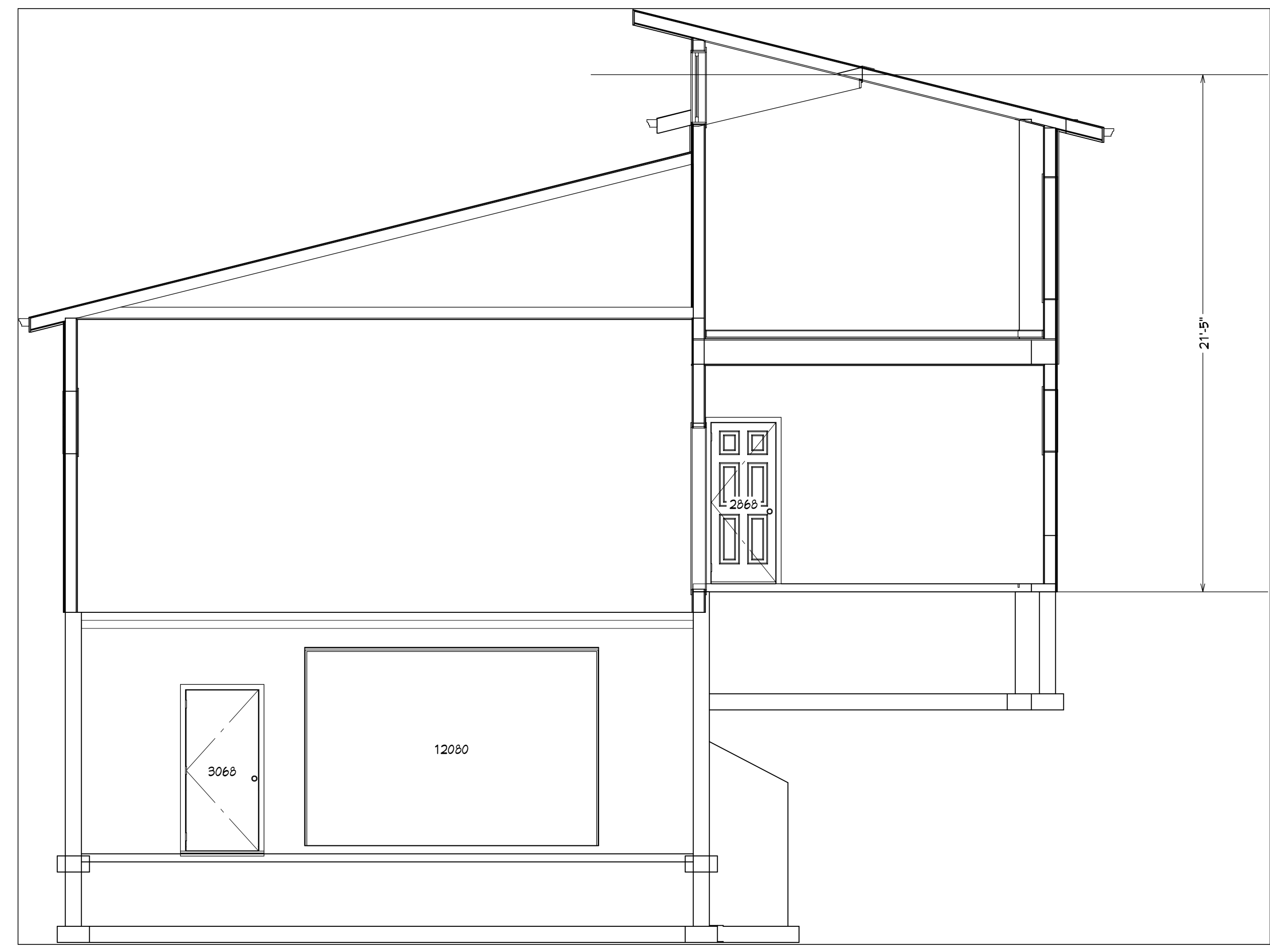
DATE:
3/12/2024

SCALE:
Scale Per View

SHEET #:
2

REVISIONS			
Number	Date	Revised By	Description

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



Elevation 1
1/4 in = 1 ft

Creskide Companies
3672 Chicago Dr
Hudsonville, MI 49426
616-669-7673
creskidecompanies.com

NEW HOME PLANS FOR:
Holmes / Terpstra
5882 Cascade Road
County: _____
City / Township: _____

PAGE TITLE:
Mid point Height - Zoning

DRAWN BY:

DATE:
3/12/2024

SCALE:
1/4" = 1'0"

SHEET #:
3

Site Plan for: Creekside Companies
 ATTN: Doug Butterworth
 3672 Chicago Drive
 Hudsonville, MI 49426

RE: 5882 Cascade Road SE

Description as furnished:

Part of the Southwest 1/4 of Section 5, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the point of intersection of the center of Cascade Road and the North and South 1/4 line; thence N42°49'00"W 1111.70'; thence S44°19'47"W (previous S40°19'00"W) 1371.69 feet to the point of beginning; thence N44°19'47"E (previous N40°19'00"E) 1085.00 feet; thence N43°43'03"W 248.41 feet; thence S35°48'46"W (previous S34°20'00"W) 1269 feet, more or less to the shore line of Walden Lake; thence Easterly along said shore line to a line bearing S05°42'58"E (previous S09°41'00"E) from the point of beginning; thence N05°42'58"W 56 feet, more or less, to the point of beginning.

Together with easements for Ingress and Egress and utilities as shown on Survey No. 06-0608 of William R. Byl Inc. Registered Land Surveyors, dated July 5, 2006 and recorded August 1, 2006 in Instrument No. 20060801-0085729.

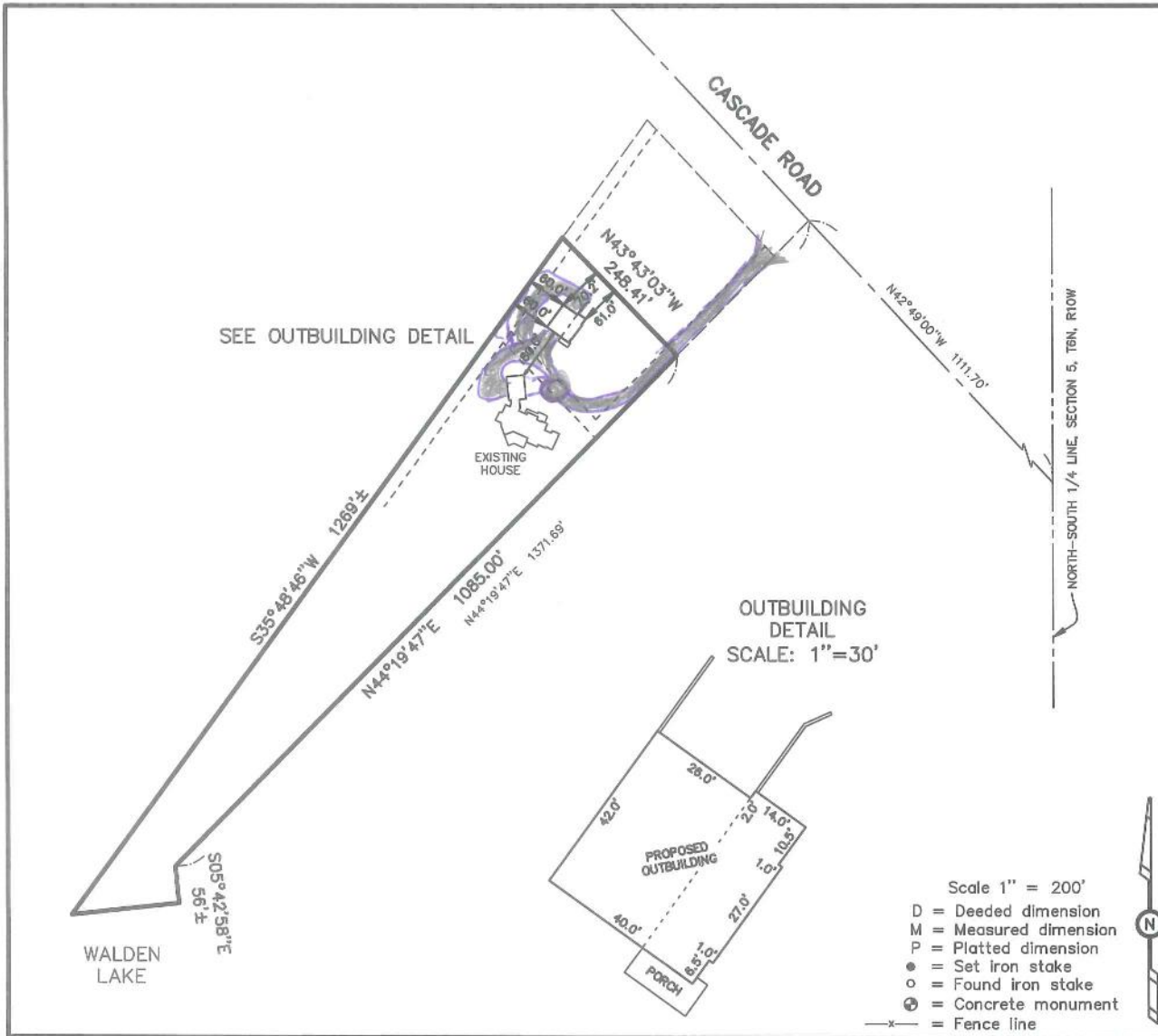
NOTE: The location of the proposed building as shown on this map is based on instructions given to Exxel Engineering, Inc. Municipal approval of the proposed location should be obtained prior to construction.

REVISED OUTBUILDING LOCATION	03/07/2024	RDB
REVISED OUTBUILDING LOCATION	03/06/2024	RDB



exxel engineering, inc.
 planners · engineers · surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.exxelengineering.com

FILE NO.: S231064 DATE: 03/05/2024



**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, APRIL 15, 2024
7:00 PM**

ARTICLE 8.

Case #24-3820

Applicant: Patrick Clay

Property Address: 8230 52nd Street SE

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

Requested Action: Special Use Permit for an accessory building
exceeding 832 square feet.

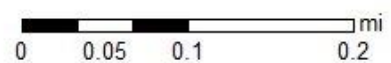


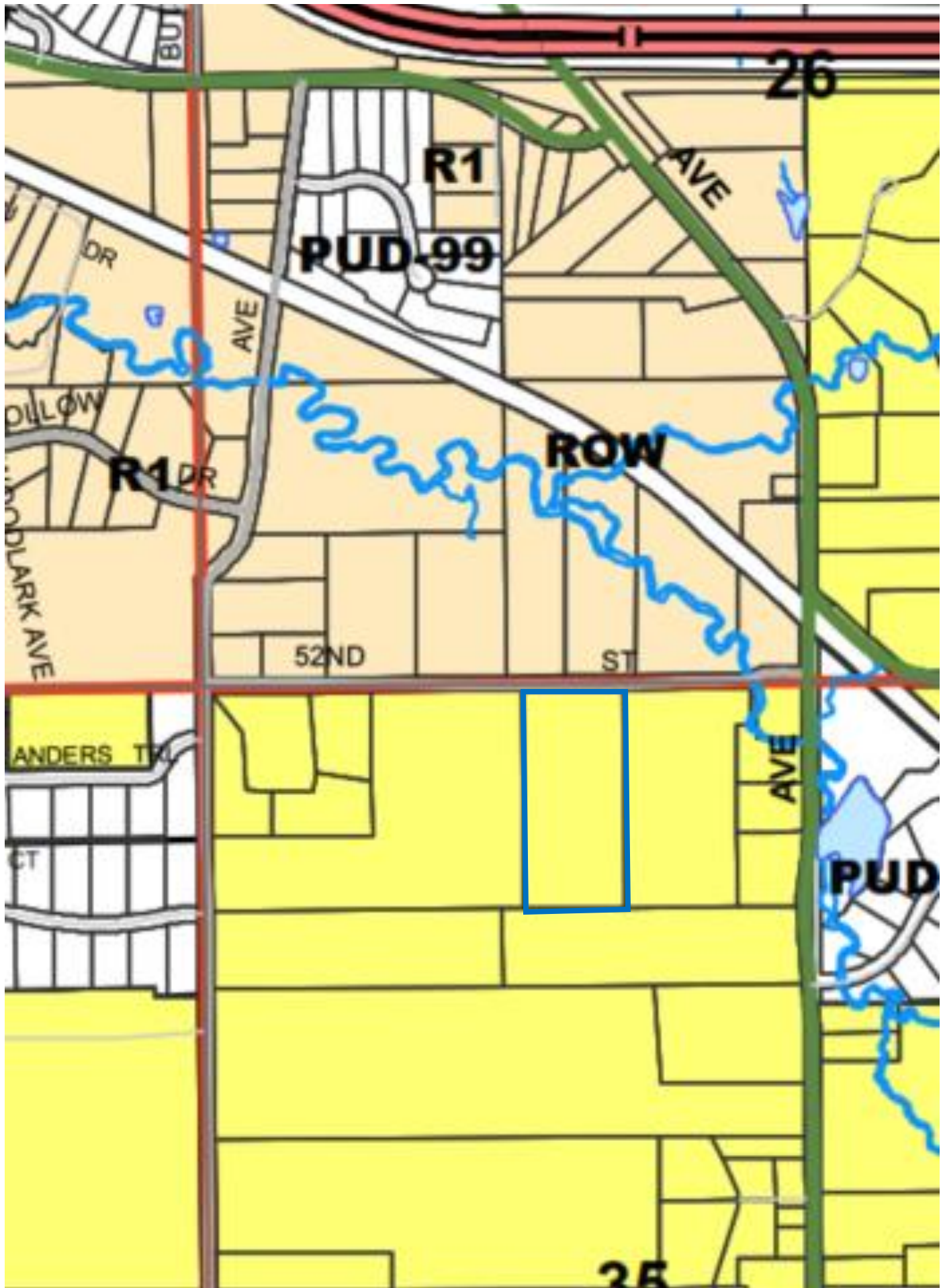
8230 52nd Street SE

April 11, 2024



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





**CASCADE CHARTER TOWNSHIP
PLANNING DEPARTMENT STAFF REPORT**

STAFF REPORT: Case # 24-3820
REPORT DATE: March 26, 2024
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: April 15, 2024
PREPARED BY: Madison Smith-Jacoby

PROPERTY SUMMARY

PROPERTY OWNER: **Patrick Clay**

ADDRESS: **8230 52nd Street SE Alto, MI 49302**

PARCEL NUMBER: 41-19-35-100-024

REQUESTED ACTION: Seeking a Type I Special Use permit to build an accessory building over 832sqft.

EXISTING ZONING OF SUBJECT PARCEL: ARC

GENERAL LOCATION: 52ND Street between Buttrick Ave. and Whitneyville Ave.

PARCEL SIZE: Approximately 10.02 acres

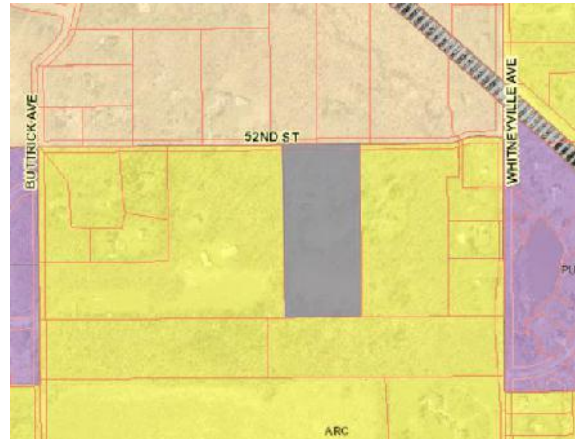
EXISTING LAND USE ON THE PARCEL: Residential

ADJACENT AREA LAND USES:

N: Residential
E: Residential
S: Vacant
W: Residential

ZONING ON ADJOINING PARCELS:

N: R1
E: ARC
S: ARC
W: ARC



STAFF COMMENTS:

1. Proposed is a 1,600 sf garage with a 432 sf screened porch for a total of 2,032 sf.
2. The building plans indicate the garage to be 50' x 32' of storage for recreational vehicles and personal storage. Attached is the 36' x 12' screened porch.
3. The garage is designed to match the existing home's architectural characteristics.
4. The subject site currently has a pool and shed near where the accessory building is proposed to be. The applicant has indicated they will first be getting rid of the pool prior to construction of the new garage.
5. The 10 acre parcel also has a horse barn that measures 50' x 32', historical to the property, along with a small 10' x 8.5' shed. These are located further south on the property, behind where the proposed new garage is. A 10 acre parcel is permitted 3 accessory buildings, pursuant to Table 4-2 of the Zoning Ordinance.
6. A home is permitted 832 sf of private garage space (attached or detached) for the first 1,300 sf of dwelling space. The existing home has a 683 sf attached garage. This permits them 149 sf of private garage space by right. With the home's T.F.A. being 2,815 sf plus 760 sf of finished/habitable basement floor area, there would be an additional 455 sf of attached private garage space, by right, pursuant to Section 4.09.2 of the Zoning Ordinance:

2. Private Garage - Customary: A customary private garage shall consist of any one (1) private garage attached to a principal dwelling unit, or in its place, any one (1) detached private garage. Subject to the following limitations, one such accessory building is permitted by right on any lot or parcel occupied for residential purposes, upon approval of the building inspector.

a. The maximum size of a detached private garage permitted by right shall be limited to 832 square feet of floor area. Detached private garages exceeding 832 square feet shall only be approved under the provisions of Chapter 17, Special Use

b. The maximum size of a private garage attached to a dwelling unit shall be limited to 832 square feet for the first 1300 square feet of habitable floor area contained in the dwelling. In addition, for each whole increment of five (5) square feet that the floor area of the dwelling unit exceeds 1300 square feet, the floor area of the attached garage may be increased by one (1) square foot. Section 4.09(3) has been deleted (Amended by Ordinance #6 of 2002). (New Section added by Ordinance #1 of 1992)

In accordance with this section, the home is thus permitted a total of 604 sf of additional private garage space by right. You could then interpret this request being for 1,426 sf of

garage space, in excess of the square footage permitted by right, which still requires a special land use approval for exceeding 832 sf in one accessory building.

7. The garage has a measured *building height* of 18’ as measured to the midpoint of the roof. This height requires a side yard setback of 40’, according to Table 4-1 of the Zoning Ordinance. The proposed side yard setback is 78.4’. The setback standard is met.
8. The west, south, and north elevations show wall sconces on the building. They appear to be downcast in accordance with our lighting standards.
9. The applicant is aware and has confirmed that the garage will not be used for a dwelling space and is for personal storage.
10. The Planning Department has not received any written public comment in regard to the subject property’s application.
11. The applicant has indicated that utilities will not interfere with the proposed garage as they are to the SE of the home. This information will be confirmed prior to a building permit being issued.

Criteria for Approval

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

Factors	Comment
The intended use of the building.	Personal storage of recreational vehicles, pick-up truck, and SUV.
The proposed location, type and kind of construction and general architectural character of the building.	Located on the south side of the home, in the backyard. In the same style as the home with vinyl siding to match the home, a stone fireplace, shingled roof, and screened porch. There will be 3 garage doors and several windows with shutters, with sconce lighting on the exterior.
The size of the building in relation to the house, lot and zoning district.	The home’s T.F.A. is 2,815sf. There is also 760sf of finished basement, and a 683-sf attached garage. The lot size is over 10 acres in the ARC district – this 1,600 sf garage would not cover a significant amount of the lot, nor be larger than the existing home.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	To the west: 632 sf detached garage, a 4,320 sf ag. building, an 864 sf ag building, a 2,048 sf ag. building, and 1,008 sf ag. building – on a 20 acre lot. A 640 sf ag. building on 2.3 acre lot.

	<p>To the North: 2,400 sf detached garage on ~ 7 acres, 592 sf ag. building on ~6 acres.</p> <p>To the East: 864 sf on a 1.6 acre lot, 800 sf on 2.4 acre lot, 896 sf ag. building on ~1.5 acre lot.</p> <p>To the South: A 2,100 sf detached garage, and a 1, 752 sf detached garage on 6.6 acre lot. Other lots are vacant.</p> <p>Generally, the ARC Zoning District allows for larger accessory buildings, accessory buildings that don't match the home, and a has a larger inventory of agricultural buildings.</p>
The topography and vegetation in the area.	The wooded and more rural area of the Township. Rolling hills, farmland, and residential uses.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	The building will not impact nearby properties as the parcel sizes create at least 400 feet between buildings. All properties have lots of trees between the proposed building and the primary residences.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	As stated above, the building is proposed in the backyard, and does not impede the view of any natural features and does not adversely affect adjoining property owners.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	Access to the garage will be via the existing driveway on the home. Approximately 10 feet of concrete will be added to connect to the asphalt driveway.

RECOMMENDATION

Staff recommends that this variance be APPROVED based on the findings above, with the following conditions:

1. All outdoor lighting adheres to Cascade Township ordinance standards.
2. The accessory building may not be used for a dwelling or home occupation.

ATTACHMENTS

1. Application
2. Building Plans
3. Survey
4. KCHD Utility Map



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT:

Name: PATRICK CLAY
Address: 8230 52ND ST S.E
City & Zip Code ALTO 49302
Telephone: (616) 437-7753
Email Address: PCLAY33329@GMAIL.COM

OWNER: * (If different from Applicant)

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

I WOULD LIKE TO BUILD A GARAGE FOR MY RV AND FULL SIZE PICK UP, AND SUB. THE GARAGE ON THE HOUSE IS QUITE SMALL.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

E 441 FT OF W 1835 FT OF N 990 FT OF N 1/2 NW 1/4* SEC 35
TION RIOW 10.02A

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 35-100-02A

ADDRESS OF PROPERTY: 8230 52ND ST S.E.

PRESENT USE OF THE PROPERTY: HOME

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

Name(s)

Address(es)

MICHELLE CLAY

SAME

SIGNATURES

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

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

PATRICK CLAY

Owner – Print or Type Name

(*If different from Applicant)

* Patrick Clay 3-11-2024

Owner's Signature & Date

(*If different from Applicant)

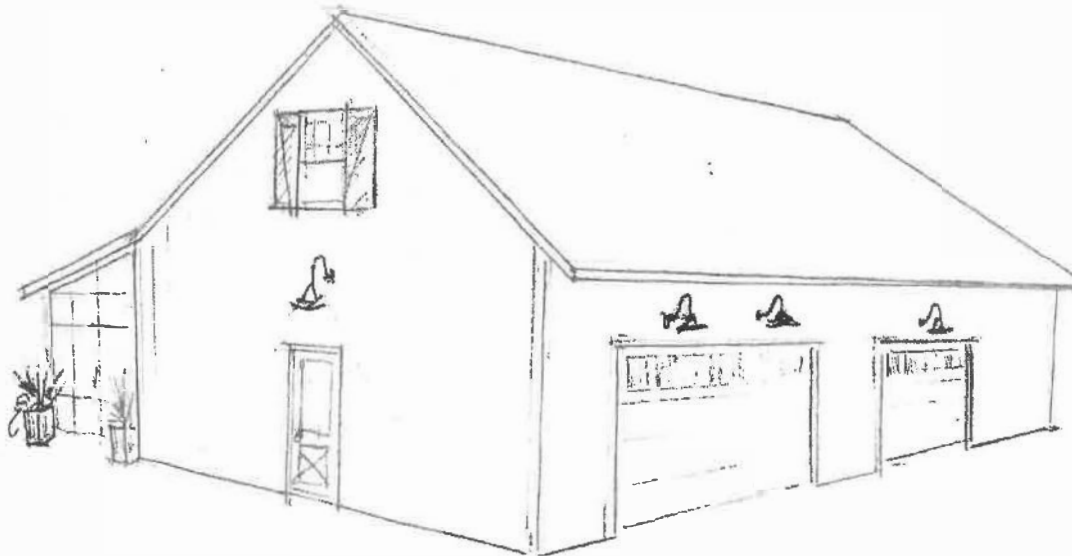
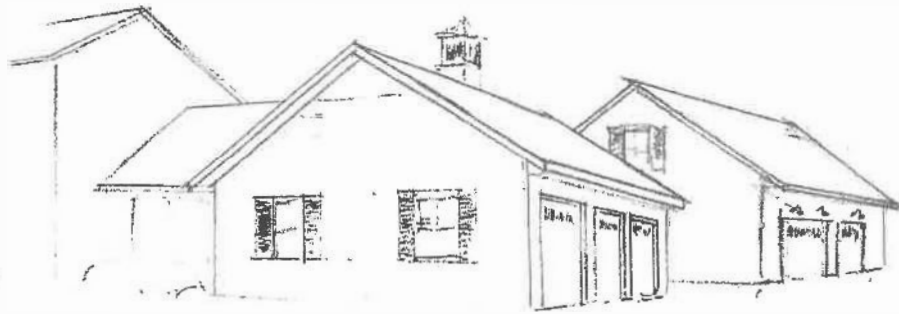
PATRICK CLAY

Applicant – Print or Type Name

* Patrick Clay 3-11-2024

Applicant's Signature & Date

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

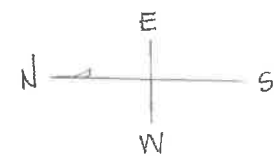
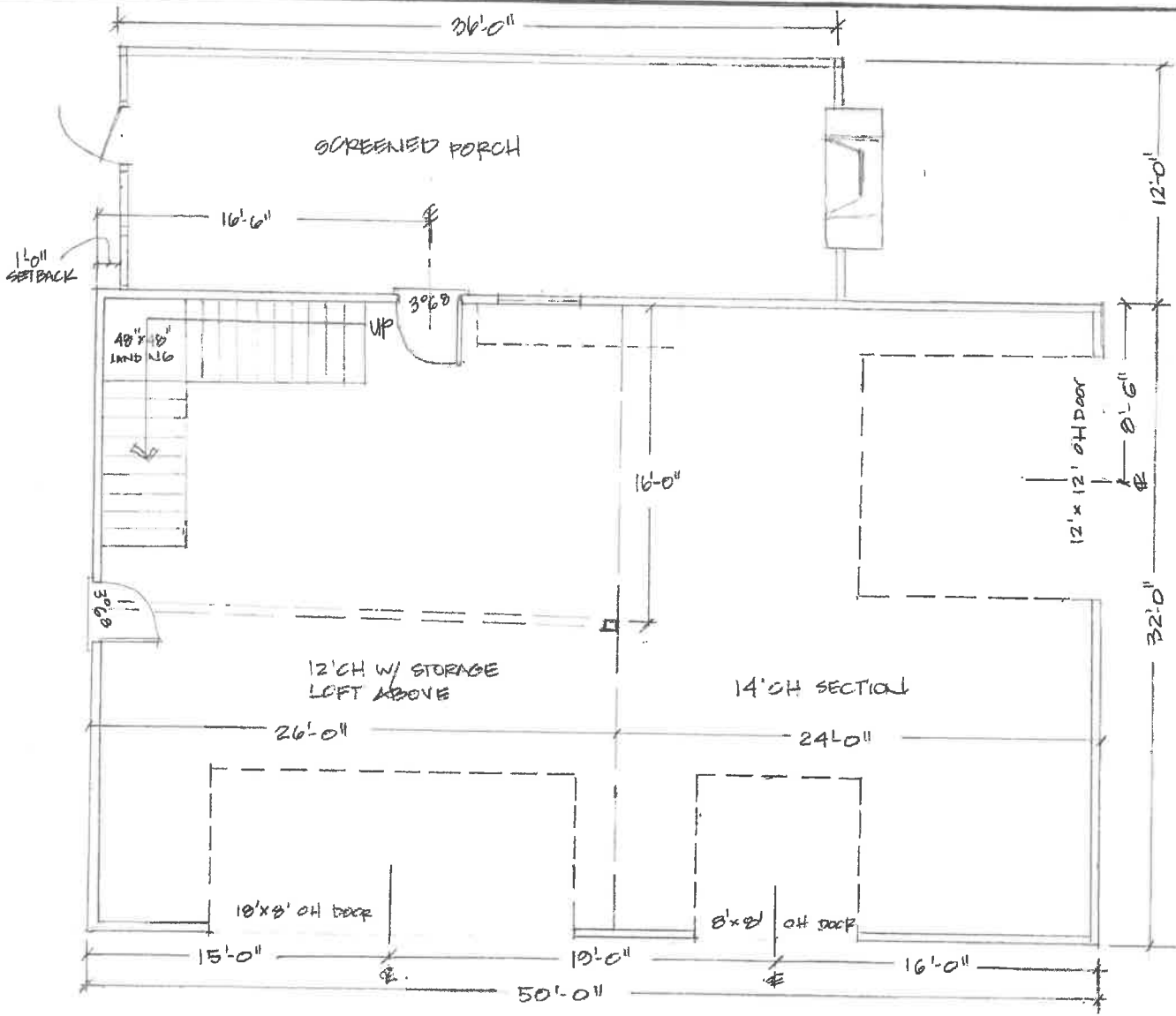


The Designer
 Extraordinaire
 Carolle
 spence
 (616) 325-0991

CLAY PROJECT
 8230 52ND SE ALTO, MI
 PPN: 41-19-35-100-024 CASCADE TWP

DATE	ISSUED FOR
3/5/20	DRAWN

PAGE #:
 1 OF 7



The Designer
Extraordinaire
Carolle
spence
(616) 325-0991

CLAY PROJECT
8230 52ND SE ALTO, MI
PPN: 41-19-35-100-024 CASCADE TWP

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DATE	ISSUED FOR
3/5/24	MARK

POLE BARN PLAN
SCALE: 3/16" = 1'-0"

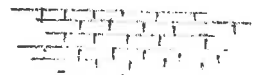
PAGE #:
2 of 7



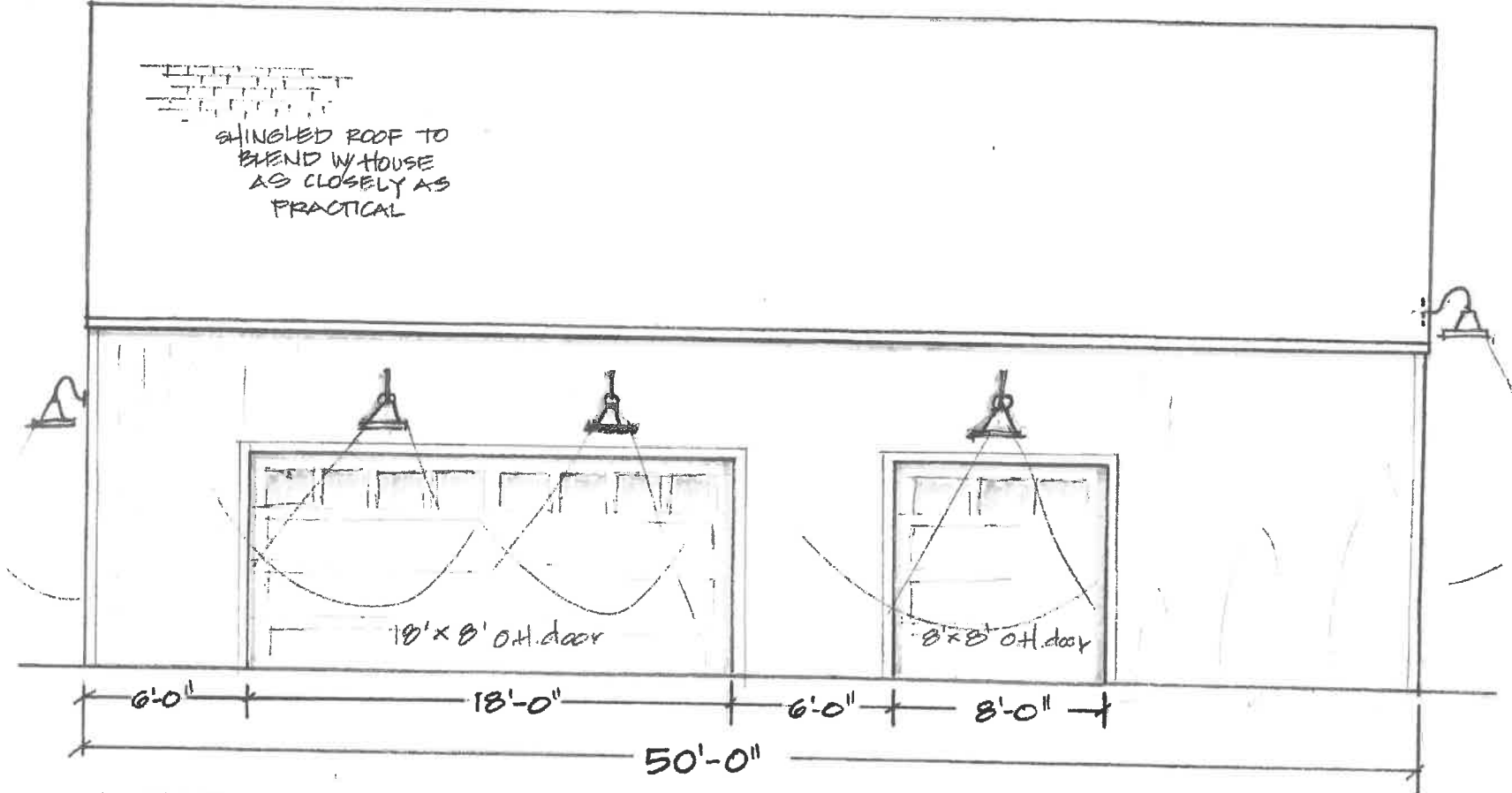
The Designer
Extraordinaire
Carolle
Spence
(616) 325-0991

CLAY PROJECT
8230 52ND SE ALTO, MI
PPN: 41-19-35-100-024 CASCADE TWP

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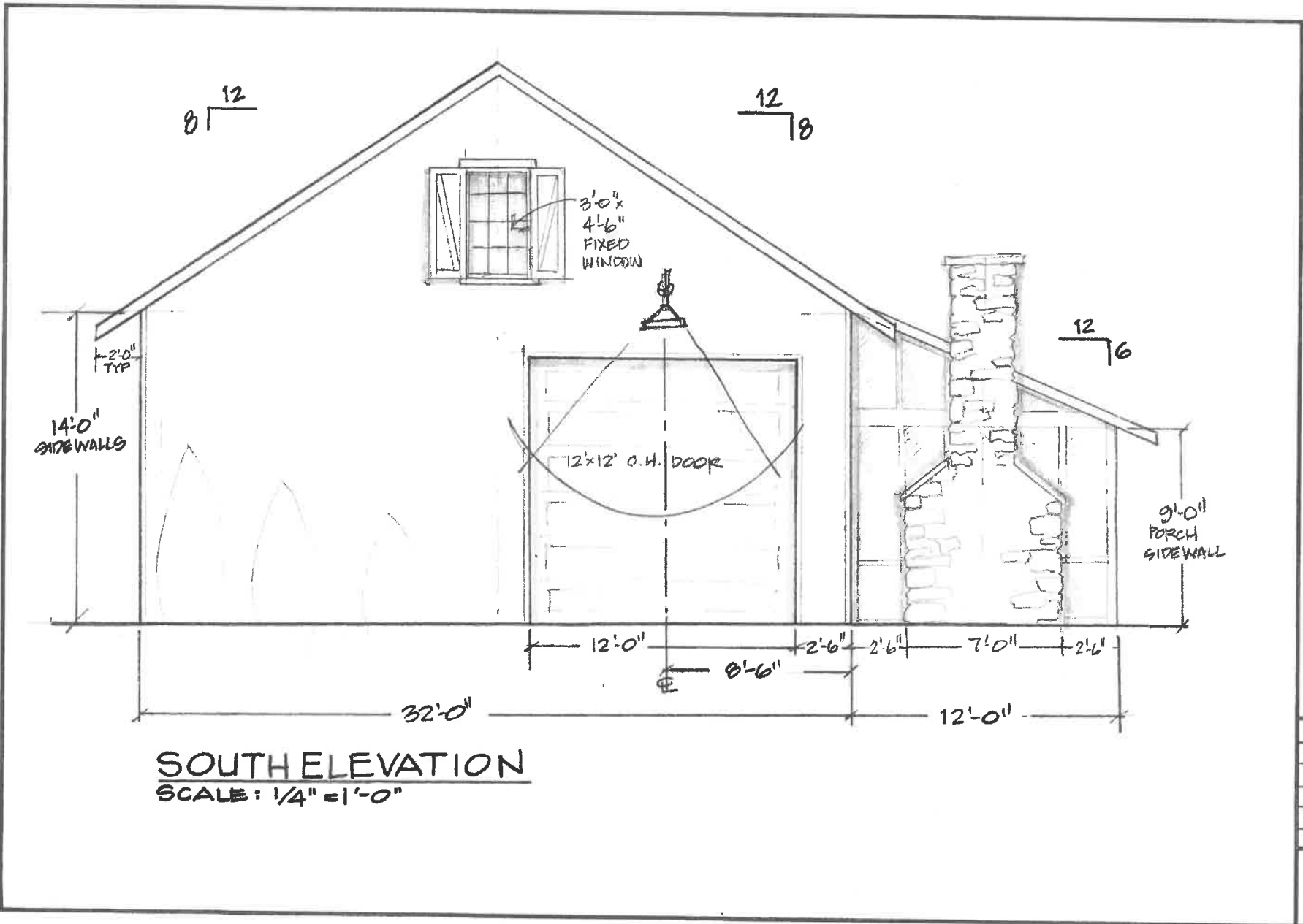
SHINGLED ROOF TO
BLEND W/ HOUSE
AS CLOSELY AS
PRACTICAL



WEST ELEVATION
SCALE: 1/4" = 1'-0"

DATE	ISSUED FOR
3/5/24	DRAWN

PAGE #:
3 of 7



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 Extraordinaire
 Carolle
 spence
 (616) 325-0991

CLAY PROJECT
 8230 52ND SE ALTO, MI
 PPN: 4-19-35-100-024 CASCADE TWP

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DATE	ISSUED FOR
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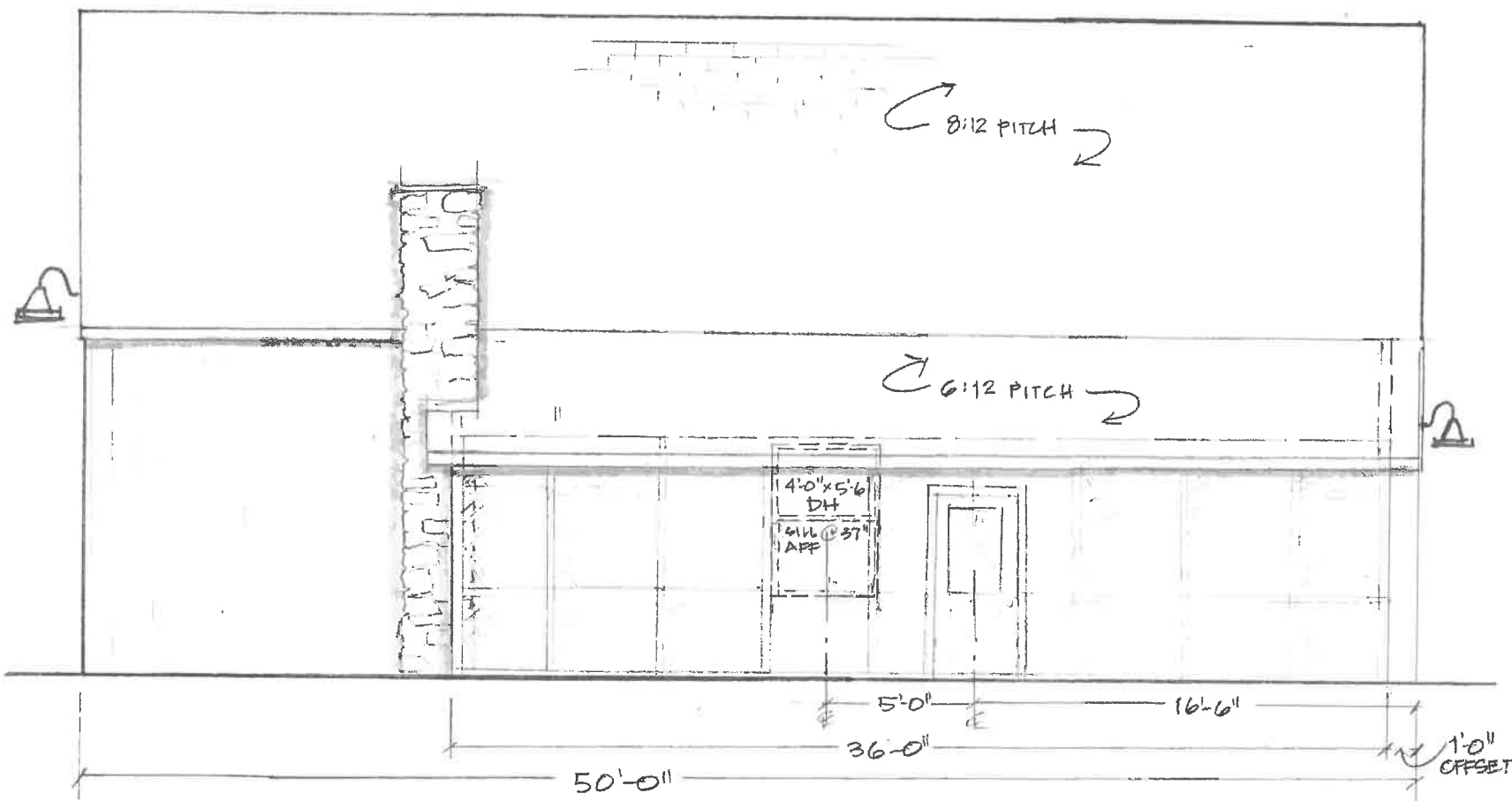
PAGE #:
4 OF 7



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Carolle
spence
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8230 52ND SE ALTO, MI
PPN: 41-19-35-100-024 CASCADE TWP

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EAST ELEVATION
SCALE: 1/4" = 1'-0"

DATE	ISSUED FOR
3/15/24	DRAWN

PAGE #:
5 of 7



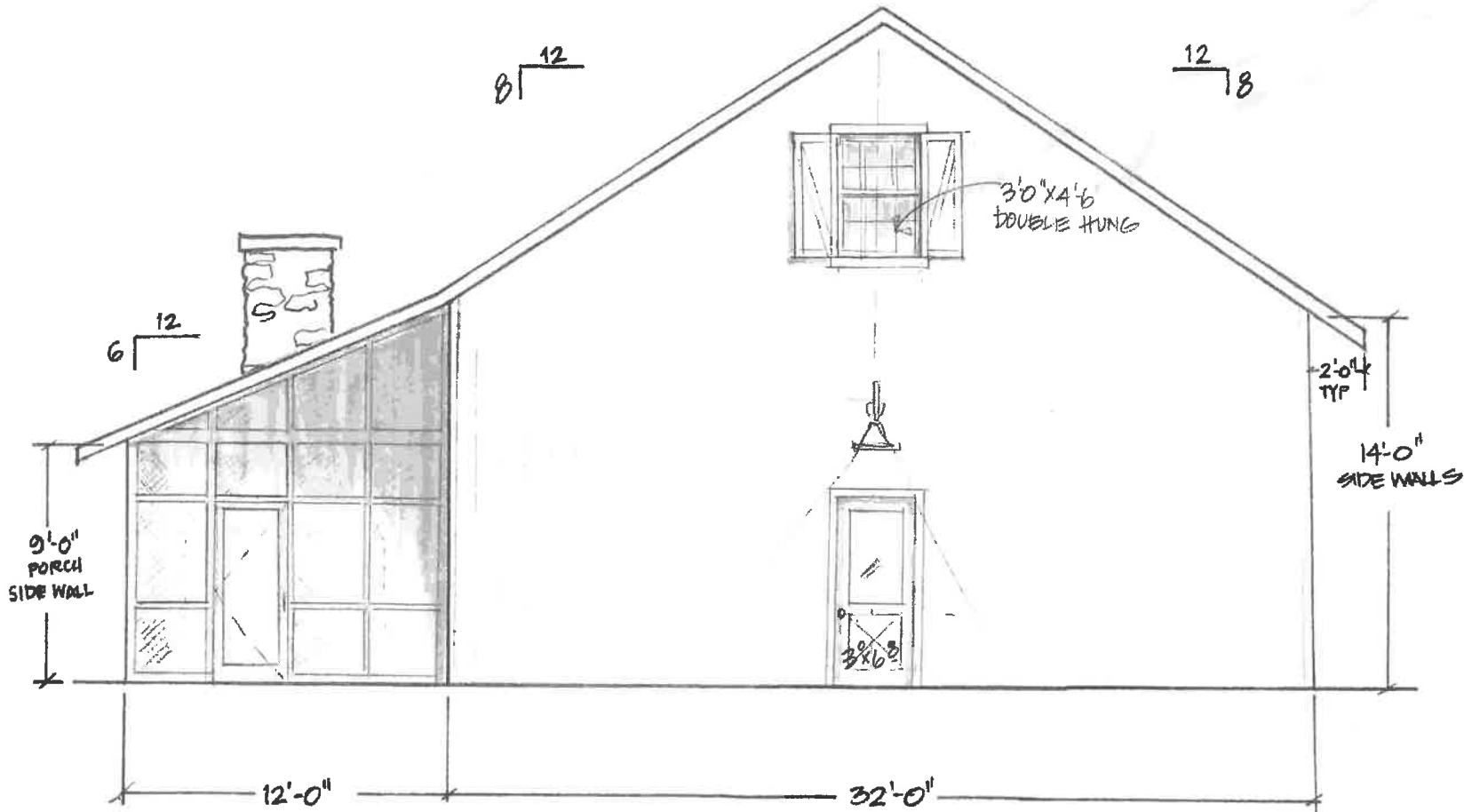
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Carolle
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PPN: 41-19-35-100-024 CASCADE TWP

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6 OF 7



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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Extraordinaire
Carolle
spence
(616) 325-0991

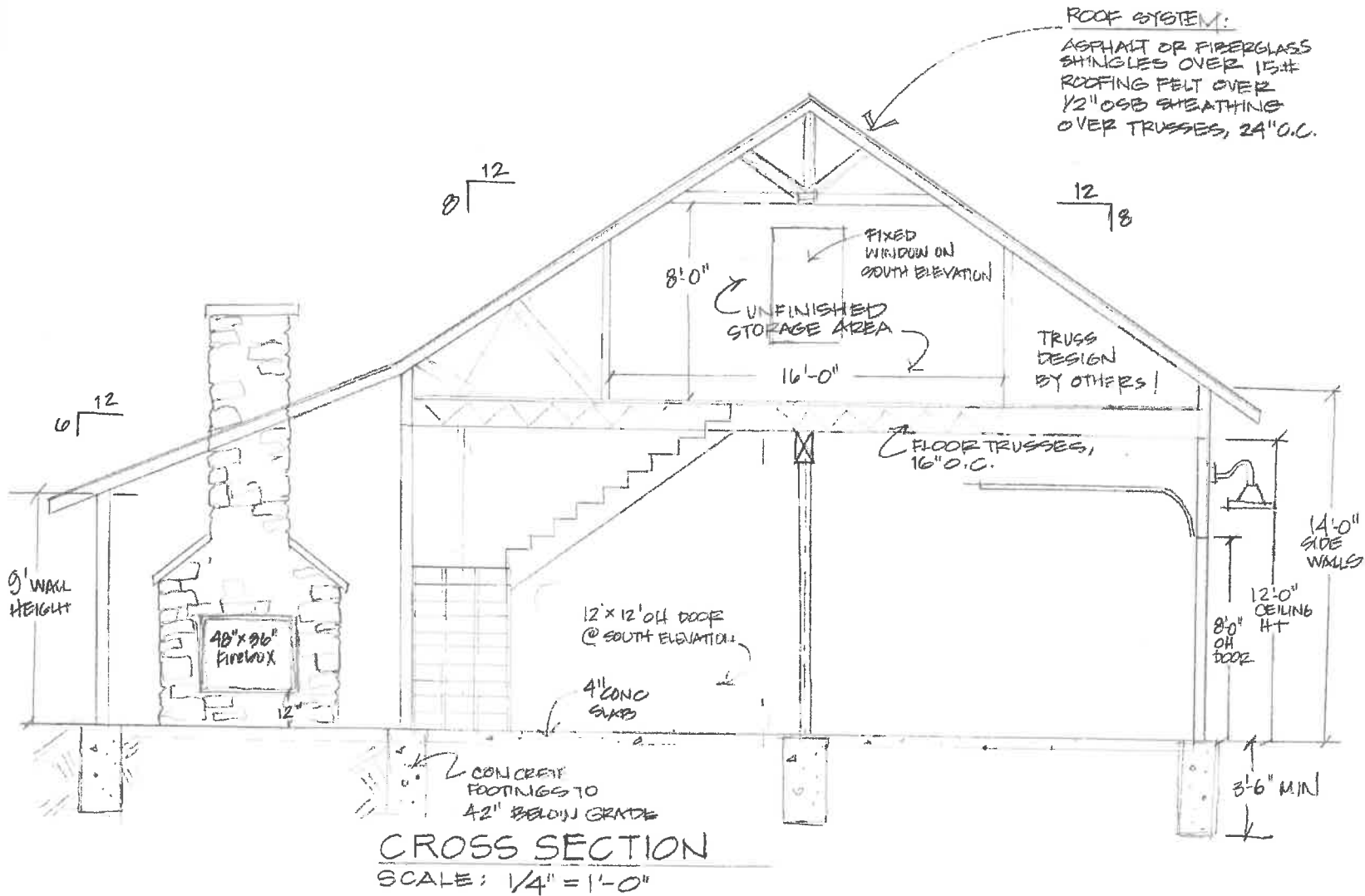
CLAY PROJECT
8230 52ND SE ALTO, MI
PPN: 41-19-35-100-024 CASCADE TWP

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DATE	ISSUED FOR
3/5/24	DRAWN

PAGE #:

7 of 7



ROOF SYSTEM:
ASPHALT OR FIBERGLASS
SHINGLES OVER 15#
ROOFING FELT OVER
1/2" OSB SHEATHING
OVER TRUSSES, 24" O.C.

12/12

8'-0"
FIXED WINDOW ON
SOUTH ELEVATION
UNFINISHED
STORAGE AREA
16'-0"

TRUSS
DESIGN
BY OTHERS!

FLOOR TRUSSES,
16" O.C.

14'-0"
SIDE
WALLS

12'-0"
CEILING
HT
8'-0"
OH
DOOR

12' x 12' OH DOOR
@ SOUTH ELEVATION

4" CONC
SILLS

CONCRETE
FOOTINGS TO
42" BELOW GRADE

CROSS SECTION
SCALE: 1/4" = 1'-0"

12/6

9' WALL
HEIGHT

48" x 26"
Firebox

12"

3'-6" MIN



5920 TAHOE DRIVE SE
GRAND RAPIDS, MI 49546
616-949-1500

Receipt: 202404057

03/13/24

Page

03/13/24

Post Date

Cashier: MDodge

Received Of: MICHELLE CLAY
PATRICK CLAY
8230 52ND ST SE
ALTO MI 49302

The sum of: \$150.00

CHARG	CHARGES FOR SERVICES		150.00
		101-000-600-608	150.00
			<u>Total</u> 150.00
TENDERED:		CHECKS	1014
			150.00

MICHELLE CLAY
PATRICK CLAY
8230 52ND ST SE
ALTO, MI 49302

1014

March 13, 2024
Date 74-1384/724

Pay to the
Order of

Cascade Charter Township \$ 150-
One hundred & fifty & 00/100 Dollars



MACATAWA BANK®
1 (877) 820-2245
macatawabank.com

For

Michelle Clay

⑆072413845⑆ 41701⑆557⑆10⑆ 1014

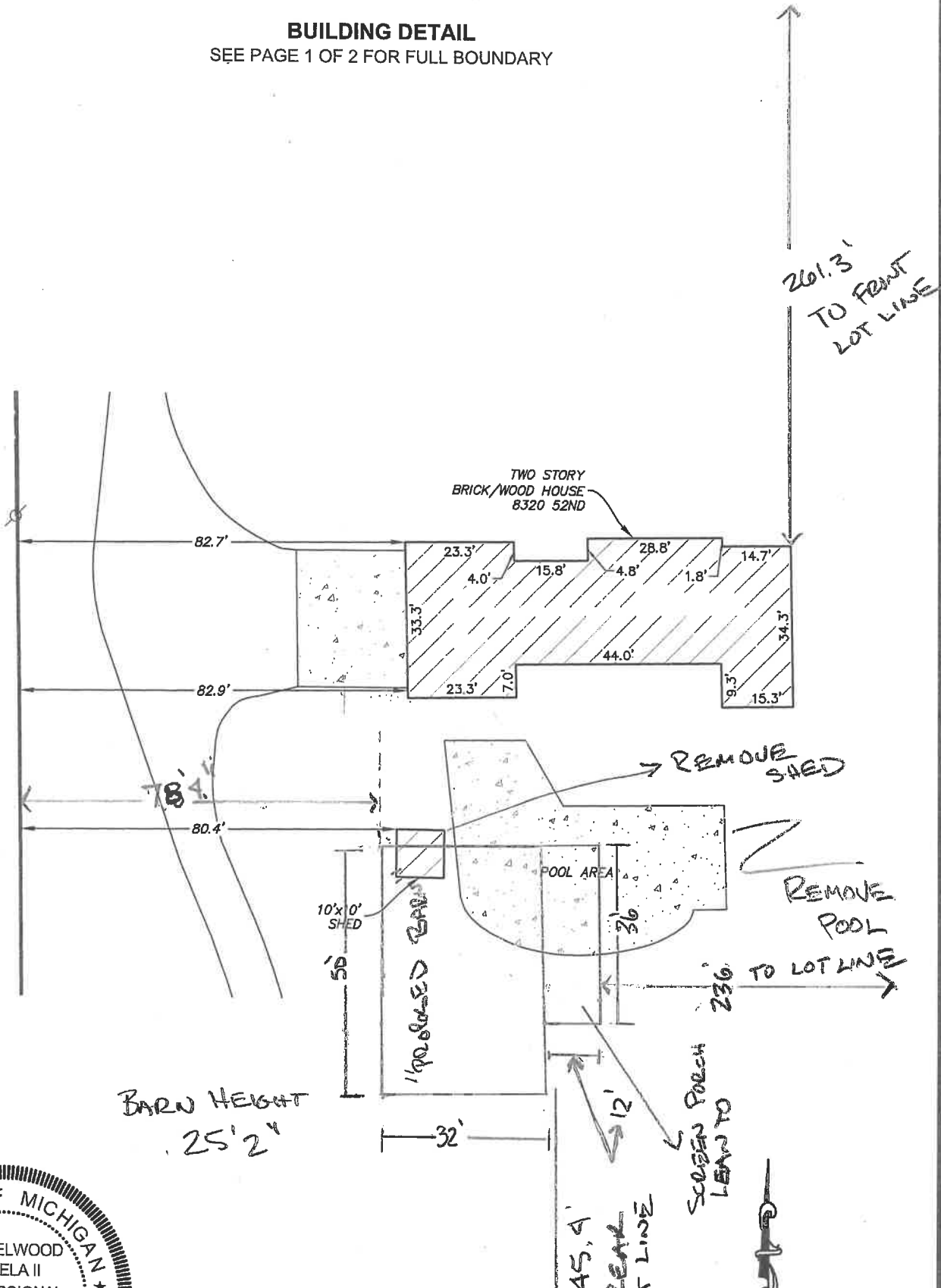
Harland Clarke

BLUE SHEPHERD™

Signed: _____

PLAT OF SURVEY

BUILDING DETAIL
SEE PAGE 1 OF 2 FOR FULL BOUNDARY

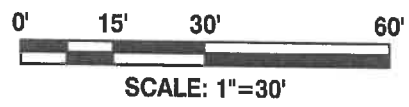


261.3'
TO FRONT
LOT LINE

BARN HEIGHT
25'2"



- LEGEND**
- Set Conc. Mon.
 - Found Conc. Mon.
 - Set Capped Rebar #62695
 - Found Iron
 - △ Set Wood Stake
 - P= Platted
 - D= Described
 - M= Measured
 - R= Record



Tax Parcel No.: 41-19-35-100-024

[Signature]
Marc Elwood Lohela II P.S. No. 4001062695

THE DESCRIPTION WAS GIVEN TO US BY THE PERSON CERTIFIED TO, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY THE PERSON CERTIFIED TO, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

DRIESENKA & ASSOCIATES, INC.
Engineering • Surveying • Testing
www.driesenga.com

Holland 616-396-0255	Grand Rapids 616-249-3800	Kalamazoo 269-544-1455	Lansing 517-889-6210	Ypsilanti 734-368-9483
-------------------------	------------------------------	---------------------------	-------------------------	---------------------------

8230 52ND STREET SE
SECTION 35, T06N, R10W, CASCADE TWP., KENT CO.
-FOR-
PATRICK & MICHELLE CLAY
8230 52ND STREET SE ALTO, MI 49302

DRAWN BY: MJD DATE: 04-27-2021 SHEET 2 OF 2 JOB NO. 2130350.5A

PLAT OF SURVEY

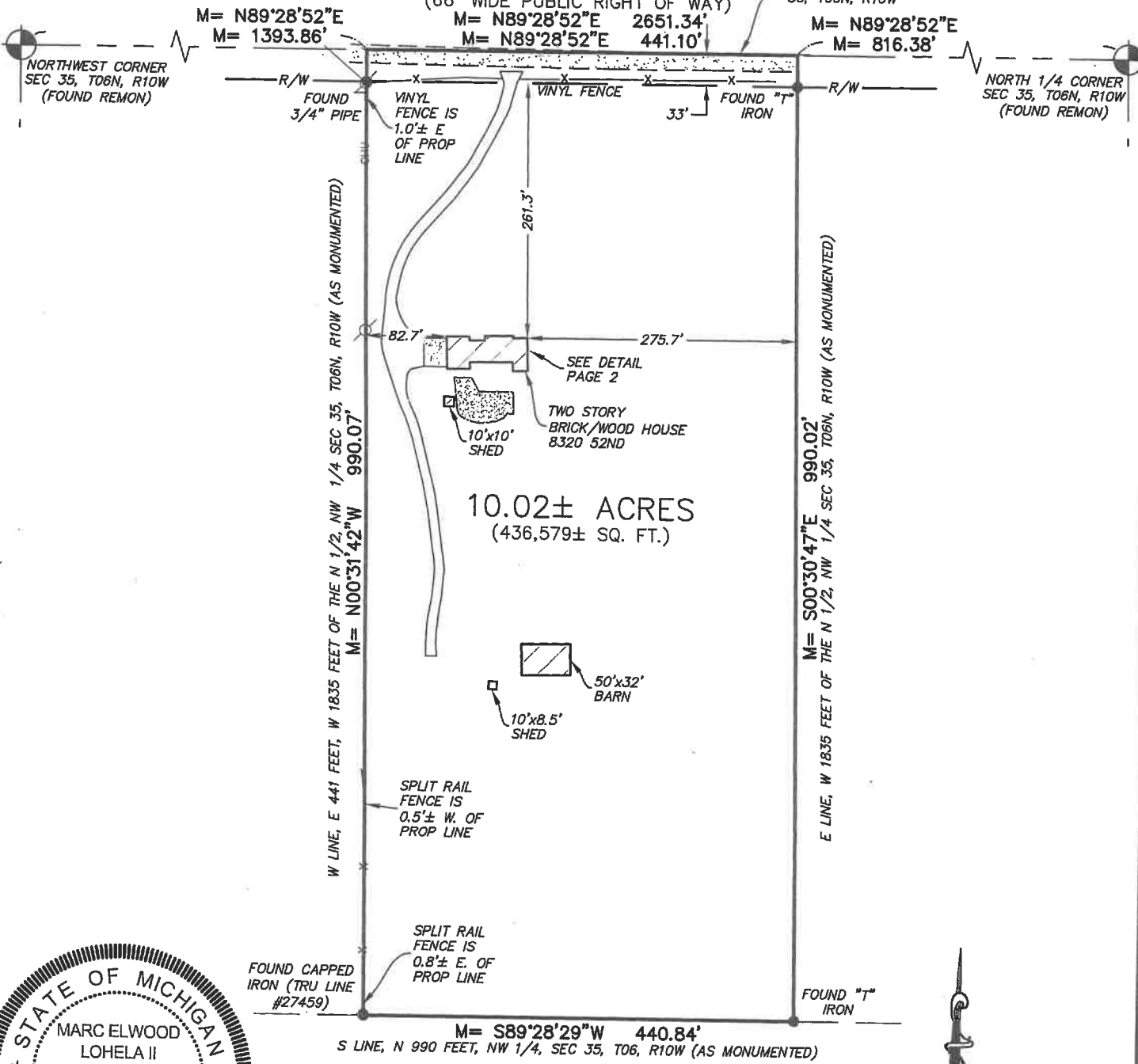
LEGAL DESCRIPTION
FROM: FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: 928327 (EFFECTIVE DATE: APRIL 14, 2021)
 SEE PAGE 2 OF 2 FOR HOUSE DETAIL

LAND IN THE TOWNSHIP OF CASCADE, KENT COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

THE NORTH 990 FEET OF THE EAST 441 FEET OF THE WEST 1835 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 6 NORTH, RANGE 10 WEST.

52ND ST SE

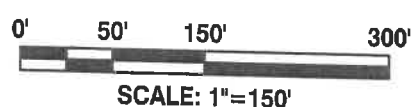
(66' WIDE PUBLIC RIGHT OF WAY)



10.02± ACRES
 (436,579± SQ. FT.)



- LEGEND**
- Set Conc. Mon.
 - Found Conc. Mon.
 - Set Capped Rebar #62695
 - Found Iron
 - △ Set Wood Stake
 - P= Platted
 - D= Described
 - M= Measured
 - R= Record



Tax Parcel No.: 41-19-35-100-024

[Signature]
 Marc Elwood Lohela II P.S. No. 4001062695

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Holland 616-396-0255	Grand Rapids 616-249-3800	Kalamazoo 269-544-1455	Lansing 517-889-6210	Ypsilanti 734-368-9483
-------------------------	------------------------------	---------------------------	-------------------------	---------------------------

8230 52ND STREET SE
 SECTION 35, T06N, R10W, CASCADE TWP., KENT CO.
 -FOR-
PATRICK & MICHELLE CLAY
 8230 52ND STREET SE ALTO, MI 49302

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DRAWN BY: MJD DATE: 04-27-2021 SHEET 1 OF 2 JOB NO. 2130350.5A



Kent County Health Department
Environmental Health Division

700 Fuller Ave NE
Grand Rapids, MI 49503
Phone: (616) 632-6900 Fax: (616) 632-6892
Email: kcehmail@kentcountymi.gov
Website: www.accesskent.com

REQUEST FOR ENVIRONMENTAL HEALTH ADDITION/CHANGE OF USE REVIEW

This form is to be used for Environmental Health review of proposed construction/change of use projects. A completed application, accurate site/plot plan, and Property Tax ID Number are required for this review to occur. If a site visit is required, the property owner is responsible to locate and uncover two diagonal corners of the drainfield if there is a permit on file, or all four corners of the drainfield if there is no permit on file.

Address of Property: 8230 52nd St SE City: Alto Zip: 49302

Permanent Parcel #: 41-19-35-100-024 Township: Cascade

Occupied Unoccupied Last Date of Occupancy:

Please check all that apply:

- Pole barn, deck, garage - involves no plumbing
Pole barn, deck, garage - involves adding/changing plumbing
Addition of living space with no increase in # of bedrooms
Addition of living space with increase in # of bedrooms
Home demolition/rebuild/reconstruction
Commercial Addition
Commercial proposed change of use
Other:

Sewage Disposal:

- Municipal
On-Site (Septic)

Water Supply:

- Municipal
Well serving less than 25 people
Well serving more than 25 people (Type II)
* Must provide fixture list

Table with 3 columns: Residential Project, Before, After. Rows: # of Bedrooms, # of Bathrooms, Living Area (Sq. Ft.)

Table with 3 columns: Commercial Project, Before, After. Rows: # of Persons per Day, # of Seats for Church/Restaurant, Building Space (Sq. Ft.)

Applicant: Patrick Clay
Address: 8230 52nd St SE
City: Alto State: MI Zip: 49302
Phone: 616-437-7753
Fax: 616-459-4721
Email: pclay@millerweldingsupply.com

Pick One:
Email Results to Email Address provided
Call my phone # to pick up results
Other:

By Signing below, I hereby certify that the information provided is complete and accurate. I further acknowledge that I am the property owner or am acting as an authorized representative on behalf of the property owner. Applicant or Owner is responsible for contacting MISS DIG prior to service. Failure to show up for an appointment may result in a \$75 charge. Application fees are non-refundable upon initiation of any field activities. A \$50 processing fee applies to all applications cancelled prior to field work.

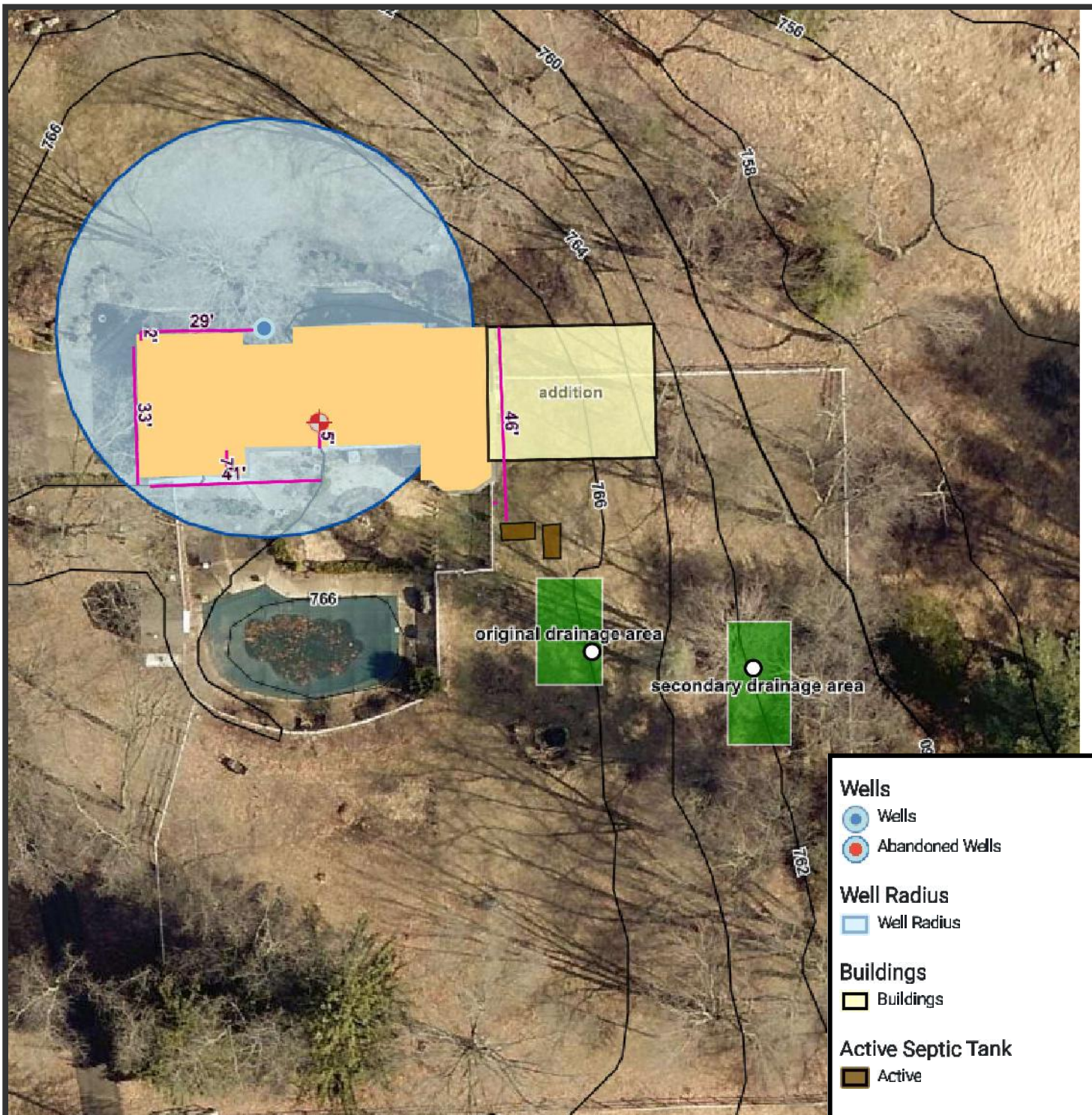
Applicant's Signature: [Signature] Date: 3-15-23

FOR OFFICE USE ONLY Approved Approved with Conditions - See Comments Below Disapproved

Comments: Well and Septic components must not be interfered with. Ensure tanks are greater than 10' from any basement wall, and Drainbeds are located 25' from any footing drain. A replacement septic system will be required at the first sign of any failure to bring septic system up to current size requirements.

Completed by: [Signature] (Sanitarian's Signature) Date: 03/29/2023

Type II Transient - \$250 Office Review Only - \$20 Receipt #: 2358878 Date: 03/29/2023
Type II Non-Transient - \$300 Site Visit Required - \$120
Permit Required (Additional fee(s) - See Permit Application):



8230 52ND ST SE

CHANGE OF USE

powered by
FetchGIS



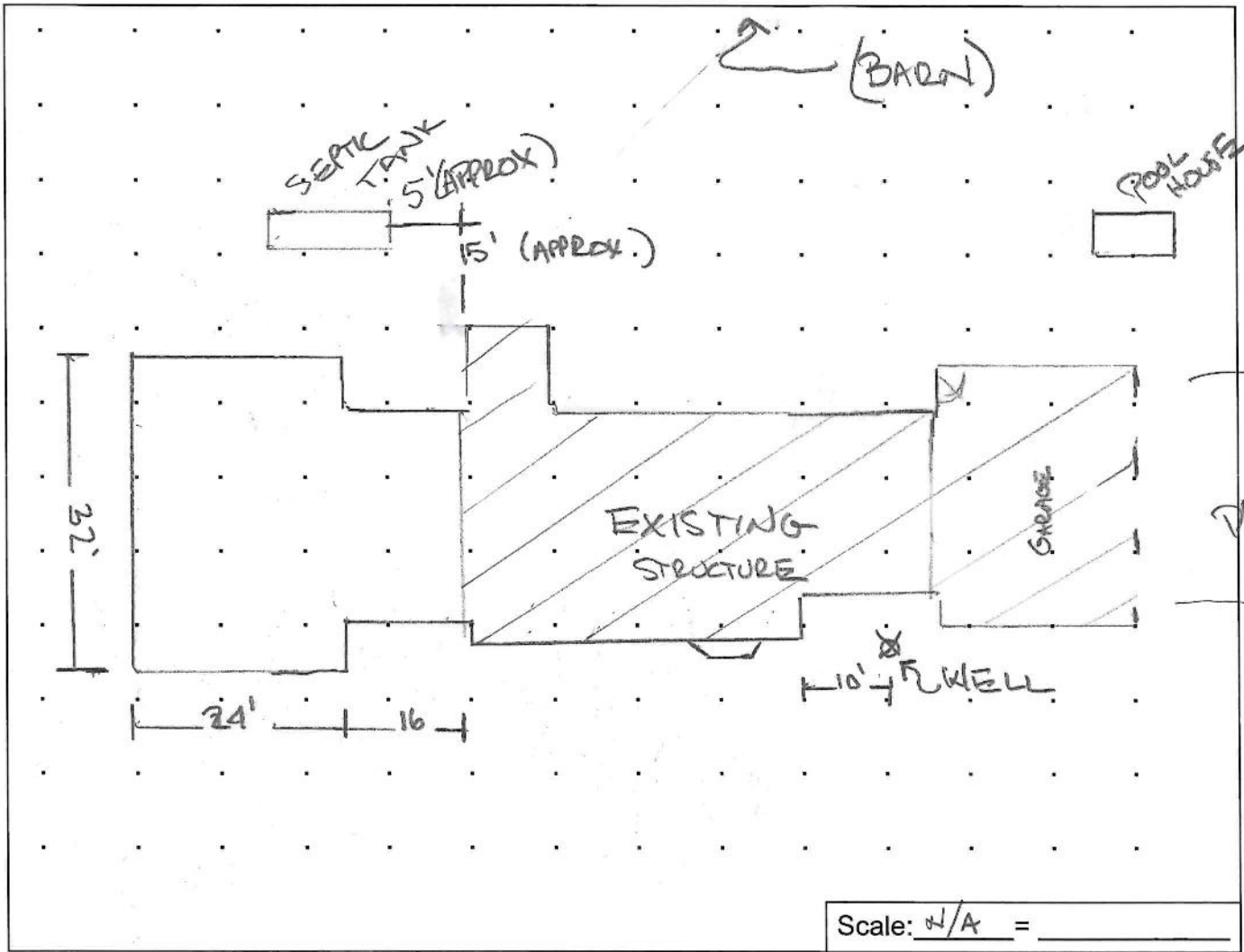
Map Publication:
03/29/2023 4:09 PM

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Kent County expresses no warranty for the information displayed on this map document.



Kent County Health Department
Environmental Health Division
 700 Fuller Ave NE
 Grand Rapids, MI 49503
 Phone: (616) 632-6900 Fax: (616) 632-6892
 Email: kcehmail@kentcountymi.gov
 Website: www.accesskent.com

Proposed Site Development Plan



Prepared By: PATRICK CLAY

Date: 08/08/2022

PROJECT (Bold items are required)

8230 52nd St SE
 Address/Road

Cascade Twp
 Location (Township/Section)

41-19-35-100-024
 Permanent Parcel Number

Unit/Lot Number, where applicable

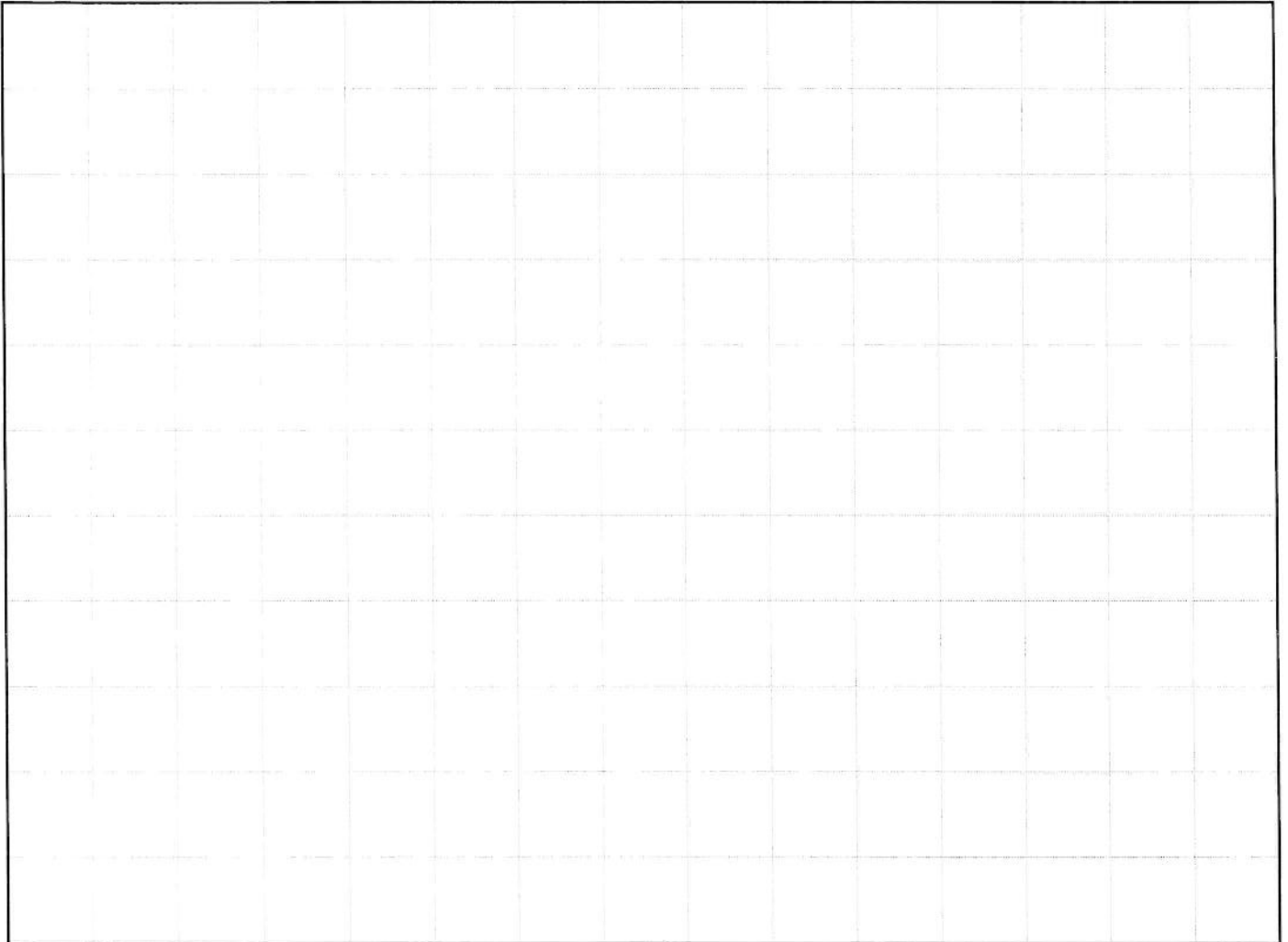
Patrick Clay
 Owner's Name

616-437-7753
 Daytime Telephone Number

Proposed Site Development Plan

Address: _____

Township: _____



Sketch of property. Please include structures, planned structures, septic systems, sewage lift pumps, wells, driveways, and utilities.

Foundation Type: Basement Crawl Space Slab Other: _____

Does/will the dwelling have footing drains? Yes No Unknown

Does/will the property have any fuel storage tanks? Yes No

Does/will the building have an irrigation system? Yes No

Does/will the dwelling have basement plumbing (bathroom, laundry, sink, etc)? Yes No

Does/will the dwelling have a sump or sewage ejector pump in the basement? Yes (Include on site plan) No

Does/will the dwelling have a water softener? Yes No

Septic repair only: please describe the issues with the septic system: _____

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, APRIL 15, 2024
7:00 PM**

ARTICLE 9.

Case #24-3821

Applicant: Michael Goodsell

Property Address: 4901 28th Street SE

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

Requested Action: Special Use Permit

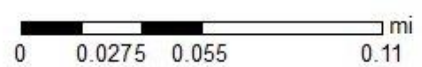


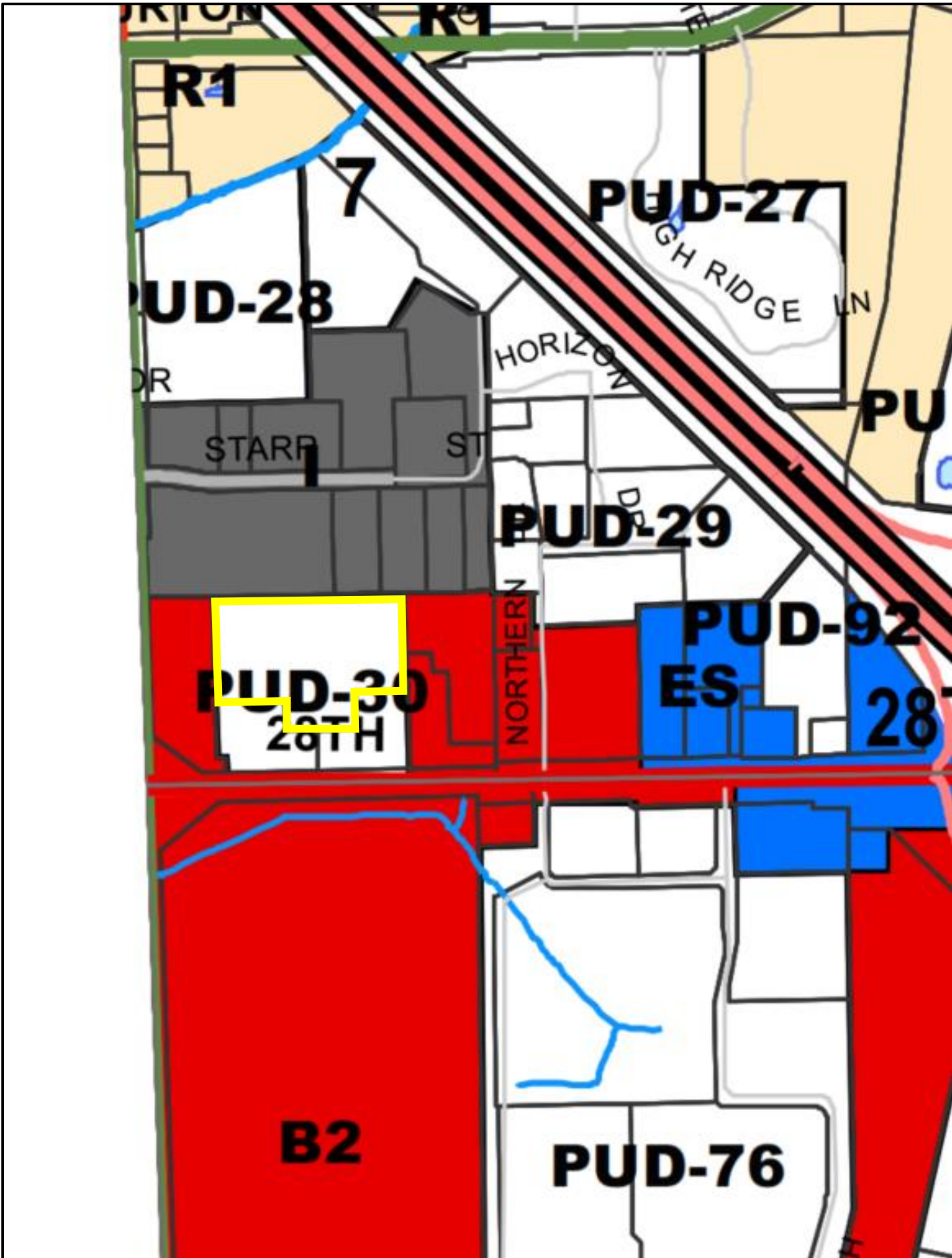
4901 28th Street SE

April 11, 2024



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







CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

PLANNING COMMISSION STAFF REPORT

STAFF REPORT: Case #24-3821
REPORT DATE: April 8, 2024
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: April 15, 2024
PREPARED BY: Andrea Hendrick, Planning Director

APPLICANT:
Michael Goodsell
28th Street Fitness LLC
4901 28th Street SE
Grand Rapids, MI 49512

STATUS
OF APPLICANT: Applicant, 28th Street Fitness, Michael Goodsell
Property Owner, Bell Road Lodge LLC & Grand Rapids 28th
Street, LLC

REQUESTED ACTION: A Recommendation for approval of a Special Use Permit & Site
Plan Approval to allow for a +/- 39,250 sf athletic club to operate
in the western unit of an existing building.

REQUIREMENTS: PUD-30:
Section VII. Permitted Uses
Section VIII. Design Guidelines
Cascade Charter Township Zoning Ordinance:
Section 4.34 Outdoor Lighting
Section 10.3 B-2 Uses Permitted by right in the B-2
General Business Zone District
Section 17.06 Special Use Standards – General
Section 19.13 Access, Parking, And Loading Development
Standards
Section 21.03 Site Plan Review

EXISTING ZONING OF
SUBJECT PARCEL(S): PUD-30 – Sports & Recreation

PROPERTY ADDRESS: 4901 28th Street SE

PARCEL NUMBER: 41-19-07-353-028

GENERAL LOCATION: The subject property is located in the northwest corner of the township on the north side of 28th Street, just . The nearest cross street to the west is Patterson, which is also the western border of the Township abutting the City of Kentwood.

PARCEL SIZE: Approximately 6.5 acres

EXISTING LAND USE: Retail – Vacant

ADJACENT PROPERTIES: N: I Industrial - Warehousing fronting Starr Street SE to the north
W: B-2 General Business - Roadway Inn fronting Patterson
S: PUD-30 – Smoky Bones & Applebee’s Restaurants
E: B-2 General Business – Clarion Inn & Suites

PROPERTY HISTORY:

PUD-30 – Sports & Recreation History (Case #94-1775a)

In 1995 the subject property was rezoned from B2 General Business

- 12/5/1994: Conceptual Planned Unit Development – Tabled
- 12/5/1994: Conceptual Planned Unit Development – Approved
- 2/6/1995: Planning Commission – Public Hearing
- 3/6/1995: Planning Commission – Recommended Approval
- 3/22/1995: Township Board Approved the Rezoning to Establish PUD #30
- 6/12/1995: Final Site Plan / Landscaping Plan Approved by Planning Director
- 6/1/1998: Planning Commission Approved a Special Use Permit for Babies ‘R’ Us (Eastern unit of the existing building)

Building Use History

The current building has had retail uses since its construction. The original building was used as a sporting goods retailer. The western portion, where the 39,250 sf athletic club is proposed, was replaced with a Bed Bath & Beyond in 1998 and operated until 2023. The store recently closed, and the building has remained vacant since.

PUD – 30: SPORTS AND RECREATION STANDARDS

Section VII Permitted Uses

- A. The ordinance for PUD-30 specifies the allowed future uses for the three buildings within the PUD. While the two buildings to the south, near 28th Street are allocated for freestanding restaurants, the northernmost building is allocated for retail.
- B. In the case that the use for the units in northernmost building changes (such as this proposal), all uses permitted by right in the B-1 & B-2 Zone District as defined by Section 8.03 & 10.3 of the Cascade Charter Township Zoning Ordinance are permitted, provided the use is approved for a Special Use Permit by the Planning Commission.

Section 10.03 Uses by Right in the B-2 Zone Districts

5. Athletic Clubs & Health Spas

While the Zoning Ordinance does not have a definition for Athletic Club, it was determined that the proposed use, being an indoor gymnasium space for athletic activities, including cardio classes, weightlifting, stationary exercise bikes, and athletic instruction, would fit the intent of the B-2 District, as well as the surrounding built environment.

Per the Section VII of PUD-30, an Athletic Club & Health Spa, though not explicitly a permitted use listed in the PUD Ordinance, can be permitted by the Planning Commission with special land use approval – since the proposed use is permitted by right in the B-2 District (Section 10.03).

Section VIII Design Guidelines

E. Signs

Three (3) signs are permitted for the proposed business within the PUD.

Freestanding Signs:

- a. One (1) Main identification sign along the 28th Street frontage with a maximum sign area of 250 square feet and a maximum height of 30 feet.

The allowed sign has been erected on 28th Street. The applicant would be allowed to reface the top double sided sign previously allocated to the Bed Bath & Beyond in Figure 1.

- b. One (1) Entrance identification sign along Patterson Avenue with a maximum sign area of 60 square feet and a maximum height of five (5) feet.

The allowed sign has also been erected on Patterson Avenue. The applicant will be allowed to reface the western portion of the double sided sign previously allocated to the Bed Bath and Beyond in Figure 2.

The applicant has not provided any sign plans for the freestanding signs. No details for content are necessary for Planning Commission approval, as content cannot legally be regulated. However, a freestanding sign refacing, compliant with Section VII of PUD-30, should be a condition of this approval.

Figure 1: 28th Street Freestanding Sign



Figure 2: Patterson Free Standing Sign



Wall Signs:

- a.1) Grand Rapids Sports 200 square feet total (2 wall signs)

The PUD Ordinance allocates 200 square feet for the westernmost portion of the building where the proposed Athletic Club will occupy. However, the original PUD allocation for wall signage was based on the percentage of the building occupied by each unit. In 1998, the Babies ‘R’ Us, located at 4923 28th Street, the easternmost unit of the building expanded to occupy a larger portion of the building. An approval letter on June 26th, 1998 indicated that the expanded unit was approved to use 131 sf of the total 275 sf of wall signage for the building. Therefore, it is assumed that the proposed use may be approved for a total of 144 sf of wall signage between the two (2) allowed signs. The PUD does not indicate if the signage is limited to separate building facades. While the expansion of the east tenant and the Planning Director Approval Letter signal that the signage for the west unit was decreased, the PUD Ordinance was not amended to indicate the allotted wall sign allocation.

Figure 3 Proposed Wall Sign - South Facade



The applicant has provided renderings including two signs located on the south façade of the building. After discussion with staff, the applicant has compromised and provided signage that measures at 172 sf, which is halfway between the 200 sf allowed by the PUD and the 144 sf assumed by the remaining percentage of the total allowed square feet if signage from the 1998 Babies ‘R’ Us of the eastern unit approval letter.

CASCADE CHARTER TOWNSHIP ZONING ORDINANCE

SECTION 4.34 OUTDOOR LIGHTING

4.34.3. Nonhorizontal Surface Lighting

The applicant is proposing to maintain all current lighting for both the parking lot and the wall lighting located on the building. Any new light fixtures shall be compliant with Township standards as described in Section 4.34.

SECTION 10.3 B-2 USES PERMITTED BY RIGHT IN THE B-2 ZONE DISTRICTS

10.3.5. Athletic Clubs & Health Spas

As stated in Section VII Permitted Uses of PUD-30 Sports and Recreation #4 of 1995, all uses permitted by right in Section 10.3 of the Zoning Ordinance can be permitted with special land use approval. The proposed gym meets the intent and purpose of the B-2 District and has been classified as an Athletic Club for this review. (See explanation in Section VII above.)

SECTION 17.06 SPECIAL USE STANDARDS – GENERAL

In addition to the staff summary, the applicant has thoroughly defended the use’s compliance with the Special Use Standards, as described further in the table below.

Standard	Determination
<p>a. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed.</p>	<p>The original building was built as part of a Planned Unit Development with the adjacent unit to the east and the two restaurants to the south. The PUD has shared parking and signage. Landscaping is mostly consistent with the previously approved plan. Screening is provided on the edges of the site that abut adjacent uses. The applicant has proposed additional parking lot striping that will improve the current condition of the site. Staff finds that this standard is met, given that the proposed use is consistent in intensity, character, and intent of the B-2 District, as well as the 28th Street Corridor.</p>
<p>b. Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.</p>	<p>The site has two (2) existing access points on 28th and Patterson. The current parking lot has adequate detention/retention on site. All utilities are available and exist on the site. The proposed use is likely served adequately by utilities and essential facilities.</p>
<p>c. Not create excessive additional requirements at public cost for public facilities and services.</p>	<p>The proposed use is similar in nature to previous and surrounding uses, will provide an adaptive reuse of an existing building. The proposed athletic club will operate in an existing commercial corridor which already contains sufficient public facilities.</p>
<p>d. Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.</p>	<p>The proposed use is located off 28th Street (M-11), which is a State Road. This area of 28th street has an average annual daily traffic (AATD) count of 33,934 cars. Ingress/egress is appropriately placed over 400 ft from the intersection with right turn only access to 28th Street. Cross access exists between PUD-30 and access to 4981 28th Street to the east. Given these conditions and considering that the new use will likely result in less traffic than the previous use (Bed Bath & Beyond), it</p>

	is not anticipated that the proposed use will cause traffic congestion or conflicts.
e. Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.	The proposed use will have minimal impact on the adjacent properties. There are no large shipments of goods associated with an athletic club use. There is no processing or manufacturing that would cause noise, smoke, fumes, glare, vibrations, or odor. There will be no impact on traffic except that typical for a commercial use.

SECTION 19.13 ACCESS, PARKING, AND LOADING DEVELOPMENT STANDARDS

The applicant is only proposing moderate exterior changes, limited to paint and new building signage. The full site plan for PUD-30 Sports and Recreation #4 of 1995 was approved in 1995, however Ordinance No. 15 of 2000 amended the developments standards. Some of the requirements in these sections will apply. Site amenities approved as part of the Special Use Permit would be supplementary to the previously approved Site Plan.

19.13.4 Bicycle facilities.

No bicycle facilities have been proposed. The Planning Commission may find it appropriate to require bike facilities that meet the standards of this section as a condition of approval. We recommend a bike rack to be placed on site.

19.13.5.b. Street Crossings.

In addition to the wall paint, the applicant has agreed to add additional pavement marking to delineate pedestrian crossings to the main entrance of the gym. The proposed locations are indicated in the arial labelled figure 4. No signage is proposed; however, the Planning Commission may consider this as a condition of approval.

Figure 4 - Pedestrian Crossing



19.13.6 Direct On-site Access to Pedestrian and Bicycle Destinations

Staff have reviewed bicycle trails in the surrounding area. The closest dedicated lane is located on Burton Street approximately 2,000 feet to the north. However, there is a 5-foot sidewalk located on the west side of Patterson. The Cascade Charter Township “Spaulding Burton Loop” is located on the east side of the Burton Street Bridge crossing over I-96. A bicyclist wishing to access the proposed athletic club from this trail would need to travel 2,000 feet west on an

unprotected shoulder. Part of this would be crossing the bridge. Then travel the additional 2,000 feet on the sidewalk or the driving lanes on Patterson Ave. Per this section of the Ordinance, the Planning Commission may require that the applicant add on-site pedestrian and bicycle circulation that provides connection to existing or planned bicycle facilities. The Planning Commission should determine if the existing bike infrastructure on Burton to the north merits the addition of on-site pedestrian and bicycle circulation markings.

Table 19.B. Minimum Required Parking Per Use

In addition to the proposed athletic facility, PUD-30 has a general retail store and two (2) restaurants. Parking for the PUD is shared, therefore parking for the proposed athletic facility will be calculated along with the other uses existing. Parking requirements for athletic facilities are not expressly defined in Table 19.B. For uses that are not specifically listed, the number of parking spaces required shall be the number permitted for the most similar use listed. Athletic facilities are most similar to recreational uses.

Recreational Uses require one (1) space for every four (4) persons maximum occupancy. This is determined by the Fire Department with more detailed plans provided by the applicant during the building permit stage. For the sake of this review, we have calculated parking requirements based on the strictest requirement. The required parking is likely much less. (**See Email from Fire Marshall, Todd Pell for more information*)

Use	Parking Requirement	Total Building Size	Spaces Required	Parking Provided
Recreational Use	One (1) parking space for every four (4) persons maximum rated capacity	FD strictest requirement 50 sf/ person	196*	
Restaurant – Standard	10 Spaces / 1000 square feet	14,063 sf	141	
General Retail	4 spaces / 1000 square feet	37,741 sf	151	
Entire PUD			488	559

SECTION 21.05 SITE PLAN REVIEW

The applicant is not proposing changes to the previously approved site plan for PUD-30 - Sports and Recreation. If approved the addition of cross walk striping will be supplementary to the original site plan approval enclosed. Since the proposed development is a minor modification to an existing site, only site elements that have proposed modifications will be addressed in this report.

21.05.3.c. The applicant has provided updated renderings of the south façade of the building. Existing elements will be maintained. The only elements of the façade that will be altered are the paint colors and the signage. (See Section VIII review above)

21.05.3.h. All remaining pedestrian pathways will be maintained, however additional paint will be added to delineate pedestrian pathways to the entrance. (See Section 19.13.5.b review above)

NEIGHBOR INPUT

Neighbor, Dr. Mohammed Riahi reached out to the Planning Department to ensure that the proposed use would meet the parking standard of the ordinance and would not have a detrimental impact on parking for the adjacent restaurant to the south.

PLANNING COMMISSION CONSIDERATIONS

- Does the proposed athletic club meet the Special Use standard of 17.06?
- Is the proposed 172 sf wall signed on the south façade of the building appropriate for the development?
- Should the applicant add a bike rack to the proposed development to bring the site up to the standards of Section 19.13.4?
- Are the proposed crosswalks adequate and correctly placed on the pavement?
- Is direct access to bike and pedestrian facilities necessary with further pathway creation or striping?

STAFF RECOMMENDATION

Staff recommends that the Planning Commission APPROVE the Special Use Permit to operate an athletic Club at 4901 28th Street. *(Please see the draft resolution)*

ATTACHMENTS

1. Application
2. Site Plan Approved 6-12-1995
3. Landscaping Plan 6-12-1995
4. 98-4923 Special Use Letter – Babies ‘R’ Us
5. Floor plan
6. Sign Plan
7. Fire Department Letter



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: 28th Street Fitness, LLC

Address: 14350 Mundy Drive, Suite 800 #288

City & Zip Code: Noblesville, IN 46060

Telephone: 228-234-7958

Email Address: mnagoodsell@gmail.com

OWNER: * (If different from Applicant)

Name: Bell Road Lodge, LLC & Grand Rapids 28th Street , LLC

Address: 28th Street Plaza, LLC: PO Box 251214

City & Zip Code: West Bloomfield, MI 48325

Telephone: Tommy Garmo (248) 842-1492

Email Address: Tommy@Garmores.com

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

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

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -07-353-028

ADDRESS OF PROPERTY: 4901 28th Street SE, Grand Rapids, MI 49512

PRESENT USE OF THE PROPERTY: Vacant

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

Name(s)	Address(es)
<u>Bell Road Lodge, LLC</u>	<u>28th Street Plaza, LLC: PO Box 251214West Bloomfield, MI 48325</u>
<u>Grand Rapids 28th Street , LLC</u>	<u>28th Street Plaza, LLC: PO Box 251214West Bloomfield, MI 48325</u>

SIGNATURES

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

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

Jimmy Garmo - Bell Road Lodge, LLC

Michael Goodsell

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

Applicant – Print or Type Name

DocuSigned by:
* Jimmy Garmo 3/16/2024 | 2:31 PM EDT

DocuSigned by:
Michael Goodsell 3/16/2024 | 11:45 AM PDT

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

Applicant's Signature & Date

Tommy Garmo - Grand Rapids 28th Street, LLC

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

DocuSigned by:
* Tommy Garmo 3/16/2024 | 2:38 PM EDT

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

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

EXHIBIT A

Leased Property

The west 40,000 square feet of the building located on the real property described below.

Situated in the Township of Cascade, Kent County, Michigan, and described as follows:

PART OF SWFRL 1/4 COM AT SW COR OF SEC TH 90D 00M 00S E ALONG S SEC LINE 292.34 FT TH N 0D 39M 40S W PAR WITH W SEC LINE 106.70 FT TH 90D 00M 00S W 31.34 FT TH N 0D 39M 40S W 198.57 FT TO BEG OF THIS DESC - TH N 0D 39M 40S W 382.27 FT TO N LINE OF S 1/2 W 1/2 OF S 80 A. OF SWFRL 1/4 TH 90D 00M 00S E ALONG SD N LINE 689.27 FT TO W LINE OF E 5 A. OF S 1/2 W 1/2 OF S 80 A. OF SWFRL 1/4 TH S 0D 04M 30S W ALONG SD W LINE 354.25 FT TH 90D 00M 00S W 183.33 FT TH S 0D 00M 00S 136.0 FT TH 90D 00M 00S W 250.0 FT TH N 0D 00M 00S 108.0 FT TH 90D 00M 00S W 251.07 FT TO BEG * SEC 7 T6N R10W 6.53 A.

The property address and tax parcel number listed below are provided solely for informational purposes, without warranty as to accuracy or completeness. If the information listed below is inconsistent in any way with the legal description listed above, the legal description listed above shall control.

Property Address: 4901 28th Street SE, Grand Rapids, Michigan 49512

Tax Parcel No.: 41-19-07-353-028

(Legal description obtained from Cascade Township BS&A database)

Information About the Proposed Tenant

28th Street Fitness, LLC (“Applicant”) will be a tenant of the 39,250 square foot building located on the property at 4901 28th Street, SE, Grand Rapids, Michigan (the “Property”). The Property will be developed as a Crunch Fitness. Crunch Fitness was founded in 1989 and is the fastest growing full size fitness franchise in the United States. Crunch Fitness has over 500 locations in more than 40 states and 6 countries. The Crunch Fitness franchise has more than 2.5 million members and membership continues to increase. Crunch Fitness was also ranked #1 in the fitness category for 2024 Entrepreneur.

The proposed Crunch Fitness location at the Property will be operated by an experienced and sophisticated franchisee. Applicant is the Michigan subsidiary of Fitness Overhaul, LLC, which is a Crunch Fitness franchisee with more than 20 years of experience working within the Crunch Fitness franchise and over a decade of experience in both opening and operating Crunch Fitness locations throughout the United States. Fitness Overhaul’s territory includes Indiana, Michigan, Florida, and Louisiana. Over the past 10 years Fitness Overhaul has successfully opened and operated 8 new Crunch Fitness locations between Louisville, Kentucky and Southern Mississippi. Fitness Overhaul has recently shifted its focus and plans to open and operate new Crunch Fitness locations throughout the Midwest with a focus on the greater Grand Rapids market. The goal for this market is to deliver a high-quality, long-standing service that will promote physical fitness and elevate the quality of life within the greater Grand Rapids community for decades to come.

About the Property and the Plans for the Building

The Property is currently zoned as a PUD (PUD 30 – Sports and Recreation). The Planning Commission, under the PUD ordinance, has authority to approve a Type I Special Use Permit. Uses permitted in Section 8.03 and 10.03 are allowed in this PUD, if approved by the Planning Commission. Crunch Fitness would fall within the category of a “personal service establishment” or an “athletic club/spa”, which are both permitted as a Type I Special Use Permit if approved by the Planning Commission.

Applicant does not plan to make any exterior changes to the building, other than building signage and paint that will be added to the façade (as depicted on the attached renderings) and signage to be placed on the existing monument signs in place of the signage for the prior tenant, Bed, Bath & Beyond. Because the Applicant is not proposing any changes to the site layout, improvements, or dimensions, Applicant has enclosed the existing site plan for the site that was previously approved by the Township. Applicant will occupy the entire 39,250 square foot space in the building and will operate a 24/7 fitness facility with tanning services, group classes, and free weights. Applicant may also have limited sales of apparel related to the Crunch Fitness brand (t-shirts, sweatshirts, etc...). The total square footage in the building is 39,250 SF. The useable square footage in the building is 34,731 SF. Finally, the unusable square footage in the building is 4,519 SF.

Special Use Permit Standards

When determining whether to issue a Special Use Permit, the Planning Commission must consider the effect on the adjoining lands and the general welfare of the Township. Special consideration is given to ensure compatibility with surrounding properties and proper development. The Township’s ordinance is instructive as to the factors to be considered when making this determination. Each of these factors is addressed below:

1. **Will the use on the site be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed.**

This commercial tenant will replace a commercial tenant that went out of business, and the Applicant is not planning or proposing any exterior site modifications (other than to signage and paint as noted above and shown on the attached renderings). Signage will be added only after appropriate permits are obtained. The current site was designed and is presently being used for commercial use. The use of the building as a Crunch Fitness will be harmonious with the adjacent uses – two restaurants (Smokey Bones and Applebees) and the adjoining retail establishment, Total Wine and More. It is also harmonious with surrounding commercial uses along the 28th street corridor. The use of the property as a fitness establishment will diversify the commercial uses along the 28th street corridor, will provide a convenient location on a major road for residents to stop and exercise on their commute, and will also drive traffic to nearby gas stations, retail outlets, and restaurants. It will provide a safe, clean, secure, and harmonious space for residents and visitors to exercise and maintain a healthy lifestyle—which benefits those individuals as well as the public at large.

2. **Will the use be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.**

The current streets and highways serving this property will be sufficient and will support use of the property as a Crunch Fitness. There are several entrances and exits located along 28th Street that provide service to this property. There is a secondary entrance / exit to the northwest of the property that also provides ingress and egress to Patterson Avenue. The property is located on a major road and is very close to I-96. The building is already set up for commercial use and is currently vacant. The previous tenant was Bed, Bath & Beyond, and it is anticipated that all of the existing utility infrastructure will support use of the building as a Crunch Fitness. There are no anticipated changes needed to the utilities in order to support this use. Similarly, it is believed that use of the building as a Crunch Fitness will not increase any burden on police and fire services. Refuse disposal requirements will not be any greater than that associated with the previous tenant, and will be addressed in a commercially reasonable manner that is consistent with how the previous tenant handled refuse. The existing drainage at the site is sufficient, and there will not be any exterior modifications that would impact drainage.

3. **Will the use not create excessive additional requirements at public cost for public facilities and services.**

Crunch Fitness locating in the building will not cause excessive additional public cost for public utilities and services. It is anticipated that all of the existing public utilities (public water, sewer, and electric) will be sufficient for use of the property as a Crunch Fitness and this use should not significantly differ from the historical use of the property. Locating Crunch Fitness in the building will ultimately benefit the public by filling vacant commercial space and providing tax revenue for the Township and local schools.

4. **Will the use not cause traffic congestion, conflict, or movement in greater proportion to that normally prevailing for use in the particular zoning district.**

The PUD currently includes two restaurants – Smokey Bones and Applebees, and includes a Total Wine and More retail establishment. There is a primary entrance / exit on 28th Street. There is an additional entrance on 28th Street, as well as a secondary connection to the adjacent property occupied by the Clarion Inn & Suites that provides another entrance and exit to 28th Street. There is also an entrance / exit to Patterson Avenue that runs from the northwest corner of the site to Patterson Avenue. The site is already set up in a manner to accommodate commercial use without creating congestion on neighboring properties or public right of ways. It is not anticipated that Crunch Fitness would create traffic congestion, conflict or movement in greater proportion to that normally prevailing in this PUD. In fact, traffic flow is anticipated to be similar to the traffic related to the prior retail establishment located in this building, Bed, Bath & Beyond.

The longstanding PUD and site plan on the Property has addressed traffic flow and parking among the two restaurants and this building (including Total Wine and More). Essentially, the parties share the parking spaces located among the properties. Based upon Applicant's experience, 120 parking spaces is a sufficient amount of parking. Typically at peak occupancy time, 70-80 parking spaces are utilized. According to the zoning ordinance, 1 parking space for every 4 persons maximum rated capacity is appropriate.

5. **Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.**

Applicant's occupancy of the building as a Crunch Fitness and the interior modifications will not involve a use, activity, process, material, equipment or condition that will be detrimental to any person or to property and it will not result in the production of noise, smoke, fumes, glare, vibration, odor or traffic.

Applicant will comply with all federal, state, and local licensing regulations.



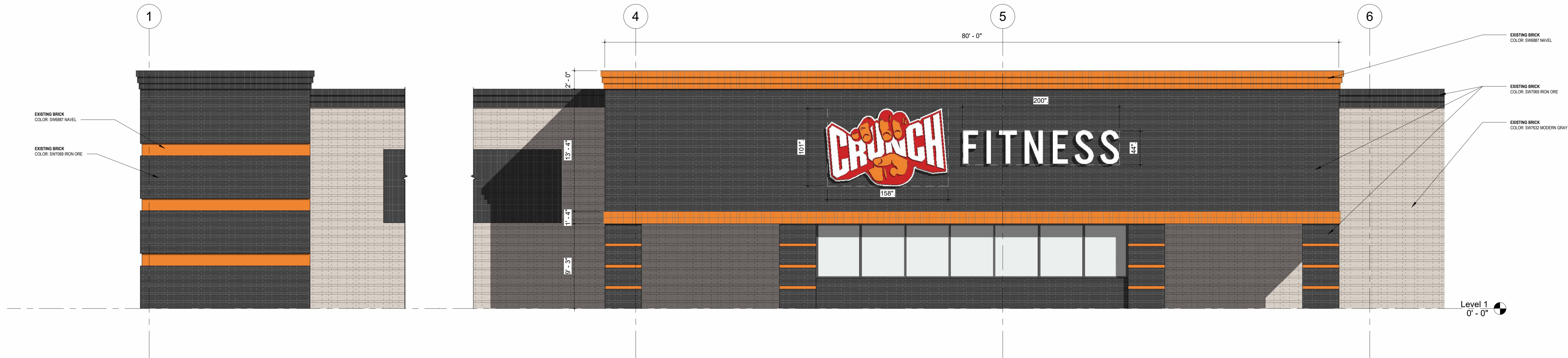
4901 28TH ST SE

4875 28TH ST SE

4955 28TH ST SE



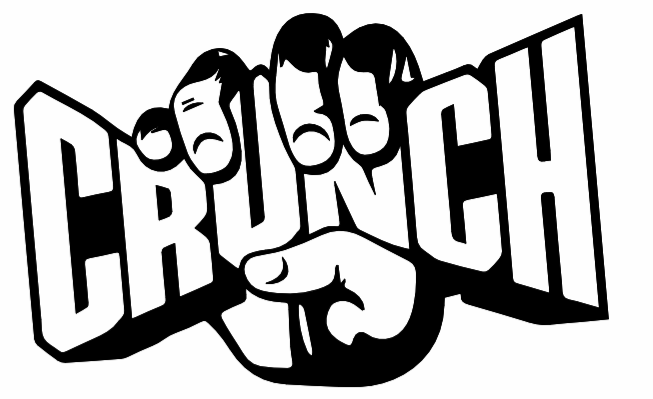
① EXISTING EXTERIOR ELEVATION
1/2" = 1'-0"



② NEW EXTERIOR ELEVATION
3/16" = 1'-0"



③ EXTERIOR AXON



Jplus
architects inc.

JPLUS ARCHITECTS INC.
A FULL SERVICE ARCHITECTURAL COMPANY

211 BULEN STREET
ROSEVILLE, CA 95678
TEL: (916) 568 - 9169
FAX: (916) 488 - 5982

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THIS DRAWING IS NOT FINAL, OR TO BE USED FOR CONSTRUCTION UNTIL THE ARCHITECT'S SEAL AND SIGNATURE APPEAR TO THE RIGHT.

NOT FOR CONSTRUCTION

PROJECT TEAM

PROJECT MANAGER
Kris or Jared

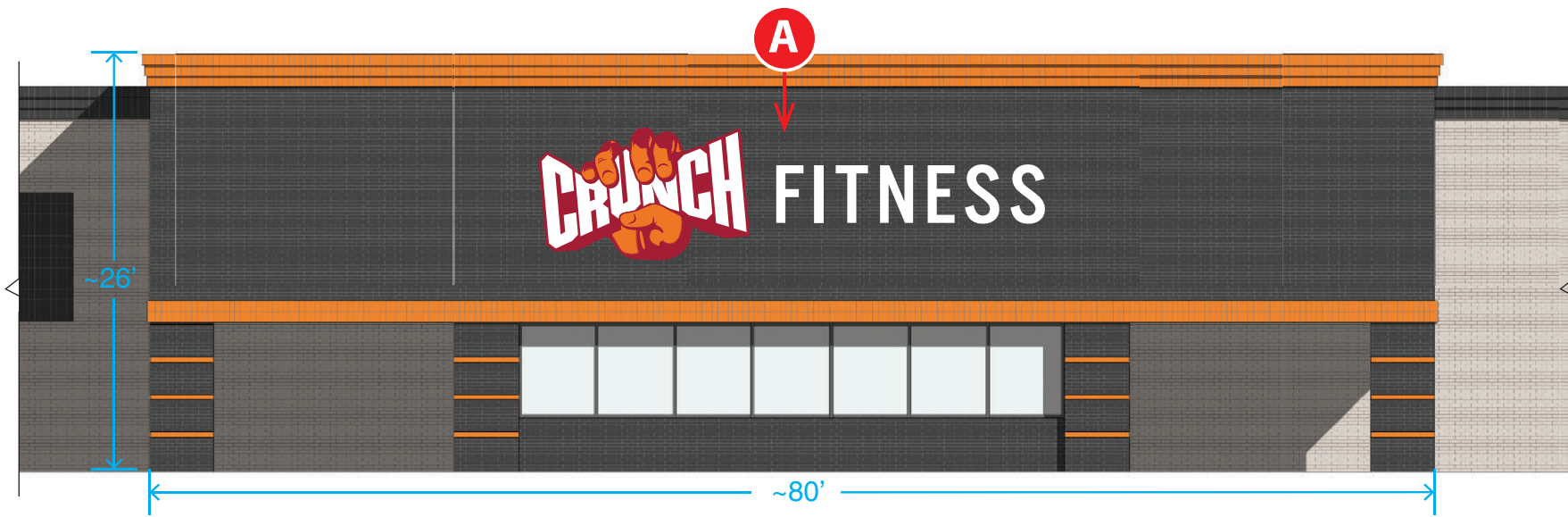
CRUNCH FITNESS
4923 28TH ST SE
GRAND RAPIDS, MI 49512
CONSTRUCTION DRAWINGS
APN: #

SHEET TITLE
EXTERIOR ELEVATION

NO.	DESCRIPTION	DATE
PROJECT MANAGER	KRIS OR JARED	
PROJECT ARCHITECT	JEFF JENNINGS	
SCALE:	AS NOTED	
DATE:		
PROJECT NO.		

X200.1

A
1 PARTIAL SOUTH ELEVATION - Sign Location
SCALE: 3/32" = 1'



Customer / Job Site

CRUNCH FITNESS

4901 28th St SE
Grand Rapids, MI 49512

Scope of Work

Furnish & Install
New Signage

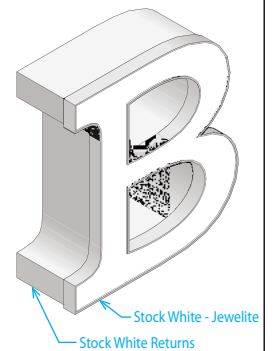
**A. LED Illuminated
LOGO & Aluminum
Fabricated Letters**

1 LOGO
CUSTOM SIZE
Internally Illuminated Logo Cabinet
w/ Dimensional & Faces (Fingers),
& Poly Faces w/ Applied Trans.
Vinyl. See Exploded Det.

2 CHANNEL LETTERS SPECS

MOUNTING:	INDIVIDUAL
RACEWAY COLOR:	N/A
LED COLOR:	WHITE
RETURN SPECS:	DEPTH 5" COLOR White
FACE SPECS:	FACE COLOR WHITE VINYL COLOR N/A
LETTER HEIGHT:	44"
TRIM COLOR:	Stock White - Jewelite

5" Staple-Back Channel Letter -
Isometric View



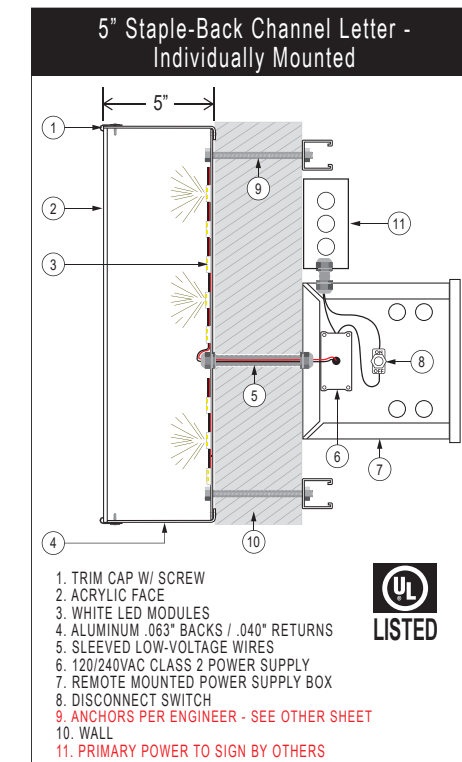
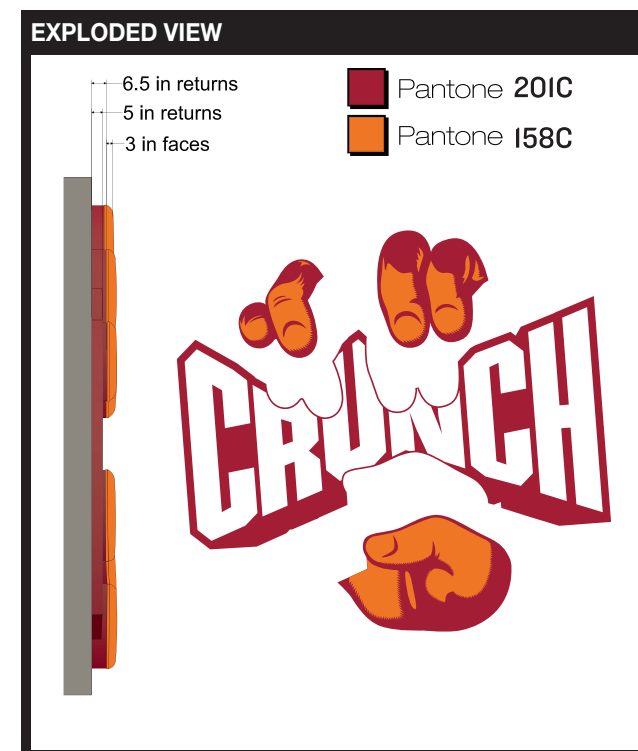
ELECTRICAL REQUIREMENTS

AMPS @ 120V	15 TOTAL MAX
INPUT VOLTAGE:	100-277VAC
DISCONNECT SWITCH WIRED IN SIGN	

IMPORTANT:
Dedicated primary power for
sign to be run by others.
If existing at time of install
(within 6 ft. of sign),
final connection to be
completed by the
GC's electrician

**Scale is
Approximate
Must Verify.**

A
3 SIGN DETAIL - Section/Attachment Details
SCALE: NTS

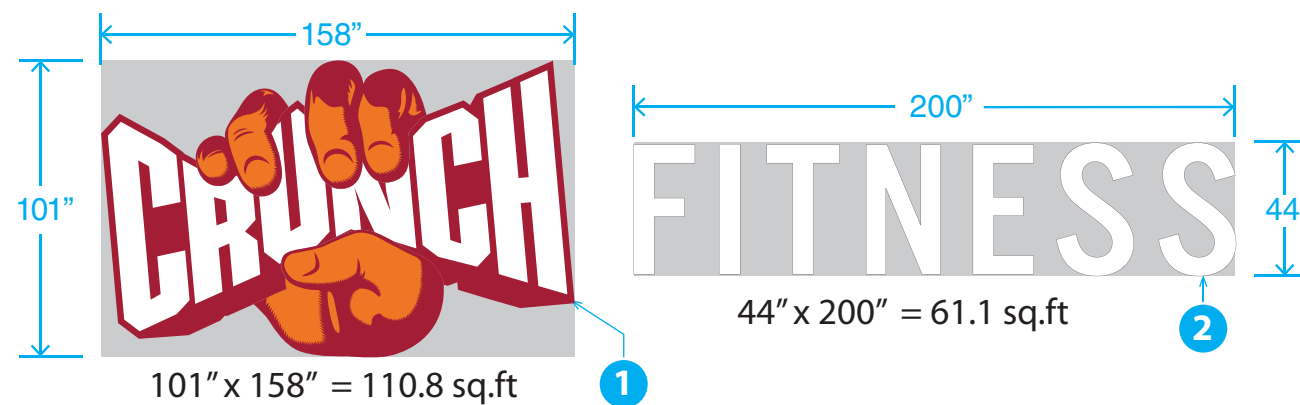


UL LISTED

- TRIM CAP W/ SCREW
- ACRYLIC FACE
- WHITE LED MODULES
- ALUMINUM .063" BACKS / .040" RETURNS
- SLEEVED LOW-VOLTAGE WIRES
- 120/240VAC CLASS 2 POWER SUPPLY
- REMOTE MOUNTED POWER SUPPLY BOX
- DISCONNECT SWITCH
- ANCHORS PER ENGINEER - SEE OTHER SHEET
- WALL
- PRIMARY POWER TO SIGN BY OTHERS



A
2 SIGN DETAIL - Dimensions
SCALE: 3/16" = 1'



**172
SQ. FT.**



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JOB#: 113854 PROOF DATE: 04/03/24 SCALE: Varies, See Drawing Tile
designed by: MA APPROVED AS/IS APPROVED W/ CHANGES RE-DRAW W/ CHANGES

REF:

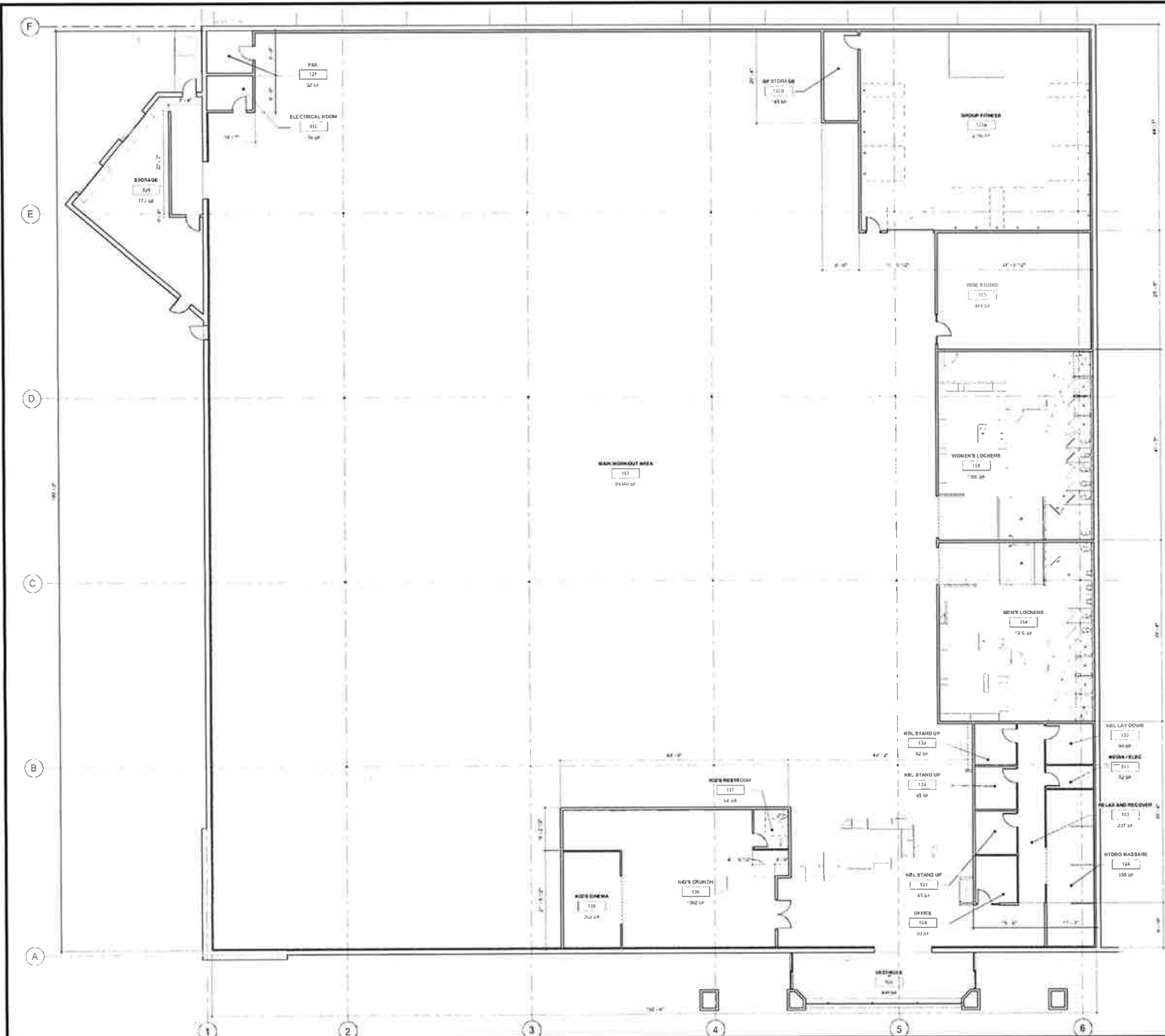
*Proofs will predict design layout, text accuracy, image proportion and placement. Colors on a digital screen or printed proof may not reflect actual color.



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A FULL SERVICE ARCHITECTURAL COMPANY

211 BULEN STREET
ROSELIE, CA 95070
TEL: (916) 568-9199
FAX: (916) 488-5882



TOTAL SF
39,250SF
USABLE SF
34,731SF
COMPLIMENTARY SF
4,519SF

CHAPTER 19: PARKING
RECREATIONAL USE =
1 PARKING SPACE /
4 PERSONS MAXIMUM
RATED CAPACITY

CRUNCH FITNESS
4923 28TH ST SE
GRAND RAPIDS, MI 49512

SHEET TITLE
NEW FLOOR PLAN

NO	DESCRIPTION	DATE
1	PROJECT MANAGER METS UP ARCH	
2	PROJECT ARCHITECT A.J.T. BRANCO	
3	SCALE AS SHOWN	
DATE		
PROJECT NO		

A101.1



Warner
Norcross
+ Judd LLP
Attorneys at Law

150 Ottawa Ave NW, Suite 1500
Grand Rapids, MI 49503

FIFTH THIRD BANK

608649

74-1337

724

Date 3/15/2024

Amount

\$ *****500.00

Void after 180 days

PAY Five Hundred and 00/100 Dollars

TO THE ● Cascade Charter Township
Order ● 2865 Thornhills SE
OF ● Grand Rapids, MI 49546-7192

Authorized Signature

⑈608649⑈ ⑆072400052⑆ 2007 907 ⑆⑈

Check Number 608649

Date	Invoice Number or Description	Amount
1 03/15/24	Cascade Charter Township - Special Use Permit Application fee	214237.214237 \$500.00

Security features included. Details on back.

CHECK HERE IF MOBILE DEPOSIT

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

ORIGINAL DOCUMENT

Security Features:

Padlock Icon
VOID Pantograph

Microprint

Security Screen

Artificial Watermark

Results of document alteration:

Alerts handler the document contains security features.
The face of this document contains a colored check
background. The word "VOID" appears if copied or
scanned.

Small type in check border and back signature lines,
readable with a magnifying lens, appears as dots if
copied or scanned.

Absence of "Original Document" verbiage on back of
check.

Artificial watermark not visible on back of check when
held at 45° angle.

ITEM # 80537

Andrea Hendrick

From: Todd Pell
Sent: Friday, March 29, 2024 12:16 PM
To: Andrea Hendrick
Subject: RE: 4901 28th Street - athletic club parking requirements

Andrea,

I would need more information to get you an exact number but based on the occupant load (worst case), if every space was figured at the strictest requirement (50 gross/person) against the maximum sq footage (39,250sqft), it would need 196 spaces.

I'm sure this is way over estimated.. the actual number of parking spaces will probably come in around 125-150. Looks like there is plenty.

The parking information (which will be figured out exactly by the architect), will have those exact numbers on the stamped (official) site plan drawings and we can verify. We can also figure it out by the total occupant load for the building once it is submitted.

Hope that helps!

Todd Pell - CFI-II, CFPE

Fire Marshal

Direct: (616) 285-2328

Cell: (616) 644-3244

Email: tpell@cascadetwp.com



Cascade Fire Department
2865 Thornhills SE
Grand Rapids, MI 49546
616-949-1320

From: Andrea Hendrick <AHendrick@cascadetwp.com>
Sent: Friday, March 29, 2024 11:46 AM
To: Todd Pell <tpell@cascadetwp.com>
Subject: 4901 28th Street - athletic club parking requirements

Hi Todd,

I am doing a site plan review for a gym in the former bed, bath, beyond building.

I determined that the site would need to meet the parking requirements of a "Recreational Use" which in our Zoning Ordinance requires 1 space for every 4 persons maximum rated capacity.

I suspect the site will be over parked. So I am not concerned about a precise number.

The applicant has provided a floor plan. Are you able to provide a preliminary estimate for parking requirements, or would you require more information than what the applicant has provided. If so, what would be required?

Thanks,

Andrea Hendrick

Community Planning & Development Director

Cascade Charter Township

5920 Tahoe Dr. SE

Grand Rapids MI 49546

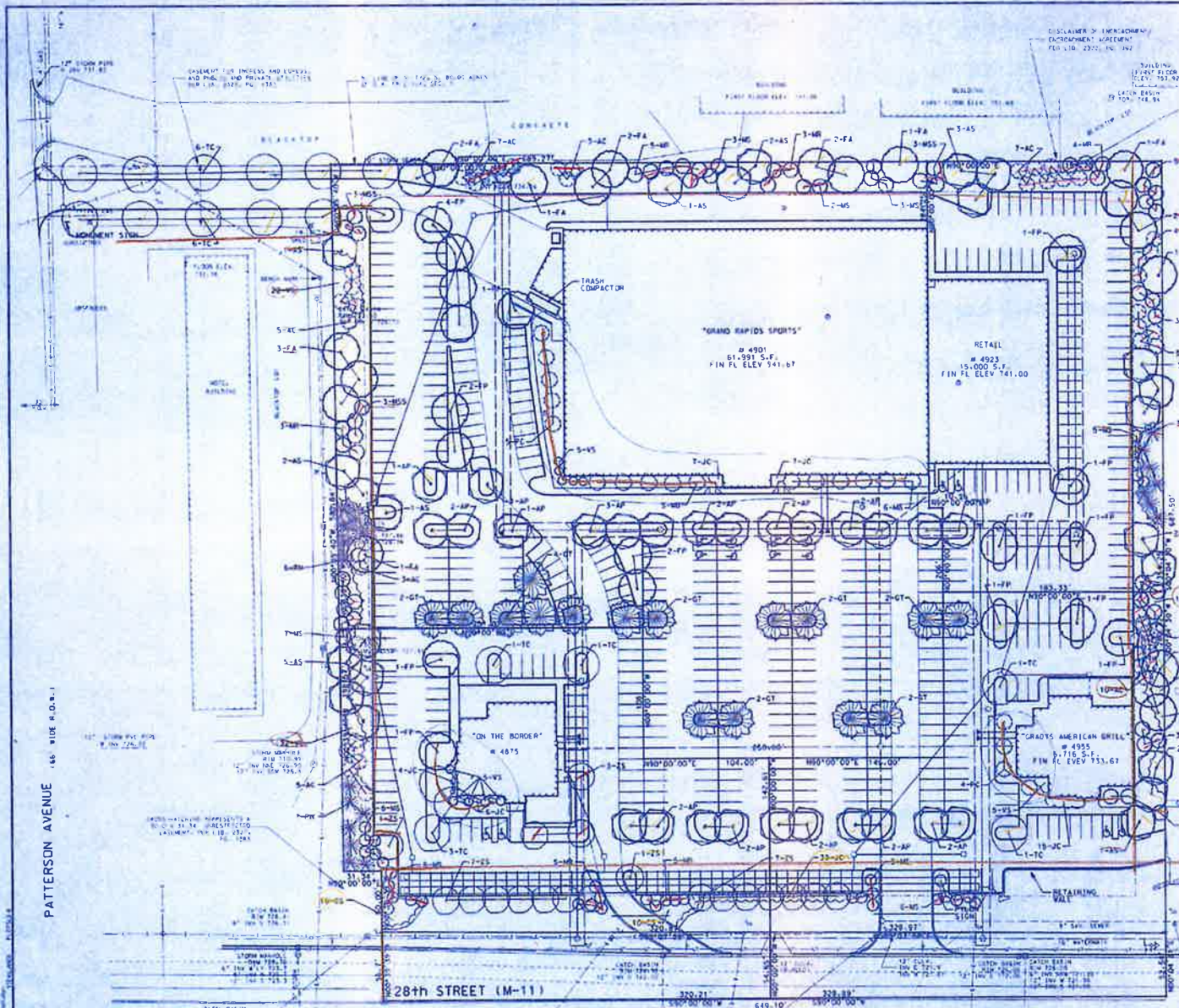
Cell: 616-980-5867

ahendrick@cascadetwp.com

DISCLAIMER OF LIABILITY
 ARCHITECTURE ASSOCIATES
 FEB 06 2006 10:12 AM

QTY	SYM	BOTANICAL/COMMON NAME	SIZE	REMARKS
42	AC	AMELANCHIER 'CANDIDYST' / SEVIERICEBERRY	1 1/2" CAL B & B	
26	AP	ACER PLATANOIDES / NORMAN MAPLE	2 1/2" CAL B & B	
23	AS	ACER SACCHARIN 'DOWNEY' / RED ICE SUGAR MAPLE	2 1/2" CAL B & B	
26	CS	CORNUS STOLONIFERA / BEATRICE DOGWOOD	24" B & B	
20	FS	FORSYTHIA SUSPensa / SLEEPING FORSYTHIA	24" B & B	
11	FA	FRAXINUS AMERICANA 'AUTUMN APPLAUSE' / AUTUMN APPLAUSE WHITE ASH	2 1/2" CAL B & B	
18	FP	FRAXINUS AMERICANA 'CINQUEZAN' / CINQUEZAN ASH	2 1/2" CAL B & B	
16	GT	GLEDITSIA TO INERMIS 'SAVYLINE' / SKYLINE LOCUST	2 1/2" CAL B & B	
32	UL	MALUS RADIANI / RADIANI CRAB	1 1/2" CAL B & B	
45	US	MALUS SNOWDRIFT / SNOWDRIFT CRAB	1 1/2" CAL B & B	
15	MS	MALUS SPRING SNOW / SPRING SNOW CRAB	1 1/2" CAL B & B	
20	PN	PIRUS NIGRA / AUSTRIAN PINE	6" B & B	
1	PC	PYRUS CALLERIANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEACH	1 1/2" CAL B & B	
19	TC	YULIA COORDATA / LITTLE LEAF LINDEN	2 1/2" CAL B & B	
110	VS	VIBURNUM P.T. 'SHASTA' / SHASTA DOUBLE FILE VIBURNUM	24" B & B	
15	ZL	ZELKOVA SERENA 'GREEN VASE' / GREEN VASE ZELKOVA	2 1/2" CAL B & B	
12	JG	JUNIPERUS C. 'SEA GREEN' / SEA GREEN JUNIPER	18" B & B	
11	MB	MALUS 'RED BARN' / RED BARN CRAB APPLE	1 1/2" CAL B & B	

	REQUIRED CANOPY TREES	PROVIDED CANOPY TREES	REQUIRED UNDERSTORY TREES	PROVIDED UNDERSTORY TREES	REQUIRED SHRUBS	PROVIDED SHRUBS
NORTH BUFFERYARD (650 FEET)	20	27	39	40	0	0
SOUTH BUFFERYARD ALONG 28TH STREET (650 FEET)	20	14	39	27	59	59
WEST BUFFERYARD (1000 FEET)	18	25	36	32	54	54
EAST BUFFERYARD (1000 FEET)	18	21	36	43	54	61
TOTAL	76	87	150	142	167	174



40 20 0 20 40 60 80

PROJECT: GRAND RAPIDS SPORTS DATE: 02/06/06 DRAWN BY: J. W. TRIM CHECKED BY: J. W. TRIM PROJECT: GRAND RAPIDS SPORTS DATE: 02/06/06 DRAWN BY: J. W. TRIM CHECKED BY: J. W. TRIM	CLIENT: SPORT & RECREATION, INC. C/O ROBERT L SABOW SUNCORP PROPERTIES, INC 15435 N FLORIDA AVENUE SUITE 205 TAMPA, FLORIDA 33613	TITLE: GRAND RAPIDS SPORTS LANDSCAPE PLAN	SCALE: 1" = 40' SHEET: 8 OF 8 DRAWING NO: NTR2020-01
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CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7192

June 26, 1998

Mark Finkelstein
Edmark IV LLC
3324 Whitburn Court, SE
Ada, MI 49301

RE: Baby Superstore, Inc., d/b/a/ Babies "R" Us

Dear Mark:

As you are aware, at its regular meeting on June 1, 1998, the Cascade Charter Township Planning Commission granted a Type I Special Use Permit allowing Baby Superstore, Inc., d/b/a Babies "R" Us, inclusive of Baby Superstore, Inc., d/b/a Babies "R" Us' Permitted Use (as set forth on Exhibit A attached hereto), to occupy a portion of the existing building located at 4901 - 28th Street, SE and the addition proposed to be constructed to expand such existing building for the purpose of conducting a retail business which includes the Permitted Use. The Special Use Permit was granted with the knowledge that the subject building, as expended by the addition, is permitted one exterior wall sign totaling 131 square feet in area and that Baby Superstore, Inc., d/b/a Babies "R" Us may use up to 131 square feet of the overall permitted 275 square feet.

You or Baby Superstore, Inc., d/b/a Babies "R" Us or either of your designated contractors may now apply for a building permit for the interior and exterior remodeling of and the addition to the subject building. Please contact me should you have any questions regarding this matter.

Sincerely,

Darrel P. Schmalzel, AICP
Planning Director

Attachment



Assessing
949-6176

Building
949-3765

Clerk
949-1500

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

Utilities
285-2357

**CASCADE CHARTER TOWNSHIP
PLANNING COMMISSION**

**MONDAY, APRIL 15, 2024
7:00 PM**

ARTICLE 10.

Case #23-3800

Applicant: Ali Metwalli for Al-Tawheed Islamic Cemetery

Property Address: 6670 52nd Street

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

Requested Action: Special Use Permit & Site Plan
Recommendation for Approval by Township Board

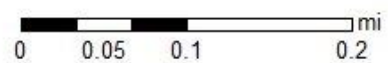


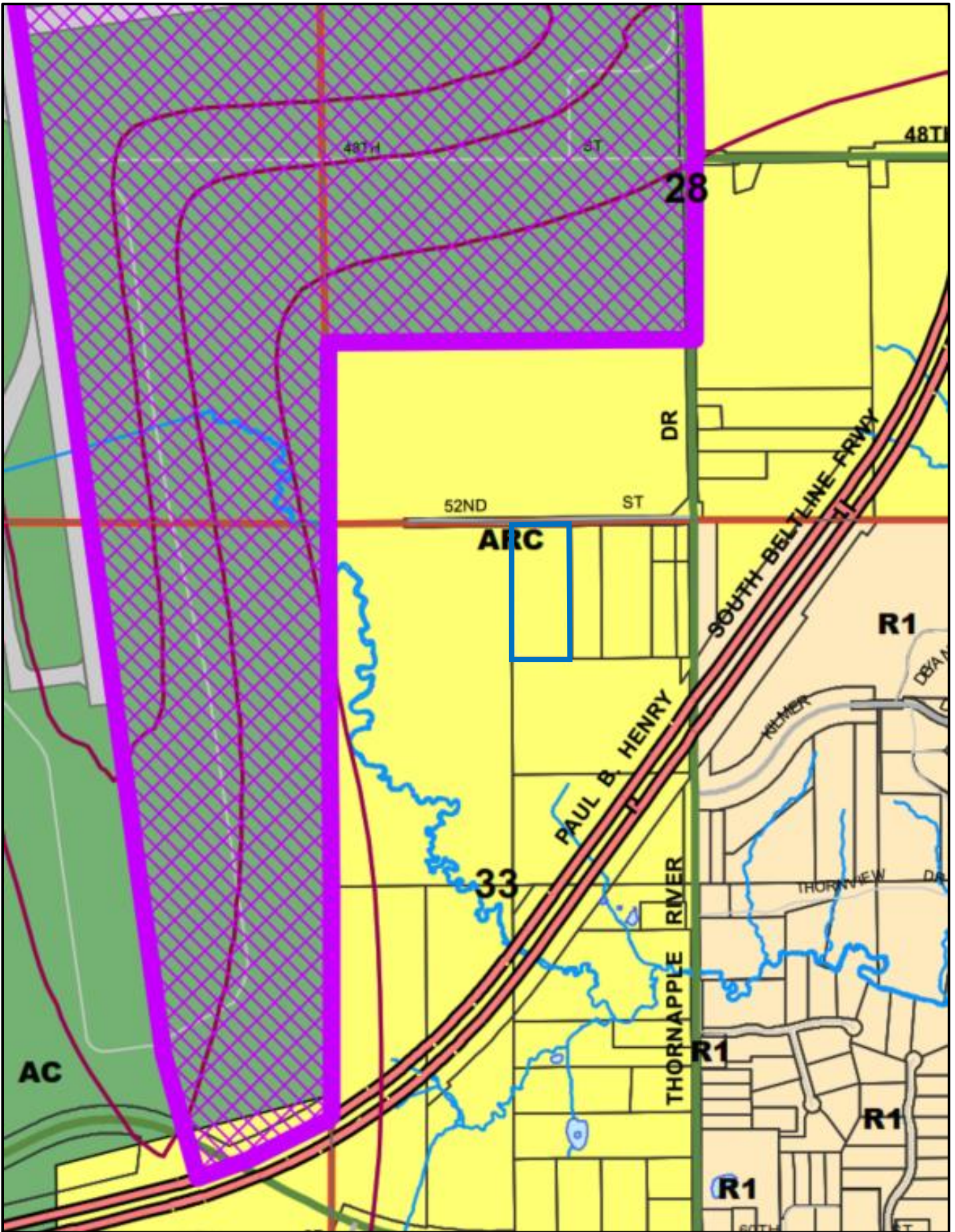
6670 52nd Street

April 11, 2024



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





**CASCADE CHARTER TOWNSHIP PLANNING DEPARTMENT
STAFF REPORT**

STAFF REPORT: Case # 23-3800
REPORT DATE: April 2, 2024
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: April 15, 2024
PREPARED BY: Madison Smith-Jacoby

APPLICANT

Ali Metwalli
Islamic Mosque & Religious Institute
6670 52nd Street

STATUS

OF APPLICANT: Designated representative for the Islamic Church
INVOLVED PARTIES: Paul Henderson: Project Engineer
Timothy Dudley: Project Attorney

REQUESTED ACTION: Type II Special Use Permit for a cemetery with the corresponding site plan.

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

GENERAL LOCATION: Between the Gerald R. Ford International Airport and Thornapple River Drive. This portion of 52nd Street is 'No Outlet'

PARCEL SIZE: Approximately 9.6 acres

EXISTING LAND USE ON THE PARCEL: Vacant/Agricultural

ADJACENT AREA LAND USES/ ZONING: Residential, Agricultural, and Vacant, all in the ARC District



SUMMARY

The applicant, Islamic Mosque & Religious Institute is seeking special land use and site plan approval for the operation of a cemetery located at 6670 52nd Street SE (Parcel no. 41-19-33-100-014). A previous site plan was tabled by the Planning Commission during the December 4, 2023 meeting with the request of site revisions and additional information. The cemetery's burial plan is considered *Green Burial*, pursuant to the Kent County Health Department's application review. A cemetery use remains in perpetuity.

A Type II Special Use shall be subject to approval by the Township Board after a recommendation is made by the Planning Commission.

OVERVIEW

The subject site is located at 6670 52nd Street SE. The Site is south of 52nd Street, with M-6 to the east and airport property to the west. The site is zoned ARC and planned for open space, per the 2024 Master Plan draft currently in distribution. The site is currently vacant and is approximately 9.6 acres in size. Cemeteries are a permitted use in the ARC District, subject to special land use approval. Section 17 of the Zoning Ordinance does not specify specific standards for a Cemetery Special Land Use.

The applicant is proposing an Islamic Cemetery, anticipated to be “filled out” over the course of two (2) phases and fifteen (15) “garden” areas with the following conditions (see bottom right image for more details):

- **Phase I (Gardens A-G: 4.33 acres):** 1,657 standard grave sites & 172 child grave sites.
- **Phase II (Gardens H-N: 5.35 acres):** 2,081 standard grave sites.
- **TOTAL:** 3,738 standard grave sites & 172 child grave sites = **3,910 grave sites**

Given the approximate 25 burials per year. Phase I will take approximately 60+ years to “fill out” and 80+ years for Phase II to “fill out.”

Further, the subject site is NOT subject to requirements of the Michigan Cemetery Regulation Act (Act 251 of 1968) given that the proposed cemetery is owned and operated by a religious institution – which is exempt from Act 251 of 1968.

The Township has a General Ordinance regarding cemeteries (Chapter 142, Ordinance No. 1-1975). However, the Township's Cemetery Ordinance regulates Township owned cemetery properties, which is also not applicable to the proposed project. Cascade Township planning staff are supportive of these requirements where applicable. Each standard grave site is 9'x4' (36 sq. ft.) in size and child grave sites are 5'x4' (20 sq. ft.) in size. This appears to be consistent with general practice for burial sites. The site appears to be owned by Jada Ventures LLC (source: REGIS). The applicant should indicate proof of intent for ownership, provided in the form of a purchase agreement or similar document.

EXISTING AND SURROUNDING CONDITIONS

The subject site is in the ARC District. All surrounding parcels are zoned ARC. The subject site is vacant, as well as the immediate parcels to the east and west. Other land uses in the immediate vicinity include large lot rural residential or agricultural operations. It should also be noted that this site is planned for open space (per the 2024 Master Plan draft) – which is consistent with this proposal.

SPECIAL USE REGULATIONS – REVIEW

Section 17.06 as well as 17.07 of the Zoning Ordinance requires the Planning Commission to review several factors before making a recommendation to the Township Board. I have listed those items for your consideration followed by my comments for each.

<i>Factors</i>	<i>Comments</i>
Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the area in which the use is proposed.	A cemetery, as open space, is consistent with the Township’s vision for the area. Existing conditions include rural residential homes and agriculture uses. A cemetery would not negatively impact the existing or planned character of the area, and it can be argued that this is a low impact use, compatible with the zoning district. This condition is met.
Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.	The proposed cemetery land use does not require public utilities. Should site lighting be proposed in the future, approval by Cascade Township is required. The cemetery is adequately accessible from 52nd Street SE. This condition is met.
Not create excessive additional requirements at public cost for public facilities and services.	This condition is met. There are no proposed new utility services on site.
Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.	The applicant anticipates approximately 25 funerals per year. Further, per the Islamic religion, a burial must occur within 24 hours of death. As such, funeral events and processions tend to be smaller in size due to the 24-hour timeframe. The proposed use is not likely to cause adverse effects to 52nd Street or cause traffic congestion concerns. This condition is believed to be met.
Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.	The cemetery is subject to review by the Kent County Health Department (KCHD) and an evaluation of the proposed application has been completed. Included in your packet is a review from KCHD and a third party, Fishbeck, that was hired for an additional site analysis. It is concluded that the cemetery poses minimal health risk. The Township Fire Department Chief has reviewed the application and has no concerns. This condition is believed to be met.

Section 17.06.4

Upon review, the Planning Commission or Township Board as appropriate may stipulate such additional conditions and safeguards deemed necessary for the protection of individual property rights and values, the general welfare and for insuring that the intent and objectives of this Ordinance are observed:

Planning Staff recommends, in accordance with this ordinance standard, the following:

Maintenance

Cascade Township planning staff recommends the applicant submit a Perpetual Maintenance Plan for the proposed cemetery for the Township’s review and file. Various elements to consider for the perpetual maintenance plan include (but are not limited to):

- Responsible party for maintenance
- Contact information for responsible maintenance party.
- Maintenance tasks
- Frequency of maintenance tasks
- Management of trash and refuse
- Decorations & Visitor Conduct.

The applicant has submitted proposed standards requested by the Planning Commission. These standards are based on the Cascade Township General Code regarding Township Owned Cemeteries. Site plans dated December 19, 2023 (received by the Township March 5, 2023) note the following: “The applicant agrees to abide by the Sections of the Township’s Cemetery Ordinance regarding decoration of plots and conduct of person within the cemetery. The corresponding language in Sections 142-7 and 142- 9 of the Township’s General Ordinance will be incorporated into the rules of the private cemetery...” Decoration of plots include floral arrangements, plantings on burial sites, and prohibiting fencing around burial sites. It is requested by staff that the submitted document for Proposed Standards be modified into a formal Maintenance Agreement. This Maintenance Agreement is subject to review by the Planning Commission and Township Board. The applicant has submitted a document titled “Applicable Ordinance Provisions” as part of the approval. This document needs to be signed by the managing entity. The rules of conduct are sufficient however, either a supplemental document for a perpetual maintenance agreement or a separate document of the same should be submitted. This will be added as a condition of approval.

SITE PLAN REVIEW

Section 21.07: Criteria For Site Plan Approval:

The Planning Commission shall use the following criteria in evaluating a site plan submittal:

1. Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.
2. Whether there are ways in which the configuration of uses and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and proposed use and structures.

3. The extent to which natural features and characteristics of the large trees, natural groves, watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate, of scenic easements, natural buffering, and other techniques for preservation and enhancement of the physical environment.

Additional design standards, as applicable:

A. Floodplain

The subject site does not appear to be located within the known floodplain area.

B. Setbacks

The required site setback from 52nd Street is to be 30 feet. The site plan was revised to meet this standard. The standard is met.

A ‘possible future pavilion’ is proposed to the east side of the site about 2,400 sf in size. The proposed location meets setback standards applicable for an accessory structure. The final pavilion height and construction type will determine the required setback. This is subject to review and approval by the Cascade Building Department and Planning Department.

C. Off- Street Parking, Access, and Loading

Parking and Loading

The narrative submitted by Paul Henderson on March 27, 2024, addresses the plan for parking, as it was discussed at the December 4, 2023 Planning Commission meeting. There are no parking standards that apply from the Zoning Ordinance to this proposed site plan and land use. The parking plan is indicated as the following:

The applicant has submitted a Parking Narrative with an explanation of parking and flow of traffic during funeral processions. This is included in your packet and sufficient for the site plan approval.

Surface Materials

52nd Street is a gravel road, and subject to the standards of the Kent County Road Commission. The proposed internal drive is also comprised of gravel and 20 feet in width. The temporary internal north-south drive (between Phase I and Phase II) is intended to be 12 feet wide.

The applicant’s 5 feet wide internal access routes will be grass. This is indicated in Proposed Ordinance Provisions document provided in the packet.

Stormwater & Drainage

The Township Engineer’s report addresses the site’s stormwater and drainage plan. The tree line is proposed as buffer for parts of it. The Township Engineer recommends approval.

The site plan was submitted for review by the Gerald R. Ford Airport and their comments are included as an attachment.

D. Lighting

There is no proposed lighting on the submitted site plan. Any future proposed lighting shall comply with the Cascade Township lighting standards and are subject to review and approval by Cascade Township.

E. Signage

One ground sign is proposed at the cemetery entrance. Sign details have not been provided. The applicant has indicated that the sign will comply with the standards of the Cascade Township Sign Ordinance. The following standards from the Sign Ordinance will apply,

“Section 6.02 Signs Permitted in the “ARC” ... 3. For permitted non-residential uses, including churches and synagogues, one (1) freestanding sign not to exceed sixty-four (64) square feet in sign area and 5 feet in height. Signs may be located a minimum of 25 feet from the pavement of the adjacent roadway(s) and in any event, no closer than five (5) feet to any lot line(s). Wall signage not to exceed forty-eight (48) square feet in sign area.

Should the Sign Ordinance be modified, the Planning Staff shall determine the new applicable standards. The sign is subject to review and approval by Cascade Township Building Department and Planning Department.

F. Landscaping

Bufferyard and landscaping requirements are not applicable to this site, according to the standards in the Zoning Ordinance. At the December 4, 2023, Planning Commission meeting, Member Rissi made a motion (carried 6 to 0) requesting a 30 foot front yard setback, 20 foot setback on the east and west property lines with trees and landscaping. The revised site plan’s Landscape Plan (C-104) indicates a portion of wooded area to remain along the east and west sides. Additionally, where the existing tree line does not create a buffer, there is a proposed buffer yard plantings schedule. These plantings are along a portion of the west side, east side, and north side. The Planning Commission’s standard is met.

Schedule C-104 Summary:

Location	Proposed Landscaping Improvements
West property line (side yard)	1 GP – Princeton Sentry Ginkgo 2 CC – Eastern Redbud 2 TA – American Linden 1 AS – Sugar Maple
North property line (front yard)	2 GP – Princeton Sentry Ginkgo 5 TA – American Linden 2 AS – Sugar Maple 4 CC – Eastern Redbud
East property line (side yard)	10 CC – Eastern Redbud 5 GP – Princeton Sentry Ginkgo 10 TA – American Linden 5 AS – Sugar Maple
TOTAL	8 Princeton Sentry Ginkgo 8 Sugar Maple 16 Eastern Redbud 17 American Linden

G. Site Circulation

Section 19.14 requires a minimum of 10’ wide lane width for access drives. The proposed internal drive meets this requirement (20’ total width proposed). The Planning Commission requested an opinion from the Kent County Road Commission regarding a cul-de-sac. To date, the Township has not received documentation of this opinion from the KCRC. This is not a condition of approval.

One (1) point of ingress/egress is proposed on 52nd Street, the northeast side of the subject site. The proposed driveway is 24’ wide. The driveway shall be subject to review and approval by the Kent County Road Commission.

H. Outside Storage

Site plans do not indicate any areas for outdoor storage. If outdoor storage is proposed, details shall be included on site plans and provided by the applicant.

I. Utilities and Infrastructure

The subject site does not include plans for utilities.

RECOMMENDATIONS

Based on the above analysis conducted for the proposed cemetery for the Islamic Mosque & Religious Institute located at 6670 52nd Street SE, Cascade Township staff recommends special land use approval together with the proposed site plan, along with the following conditions:

1. The applicant shall obtain approval from Cascade Township for any building plans related to the future pavilion prior to any construction taking place.
2. The applicant shall obtain approval for the proposed ground sign at the site’s entrance, prior to any placement of signage.
3. A Perpetual Cemetery Maintenance Plan shall be submitted to Cascade Township for approval and file prior to any site improvements taking place.
4. The applicant shall submit a Stormwater Maintenance Agreement with at least the following information, in accordance with the Township Engineer’s report, prior to any construction begins:
 - a. Cleaning of pretreatment areas
 - b. Cleaning of detention basin
 - c. Cleaning of the catch basin sump pump in the outfall structure
 - d. Sediment and debris removal from outlet structures.The Stormwater Maintenance agreement is required to be submitted to the Kent County Register of Deeds.
5. A Soil Erosion and Sediment Control (SESC) Permit be obtained from the Kent County Road Commission (KCRC) prior to any construction.

A Type II Special Use Permit requires approval from the Township Board of Trustees.

ATTACHMENTS

1. Application Form
2. Site Plan Set: dated 12-19-2023
3. Designated Islamic Mosque Representative
4. Jada Ventures Ownership – Designated Signature Representative
5. Township Engineer Review
6. KCHD Site Evaluation – Approval
7. Fishbeck Site Assessment
8. GFIAA Comments
9. Parking Narrative
10. Draft Maintenance Agreement/Proposed Ordinance Provisions



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Islamic Mosque & Religious Institute. (Al-Tawheed Islamic Center.)
Address: 3357 East Paris Avenue SE
City & Zip Code Kentwood, MI 49512
Telephone: (616) 437-0115. - Ali M. Metwalli's number.
Email Address: ali.metwalli@gmail.com

OWNER: * (If different from Applicant)

Name: Jada Ventures, LLC
Address: 3939 N. Greenbrooke Drive SE
City & Zip Code: Grand Rapids MI 49512
Telephone: _____
Email Address: _____

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

It is requested to develop the subject property as a cemetery. The cemetery will be owned and operated by a not-for-profit religious organization.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

The north 1,000 feet of the west 436 feet of the east 1/2 of the northwest 1/4 of section 33,
township 6 north, range 10 west, Cascade Township, Kent County, Michigan. 10.01 acres more or less

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 33-100-014

ADDRESS OF PROPERTY: 6670 - 52nd St SE

PRESENT USE OF THE PROPERTY: vacant - agricultural

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

Name(s)

Address(es)

SIGNATURES

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

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

Mr. David Den Herder.

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

* *David Den Herder 10/6/23*

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

Ali M. Metwalli, Board Member.

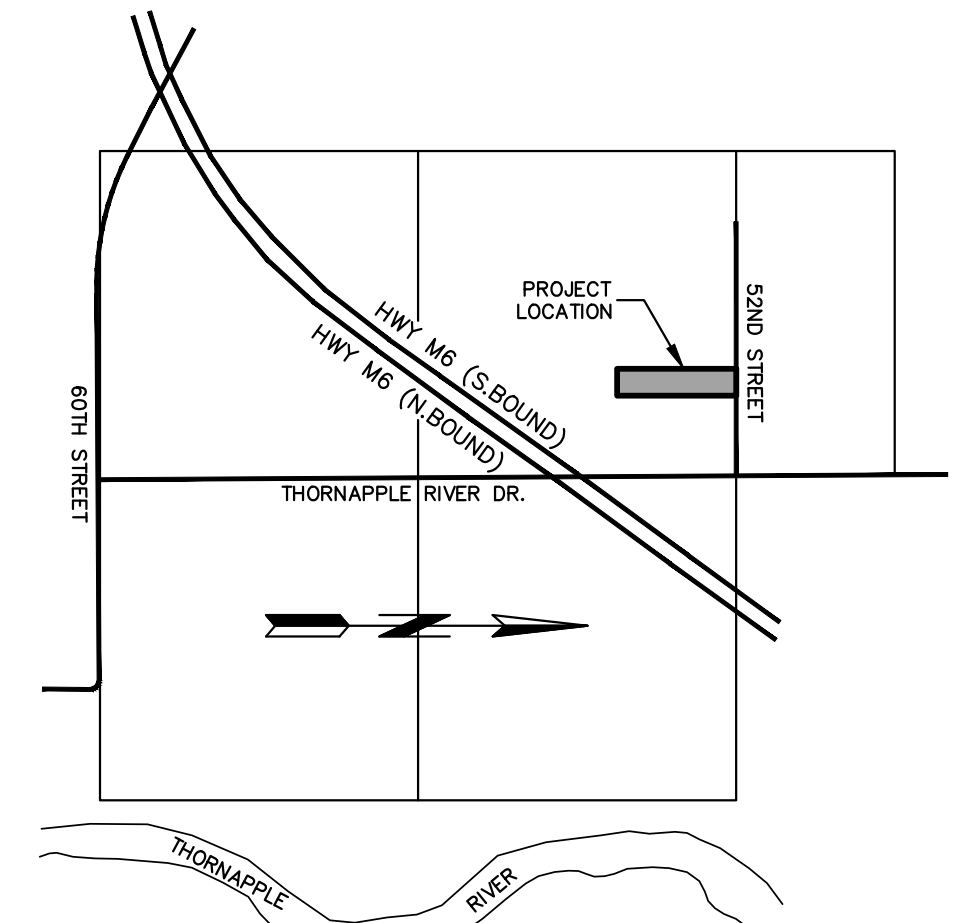
Applicant – Print or Type Name

Ali M. Metwalli

Mohamed Saleh, Chair of the Board.

Applicant’s Signature & Date

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



LOCATION MAP
NOT TO SCALE

TAX DESCRIPTION FOR 41-19-33-100-014
The North 1000 feet of the West 436 feet of the East 1/2 of the NW 1/4 of Section 33, T6N, R10W, Cascade Township, Kent County, Michigan.

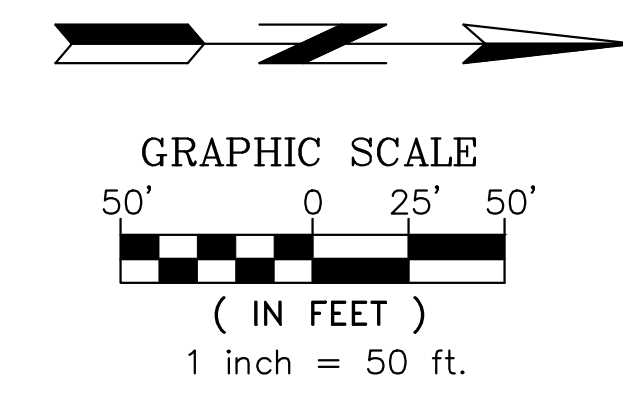
NOTE:
Contours were obtained from the Kent County GIs Website (Geo-database generated contour data.)

- SOIL LOGS (AS PERFORMED BY SOILS AND STRUCTURES ON 8-24-2023 AND 8-25-2023)
- TB-01
TOPSOIL - dark brown clayey sandy (11.0')
11' - 10' CLAY - brown with a trace of silt and sand
10' - 12' CLAY - gray with silt and a trace of sand
 - TB-02
TOPSOIL - dark brown clayey sandy (14.0')
14' - 5' CLAY - brown sandy with a trace of silt
5' - 12' CLAY - brown with a trace of silt and sand
 - TB-03
TOPSOIL - dark brown clayey sandy (15.0')
15' - 7' CLAY - brown sandy with a trace of silt
7' - 12' CLAY - brown with silt and a trace of sand
 - TB-04
TOPSOIL - dark brown clayey sandy (11.0')
11' - 12' CLAY - brown with a trace of silt and sand
 - TB-05
TOPSOIL - dark brown clayey sandy (18.0')
18' - 6' CLAY - brown sandy with a trace of silt
6' - 12' SAND - brown fine clayey silty
(Ground Water encountered at 6.5')
 - TB-06
TOPSOIL - dark brown clayey sandy (12.0')
12' - 5' CLAY - brown with silt and a trace of sand
5' - 12' CLAY - brown silty
 - TB-07
TOPSOIL - dark brown clayey sandy (14.0')
14' - 12' CLAY - brown with silt and a trace of sand
 - TB-08
TOPSOIL - dark brown clayey sandy (9.0')
9' - 12' CLAY - brown with silt and a trace of sand
 - TB-09
TOPSOIL - dark brown clayey sandy (15.0')
15' - 12' CLAY - brown with silt and a trace of sand
 - TB-10
TOPSOIL - dark brown clayey sandy (12.0')
12' - 8' CLAY - brown with silt and a trace of sand
8' 11' CLAY - brown silty with a trace of sand
11' - 12' CLAY - brown silty sandy
(Ground Water encountered at 11')
 - TB-11
TOPSOIL - brown clayey sandy (10.0')
10' - 12' CLAY - brown with silt and a trace of sand
 - TB-12
TOPSOIL - dark brown clayey sandy (8.0')
8' - 12' CLAY - brown silty with a trace of sand

LEGEND

EXISTING CONTOUR LINE

EXISTING GRAVEL



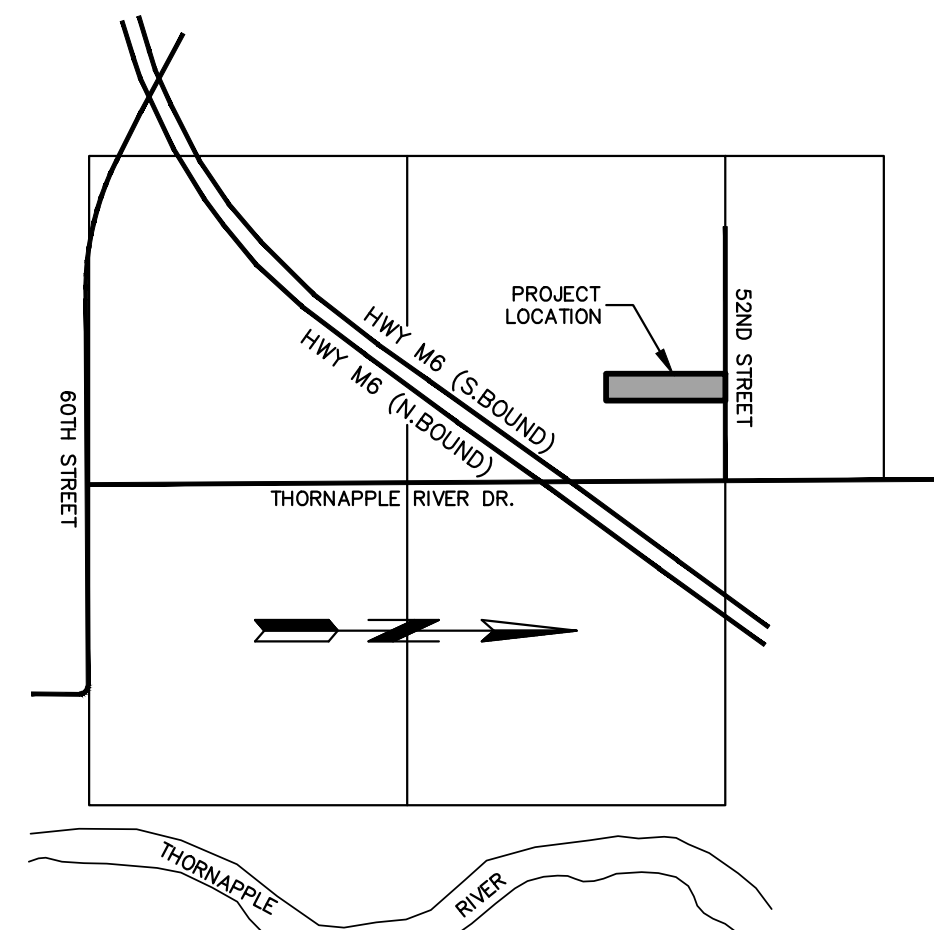
REVISIONS:	
DRAWN BY: JEP	
APPROVED BY: PCH	
DATE: OCT. 5, 2023	
REVISIONS:	
OCT. 23, 2023 - Site Plan Submittal	
DEC. 19, 2023 - Rev. Per. Map	
CLIENT:	ISLAMIC MOSQUE & RELIGIOUS INSTITUTE
	3357 EAST PARIS AVENUE SE
	KENTWOOD, MICHIGAN 49512
	TELE: (616) 437-0115
PROJECT NO.	230787
	C-100

ZONED ARC (AGRICULTURE RURAL CONSERVATION)

41-19-33-100-028
HILBRANDS WILLIS A ET AL
6482 52ND ST SE

UNPLATTED

NORTHWEST CORNER
SEC. 33, T6N, R10W
CASCADE TOWNSHIP
KENT COUNTY, MI

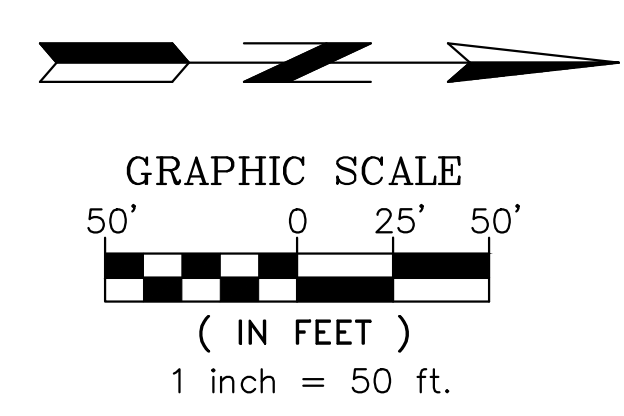


LOCATION MAP
NOT TO SCALE

TAX DESCRIPTION FOR 41-19-33-100-014
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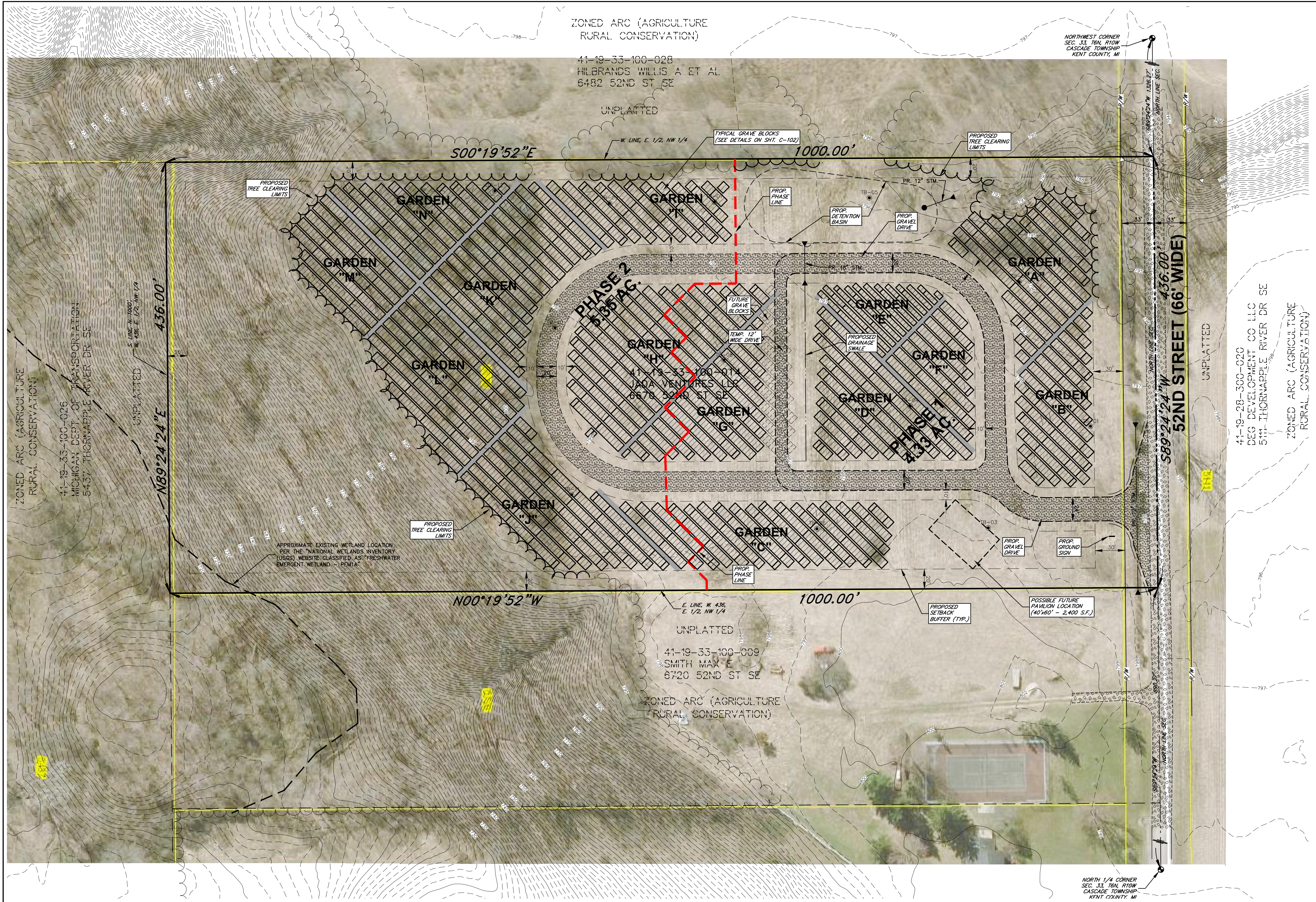
SITE PLAN NOTES:

1. APPLICANT: ALL METWALL 7444 WHISPERING RIDGE STREET GRAND RAPIDS, MI 49546
2. PARCEL ID: 41-19-33-100-014
3. ADDRESS: 6670 52ND ST SE, KENTWOOD, MI 49512
4. EXISTING USE: VACANT
5. PROPOSED USE: CEMETERY - GRAVE LOTS
6. SIGNAGE: PROPOSED SIGN SHALL BE A GROUND MOUNTED SIGN IN ACCORDANCE WITH THE CASCADE CHARTER TOWNSHIP SIGN ORDINANCE.
7. PARCEL SIZE: 10.01 GROSS ACRES (INCLUDING 52nd ST. R/W) 9.68 NET ACRES (EXCLUDING 52nd ST. R/W)
8. EXISTING ZONING: ARC (AGRICULTURE RURAL CONSERVATION)
MIN. LOT WIDTH 200 FT.
MIN. LOT AREA 100,000 S.F.
9. PROPOSED GRAVE BLOCKS:
BUILDING SETBACKS (REQ.)
FRONT YARD = 35 FEET
SIDE YARD = 19 FEET MIN. (25 FEET TOTAL SIDES)
REAR YARD = 5 FEET
CEMETERY SETBACKS (PROP.)
FRONT YARD = 30 FEET
SIDE YARD = 20 FEET MIN.
REAR YARD = 5 FEET
PHASE 1 = 1,657 STANDARD GRAVE SITES (INCL. 78 FUT. SITES)
PHASE 1 = 172 CHILD GRAVE SITES
PHASE 1 TOTAL SITES = 1,829
AREA = 4.33 AC. (EXCLUSIVE OF 52ND ST. RIGHT OF WAY)
PHASE 2 = 2,081 GRAVE SITES
AREA = 5.35 AC.
TOTAL = 3,738 STANDARD GRAVE SITES
TOTAL = 172 CHILD GRAVE SITES
GRAND TOTAL GRAVE SITES = 3,910
10. UTILITIES: PUBLIC UTILITIES ARE PROPOSED. ELECTRICITY MAY BE PROVIDED TO THE PAVILION SHOULD IT BE CONSTRUCTED IN THE FUTURE. NO WELL AND SEPTIC ARE PROPOSED.
11. SITE LIGHTING: THERE IS NO PROPOSED SITE LIGHTING AT THIS TIME. IF SITE LIGHTING IS DESIRED IN THE FUTURE ALL LIGHTING SHALL BE IN COMPLIANCE WITH THE CURRENT TOWNSHIP LIGHTING ORDINANCE. ALL FIXTURES SHALL BE DOWNCAST FULL CUT-OFF FIXTURES.
12. A GROUND MOUNTED SIGN IS PROPOSED. DETAIL SIGNAGE DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWNSHIP PRIOR TO INSTALLATION.
13. LANDSCAPED BUFFERS ARE NOT EXPLICITLY REQUIRED PER THE TOWNSHIP ZONING ORDINANCE. PER THE REQUEST OF THE PLANNING COMMISSION, A LANDSCAPED BUFFER IS PROPOSED. SEE THE LANDSCAPING PLAN SHEET C-104.
14. CEMETERY RULES - THE APPLICANT AGREES TO ABIDE BY THE SECTIONS OF THE TOWNSHIP'S CEMETERY ORDINANCE REGARDING DECORATION OF PLOTS AND CONDUCT OF PERSONS WITHIN THE CEMETERY. THE CORRESPONDING LANGUAGE IN SECTIONS 142-7 AND 142-9 OF THE TOWNSHIP'S ORDINANCE WILL BE INCORPORATED INTO THE RULES OF THE PRIVATE CEMETERY. THE APPLICANT RESERVES THE RIGHT TO MAKE RULES MORE RESTRICTIVE THAN THOSE OF THE ORDINANCE.
15. BURIALS & FUNERALS - ACCORDING TO THE ISLAMIC RELIGION, THE DECEASED MUST BE BURIED WITHIN 24 HOURS OF THEIR DEATH. THIS LIMITED WINDOW OF TIME TENDS TO EFFECTIVELY LIMIT THE NUMBER OF MOURNERS THAT CAN ATTEND A FUNERAL. IT IS NOT ANTICIPATED THAT THE FUNERAL PROCESSION WOULD NEGATIVELY IMPACT TRAFFIC ON SURROUNDING PRIMARY OR SECONDARY PUBLIC ROADS. THERE ARE AN AVERAGE OF APPROXIMATELY 29 FUNERALS PER YEAR FROM MEMBERS OF THE MOSQUE. THE DECEASED IS WRAPPED IN A BURIAL CLOTH AND TRANSPORTED TO THE GRAVE SITE IN A SIMPLE BOX. AT THE GRAVE SITE, THE DECEASED IS REMOVED FROM THE BOX AND LAID TO REST IN THE GRAVE SURROUNDED BY A CONCRETE VAULT WITH A LID AND AN OPEN BOTTOM.



LEGEND

	EXISTING CONTOUR LINE
	EXISTING GRAVEL
	PROPOSED GRAVEL
	PROPOSED STORM SEWER
	DRAINAGE ARROW
	5' WIDE ACCESS ROUTE



UNPLATTED
41-19-28-300-020
DEG DEVELOPMENT CO LLC
5111 THORNAPPLE RIVER DR SE
ZONED ARC (AGRICULTURE RURAL CONSERVATION)

ZONED ARC (AGRICULTURE RURAL CONSERVATION)
41-19-33-100-026
MICHIGAN DEPT. OF TRANSPORTATION
5437 THORNAPPLE RIVER DR SE
UNPLATTED
S. LINE, N. 1000'
W. LINE, E. 1/2, NW 1/4
436.00'

APPROXIMATE EXISTING WETLAND LOCATION
FOR THE NATIONAL WETLANDS INVENTORY
(USGS) WEBSITE CLASSIFIED AS "FRESHWATER
EMERGENT WETLAND - PEM1A"

UNPLATTED
41-19-33-100-009
SMITH MAX E
6720 52ND ST SE
ZONED ARC (AGRICULTURE RURAL CONSERVATION)

NORTH 1/4 CORNER
SEC. 33, T6N, R10W
CASCADE TOWNSHIP
KENT COUNTY, MI

REVISIONS:

DATE	BY	REVISION
OCT. 5, 2023	JEF	APPROVED BY PCH
OCT. 23, 2023	JEF	Site Plan Submitted
DEC. 19, 2023	JEF	Rev. Per. Typ.

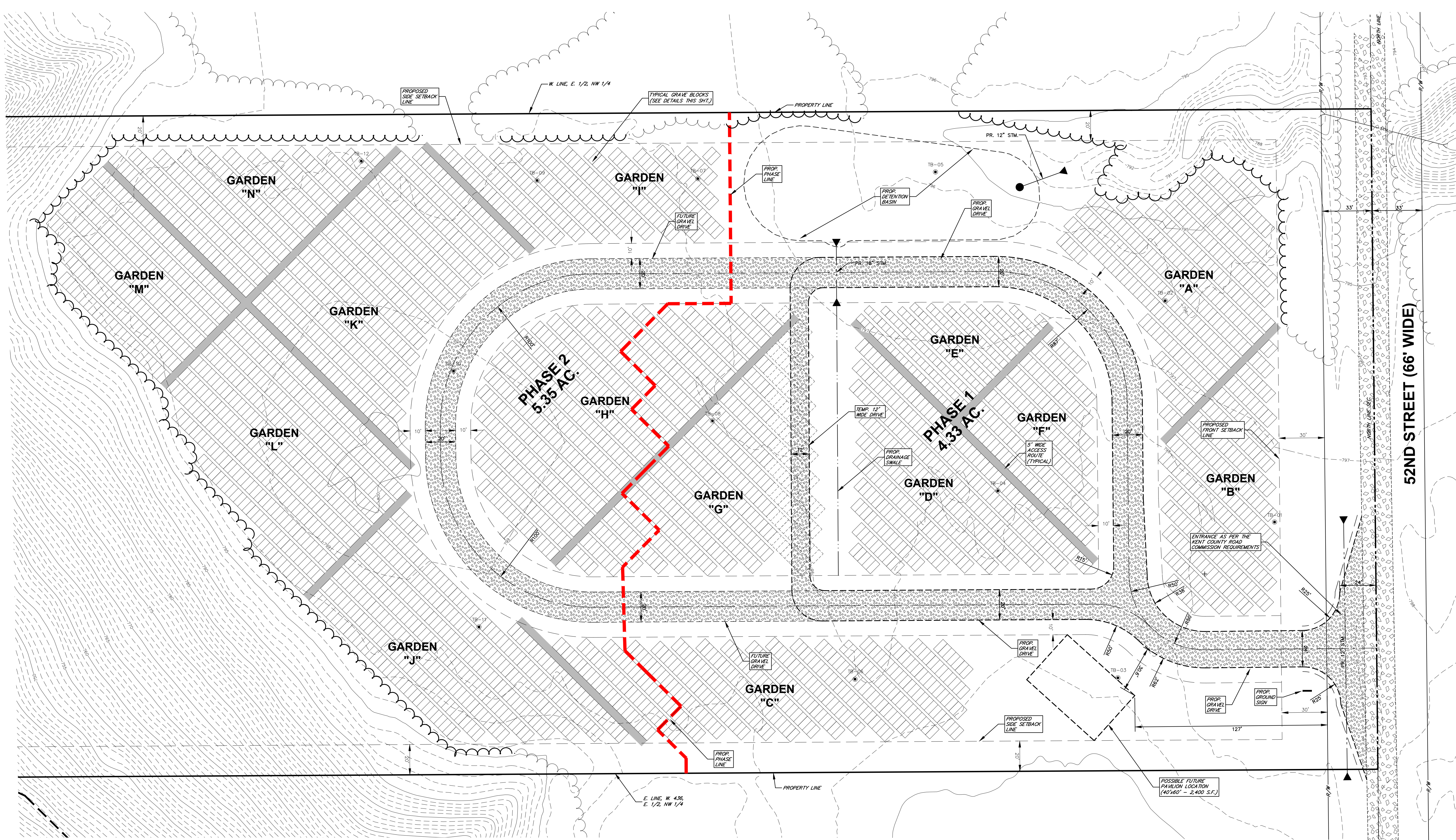
Rooston & Associates
ENGINEERING AND ARCHITECTURE
1000 S. WASHINGTON AVE. SE
GRAND RAPIDS, MI 49503
TEL: (616) 361-2720

PRELIMINARY SITE PLAN FOR
PROPOSED CEMETERY GRAVE SITES
PART OF THE NW 1/4 OF SEC. 33, T6N, R10W
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

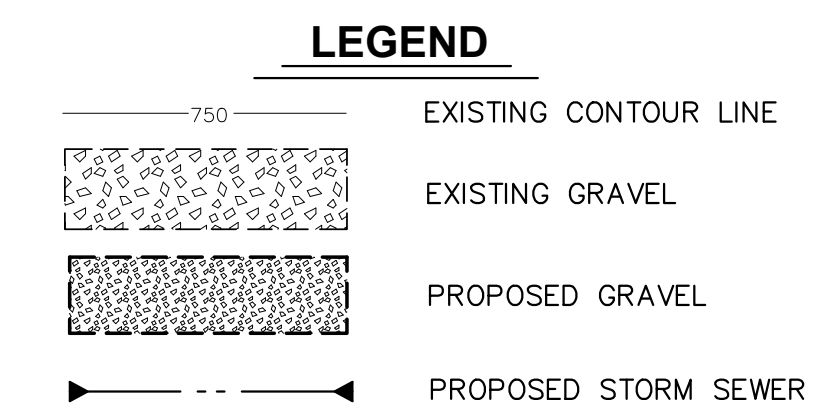
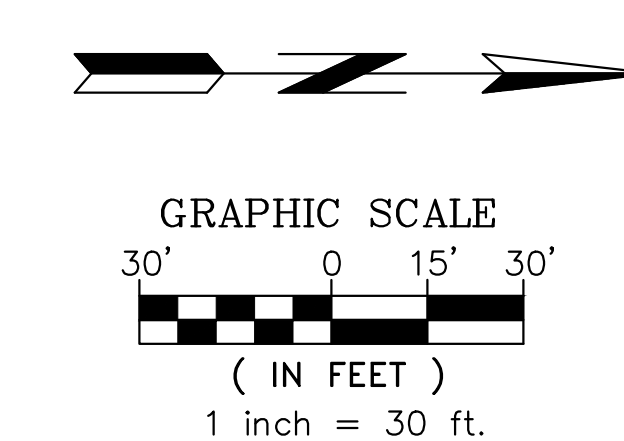
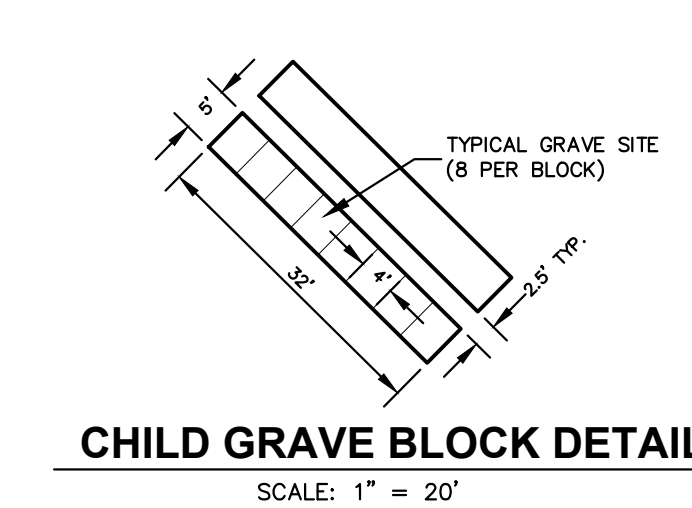
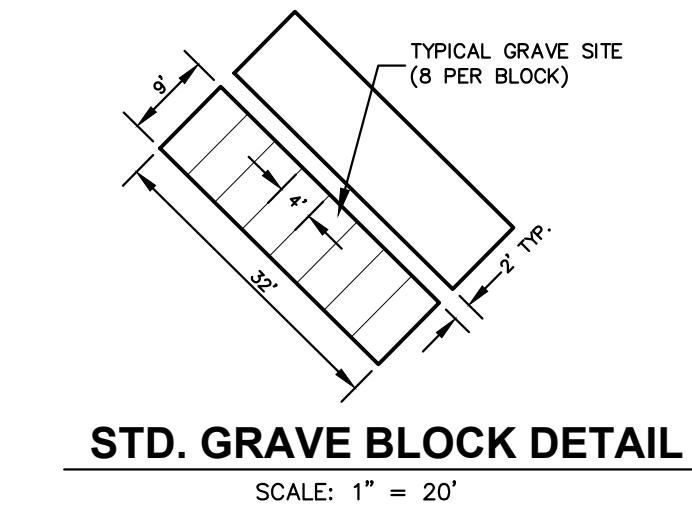
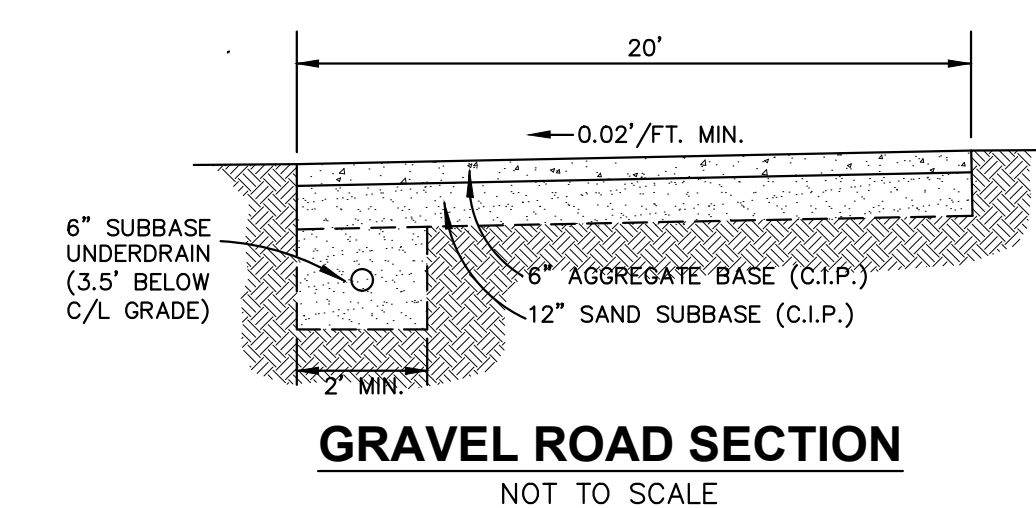
CLIENT:
ISLAMIC MOSQUE & RELIGIOUS INSTITUTE
3357 EAST PARIS AVENUE, SE
KENTWOOD, MICHIGAN 49512
TELE: (616) 437-0115

PROJECT NO.
230787

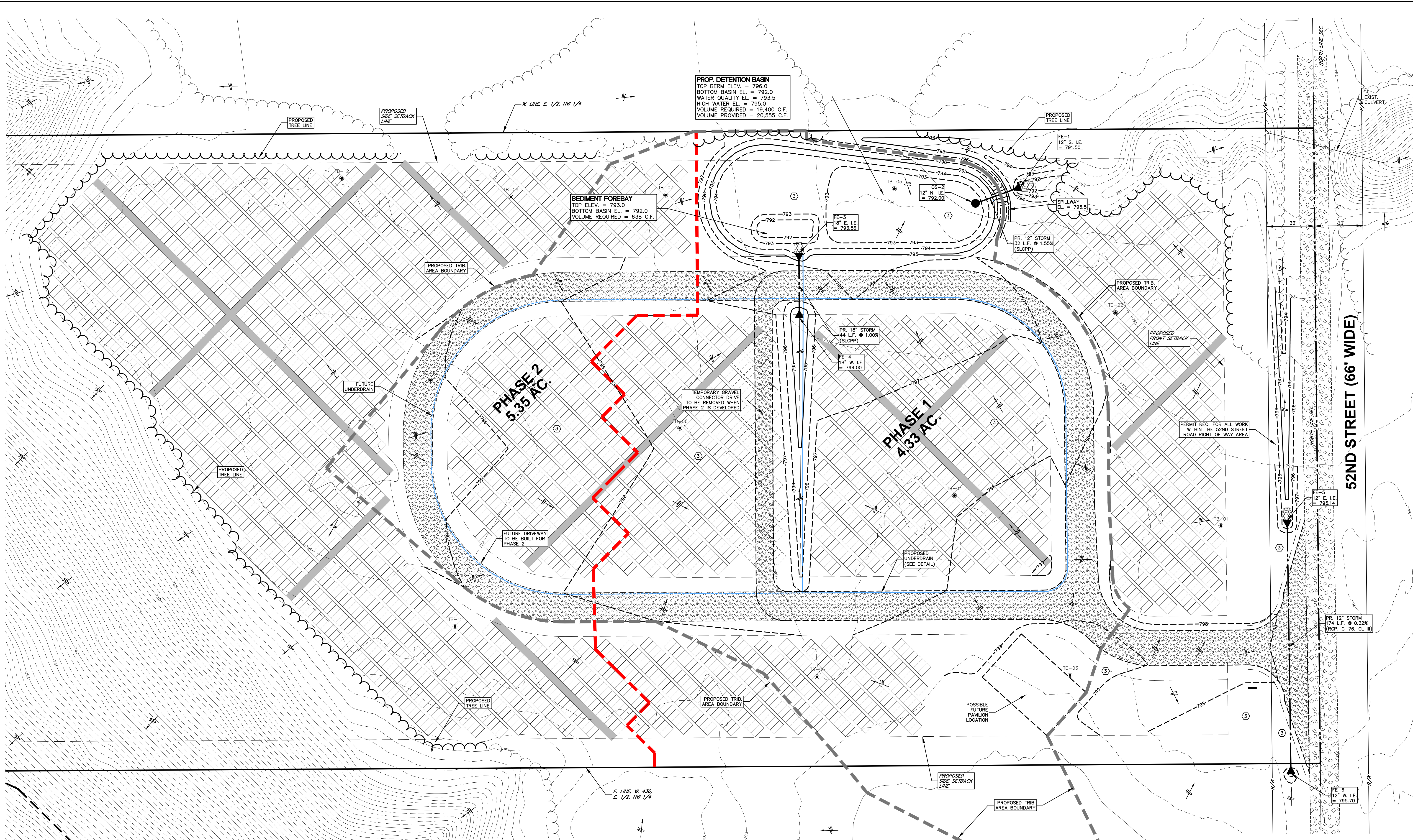
C-101



GARDEN	GRAVE SITES
"A"	291
"B"	228
"C"	337
"D"	286
"E"	172
"F"	165
"G"	337
"H"	438
"I"	204
"J"	323
"K"	366
"L"	354
"M"	210
"N"	209



REVISIONS:
 DRAWN BY: JEP
 APPROVED BY: FGH
 DATE: OCT. 5, 2023
 REVISIONS:
 OCT. 23, 2023 - Site Plan Submittal
 DEC. 19, 2023 - Rev. Per. Map.
Rooston & Associates
 ENGINEERING AND ARCHITECTURE
 1005 B. HANFELD AVE. SE
 GRAND RAPIDS, MI 49503
 TEL: (616) 361-2720
**DIMENSIONAL PLAN FOR
 PROPOSED CEMETERY GRAVE SITES**
 PART OF THE NW 1/4 OF SEC. 33, T6N, R10W
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN
ISLAMIC MOSQUE & RELIGIOUS INSTITUTE
 3357 EAST PARIS AVENUE, SE
 KENTWOOD, MICHIGAN 49512
 TELE: (616) 437-0115
 PROJECT NO.
 230787
 C-102



PROP. DETENTION BASIN
 TOP BERM ELEV. = 796.0
 BOTTOM BASIN EL. = 792.0
 WATER QUALITY EL. = 793.5
 HIGH WATER EL. = 795.0
 VOLUME REQUIRED = 19,400 C.F.
 VOLUME PROVIDED = 20,555 C.F.

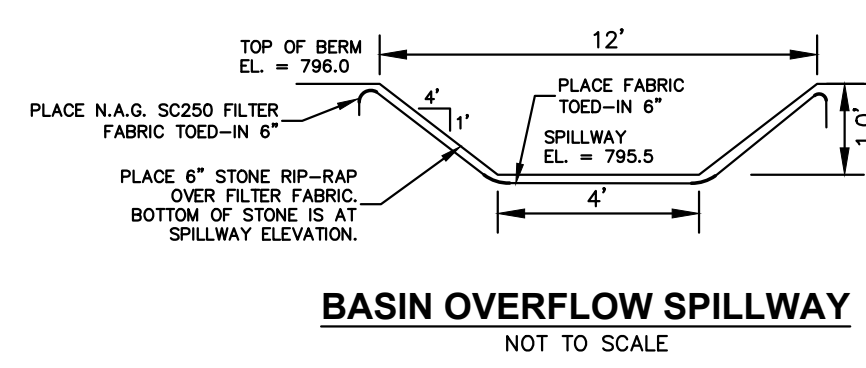
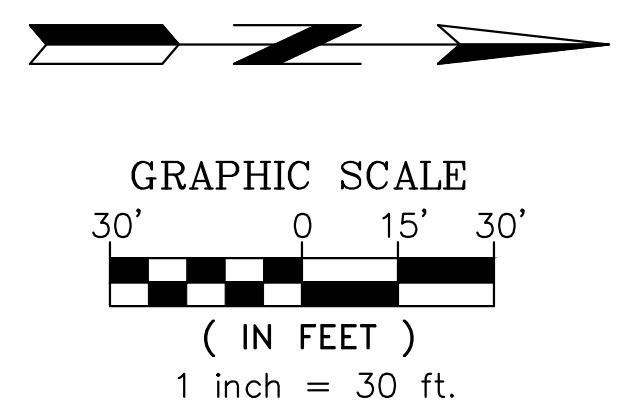
SEDIMENT FOREBAY
 TOP ELEV. = 793.0
 BOTTOM BASIN EL. = 792.0
 VOLUME REQUIRED = 638 C.F.

PHASE 2
 5.35 AC.

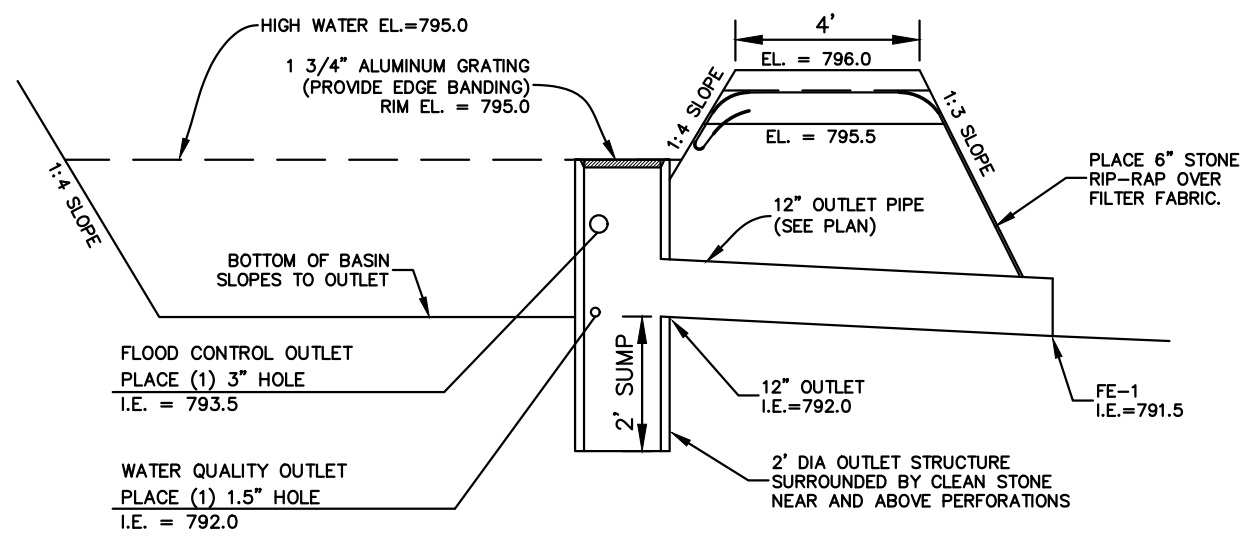
PHASE 1
 4.33 AC.

TEMPORARY GRAVEL
 CONNECTOR DRIVE
 TO BE REMOVED WHEN
 PHASE 2 IS DEVELOPED

52ND STREET (66' WIDE)



BASIN OVERFLOW SPILLWAY
 NOT TO SCALE



OUTLET STRUCTURE (OS-1)
 NOT TO SCALE

LEGEND

	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EXISTING GRAVEL
	PROPOSED GRAVEL
	PROPOSED STORM SEWER
	DRAINAGE ARROW
	PLACE 3" TOPSOIL, SEED, AND MULCH (DISTURBED AREAS)

REVISIONS:

DATE: OCT. 5, 2023	APPROVED BY: PCH
REVISIONS:	DRAWN BY: JEP
OCT. 23, 2023 - Site Plan Submittal	
DEC. 19, 2023 - Rev. Per. App.	

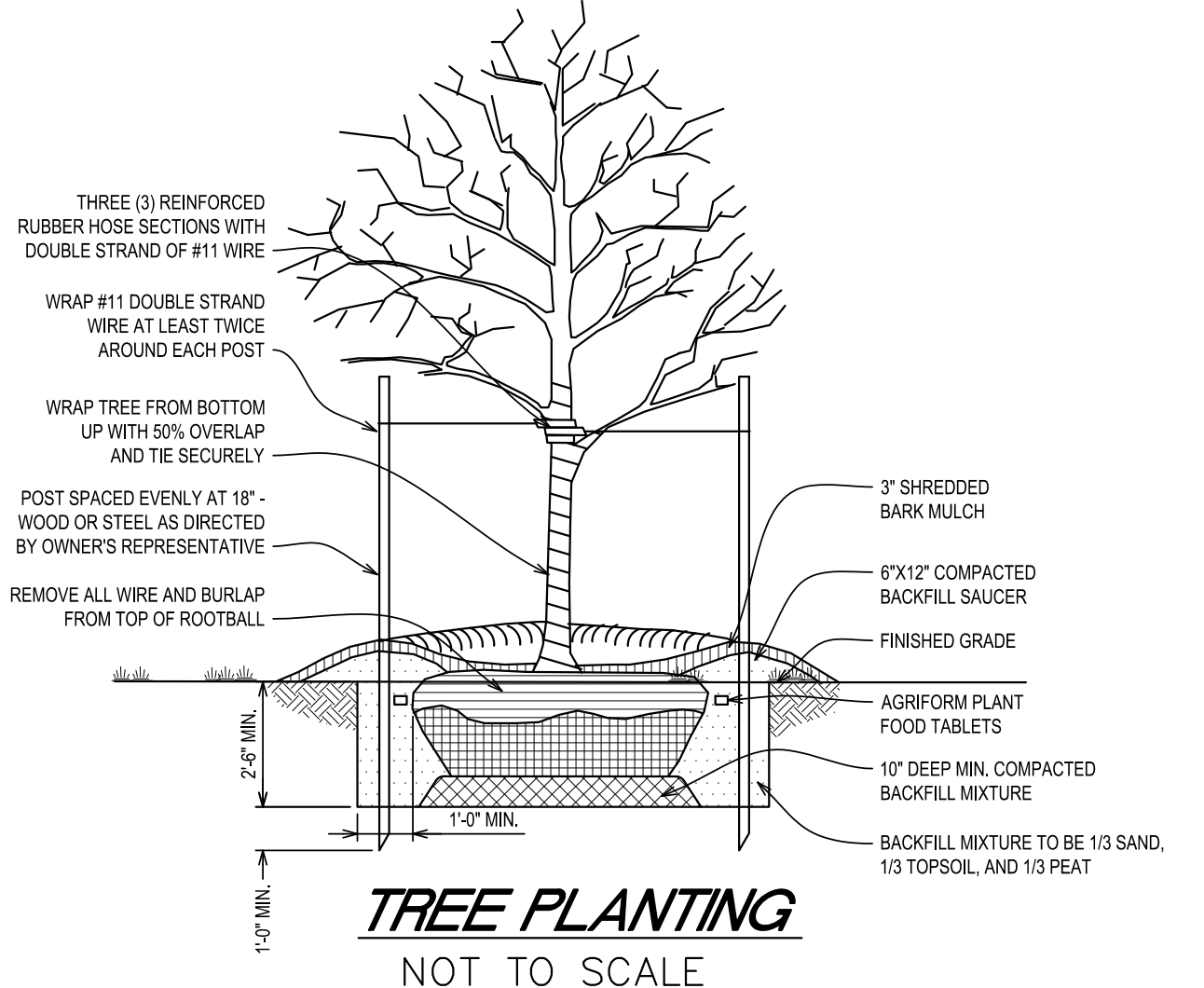
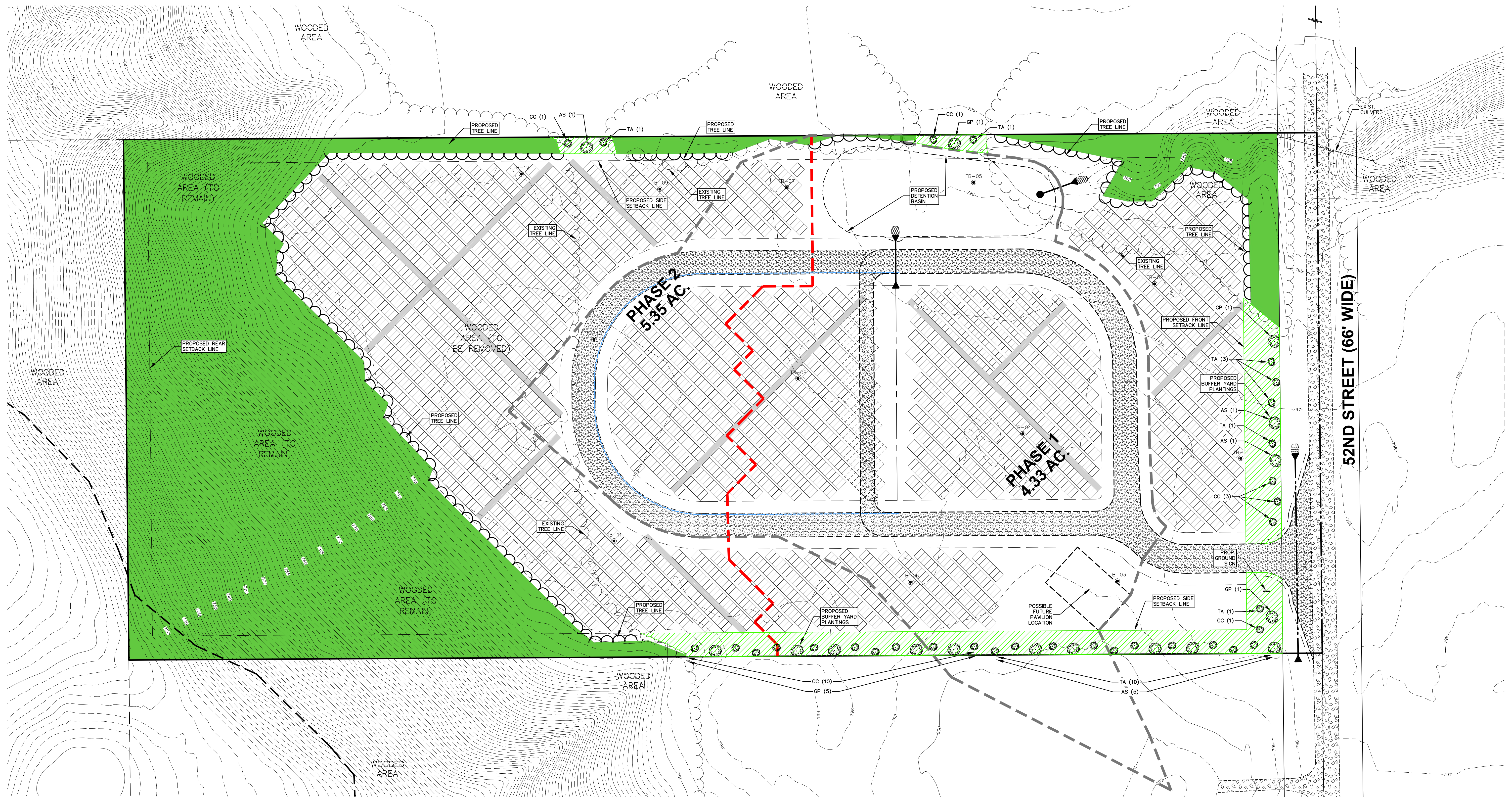
Rooston & Associates
 ENGINEERING AND ARCHITECTURE

1005 B. WAREFIELD AVE. SE
 GRAND RAPIDS, MI 49503
 TEL: (616) 361-2720

CLIENT:
ISLAMIC MOSQUE & RELIGIOUS INSTITUTE
 3357 EAST PARIS AVENUE, SE
 KENTWOOD, MICHIGAN 49512
 TELE: (616) 437-0115

PROJECT NO.
 230787

C-103

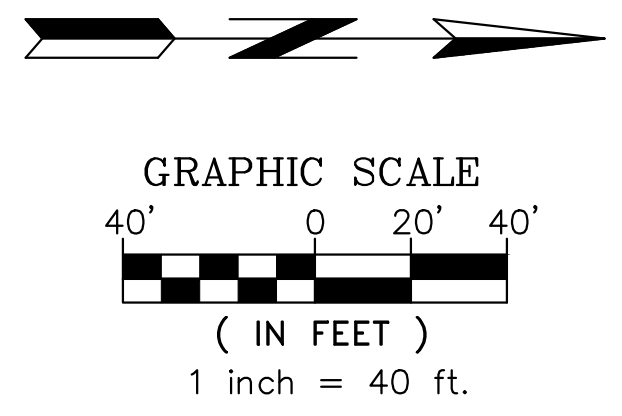


- NOTES:**
- ALL LANDSCAPING SHALL BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR TO THE SIZE SPECIFIED ON THE LANDSCAPE PLAN. SMALLER SIZES WILL BE REJECTED.
 - ALL PLANTINGS SHALL BE MULCHED WITH 3" SHREDDED PREMIUM HARDWOOD BARK MULCH. TREES IN LAWN AREAS SHALL RECEIVE A 6" DIAMETER BARK RING 3" DEEP.
 - THE LANDSCAPE CONTRACTOR SHALL REMOVE ANY TWINE THAT IS WRAPPED AROUND THE TRUNK OF A TREE OR SHRUB AS WELL AS TOP THIRD OF ANY BURLAP. REMOVE EXCESS SOIL ON THE TOP OF THE ROOT BALL TO EXPOSE THE ROOT FLARE OR FIRST LAYER OF ROOTS PRIOR TO PLANTING. USE A WIRE CUTTER TO MAKE 35 CUTS IN THE WIRE BASKET TO ALLOW ROOTS TO GROW THROUGH.
 - LAWN AREAS SHALL RECEIVE AT LEAST 4" OF TOPSOIL AND HYDROSEED. CHECK WITH SPECIFICATIONS FOR TOPSOIL AVAILABILITY OR CONTACT PROJECT MANAGER. TOPSOIL FOR LAWNS SHALL BE APPROPRIATE FOR GROWING AND SUSTAINING A HEALTHY LAWN. ALL LAWNS EXCLUDING THE DETENTION BASINS SHALL BE HYDROSEED WITH A SEED BLEND CONSISTING OF 30% KENTUCKY BLUEGRASS, 20% PERENNIAL RYEGRASS, 10% HARD FESCUE, 20% CREEPING RED FESCUE AND 20% CHEWINGS FESCUE.
 - PLANT MATERIALS SHALL BE CHOSEN AND INSTALLED IN ACCORDANCE WITH STANDARDS RECOMMENDED BY THE COUNTY COOPERATIVE EXTENSION SERVICE OR AMERICAN NURSERY ASSOCIATION AND SHALL COMPLY WITH THE REQUIREMENTS OF THE GERALD R. FORD INTERNATIONAL AIRPORT AUTHORITY TENANT DEVELOPMENT STANDARDS.
 - PRINCETON SENTRY GINKGO IS A MALE GINKGO CULTIVAR.

- REQUIRED LANDSCAPING NOTES:**
- PROPOSED BUFFER YARD PLANTINGS:
(2) CANOPY TREES AND (4) UNDERSTORY TREES ARE PROPOSED EVERY 100 LINEAR FEET.
 - THERE ARE NO EVERGREEN/CONIFERS PROPOSED AS PER THE GERALD R. FORD INTERNATIONAL AIRPORT AUTHORITY TENANT DEVELOPMENT STANDARDS - SEE ATTACHMENT A - APPROVED LANDSCAPING LIST (MAY 2022 EDITION).
 - ALL DISTURBED AREAS TO BE RESTORED WITH TOPSOIL, SEED, AND MULCH.
 - ALL REQUIRED LANDSCAPING MATERIALS SHALL CONFORM TO CASCADE TOWNSHIP LANDSCAPING ORDINANCE.

PLANT SCHEDULE:

TREES	COMMON NAME	SIZE	CONTAINER	QUANTITY
GP	PRINCETON SENTRY GINKGO	3" CAL.	B&B	8
AS	SUGAR MAPLE	3" CAL.	B&B	8
CC	EASTERN REDBUD	2" CAL.	B&B	16
TA	AMERICAN LINDEN	2" CAL.	B&B	17



LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING GRAVEL
- PROPOSED GRAVEL
- REMAINING WOODED/TREE AREA
- BUFFER YARD
- PROPOSED STORM SEWER
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE

REVISIONS:

DATE: OCT. 5, 2023	APPROVED BY: PCH
DATE: OCT. 23, 2023 - Site Plan Submittal	DRAWN BY: JEP
DATE: DEC. 19, 2023 - Rev. Per. Map	

Rooston & Associates
LANDSCAPING AND ENGINEERING
1005 BARNFIELD AVE. SE
GRAND RAPIDS, MI 49503
TEL: (616) 361-2720

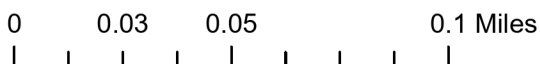
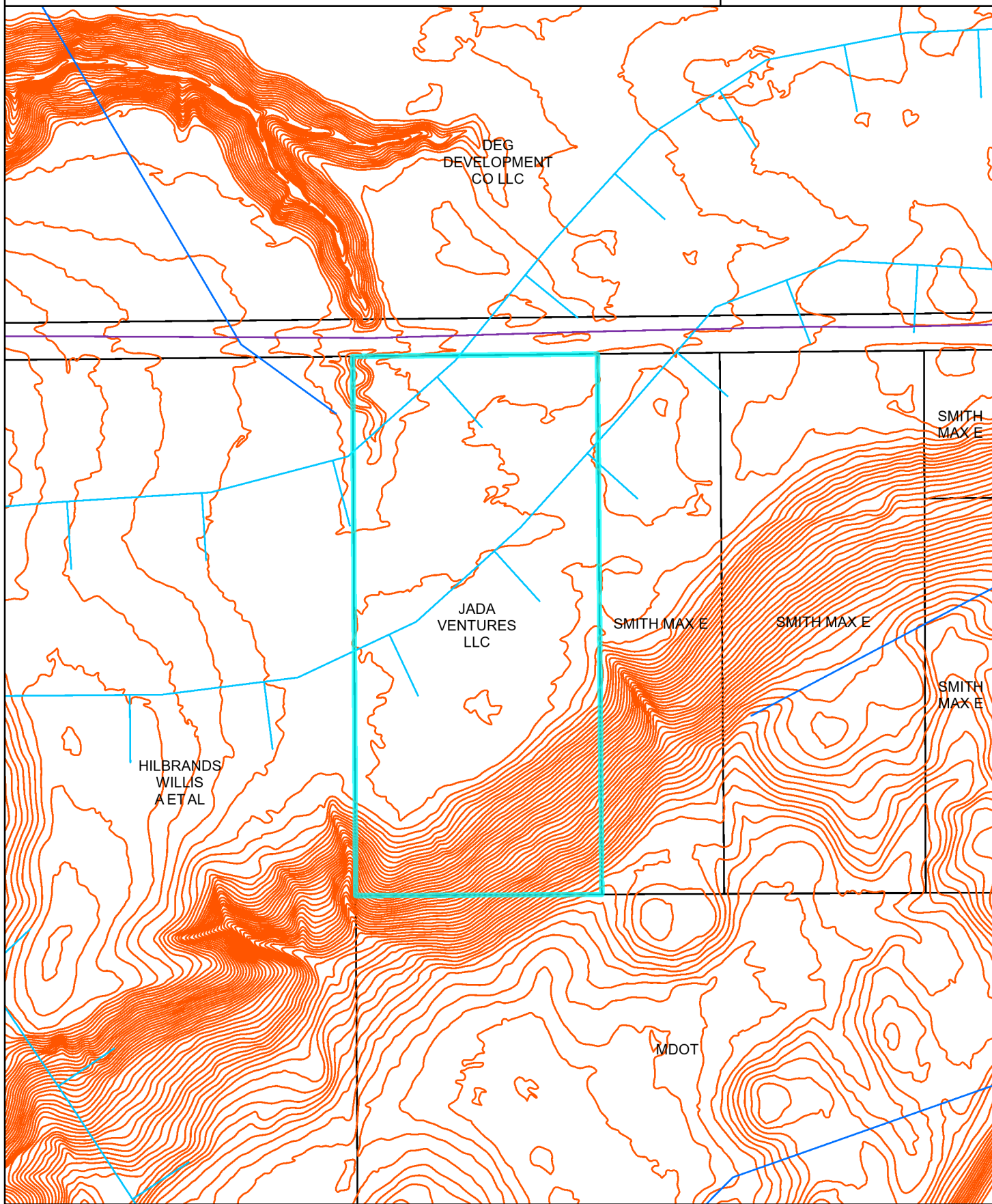
CLIENT:
ISLAMIC MOSQUE & RELIGIOUS INSTITUTE
3357 EAST PARIS AVENUE, SE
KENTWOOD, MICHIGAN 49512
TELE: (616) 437-0115

**LANDSCAPE PLAN FOR
PROPOSED CEMETERY GRAVE-SITES
PART OF THE NW 1/4 OF SEC. 33, T6N, R10W
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN**

PROJECT NO. 230787

C-104

Groundwater Contours in Proximity to 6670 52nd St SW



Legend

- GISPublish.KL.KCDA_Str
- GISPublish.KL.EH_GW_k
- 2014 Contours
- Parcels With Condos
- Kent County



بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ
In The Name of Allah the Most Merciful the Most Gracious
The Islamic Mosque & Religious Institute (Masjid At-Tawheed)

April 1, 2024

Ms. Andrea Hendrick

Community Planning & Development Director
Cascade Township
5920 Tahoe Drive, SE.
Grand Rapids, MI. 49546-7123.

Good afternoon, Ms. Hendrick

On behalf of the Islamic Mosque and Religious Institute board of directors, I would like to inform you that Dr. Ali M. Metwalli, as a board member has the authority and responsibility for the development of the cemetery project and working with the various parties to finalize the project. He has the authority to represent and sign any documents as a board representative. Please feel free to contact me if you have any questions. Have a great day.

Best Regards.

Mohammad Saleh, MD.
Chairman of the Board

LARA Corporations Online Filing System

Department of Licensing and Regulatory Affairs

ID Number: 801353762

[Request certificate](#)

[Return to Results](#)

[New search](#)

Summary for: JADA VENTURES, LLC

The name of the DOMESTIC LIMITED LIABILITY COMPANY: JADA VENTURES, LLC

Entity type: DOMESTIC LIMITED LIABILITY COMPANY

Identification Number: 801353762 Old ID Number: B8521J

Date of Organization in Michigan: 02/27/2006

Purpose: All Purpose Clause

Term: Perpetual

The name and address of the Resident Agent:

Resident Agent Name: DAVID DEN HERDER

Street Address: 3939 N GREENEBROOKE DR SE

Apt/Suite/Other:

City: GRAND RAPIDS State: MI Zip Code: 49512

Registered Office Mailing address:

P.O. Box or Street Address: 3939 N GREENEBROOKE DR SE

Apt/Suite/Other:

City: GRAND RAPIDS State: MI Zip Code: 49512

Act Formed Under: 023-1993 Michigan Limited Liability Company Act

Managed By:

Members

View filings for this business entity:

- ALL FILINGS
- ANNUAL REPORT/ANNUAL STATEMENTS
- CERTIFICATE OF CORRECTION
- CERTIFICATE OF CHANGE OF REGISTERED OFFICE AND/OR RESIDENT AGENT
- RESIGNATION OF RESIDENT AGENT
- CERTIFICATE OF ASSUMED NAME

[View filings](#)

Comments or notes associated with this business entity:

LARA Corporations
Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 07/2016

ANNUAL STATEMENT
For use by **DOMESTIC LIMITED LIABILITY COMPANY**
(Required by Section 207, Act 23, Public Act of 1993)

Identification Number: 801353762

Annual Statement Filing Year: 2024

1. Limited Liability Company Name:

JADA VENTURES, LLC

2. The street address of the limited liability company's registered office and name of the resident agent at that office:

1. Resident Agent Name: DAVID DEN HERDER
2. Street Address: 3939 N GREENEBROOKE DR SE
Apt/Suite/Other:
City: GRAND RAPIDS
State: MI Zip Code: 49512

3. Mailing address of the registered office:

P.O. Box or Street Address: 3939 N GREENEBROOKE DR SE
Apt/Suite/Other:
City: GRAND RAPIDS
State: MI Zip Code: 49512

This annual statement must be signed by a member, manager, or an authorized agent.

Signed this 10th Day of January, 2024 by:

Signature	Title	Title if "Other" was selected
Andrew Baibak	Authorized Agent	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

Decline Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the 2024 ANNUAL STATEMENT

for

JADA VENTURES, LLC

ID Number: 801353762

received by electronic transmission on January 10, 2024 , is hereby endorsed.

Filed on January 10, 2024 , by the Administrator.

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 10th day of January, 2024.

Linda Clegg

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

Date March 22, 2024
To Madison Smith-Jacoby
From Aric Thorne, PE
Subject Site Plan Review: Metwalli Cemetery, 6670 52nd St

I have reviewed the site plan at 6670 52nd St prepared by Roosien & Associates. **The current site plan and basis of this review are dated December 19, 2023.** The applicant is proposing a cemetery on the parcel.

Stormwater and Drainage

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

The site consists of a 9.68-ac undeveloped parcel with 436.0-ft of frontage along 52nd St approximately 900-ft west of Thornapple River Dr. Ground cover is characterized by grass lawn.

The project site is in Flood Control Zone 2, requiring detention for the 25-year storm with a maximum release rate of 0.13-cfs. Proposed development increases the tributary area from 3.56-ac to 3.92-ac, including 0.63-ac of gravel surface. Private gravity storm sewer and a single detention basin is included for stormwater controls.

Flood Control

The applicant provided proposed detention basin specifications with supporting design calculations. A general approximation of soil types and characteristics are used from the Natural Resources Conservation Service. Soil boring logs are provided in the plan set.

The proposed detention basin is located along the west boundary of the parcel. One 18-in diameter outlet (FE-3) drains the area (FE-4) across the access drive into the basin. Energy dissipation is provided via riprap protection. A sediment forebay with capacity for the required water quality volume (638-cft) is provided. Basin outlet design includes an emergency spillway, a 2-ft diameter structure, and 12-in diameter sewer pipe and outfall with riprap protection. Downstream is an apparent existing drainage course with a culvert across 52nd St.

Water Quality and Channel Protection

Water quality and channel protection are provided through the on-site detention basin. The design accounts for both water and channel protection (3,719-cft) quantities. The minimum 1.0-

ft of freeboard, or 0.5-ft above the design flow depth over the spillway, is included. The primary and emergency overflows account for the 10-year peak inflow at the maximum design high water level. Plans include a section detail for the basin overflow spillway.

Drainage Plan

The applicant has submitted plans with existing and proposed drainage patterns and existing topography. Side slopes for the proposed detention basin are 1:4, less than the maximum for regular mowing.

A maintenance agreement and a long-term maintenance plan are required before construction begins. The maintenance agreement and plan should include at a minimum the cleaning of pretreatment areas; cleaning of the detention basin; cleaning of the catch basin sump in the outfall structure; and sediment and debris removal from outlet structures.

Utilities and General Comments

The plan set includes locations, rim elevations, and pipe inverts for the private gravity storm sewer system. A 12-inch storm sewer (FE-6 to FE-5) is proposed across the access drive in the approach at 52nd St. Riprap protection is included at the outlet. Kent County Road Commission (KCRC) must review and permit for construction.

No other utilities are shown or anticipated, except electricity for the future possible installation of a pavilion. The access road will consist of 6-in aggregate base over 12-in sand subbase and a 6-in subbase underdrain. Grave block dimensions and layout is provided.

Soil Erosion and Sedimentation Control (SESC)

Applicant indicated limits of disturbance. No SESC measures are provided in the plan set. KCRC must review and approve plans and issue an SESC permit before construction may begin.

Summary

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

Let me know if you have any questions or concerns.

Date: January 10, 2024

MEMO: 6670 52nd St SE – Cemetery Site Evaluation – Updated

To: Adam London, PhD, RS, DAAS – Administrative Health Officer

From: Sara Simmonds, REHS, MPA – Environmental Health Director

The determination made at 6670 52nd St SE located in Cascade Township was reviewed. The total cemetery is proposed to have 4000 burial sites developed in phases. Per their engineer, they expect an average of 25 burials per year. They do not expect to reach completion of phase 1 for 75 years. The proposal included interment without embalming into an open bottomed vault. The base of the vault would terminate six feet below ground. This is consistent with what is known as a green burial.

Green burials, or burials without embalming and/or using a vault, are on the rise nationally. This is largely because they are cost effective, free of chemicals and more sustainable for the environment. In conversations with peers across the State as recently as April of 2023, this is occurring in their jurisdictions as well.

Proposed interment sites are being managed at the local level because there is no regulatory guidance in place at the State level. Many are navigating these on a site-by-site basis using locally developed processes and procedures. Two health departments were contacted directly - Wayne County (WCHD) and Ingham County due to similarities in size and population. WCHD has not received new applications for cemeteries in recent years. The cemeteries that do exist are older and are operated privately where final disposition of the body is determined by owner/operator of the cemetery and the loved one of the decedents. It is their perspective that because of the densely built environment, there is little land left for the development of a new cemetery in the County of Wayne. Input from Ingham County Health Department is pending a return phone call.

Under Public Act 368 of 1978 as amended, local health departments are to approve the land and its conditions to allow the establishment of a cemetery. The excerpt is as follows:

333.2456 Establishment of cemetery; requirements; determinations; approval; disposition of plats; vacating cemetery; removal and reinternment of bodies and remains.

Sec. 2458. (1) A person or governmental entity shall not establish a cemetery in this state until a description of the premises and a plat showing the cemetery's division is filed in duplicate with the local health department of having jurisdiction of the premises. A local health department shall not approve a proposed cemetery if the local health department determines that establishment or operation of the cemetery would be injurious to the public health. The local health department shall determine whether it is safe and healthful for a cemetery to be established in the proposed location and if the local health department approves the location and the plat of the premises, the local health department shall indorse its approval on both plats. When the establishment of a cemetery is approved, 1 plat shall be returned to the proprietor and the other shall be retained and preserved by the local health department.

(2.) The local health department shall supervise activities to vacate a cemetery and the removal and reinternment of bodies and remains.

History: 1978, Act 368, Eff. Sept. 30, 1978.

Popular name: Act 368

For the purpose of the review of this specific site, three state agencies were contacted over the course of several weeks to understand the regulatory authority regarding cemeteries and internment –Department of Labor and Regulatory Affairs (LARA), the Michigan Department of Health and Human Services (MDHHS), and the Department of Environment, Great Lakes and Energy (EGLE). MDHHS does not have formal guidance. However, a review of the file, green burials and public health risk was offered. All documentation was sent to MDHHS for review. In verbal conversation, their findings are consistent with the KCHD. They will provide a written summary today or tomorrow. When it is provided, it will be sent for your review. EGLE provided guidance documents dating back to when there was a Michigan Department of Public Health.

The State of Michigan does not require the use of a vault, casket, or coffin at the time of internment, nor does it require that decedents be embalmed. See the following link that was created by DLEG now Bureau of Licensing and Regulatory Affairs (DLARA) that provides Michigan Specific FAQs about after death care and disposition [untitled \(blueprintforaging.org\)](#). The owner/operators of the cemeteries may dictate what burial practices they allow at the time of internment. Here is also a link to the website created by LARA who regulates the operations cemeteries: <https://www.michigan.gov/lara/bureau-list/cscl/licensing/prof/cemeteries>. This site has all the regulations, codes, and administrative rules.

The Cemetery Act provides opportunities for exemption from permitting. A cemetery owned and operated by a municipal corporation, church, or religious institution is exempt from the Cemetery Regulation Act. However, a municipal corporation may pass ordinances necessary for

regulating that municipal corporation's cemeteries. [Michigan Guide to Cemetery Regulation Act 7.10.23](#) For instance, Meridian Township and Williamston in Ingham County have either operationalized or are in the final steps of finalizing plans for green burials. [More cemeteries offering green burials, recreational space - Spartan Newsroom \(msu.edu\)](#)

In conversation with Ben Parker, Division Director at DLARA, the intent of the law is to be protective of the financial investment that residents make for loved ones when they are interred in a cemetery. It could be summarized as protective against consumer fraud. LARA affirmed that they rely on the local health department and the Department of Environment, Great Lakes and Energy to make the final decisions on whether a site can be used for the purpose of cemetery.

When this application was received, it was processed in accordance with Part 127 of Act 368 as amended. Local health departments are required to ensure isolation distances can be met as required by Part 127 of PA 368 as amended. Water wells permitted in the State of Michigan are required to meet isolation distances from points of contamination. In some circumstances where conditions outlined in regulation cannot be met, a deviation may be issued. The standard practice for isolating residential wells from cemeteries or graves is determined by EGLE. See attached. In this case, the direction of groundwater is downgradient from the closest drinking water wells. The nearest wells are located at 6482 52nd St and 6740 52nd St. There are no known community water supply wells or operating wellhead protection zones with 200' of this property.

Both wells were drilled in the late 60's and early 70's using the cable tool drilling method that pounds the steel casing into the ground as the well is being drilled. It is 148' deep with a 95' of clay before groundwater was encountered. The well located at 6740 is 129' deep with 70' of clay before groundwater was encountered. Groundwater is flowing to the southeast in this area. Both wells are located upgradient from the proposed location. With the combination of well construction, location of the wells, and the direction of flow of groundwater there appears to be no risk to the residential drinking water wells.

This documentation was sent to Fishbeck for a third-party analysis. This analysis was completed and returned on January 9th, 2024. The documentation with analysis and rationale is enclosed. Their findings were on par with the analysis completed by KCHD.

Across the nation, health departments and local governing bodies are facing novel approaches to final disposition of remains and burial practices. To learn more about green burials and novel approaches to final disposition, there were several resources reviewed. In Maryland, Baltimore County Department of Environmental Protection did an extensive review of the implication of green burials and produced a white paper identifying the public health risk and how to respond. Many of the issues addressed in this white paper are like those in Kent County. Here is the link to this very informative article: [Microsoft Word - Environmental Health Implications of Green](#)

[Burials.docx \(naccho.org\)](#) The rise of green burial questions led the State of Massachusetts Department of Environmental Protection to create an informational website for local boards of health for green burials and home burials. This website provides public health and local governing bodies information about how to process these requests and how to navigate the state regulations surrounding interment. Here is a copy of the link: [Information for Local Boards of Health on Home Burials and Green Burials | Mass.gov](#). There was also recently an article in February of 2023 National Geographic about green burials. The Michigan Bridge Magazine published an article about green burials relating to the changing practices in the state of Michigan. Both articles can be found below:

- <https://www.nationalgeographic.com/environment/article/rest-in-compost-these-green-funerals-offer-an-eco-friendly-afterlife>
- <https://www.bridgemi.com/quality-life/green-burials-ash-jewelry-are-thing-now-michigan-can-state-law-adjust>

In summary, there are gaps in the regulations surrounding cemeteries. There is little regulatory guidance within the State of Michigan or in the nation surrounding green burials. This continues to be an ongoing conversation with the State of Michigan which may result in a workgroup with EGLE, MDHHS, local health departments and LARA for a gap analysis, areas of policy development and the development of protocol for cemetery approval moving forward that can be used throughout the state of Michigan.

enc: Fishbeck Report
EGLE Minimum Isolation Distances
Groundwater Flow Map

January 9, 2024
Project No. 240039

Sara Simmonds
Director, Environmental Health
Kent County Health Department
700 Fuller Ave NE
Grand Rapids, MI 49503

52nd Street Islamic Cemetery Assessment
6670 52nd Street SE, Grand Rapids, MI
(Parcel ID No.: 41-19-33-100-014)

This letter presents the results of a file review assessment conducted by Fishbeck for the proposed Islamic cemetery at 6670 52nd Street SW, Grand Rapids, Michigan (Subject Property). The Parcel ID of the Subject Property is 41-19-33-100-014, and it is listed as being owned by Jada Ventures, LLC. Figure 1 presents a site plan of the Subject Property.

The Islamic cemetery is planned to receive burials that are considered “green.” According to the Green Burial Council, “green” burial is a way for caring for the dead with minimal environmental impact that aids in the conservation of natural resources, reduction of carbon emissions, protection of worker health, and restoration and/or preservation of habitat. Green burials apply the use of non-toxic biodegradable materials. Burials at the Subject Property are assumed to have bottomless vaults located 6 feet below ground surface (bgs), allowing for the direct contact between soil and deceased. It is also assumed that burials at the Subject Property will not rely on the use of embalming chemicals.

There is not a significant amount of scientific literature or regulatory guidance regarding the minimum separation distance between a burial and a drinking water source. The U.S. Environmental Protection Agency (USEPA) recommends all burials be at least 820 feet from any water supply for human consumption. The National Agricultural Biosecurity Center at Kansas State University recommends the minimum separation distance between the bottom of the burial and the water table range from 1 to 5 feet, due to the rapid breakdown of decay products through the soil column in a single burial plot setting.¹

Nearby water supply well logs were reviewed to assess the geology in the vicinity of the Subject Property. The nearby supply well logs are presented in Attachment 1 and the approximate locations depicted in Figure 1. Clay is encountered from the ground surface to a depth varying from 70 to 95 feet bgs and is underlain by sand. Based on nearby supply well logs, sufficient groundwater to support potable use is not encountered until a varying depth of 70 to 95 feet bgs (i.e., underlying sand). Groundwater flow in the localized area is believed to be to the southeast, toward the Thornapple River located roughly 0.75 miles from the Subject Property.

The Subject Property is currently a vacant field with vegetation. The Subject Property is positioned between two adjoining residential properties, each with a supply well. Additionally, the adjacent property located to the north

¹ Koepenick, K. (2015). Environmental Health Implications of “Green Burials” [Review of Environmental Health Implications of “Green Burials”]. <https://www.naccho.org/uploads/blog/nacchoessentials/Environmental-Health-Implications-of-Green-Burials-K.-Koepenick-Balt-Co-DOH-11-7-18.pdf>

is a vacant agricultural field. The adjacent property located to the south is a vacant vegetated field. The property to the west (6482 52nd Street SE) has a supply well that is located approximately 975 feet from the center of the Subject Property and is believed to be hydraulically up-gradient of the proposed cemetery. The supply well at 6482 52nd Street SE is screened at 140 to 148 feet bgs. The property to the east (6740 52nd Street SE) has a supply well that is located approximately 610 feet from of the center of the Subject Property and is believed to be hydraulically side gradient of the proposed cemetery. The supply well at 6740 52nd Street SE is screened at 124 to 129 feet bgs.

Localized hydrogeologic information suggests that the proposed Islamic cemetery poses minimal health risk to the underlying aquifer given the vertical and lateral separation distances, vertically extensive clay layer overlying the aquifer, and assumed groundwater flow direction. No site-specific information was collected to support this conclusion. There is no known federal or State of Michigan regulations regarding the minimum separation distance between a green burial and a drinking water source.

If you have any questions or require additional information, please contact Derrick Lingle at 269.544.6964 (dlingle@fishbeck.com) or Avianna Jackson at 269.360.7350 (ajackson@fishbeck.com).

Sincerely,



Derrick Lingle, CPG
Senior Hydrogeologist



Avianna Jackson
Hydrogeologist

Attachments
By email

Figures



LEGEND

 APPROXIMATE LOCATION OF SUPPLY WELL



SCALE 1" = 150'
0 50 100 150 300

NOTE:
THIS IS NOT A PROPERTY BOUNDARY SURVEY. PROPERTY BOUNDARIES SHOWN ON THIS MAP ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

52nd STREET SE

6670 52nd STREET SE
GRAND RAPIDS, MI 49512

SITE PLAN



PROJECT NO.
240039

FIGURE No.
1

Attachment 1



Water Well And Pump Record



Completion is required under authority of Part 127 Act 368 PA 1978.

Failure to comply is a misdemeanor.

Import ID:

Tax No:	Permit No:	County: Kent			Township: Cascade	
Well ID: 41000002064 Elevation: 805 ft. Latitude: 42.8696376874 Longitude: -85.5000465856 Method of Collection: Interpolation-Map		Town/Range: 06N 10W	Section: 33	Well Status: Active	WSSN:	Source ID/Well No:
		Distance and Direction from Road Intersection: 52 FT. S. OF 52ND AVE. 1/10 MI. W. OF THORNAPPLE DR.				
		Well Owner: MAX SMITH			Well Address: 6740 52ND ST. GRAND RAPIDS, MI 49508	

Drilling Method: Cable Tool Well Depth: 129.00 ft. Well Type: New	Well Use: Household Date Completed: 9/4/1969	Pump Installed: Yes Pump Installation Date: Manufacturer: Other Model Number:	Pump Installation Only: No HP: Pump Type: Submersible Pump Capacity: 0 GPM Pump Voltage: Drilling Record ID:
Casing Type: Unknown Casing Joint: Threaded & coupled Casing Fitting: Drive shoe	Height:	Drop Pipe Length: 114.00 ft. Drop Pipe Diameter: Draw Down Seal Used: No	
Diameter: 4.00 in. to 124.00 ft. depth		Pressure Tank Installed: No Pressure Relief Valve Installed: No	
Borehole:			

Static Water Level: 95.00 ft. Below Grade Well Yield Test: Pumping level 95.00 ft. after 4.00 hrs. at 60 GPM	Yield Test Method: Unknown	Formation Description	Thickness	Depth to Bottom
		Clay	70.00	70.00
		Sand	59.00	129.00

Screen Installed: Yes Screen Diameter: 3.00 in. Screen Material Type: Stainless steel-wire wrapped Screen Installation Type: Unknown	Filter Packed: No Blank: 0.00 ft. Above Slot Length Set Between: 12.00 5.00 ft. 124.00 ft. and 129.00 ft.			
Fittings: Neoprene packer				

Well Grouted: No	Geology Remarks:

Wellhead Completion: Pitless adapter	Drilling Machine Operator Name:

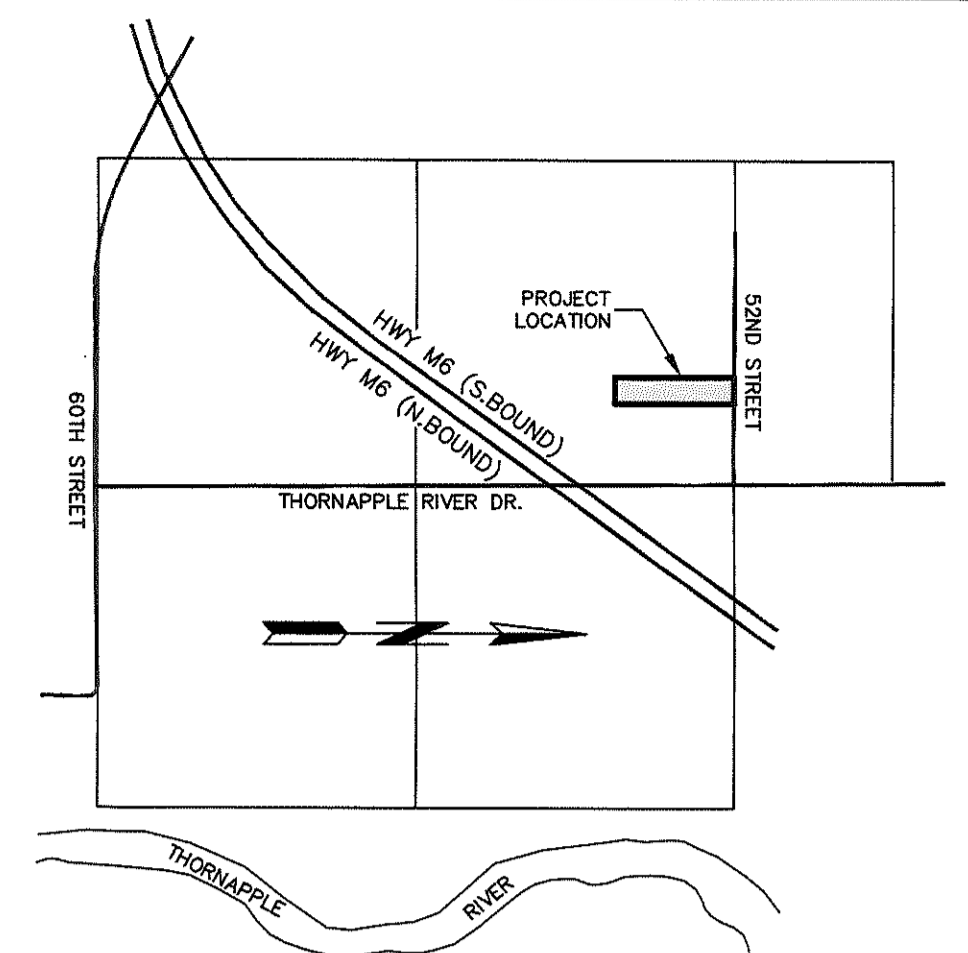
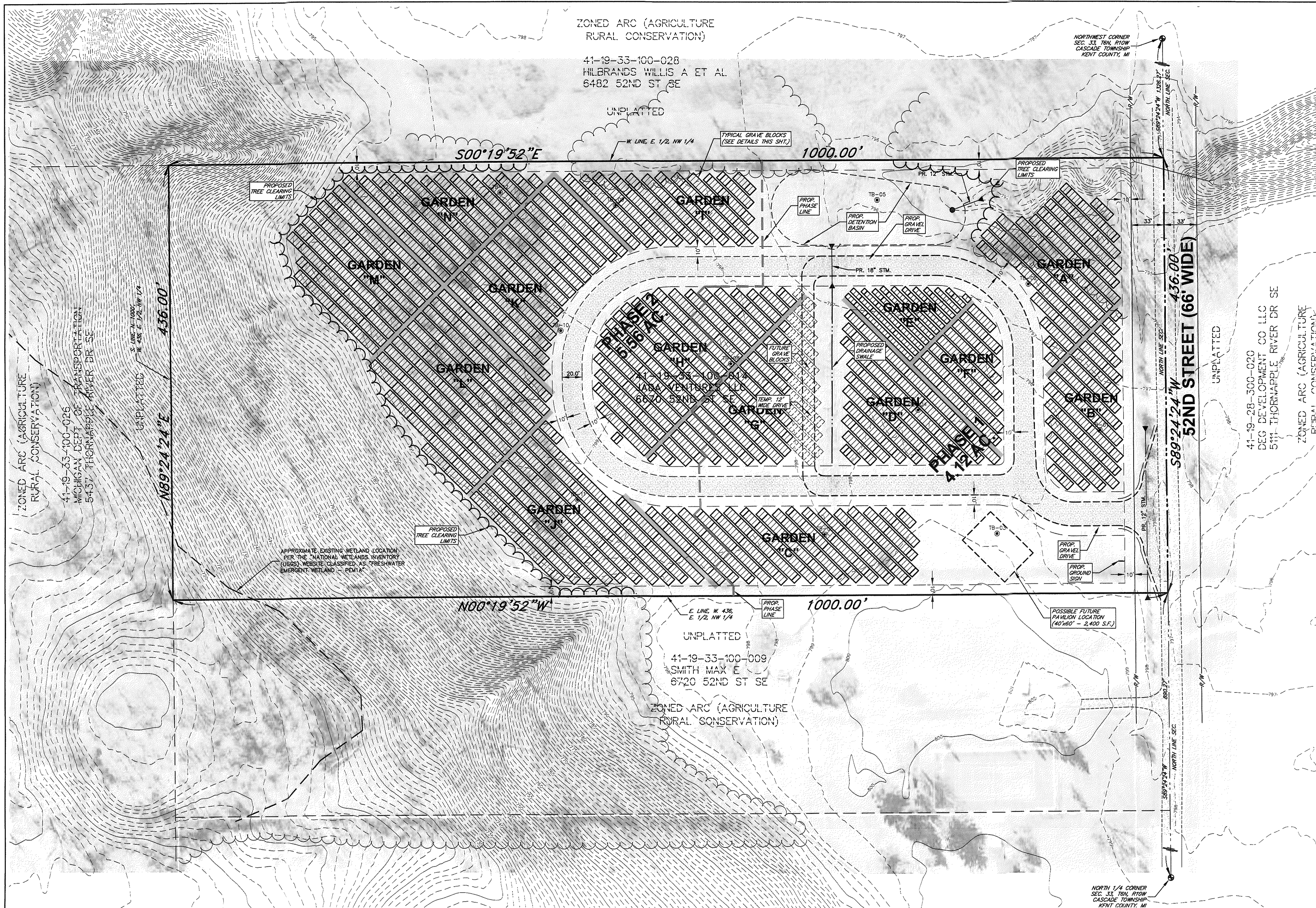
Nearest Source of Possible Contamination:	Employment: Unknown
Type: Septic tank	
Distance: 50 ft.	
Direction: Southeast	

Contractor Type: Water Well Drilling Contractor	Reg No: 41-0399
Business Name:	
Business Address:	

Water Well Contractor's Certification	
This well was drilled under my supervision and this report is true to the best of my knowledge and belief.	
Signature of Registered Contractor	Date

General Remarks: UPDATED ESSENTIAL FIELDS 19 DECEMBER 2021, BB, MGS

Other Remarks: Pump Manufacturer: DECATUR PUMP CO.



LOCATION MAP
NOT TO SCALE

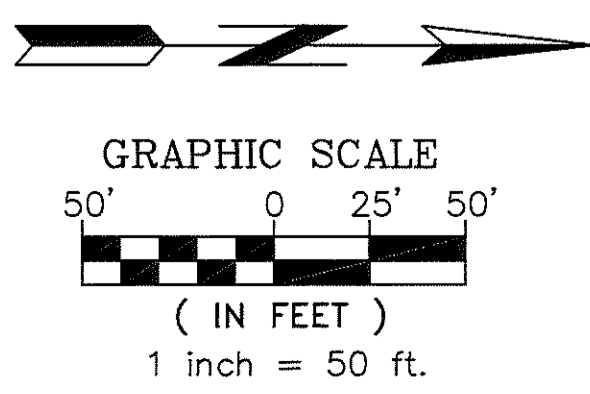
TAX DESCRIPTION FOR 41-19-33-100-014
The North 1000 feet of the West 436 feet of the East 1/2 of the NW 1/4 of Section 33, T6N, R10W, Cascade Township, Kent County, Michigan.

SITE PLAN NOTES:

1. APPLICANT: ALL METWALI 7444 WHISPERING RIDGE STREET GRAND RAPIDS, MI 49548
2. PARCEL ID: 41-19-33-100-014
3. ADDRESS: 6670 52ND ST SE, KENTWOOD, MI 49512
4. EXISTING USE: VACANT
5. PROPOSED USE: CEMETERY - GRAVE LOTS
6. SIGNAGE: PROPOSED SIGN SHALL BE A GROUND MOUNTED SIGN IN ACCORDANCE WITH THE CASCADE CHARTER TOWNSHIP SIGN ORDINANCE.
7. PARCEL SIZE: 10.01 GROSS ACRES (INCLUDING 52nd ST. R/W) 9.68 NET ACRES (EXCLUDING 52nd ST. R/W)
8. EXISTING ZONING: ARC (AGRICULTURE RURAL CONSERVATION) MIN. LOT WIDTH 200 FT. MIN. LOT AREA 100,000 S.F.
9. PROPOSED GRAVE BLOCKS:
PHASE 1 = 1,711 STANDARD GRAVE SITES
PHASE 1 = 172 CHILD GRAVE SITES
AREA = 4.12 AC. (EXCLUSIVE OF 52ND ST. RIGHT OF WAY)
PHASE 2 = 2,531 GRAVE SITES
TOTAL = 4,178 STANDARD GRAVE SITES
TOTAL = 172 CHILD GRAVE SITES
GRAND TOTAL GRAVE SITES = 4,350
10. UTILITIES: NO PUBLIC UTILITIES ARE PROPOSED. ELECTRICITY MAY BE PROVIDED TO THE PAVILION SHOULD IT BE CONSTRUCTED IN THE FUTURE. NO WELL AND SEPTIC ARE PROPOSED.
11. SITE LIGHTING: THERE IS NO PROPOSED SITE LIGHTING AT THIS TIME. IF SITE LIGHTING IS DESIRED IN THE FUTURE ALL LIGHTING SHALL BE IN COMPLIANCE WITH THE CURRENT TOWNSHIP LIGHTING ORDINANCE. ALL FIXTURES SHALL BE DOWNCAST FULL CUT-OFF FIXTURES.
12. A GROUND MOUNTED SIGN IS PROPOSED. DETAIL SIGNAGE DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWNSHIP PRIOR TO INSTALLATION.

LEGEND

- EXISTING CONTOUR LINE
- EXISTING GRAVEL
- PROPOSED GRAVEL
- PROPOSED STORM SEWER
- DRAINAGE ARROW
- 5' WIDE ACCESS ROUTE



REVISIONS:

DESIGN BY: JEP
DRAWN BY: BFG
DATE: OCT 5, 2023
REVISIONS:
10-23-23 - Site Plan Submittal

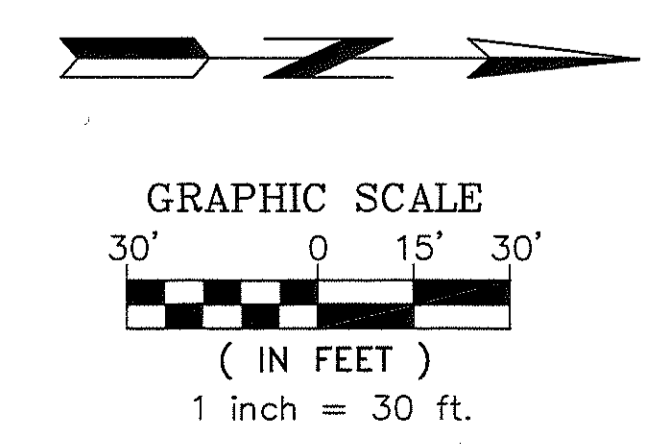
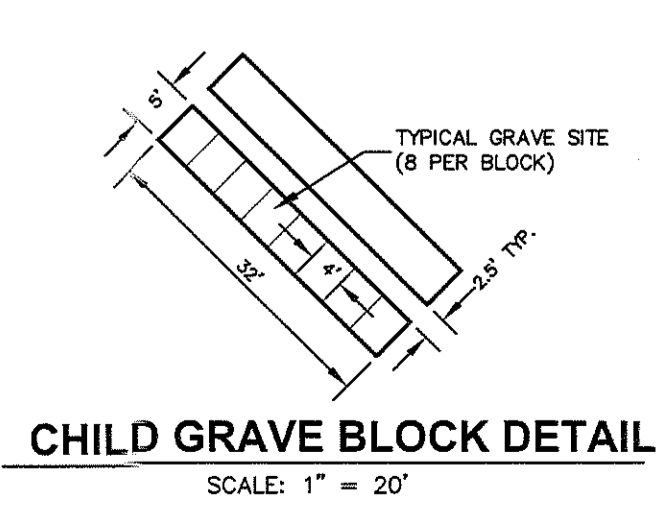
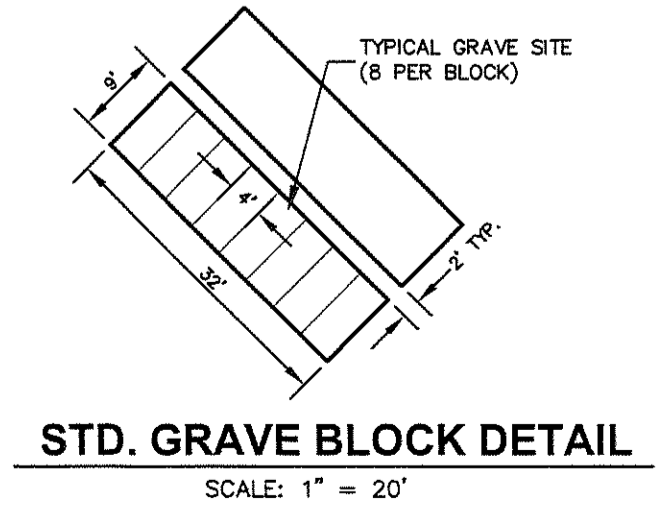
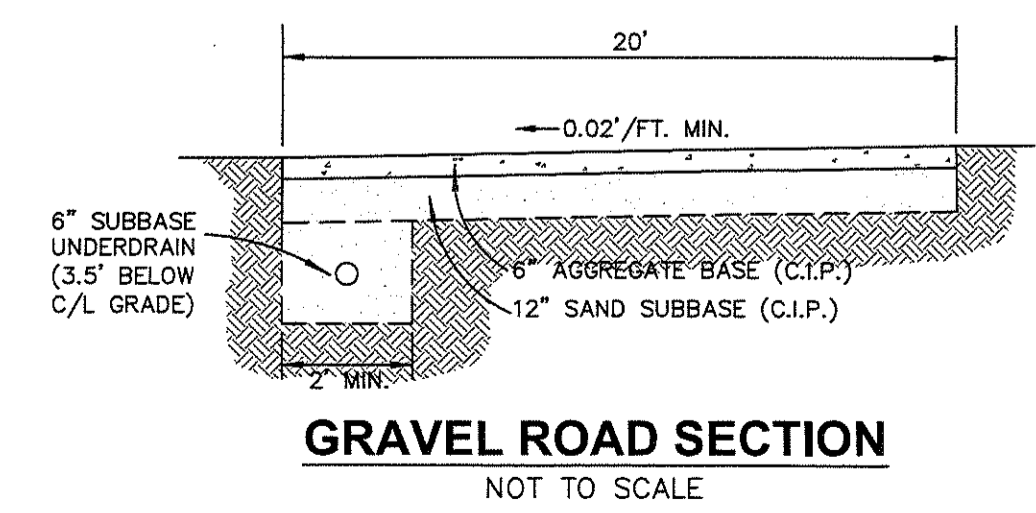
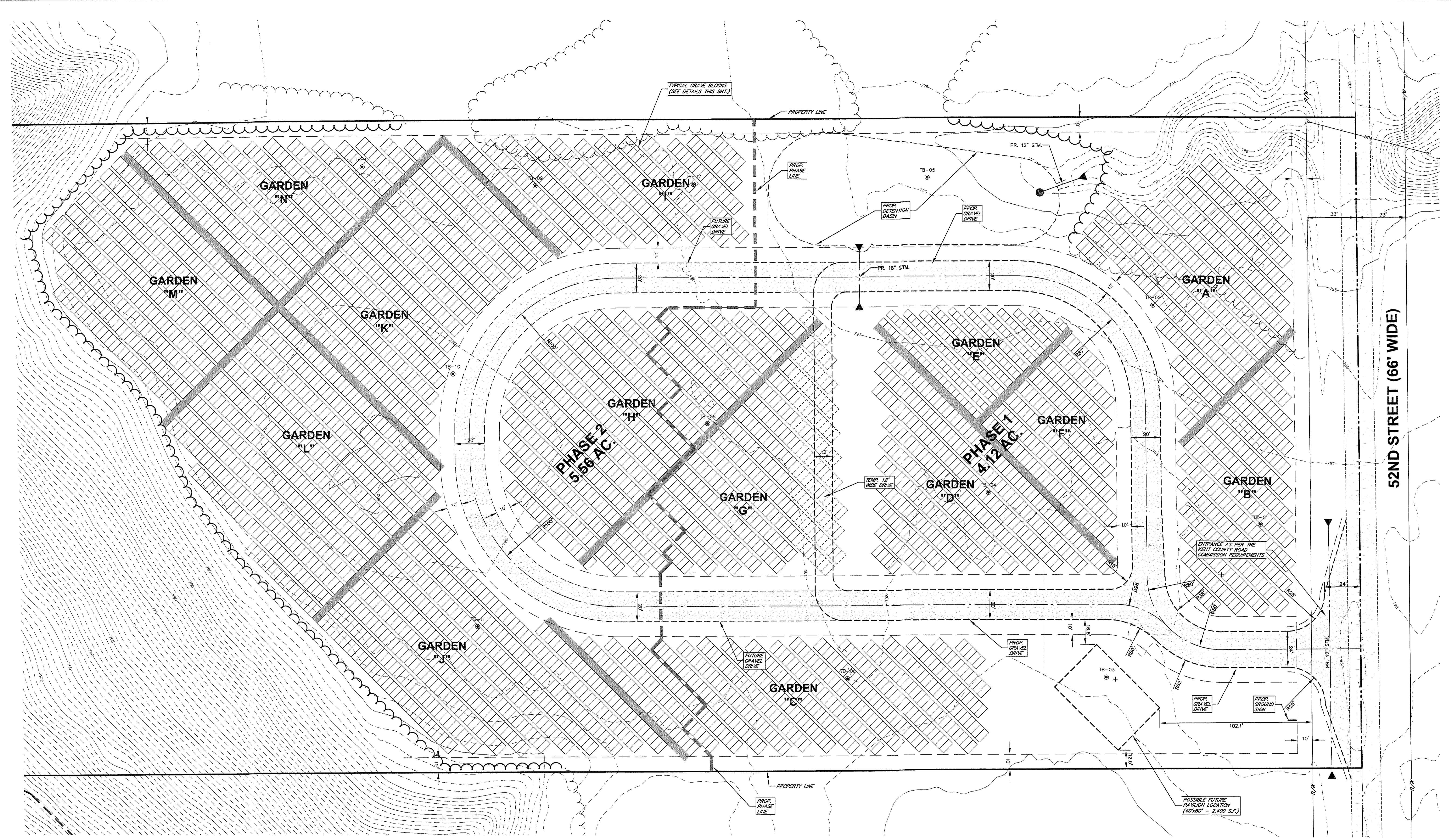
Roostein & Associates
SURVEYING AND ENGINEERING

**PRELIMINARY SITE PLAN FOR
PROPOSED CEMETERY GRAVE SITES**
PART OF THE NW 1/4 OF SEC. 33, T6N, R10W
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

CLIENT:
ISLAMIC MOSQUE & RELIGIOUS INSTITUTE
3357 EAST PARIS AVENUE, SE
KENTWOOD, MICHIGAN 49512
TELE. (616) 437-0115

PROJECT NO.
230787

C-101



LEGEND

	EXISTING CONTOUR LINE
	EXISTING GRAVEL
	PROPOSED GRAVEL
	PROPOSED STORM SEWER

REVISIONS:

DATE: OCT. 5, 2023	REVISIONS: 10-23-23 - Site Plan Submittal
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DRAWN BY: JEP
APPROVED BY: PCH
DATE: OCT. 5, 2023

Roosien & Associates
SURVEYING AND ENGINEERING

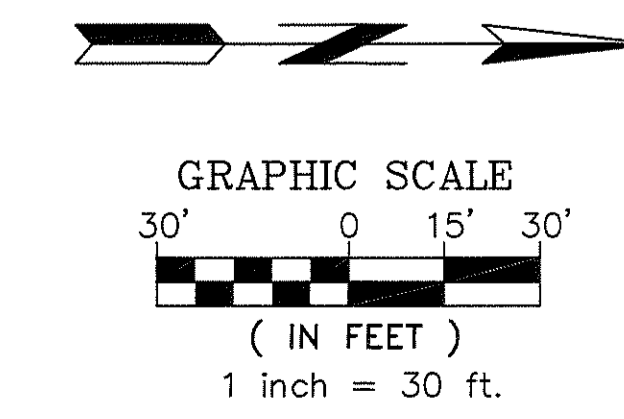
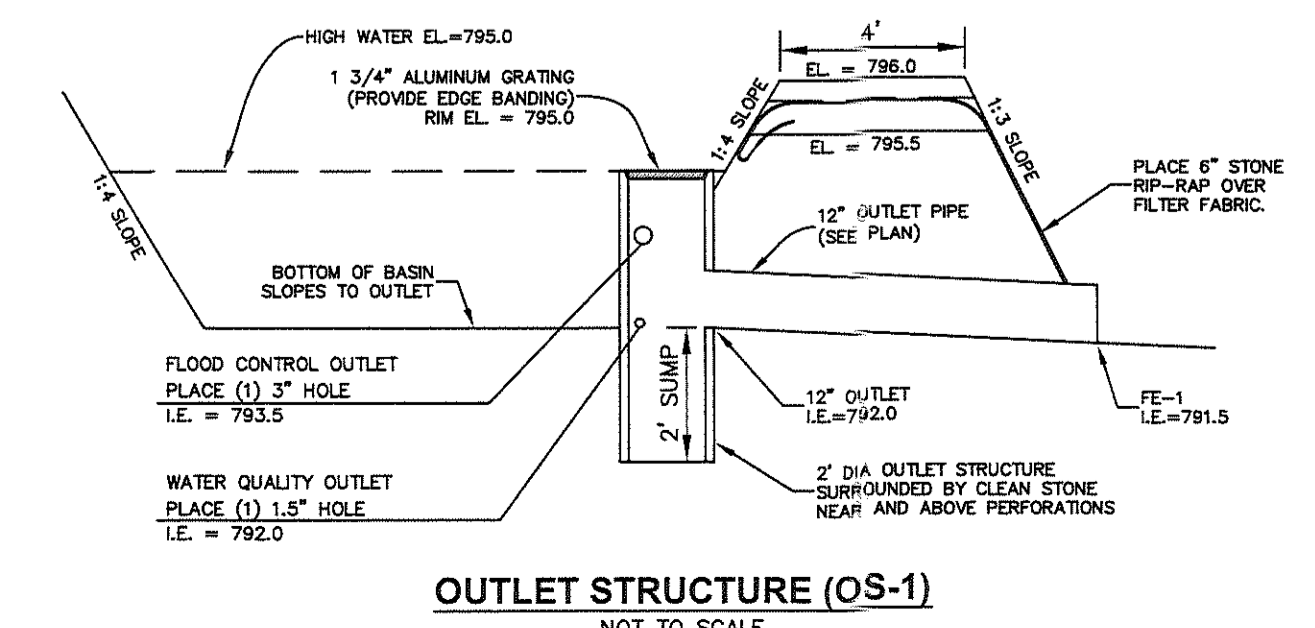
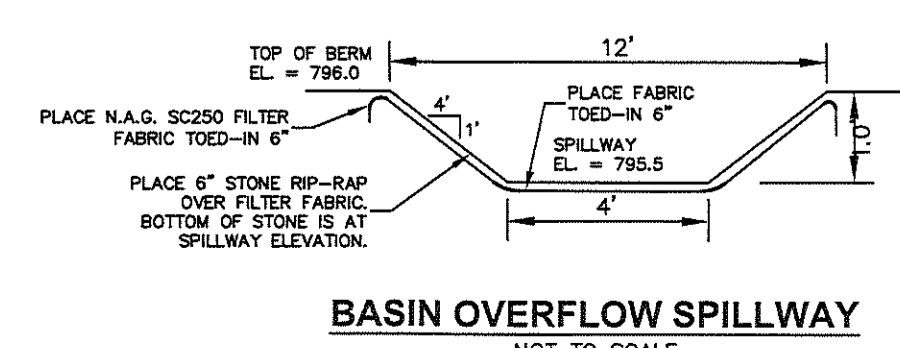
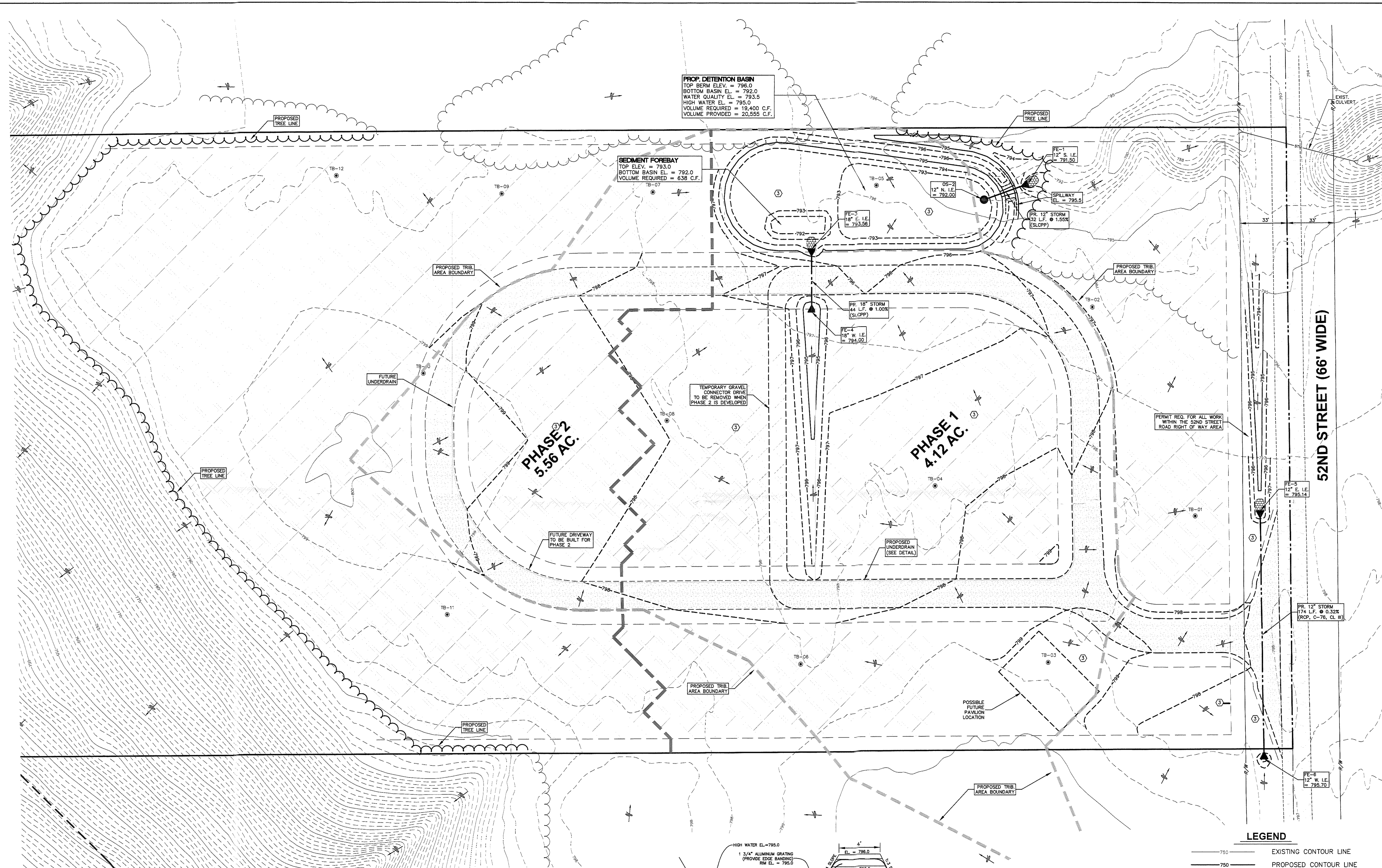
5056 PLAINFIELD AVE. NE
GRAND RAPIDS, MI 49525
TEL: (616) 361-7220

**DIMENSIONAL PLAN FOR
PROPOSED CEMETERY GRAVE SITES**
PART OF THE NW 1/4 OF SEC. 33, T6N, R10W
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

CLIENT:
ISLAMIC MOSQUE & RELIGIOUS INSTITUTE
3357 EAST PARIS AVENUE, SE
KENTWOOD, MICHIGAN 49512
TELE: (616) 437-0115

PROJECT NO.
230787

C-102



LEGEND

	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EXISTING GRAVEL
	PROPOSED GRAVEL
	PROPOSED STORM SEWER
	DRAINAGE ARROW
	PLACE 3" TOPSOIL, SEED, AND MULCH (DISTURBED AREAS)

REVISIONS:

DESIGN BY: EP
 APPROVED BY: PCH
 DATE: OCT. 5, 2023

REVISIONS:
 10-23-23 - Site Plan Submittal

Roosten & Associates
 SURVEYING AND ENGINEERING

5085 PLAINFIELD AVE. NE
 GRAND RAPIDS, MI 49505 TEL: (616) 341-7255

**PRELIMINARY GRADING PLAN FOR
 PROPOSED CEMETERY GRAVE-SITES**
 PART OF THE NW 1/4 OF SEC. 33, T6N, R10W
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

CLIENT:
ISLAMIC MOSQUE & RELIGIOUS INSTITUTE
 3357 EAST PARIS AVENUE, SE
 KENTWOOD, MICHIGAN 49512
 TELE. (616) 437-0115

PROJECT NO.
 230787

C-103



Vehicle Parking Narrative for

Proposed Cemetery at

6670 52nd Street

Cascade Township, MI

Job No. 230787

April 1, 2024

Parking in General:

The site has been designed to facilitate parking on or just off the proposed driveway. The proposed driveway is 20 feet wide. All grave sites are setback another 10 feet from the driveway to ensure that if vehicles pull off to the side they will not be parking on gravesites. The 20-foot driveway width will provide adequate room to get around parked vehicles.

Maintenance Workers:

Maintenance workers will park on the driveway where needed.

Individual Visitors:

Visitors for individuals already buried in the cemetery may park at any location on the driveway that is convenient for access to the that individual's gravesite.

Funeral Events:

During funerals it is planned that the driveway typically will act as a one-way driveway with cars following the procession and parking in a line on the side of the driveway behind the hearse. After the ceremony the cars would continue out in the same direction, and loop back to the entrance. This is why a temporary driveway connection has been proposed. Ultimately there will be a 20-foot-wide driveway looping through the entire cemetery as shown. The community anticipates only 20 to 25 burials per year. According to their faith the deceased must be buried within 24 hours of passing. This naturally limits the size of the funeral processions as there is limited time to make arrangements to attend.

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Grand Rapids, MI 49525
(616) 361-7220
paul@roosien-assoc.com

Proposed Restrictions for

Proposed Cemetery at

**6670 52nd Street
Cascade Township, MI
Job No. 230787**

April 1, 2024

1. All interments, disinterments and removals will be made subject to applicable law. (142-3-A)
2. Every earth interment shall be made in a concrete open-bottom box. (142-3-F)
3. The cemetery shall remove all floral designs, flowers, weeds, trees, shrubs, plants, or herbage of any kind, from the cemetery as soon as, in the reasonable judgment of the cemetery, they become unsightly, dangerous, detrimental or diseased, or when they do not conform to standards maintained. The cemetery shall regulate the method of decorating plots so that a uniform beauty is maintained. (142-7-A)
4. The cemetery's rules and regulations shall provide that all plantings, other than annual or perennial flowers, must be approved by the cemetery as to selection of varieties and arrangement. All plantings shall be subject to proper attention and pruning by the cemetery. (142-7-B)
5. The cemetery's rules and regulations shall provide that no fence, railing, coping, wall, hedge or enclosure of any kind or nature shall be placed or erected around or on any burial unit. (142-7-C)
6. The cemetery's rules and regulations shall provide that persons within the cemetery grounds shall use only the avenues, walks, alleys and roads for ingress and egress. (142-9-A)
7. The cemetery's rules and regulations shall provide that all persons shall be prohibited from gathering flowers, either wild or cultivated, or breaking trees, shrubbery or plants, or feeding or disturbing the birds or fish or other animal life at the cemetery. (142-9-D)
8. The cemetery's rules and regulations shall provide that no person shall consume refreshments or liquors in a cemetery or carry same on the cemetery premises. (142-7-E)
9. The cemetery's rules and regulations shall provide that individuals not visiting or caring for a cemetery plot shall not be permitted to sit or to lounge on any of the grounds, graves, or monuments in the cemetery, or in any buildings located at the cemetery. (142-7-F)

10. The cemetery's rules and regulations shall provide that the throwing of rubbish or debris on the drives and paths, or on any part of the grounds, or in the buildings shall be prohibited. (142-7-I)
11. The cemetery's rules and regulations shall provide that automobiles shall not be driven through the grounds at a greater speed than 10 miles per hour and must always be kept on the right side of the cemetery roadway. The cemetery's rules and regulations shall provide that automobiles must not: (1) make a U-turn on a cemetery road or (2) use a cemetery road as a public thoroughfare. (142-9-J)
12. The cemetery's rules and regulations shall provide that all permanent markers, headstones, monuments, mausoleums, and memorials to be erected or placed in the cemetery shall be of recognized durable granite or recognized hard marble of United States Standard Bronze except by permission of the cemetery. (142-14-A(1))
13. The cemetery's rules and regulations shall provide that no person shall erect or place in the cemetery any permanent memorials or memorial work of any kind or character until plans and specifications therefor shall have been submitted to and approved by the cemetery. (142-14-A(3))
14. The cemetery's rules and regulations shall provide that not more than one upright memorial shall be allowed above the ground level on any one grave space. (142-14-A(4))
15. All "access routes" illustrated on the site plan between the various gardens will be for pedestrians only. The surface of the access routes will be lawn.
16. The developed portion of the site will be regularly checked for debris. Any debris found will be collected and removed from the site. The site will be checked for debris no less than once a month. During the growing season inspections will be done each time the lawn is mowed.

Note:

All parenthetical references above refer to a section in Chapter 142 "Cemeteries" of the Cascade Township General Code of Ordinances as of the above referenced date.