

AGENDA
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, March 2, 2026
6:00PM
2870 JACKSMITH AVE SE

Public may access the meeting via video conference software Zoom

Webinar ID: 893 0165 3349

<https://us02web.zoom.us/j/89301653349>

- 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 February 2, 2026, meeting.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 7. Case #25-3909 – Public Hearing**
Applicant: Finko, LLC
Property Address: 6530, 6535, 6538, 6543, 6554, 6562, and 6574 Round Hill Ct.
Parcel Number: 41-19-16-120-016, 41-19-16-120-001, 41-19-16-120-015, 41-19-16-120-002, 41-19-16-120-013, 41-19-16-120-012, and 41-19-16-120-011.
Also, the common elements associated with Sentinel Pointe PUD Ordinance #1 of 1980 as amended.
Requested Action: Request for an amendment to a PUD amendment to Ordinance #1 of 1980 Sentinel Pointe PUD to make minor amendments to the previously approved Site Plan for the Round Hill development.
- ARTICLE 8. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 9. Other Business**
- ARTICLE 10. Adjourn**

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, March 2, 2026
6:00 PM**

ARTICLE 5.

Approve the Minutes of the February 2, 2026 meeting.

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, February 2, 2026
6:00 pm
2870 JACKSMITH AVE SE

ARTICLE 1. Chairman Rowland called the meeting to order at 6:00 pm.
Members Present: Korstange, Kraemer, Rowland, Cribbs, Madiol, Kaiser, Lauer
Members Absent: None
Others Present: Community Planning and Development Director (Director) Andrea Hendrick, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance to the Flag

ARTICLE 3. Approve the current Agenda

Motion was made by Vice Chair Kraemer to approve the current agenda. Supported by Commissioner Cribbs. Motion carried unanimously.

ARTICLE 4. Disclose any Conflict of Interest

There were no conflicts of interest disclosed.

ARTICLE 5. Approve the Minutes of the January 19, 2026, meeting.

Motion was made by Commissioner Madiol to approve the minutes of the January 19, 2026 meeting. Supported by Treasurer Korstange. Motion carried unanimously.

ARTICLE 6. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 7. Case #26-3913 – Public Hearing

Applicant: Jason Hoff, Adventure Assets MI LLC

Property Address: 6425 28th St SE, 6501 28th St SE

Parcel Number: 41-19-09-351-002, 41-19-09-351-016

Requested Action: Special Land Use approval to operate a smash room and paint splatter event space similar in nature to an indoor recreation facility in suite 6437.

Director Hendrick presented the application for a Type II Special Use Permit to operate a smash room and paint splatter event space in a commercial strip mall located at 6425 28th Street. She noted the use may also utilize shared parking spaces located on the adjacent property at 6501 28th Street. Both properties were included in the public notice. She explained the property is located in the Cascade East PUD, generally referred to as PUD 22. To the north, buffered by forest area of at least 100 to 115 feet, are single family residential properties. The properties on the

west, east and south sides are all commercial uses.

Director Hendrick provided a summary of the historic development on the site, noting that while the site is zoned PUD, there is no PUD agreement. The allowed uses are determined by the underlying zoning district, which is currently B-2 General Business. She stated the proposed zoning for this site is Village Fringe. An explanation of the determination of use was included in the staff report. She determined that the proposed use required special use approval under both the current Zoning Ordinance and the proposed amendments.

Director Hendrick stated the proposed operation would be located in the north portion of the west building on the site as indicated in the site plan. She described the interior floor plan which included multiple different size paint rooms, three smash rooms, an event room, and rooms for storing material.

Director Hendrick explained that staff summarized the special land use standards of Section 17.06 of the Zoning Ordinance and found that the standards were met. She noted that no neighbor comments were received. She stated the applicant provided Material Safety Data Sheets which are sheets kept on site if there is flammable or hazardous material. Staff requested these sheets because of the nature of the use, to keep on file at the Township and provide to the Fire Department. She noted the Fire Department had reviewed this plan and expressed no concerns.

Director Hendrick stated the Planning Commission should determine the following: Does the proposed use meet the special land use standards of Section 17.06? Is there an increase in waste and material storage that has a negative impact on adjacent property owners and the general zone district? Are there any concerns raised during the public comment period?

Commissioner Madiol inquired about PUDs without agreements. Director Hendrick responded that a number of PUDs were adopted in the 1970s without agreements, including this one.

Commissioner Kaiser asked about trash pickup frequency. Director Hendrick stated it was about once a week, the same as any general trash pickup associated with the use.

Jerry Brennaman (9494 Barker Road, White Pigeon, Michigan), co-owner of Adventure Assets MI LLC with partner Jason Hoff, addressed the Commission. Mr. Brennaman explained I Smash is a nationally recognized franchise. Regarding trash pickup, they typically use two four-yard containers. All electronics are 100% recyclable and are stored inside the facility, with none outside. The franchise has once a week pickup for electronics materials. At the end of 2027, 100% of their glass will also be recycled. The facility will be more focused on the painting side of the business than any other I Smash facility, meaning the paint rooms will be a little bit larger with more paint-based activities.

Commissioner Kaiser inquired about what type of painting would be

occurring. All materials are completely eco-friendly. They will have splatter paint rooms where people can splash paint on each other, the room, the floors, and canvases. They will also have alternatives to paint splattering, including pendulum painting and fluid art painting, where customers can take home pieces to hang on a wall.

Treasurer Korstange inquired about the property addresses listed on the agenda. Director Hendrick confirmed the properties were noticed with the suite number and parcel numbers to ensure full compliance with noticing requirements.

Chairman Rowland asked about typical business hours. Mr. Brennaman responded they would typically be open from noon to 8:00 pm. Weekends would be a little earlier, from around 9:00 or 10:00 am until 8:00 or 9:00 pm. Sunday hours were also planned. Currently they plan to be open six days a week with Mondays off, though that could change depending on traffic at the location. Their busy hours are typically any time after 4:00 pm and on weekends.

Chairman Rowland asked about the noise level related to the activities. Mr. Brennaman noted he and his partner conducted decibel meter readings at the chiropractor and pet store on either side. Without any sound barriers, they couldn't go above 55 decibels and were hitting that mark without any walls up in the building. Once they have soundproofing measures that the franchise mandates, noise levels will be controlled.

Commissioner Lauer inquired about the event space. Mr. Brennaman explained they will have two event spaces consisting of one large room with a big partition divider down the middle. People will be able to have birthday parties or talk to other businesses in the area to host social events and enjoy the activities.

Commissioner Lauer asked if they would offer food or beverages for parties. Mr. Brennaman responded that guests would be allowed to bring food. Commissioner Madiol asked if they would allow alcohol. Mr. Brennaman responded that they would not allow alcohol, and that the facility would not offer alcohol, food, or beverages.

**Motion was made by Chairman Rowland to open public hearing.
Supported by Vice Chair Kraemer.
Motion carried unanimously.**

There was no one wishing to speak.

**Motion was made by Chairman Rowland to close public hearing.
Supported by Commissioner Cribbs.
Motion carried unanimously.**

Chairman Rowland noted that they had been to a smash room previously and did not find issue with the request.

Treasurer Korstange noted that she was concerned about noise levels, but this had already been addressed by the applicant and she appreciated that.

Commissioner Madiol also commented that he appreciated the applicant's due diligence.

Motion was made by Vice Chair Kraemer to RECOMMEND APPROVAL of the Type II Special Use Permit to operate a smash room and paint splatter event space similar in nature to an indoor recreation facility within an existing commercial strip mall at 6425 28th Street SE subject to the scale and operations outlined in this land use approval for the following reasons:

- 1. The change in property use satisfies the Special Use Permit approval standards outlined in Section 17.06 of the Cascade Township Zoning Ordinance.**

And with the following conditions:

- 1. All material and material waste shall be located inside the building or inside a dumpster enclosure.**

Supported by Chairman Rowland.

Motion carried unanimously.

ARTICLE 8. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 9. Other Business

Training options for Planning Commissioner were made available.

Commissioner Cribbs stated that the reason for his nay decision, regarding a case at the last Planning Commission meeting, was based on the building being for recreational purposes and not for storage like pole barns or other large storage structures that have previously been approved.

ARTICLE 10. Adjourn

The meeting adjourned at 6:18 pm.

Respectfully submitted,

Commissioner David Madiol, Planning Commission Secretary

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, March 2, 2026
6:00 PM**

ARTICLE 7.

Case #25-3909 – Public Hearing

Applicant: Finko LLC

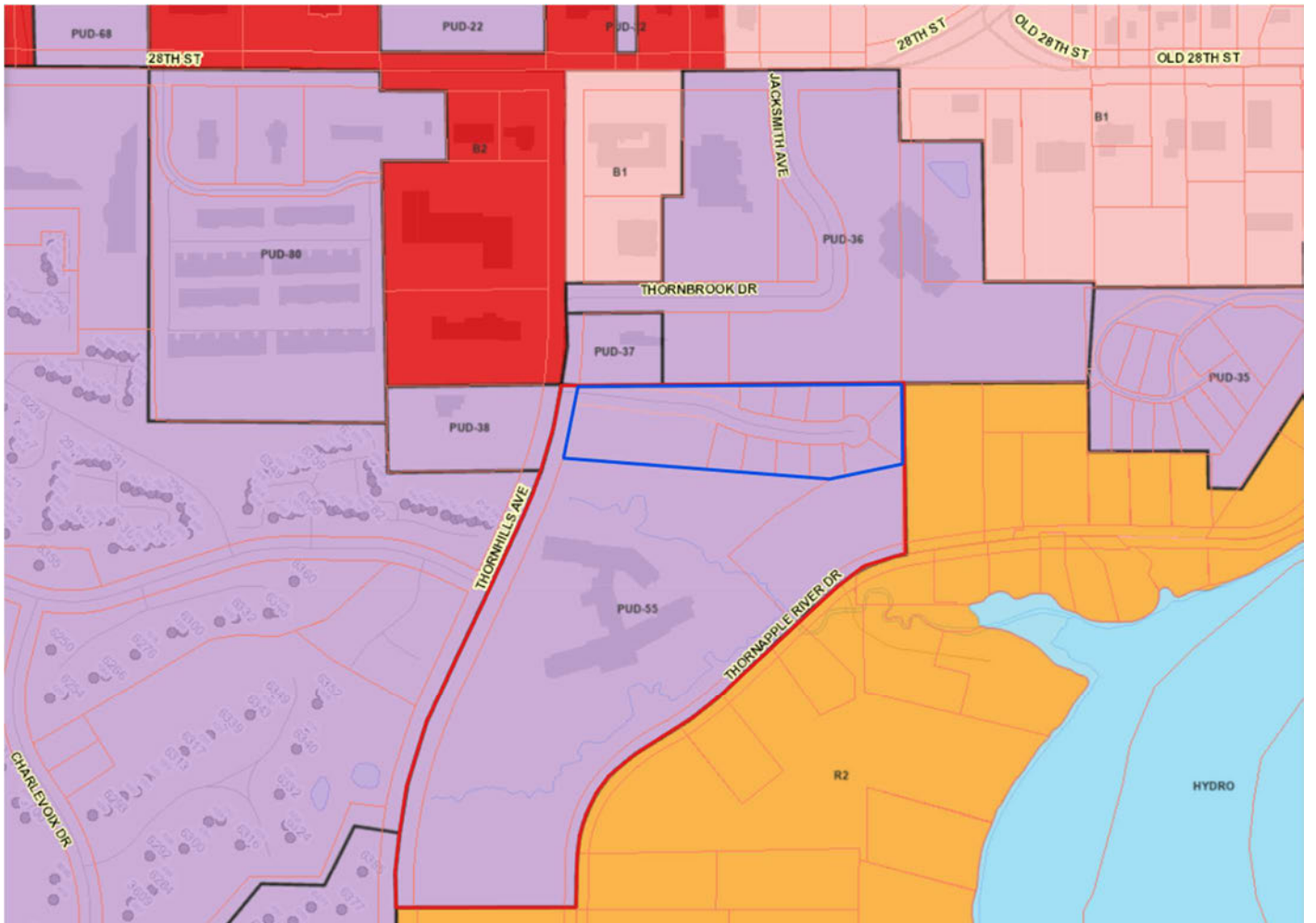
Property Address: 6530, 6535, 6538, 6543, 6554, 6562, and 6574 Round Hill Ct.

Parcel Number: 41-19-16-120-016, 41-19-16-120-001, 41-19-16-120-015, 41-19-16-120-002, 41-19-16-120-013, 41-19-16-120-012, and 41-19-16-120-011.

Also, the common elements associated with Sentinel Pointe PUD Ordinance #1 of 1980 as amended.

Requested Action: The applicant is requesting an amendment to a PUD amendment to Ordinance #1 of 1980 Sentinel Pointe PUD to make minor amendments to the previously approved Site Plan for the Round Hill development.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 25-3909
 REPORT DATE: February 24, 2026
 PREPARED FOR: Cascade Charter Township Planning Commission
 MEETING DATE: March 2, 2026
 PREPARED BY: Andrea Hendrick, Community Planning & Development Director

APPLICATION SUMMARY:

APPLICANT: Finko LLC

ADDRESS: 6530, 6535, 6538, 6543, 6554, 6562, and 6574 Round Hill Ct.
Grand Rapids, MI 49546

PARCEL NUMBER: 41-19-16-120-016, 41-19-16-120-001, 41-19-16-120-015, 41-19-16-120-002, 41-19-16-120-013, 41-19-16-120-012, and 41-19-16-120-011. Also, the common elements associated with Sentinel Pointe PUD Ordinance #1 of 1980 as amended.

Common Elements Legal Description:
 PART OF NW 1/4 COM AT NW COR OF SEC TH 90D 00M 00S
 E ALONG N SEC LINE 1475.51 FT TO E LINE OF LOT 7 OF
 ARDEN HILLS PLAT EXT N TH S 0D 08M 00S E ALONG SD
 EXT E LOT LINE & SD E LOT LINE & SD E LOT LINE EXT S
 0D 08M 00S E 1125.46 FT TO BEG OF THIS DESC - TH S 78D
 30M 00S W 212.73 FT TH N 85D 00M 00S W 759.30 FT TO
 ELY LINE OF THORNHILLS AVE /100 FT WIDE/ TH NLY
 ALONG ELY LINE OF SD AVE TO A PT 895 FT S FROM N
 SEC LINE TH E PAR WITH N SEC LINE

REQUESTED ACTION: Public Hearing - PUD amendment to Ordinance #1 of 1980
Sentinel Pointe PUD 55 to make minor amendments to the
previously approved Site Plan for the Round Hill development.

REQUIREMENTS: Cascade Charter Township Zoning Ordinance
Section 16.05 Procedures for Review and Approval
PUD-55 Section V.D Formal PUD Amendment Requirements

EXISTING ZONING OF SUBJECT PARCEL(S): Sentinel Pointe PUD-55

GENERAL LOCATION: The subject property is located on the east side of Thornhills Avenue between Tahoe Drive and Thornbrook Drive.

PARCEL SIZE: Approximately 5.4 acres

EXISTING LAND USE: Single Family Residential

ADJACENT PROPERTIES: N: PUD 37 – Office Space, PUD 36 – Restaurant, and Library
W: B-2 – Fire Station, PUD 38 & 39 – Office, Multi Family Residential
S: PUD 55 – Retirement Facility
E: R-2 – Single Family Residential

PROPERTY HISTORY

Case #15-3229 Round Hill Development – PUD Amendment

- [2015-03-02 PC](#) – Basic Plan Review to Amend PUD for number and type of home
- [2015-08-17 PC](#) – Public Hearing & Preliminary Plan
- [2015-12-07 PC](#) – Recommended for approval
- [2016-01-13 Board Meeting](#) – Remanded back to Planning Commission for Amendments
- [2016-02-01 PC](#) – Recommended for approval
- [2016-02-24 Board Meeting](#) – Introduction of PUD Amendments
- [2016-03-09 Board Meeting](#) – Adoption of PUD Amendments

Case #19-3527 Round Hill Development – PUD Amendment

- [2019-5-20 PC](#) – An Amendment to the existing PUD to allow for decks for the single-family portion of the project to extend beyond the approved building envelope, but no closer than 25 feet from the rear property line.
- [2019-08-19 PC](#) – Postponed
- [2019-12-16 PC](#) – Public Hearing & Postponed
- [2020-05-18 PC](#) – Recommended for approval
- [2020-06-10 Board Meeting](#) – Adoption of PUD Amendment

Case #21-3636 Round Hill Development – PUD Amendment

- [2021-06-07 PC](#) – Basic Plan Review to Amend PUD to allow for a retaining wall and pool within the 25-foot setback for unit 4 (6569 Roundhill Ct.) This request was eventually withdrawn.

During the development process of the ten single-family homes, multiple modifications to the approved plans occurred without formal approval from the Township. This eventually resulted in a 2020 Ordinance Violation Agreement between the Township and the builder and strict processes that must be followed for any future changes to the “Approved Revised Site Plans.” In early 2025, one of the new homeowners identified issues with his building that prompted Township review of site conditions. Current staff including the Planning, Engineering, and Building Departments, have conducted site visits with the Round Hill Condominium Association, and the “Developer,” Finko LLC, to ensure full site compliance. Several minor deviations from the approved site plan were identified on the site. Therefore, the Planned Unit

Development agreement requires that the changes receive a formal amendment to the PUD agreement and approved site plan.

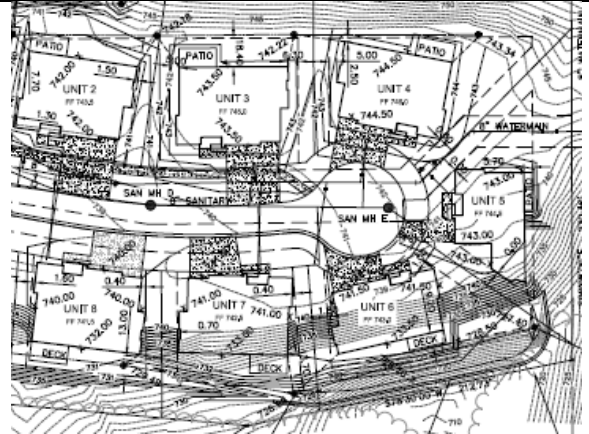
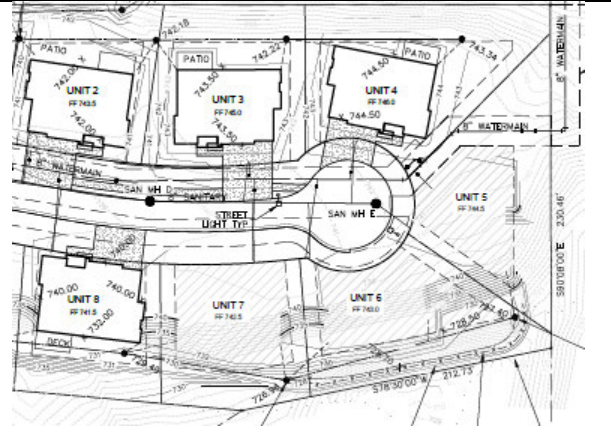
PROPOSED USE

The following changes to the “Approved Revised Site Plan” are listed below:

- Reconfiguring the sidewalk and the shared parking on the north side of Round Hill Ct.
- Providing an accurate depiction of the built location of units 1-4 and 8-10
- Adding a fence on top of the retaining wall located south of units 7&8
- Removing the required building footprints from the unbuilt lots 5-7

Building Footprint vs. Building Envelope

Three of the lots within the Roundhill PUD do not yet have a structure. It is the desire of all parties involved that the sites be developed and the project is completed. The current approved site plans limit the buildings on each site to the approved building footprint. The applicant is requesting that the amended plans expand the area where a structure can be built to the building envelope to provide flexibility for the future homeowners in the design of their home and prevent onerous approval processes. Please view the explanation below.

Current Plans	Amended Plans
<p>Building Footprint: The building footprint is the shape and size of the building as it sits on the lot.</p>	<p>Building Envelope: The invisible box the building must fit inside.</p>
	

Retaining Wall

There is a large retaining wall located on the southeast side of the site. The applicant, in response to staff and neighbor concerns, has constructed a fence to obstruct access to the top of the retaining wall. The fence has been added to the amended plan that the Planning Commission is considering today. See below for recent images of the retaining wall and fence.

2026 Aerial of Existing Retaining Wall



2026 Retaining Wall view from Thornapple River Drive



PUD-55 Sentinel Pointe

The Sentinel Pointe PUD was created in 1980 to allow for the construction of a retirement facility by Ordinance #1 of 1980. In 2016, the PUD was amended to include the construction of 10 single family homes by Ordinance #1 of 2016 and later Ordinance #2 of 2020. The Township Planning Department is working with the Township Attorney, Foster Swift, to modify the language in the PUD Document to provide consistency between the text and the approved site plan.

The proposed changes in the PUD Document will be approved by Ordinance by the Township Board. See the attached Ordinance to Amend the Sentinel Pointe PUD.

SECTION 16.03

Chapter 16 speaks in detail about the process for creating a Planning Unit Development, however, it does not address the process for PUD amendments. Considering the proposal is similar to the previously approved plan, Staff recommend that the Planning Commission review the site amendments to determine if the proposed amendments demonstrate compliance with the statements found in Section 16.03. The Planning Commission would then direct Staff to work with Foster Swift to amend the current PUD language to meet the Planning Commission's recommendations and conditions. The amended ordinance would seek final approval before the Board at a future meeting.

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

Standard	Findings
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	The site has already been approved as a Planned Unit Development. The proposed changes to the site plan were initiated by request of the owners, who are the end users. Staff find that this standard is met.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment.	Public services are adequately available. The addition of the fence will decrease burden on public services and surrounding land and property owners. Staff find that this standard is met.
The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter.	The current residential use is compatible with Community Residential Future Land Use and the underlying R-2 Residential Zone District. No changes to the use are proposed. Staff find that this standard is met.
In relation to underlying zoning, the proposed development shall not result in an	The proposed amendments will increase the likelihood of development and increase

unreasonable negative economic impact upon surrounding properties.	the Township’s tax base. Staff find that this standard is met.
The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development.	The proposed use will utilize existing green space, paths and common areas. Staff find that this standard is met.
The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township.	This is an amendment, and not the creation of a new PUD. All owners of impacted properties agree. Staff find that this standard is met.

MASTER PLAN CONSIDERATIONS

The 2024 Future Land Use Map designates this area as **Community Residential**.

“The Community Residential Future Land Use category is intended to encompass both attached and detached residential housing in Cascade Township. Community Residential areas are more appropriate adjacent to commercial amenities and public facilities, such as parks and schools. The Community Residential designation is also intended to serve as a residential transition between the higher intensity commercial land uses along the 28th Street Corridor and the Suburban Residential (single-family detached) land uses.”

The previous development was approved with moderately dense single-family residential lots in accordance with the goals of the Master Plan. The proposed changes do not change the current character of the neighborhood. Recommendation of approval will be consistent with the Cascade Charter Township Master Plan.

ENGINEERING COMMENTS

Please see the attached letter from the Township Engineer.

FIRE DEPARTMENT

Please see the attached letter from the Township Fire Department.

NEIGHBOR COMMENTS

The Round Hill Condominium Association received the proposed plans on January 28th, 2026. Planning Staff had multiple conversations with members of the Association and had a meeting with the Association President on February 13th, 2026. Please see the attached letter of support.

After the public notice was mailed, one resident reached out to confirm that the request was not for a commercial business located in a residential area. After staff clarification, the neighbor had no concern. No formal comment was submitted.

CONSIDERATIONS

The Planning Commission should determine the following:

- Does the amended Site Plan demonstrate that it meets the requirements of Section 16.03?

Process

The following is the most likely timeline for a final decision on this request.

March 2, 2026, Planning Commission Public Hearing & Recommendation

March 11, 2026 – Board of Trustees - Earliest date for Ordinance Amendment Introduction*

March 25, 2026 – Board of Trustees - Earliest date for Adoption of Ordinance Amendments*

**Dates are tentative*

RECOMMENDATION

Staff recommends that the Planning Commission RECOMMEND APPROVAL of proposed amendments to Ordinance #1 of 1980, the Sentinel Pointe PUD as presented in the attached “Ordinance to Amend the Sentinel Pointe PUD”.

ATTACHMENTS

1. Application
2. 2026-02-24 Proposed Site Plan
3. 2020-04-10 Currently Approved Site Plan
4. Township Engineer Letter
5. Fire Department Letter
6. Public Comment – Round Hill Condominium Association Letter of Support
7. PUD 55 Sentinel Pointe - Ordinance #1 of 1980 as Amended
8. Ordinance to Amend the Sentinel Pointe PUD



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Finko, LLC
 Address: [REDACTED]
 City & Zip Code: [REDACTED]
 Telephone: [REDACTED]
 Email Address: [REDACTED]

OWNER: * (if different from Applicant)
 Name: Same
 Address: _____
 City & Zip Code: _____
 Telephone: _____
 Email Address: _____

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Updating the site plan based on the following: added fencing on top of the existing retaining wall reduced common parking area space, eliminated sidewalks in front of residence, remove future building footprint from site plan

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

see attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 see attached

ADDRESS OF PROPERTY: see attached

PRESENT USE OF THE PROPERTY: Existing condo development

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

Name(s)

Address(es)

see attached

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.)

Aaron E. Koehn

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

*  11/17/25
Owner's Signature & Date
(*If different from Applicant)

Applicant – Print or Type Name

Applicant's Signature & Date

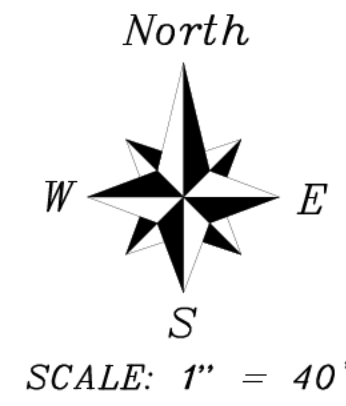
PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

Rev. 7/27/21

**Round Hill Condominium Association
Parcel List**

Lot / Unit#	House Number	Owner Last Name	Owner First Name	Legal Description of Lot	Parcel Number
1	6535	Pennington	Jack and Julia	411916120001 UNIT 1 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013;	41-19-16-120-001
2	6543	Pulling	John and Terry	411916120002 UNIT 2 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013;	41-19-16-120-002
3	6551	Hinton	Joseph	411916120003 UNIT 3 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013;	41-19-16-120-003
4	6569	Brann	Johnny Sr. and Sandra	411916120004 UNIT 4 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013;	41-19-16-120-004
5	6574	FOR SALE (FINKO, LLC)		411916120011 UNIT 5 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; SPLIT/COMBINED ON 05/23/2019 FROM 41-19-16-120-005, 41-19-16-120-006, 41-19-16-120-008, 41-19-16-120-007, 41-19-16-120-009, 41-19-16-120-010;	41-19-16-120-011
6	6562	FOR SALE (FINKO, LLC)		411916120012 UNIT 6 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; SPLIT/COMBINED ON 05/23/2019 FROM 41-19-16-120-005, 41-19-16-120-006, 41-19-16-120-008, 41-19-16-120-007, 41-19-16-120-009, 41-19-16-120-010;	41-19-16-120-012
7	6554	FOR SALE (FINKO, LLC)		411916120013 UNIT 7 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; SPLIT/COMBINED ON 05/23/2019 FROM 41-19-16-120-005, 41-19-16-120-006, 41-19-16-120-008, 41-19-16-120-007, 41-19-16-120-009, 41-19-16-120-010;	41-19-16-120-007

8	6546	Souders	Bill and Nancy	411916120014 UNIT 8 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; SPLIT/COMBINED ON 05/23/2019 FROM 41-19-16-120-005, 41-19-16-120-006, 41-19-16-120-008, 41-19-16-120-007, 41-19-16-120-009, 41-19-16-120-010;	41-19-16-120-014
9	6538	Hill and Zhan	Tom and Jenny	411916120005 UNIT 9 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; SPLIT/COMBINED ON 05/23/2019 FROM 41-19-16-120-005, 41-19-16-120-006, 41-19-16-120-008, 41-19-16-120-007, 41-19-16-120-009, 41-19-16-120-010;	41-19-16-120-015
10	6530	Stacy	Jason and Todd	411916120010 UNIT 10 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; Split on 05/23/2019 with 41-19-16-120-005, 41-19-16-120-006, 41-19-16-120-008, 41-19-16-120-007, 41-19-16-120-009 into 41-19-16-120-011, 41-19-16-120-012, 41-19-16-120-013, 41-19-16-120-014, 41-19-16-120-015, 41-19-16-120-016;	41-19-16-120-010

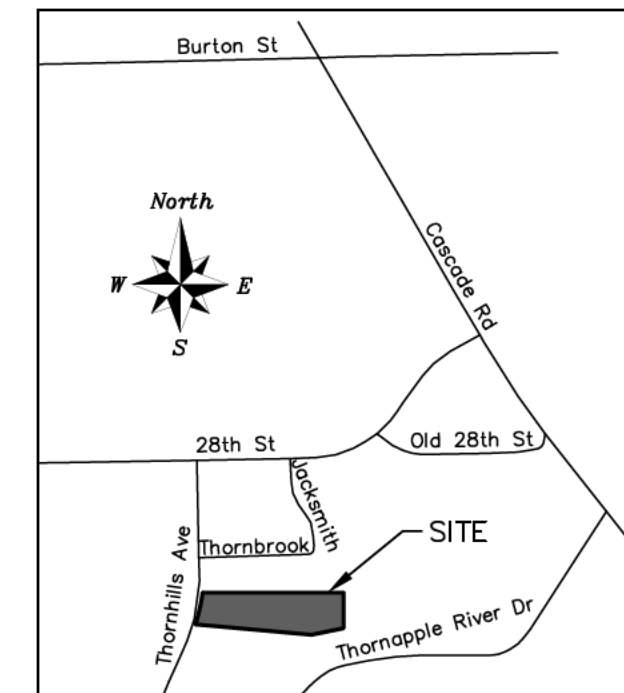


THORNBROOK DR.

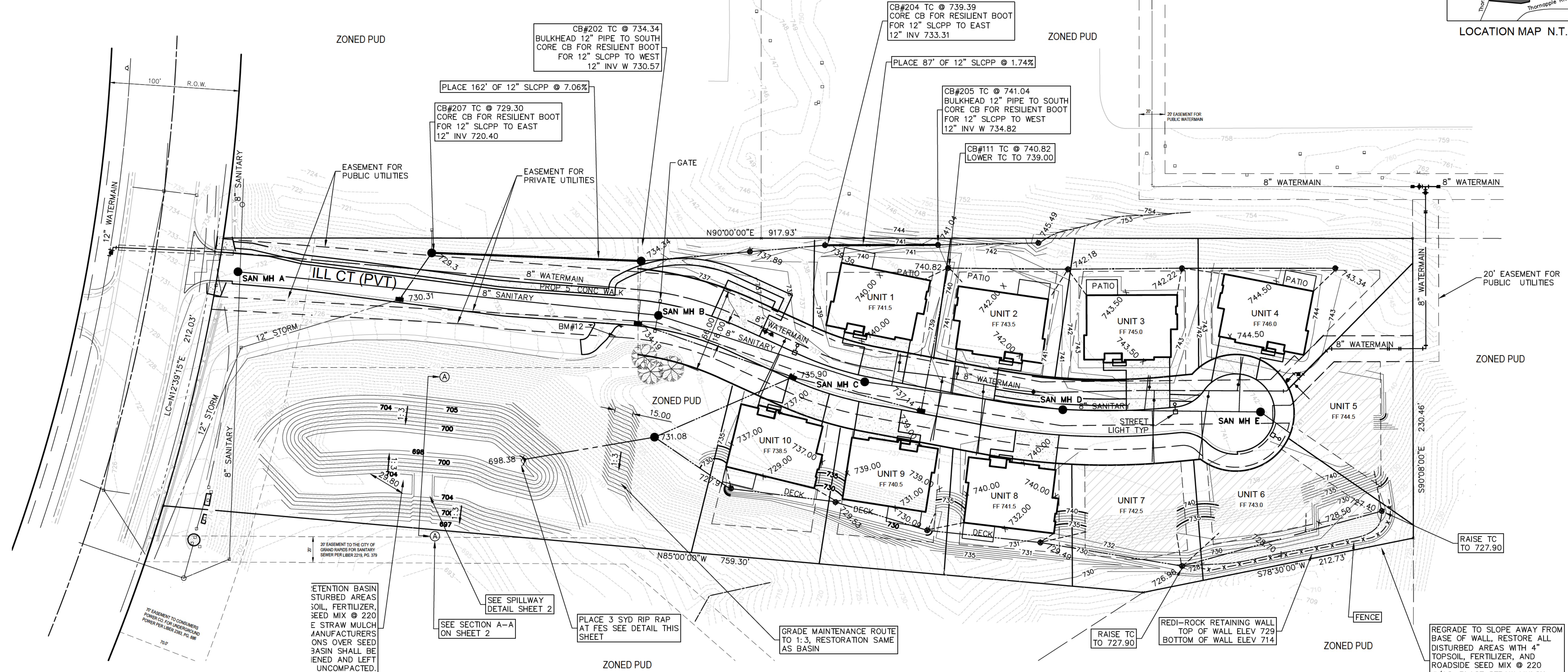
BENCHMARK "12" ELEV 736.92 (NGVD29)
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TOP OF NW FLANGE BOLT ON HYDRANT ON THE WEST SIDE OF THORNHILLS DR, 45' N OF THE S ENTRANCE TO CASCADE TWP OFFICE

BENCHMARK "2088" ELEV 714.76 (NGVD29)
CUT SQUARE IN TOP OF NW CORNER OF CONCRETE BASE TO POWER STATION AND LIFT STATION COMPLEX



LOCATION MAP N.T.S.



RETENTION BASIN
DISTURBED AREAS
SOIL, FERTILIZER,
SEED MIX @ 220
#/AC STRAW MULCH
MANUFACTURERS
SPECIFICATIONS OVER SEED
BASIN SHALL BE
LEAVED AND LEFT
UNCOMPACTED.

SEE SPILLWAY
DETAIL SHEET 2

PLACE 3 SYD RIP RAP
AT FES SEE DETAIL THIS
SHEET

GRADE MAINTENANCE ROUTE
TO 1:3, RESTORATION SAME
AS BASIN

RAISE TC
TO 727.90

REDI-ROCK RETAINING WALL
TOP OF WALL ELEV 729
BOTTOM OF WALL ELEV 714

REGRADE TO SLOPE AWAY FROM
BASE OF WALL, RESTORE ALL
DISTURBED AREAS WITH 4"
TOPSOIL, FERTILIZER, AND
ROADSIDE SEED MIX @ 220
#/AC, PLACE STRAW MULCH
BLANKET PER MANUFACTURERS
SPECIFICATIONS OVER SEED

LAND USE SUMMARY

SIZE OF SITE=5.244 AC
USE=SINGLE FAMILY RESIDENTIAL
NUMBER OF UNITS=10
TOTAL OPEN SPACE=1.2 AC
APPROVED TOTAL BUILDING FOOTPRINT=0.729 AC
PROPOSED TOTAL BUILDING FOOTPRINT=0.726 AC
REAR YARD SETBACK = 25'
SIDE YARD SETBACK = 10'

NOTE

INFORMATION DEPICTED HEREON IS TAKEN FROM "ROUND HILL PUD AMENDMENT PRELIMINARY PLAN", NEDERVELD PROJECT NO. 14401335, DATED SEPTEMBER 9, 2015.

AND FROM RETENTION POND AS-BUILT SURVEY NEDERVELD PROJECT NO. 14401335 DATED JANUARY 23, 2018

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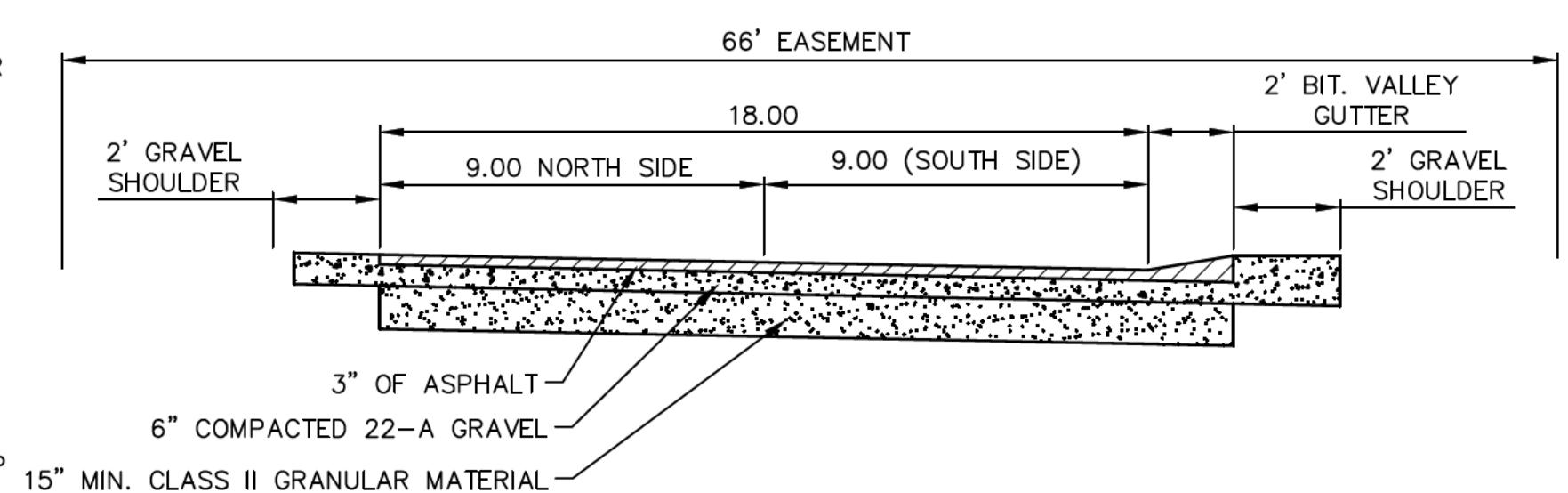
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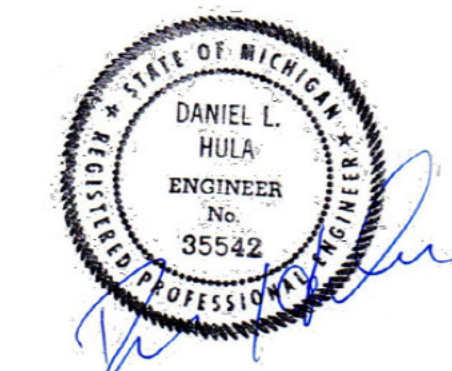
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699.00	3481.00	1.00	2911.00	2911.00
700.00	4677.00	1.00	4079.00	6990.00
701.00	5930.00	1.00	5303.50	12293.50
702.00	7240.00	1.00	6585.00	18878.50
703.00	8606.00	1.00	7923.00	26801.50
703.50	9310.00	0.50	4479.00	31280.50



18' WIDE PRIVATE ROAD CROSS SECTION
NOT TO SCALE



PLOTTED ON 02/24/2026
FOR TOWNSHIP USE

FINKO LLC
Tom Giusti

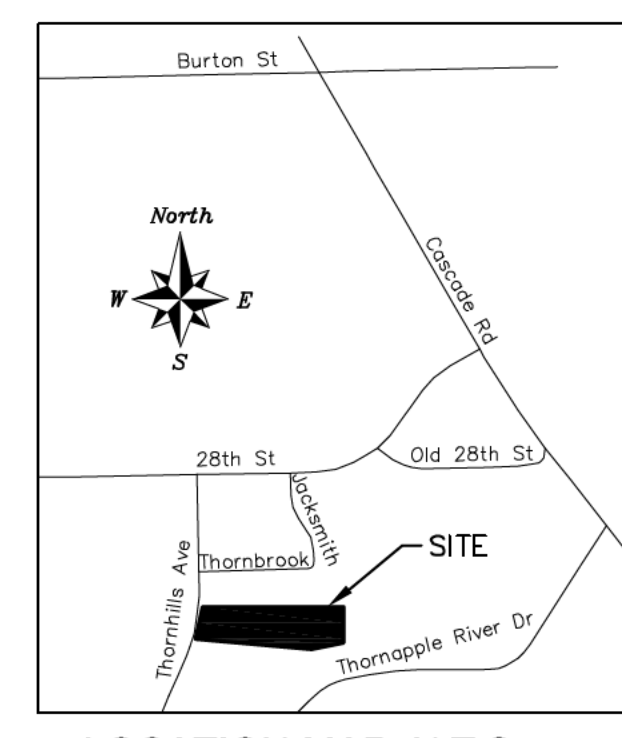
Hula Engineering

ROUND HILL
PUD Amendment Preliminary Plan
PART OF THE NORTHWEST 1/4 OF SECTION 16, T6N, R10W,
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

Issue Date

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August 30, 2019
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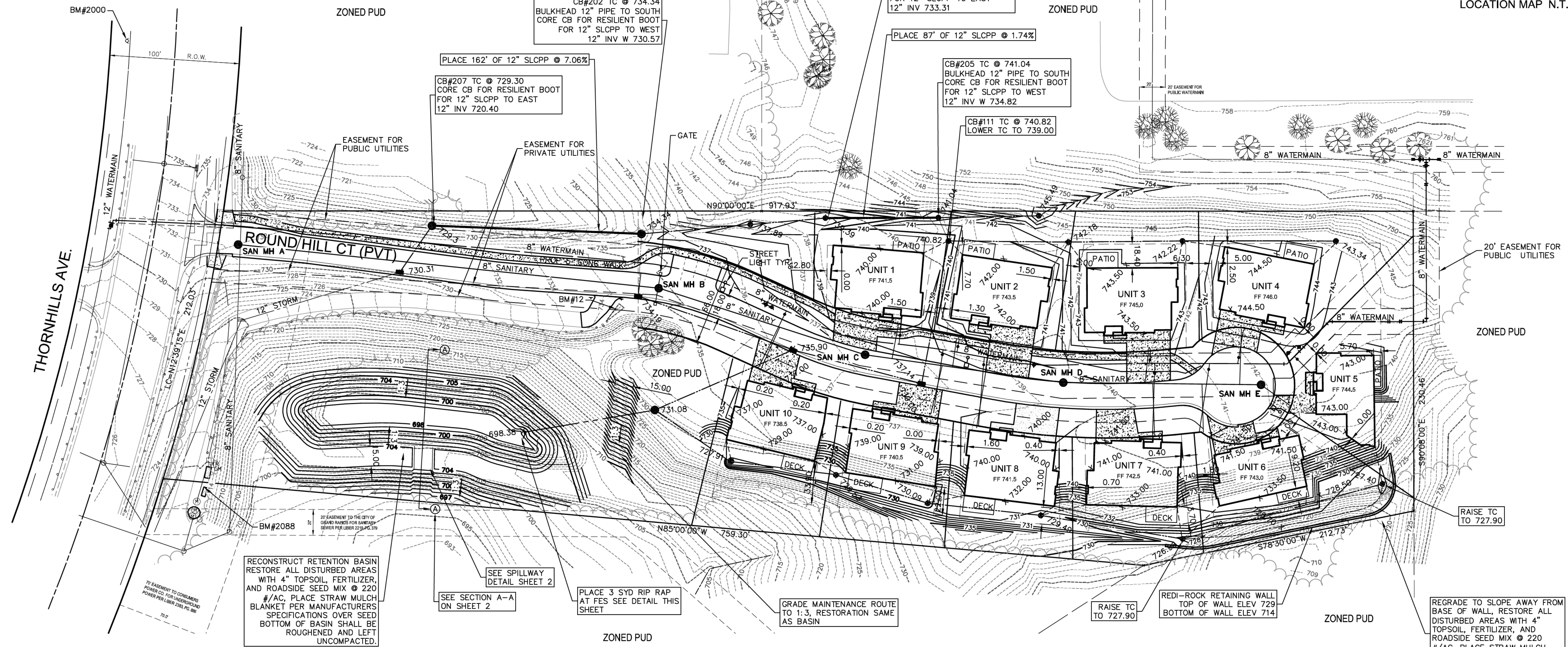
Sheet
1 of 2



BENCHMARK "12" ELEV 736.92 (NGVD29)
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BENCHMARK "2088" ELEV 714.76 (NGVD29)
CUT SQUARE IN TOP OF NW CORNER OF CONCRETE BASE TO POWER STATION AND LIFT STATION COMPLEX



RECONSTRUCT RETENTION BASIN RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL, FERTILIZER, AND ROADSIDE SEED MIX @ 220 #/AC. PLACE STRAW MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS OVER SEED BOTTOM OF BASIN SHALL BE ROUGHENED AND LEFT UNCOMPACTED.

SEE SPILLWAY DETAIL SHEET 2

PLACE 3 SYD RIP RAP AT FES SEE DETAIL THIS SHEET

GRADE MAINTENANCE ROUTE TO 1:3, RESTORATION SAME AS BASIN

RAISE TC TO 727.90

REDI-ROCK RETAINING WALL TOP OF WALL ELEV 729 BOTTOM OF WALL ELEV 714

REGRADE TO SLOPE AWAY FROM BASE OF WALL, RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL, FERTILIZER, AND ROADSIDE SEED MIX @ 220 #/AC. PLACE STRAW MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS OVER SEED

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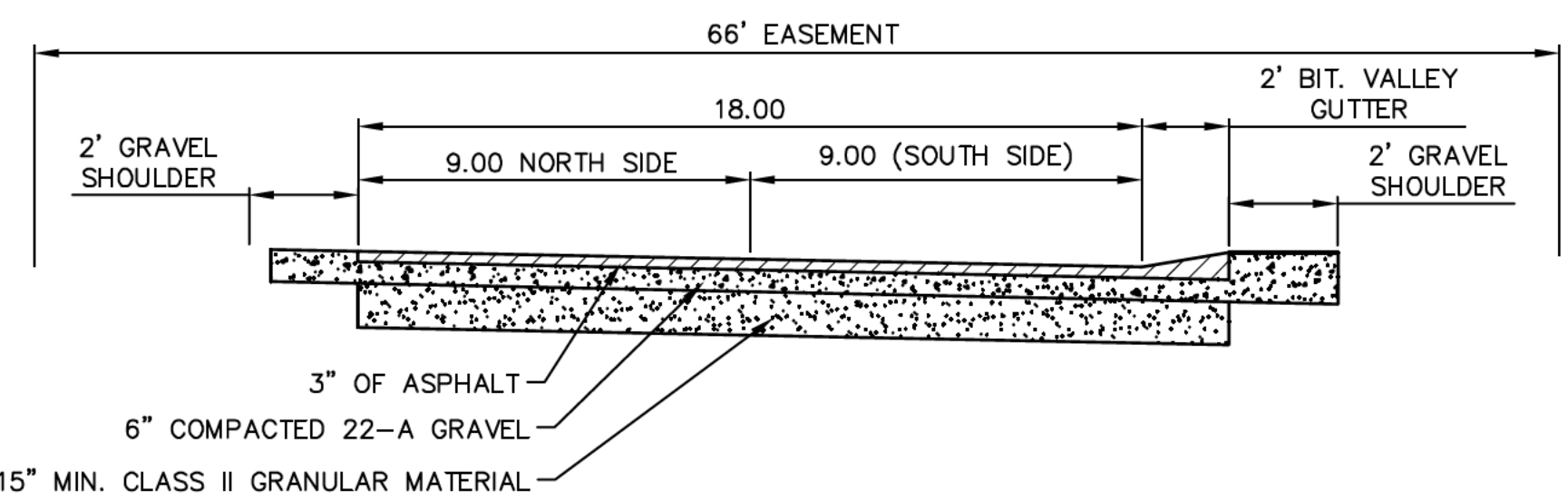
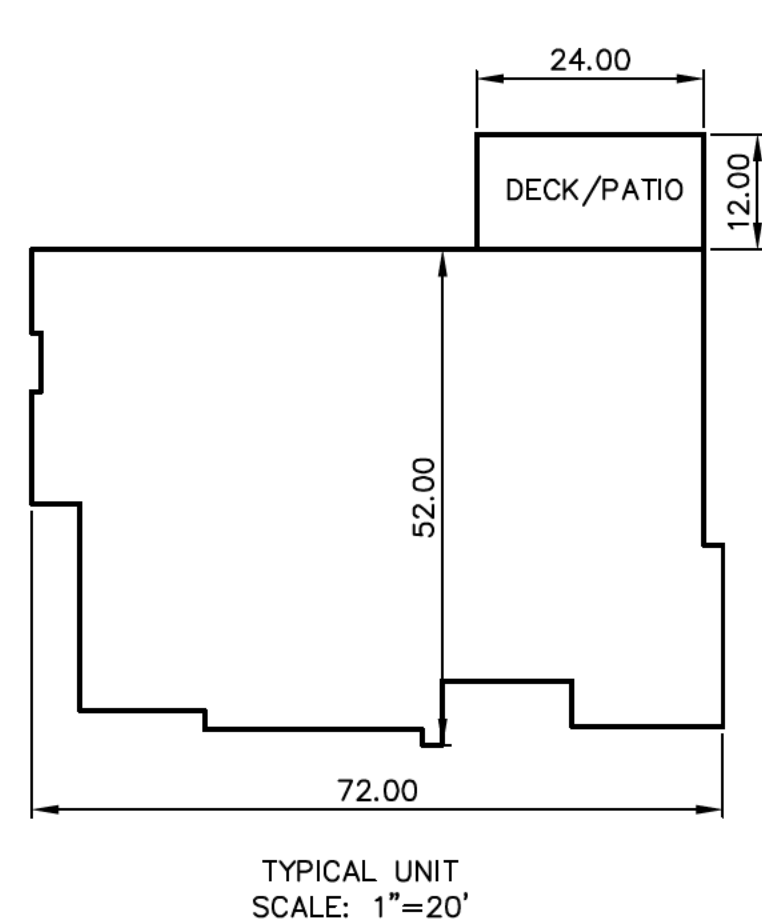
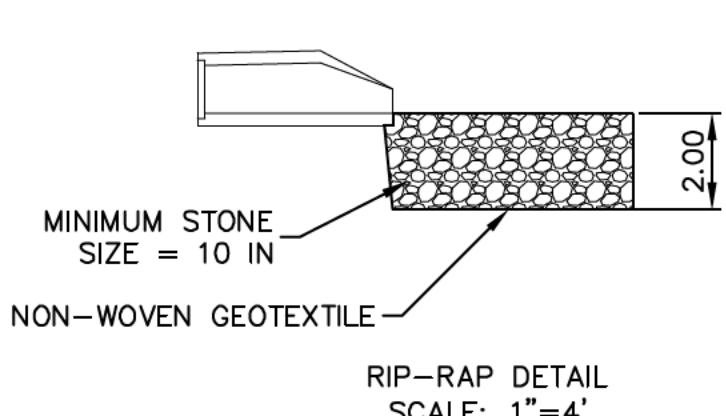
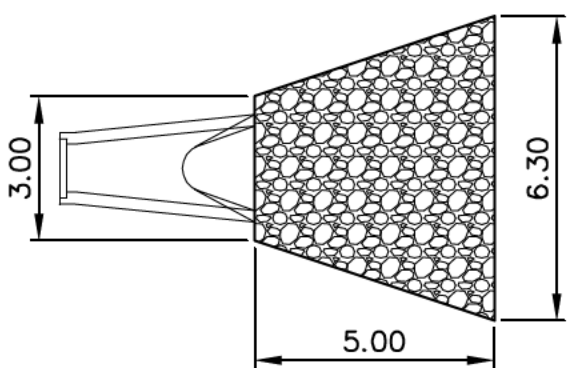
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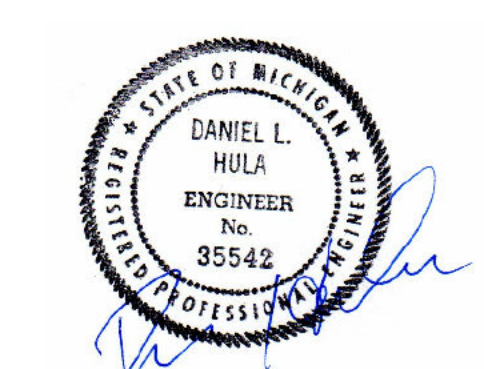
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SB#1
SURFACE ELEVATION ~ 734.4
0.0' - 0.3' TOPSOIL
0.3' - 5.5' BROWN SAND CLAY WITH GRAVEL; MOSTLY CLAYEY FINES, SOME COARSE TO FINE SAND, LITTLE FINE GRAVEL, MOIST
5.5' - 12.0' POORLY GRADED GRAVEL WITH CLAY AND SAND; MOSTLY FINE TO COARSE GRAVEL, SOME FINE TO COARSE SAND, FEW CLAYEY FINES, MOIST
12.0' - 20.0' BROWN POORLY GRADED SAND; MOSTLY FINE SAND, TRACE SILTY FINES, MOIST WITH SANDY SILT SEAMS
20.0' END OF BORING
GROUNDWATER NOT ENCOUNTERED

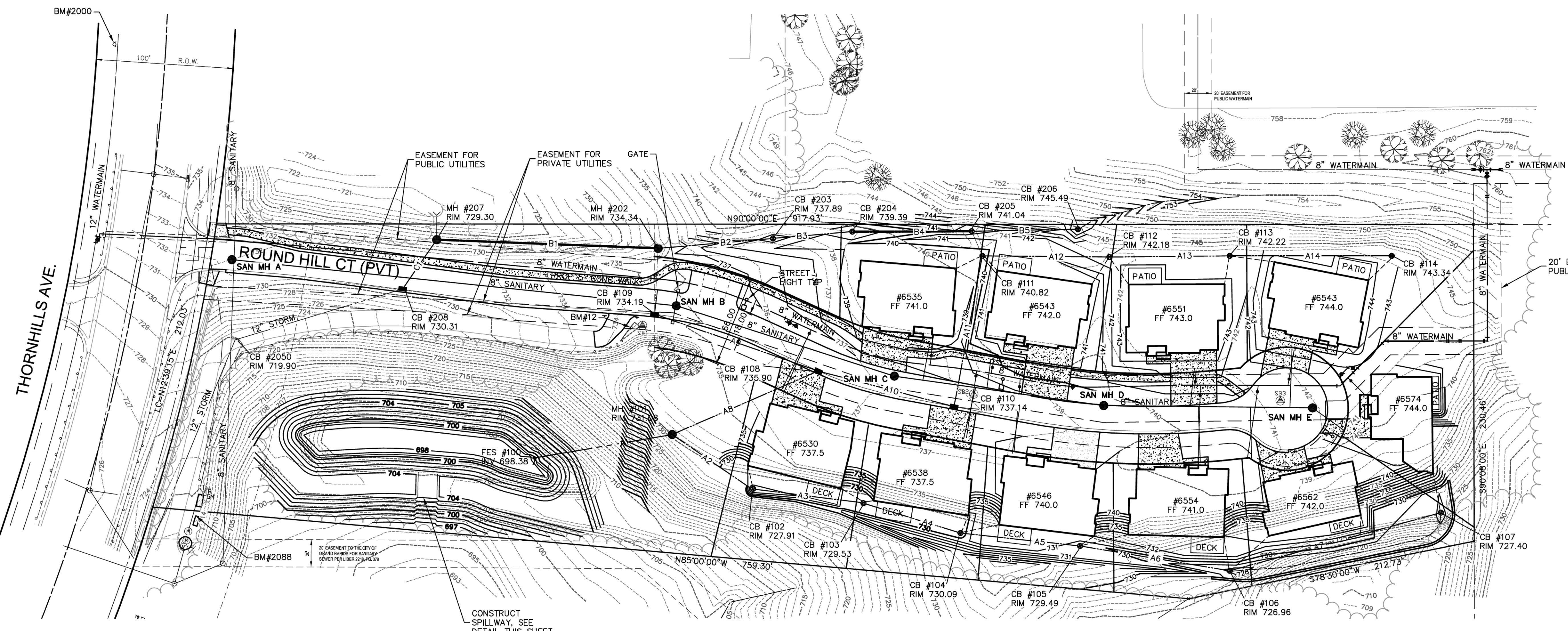
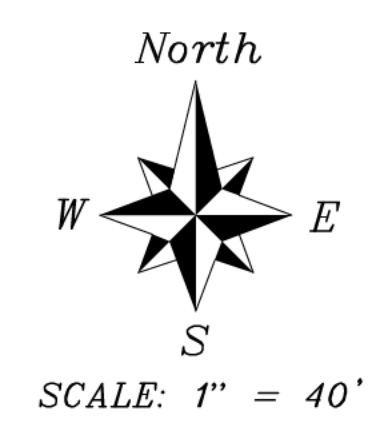
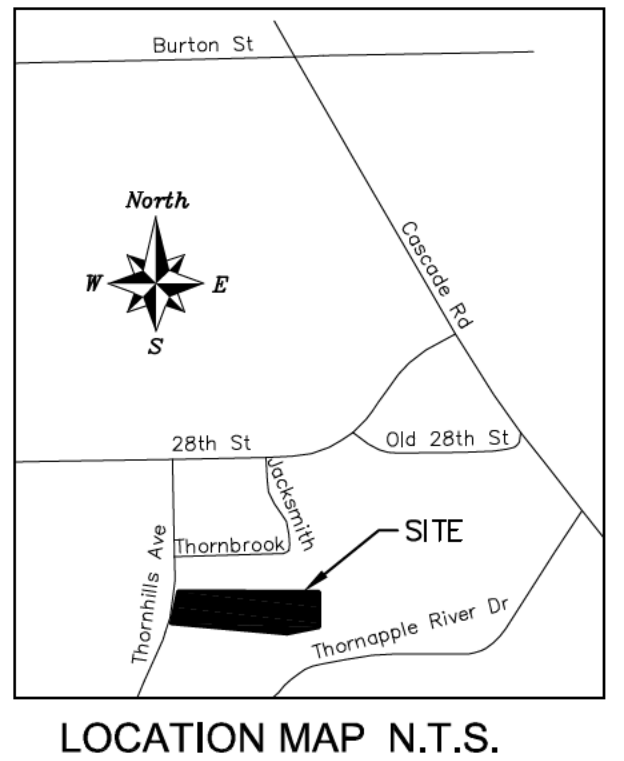
SB#2
SURFACE ELEVATION ~ 738.8
0.0' - 0.3' TOPSOIL
0.3' - 20.0' BROWN LEAN CLAY WITH SAND; MOSTLY CLAYEY FINES, SOME COARSE TO FINE SAND, MOIST
20.0' END OF BORING
GROUNDWATER NOTE ENCOUNTERED

SB#3
SURFACE ELEVATION ~ 738.8
0.0' - 0.5' TOPSOIL
0.5' - 5.5' BROWN POORLY GRADED SAND WITH SILT; MOSTLY MEDIUM TO FINE SAND, FEW SILTY FINES, MOIST; GRADES WITH TRACE SILTY FINES
5.5' - 8.0' BROWN POORLY GRADED SAND WITH SILT AND GRAVEL; MOSTLY COARSE TO FINE SAND, LITTLE FINE GRAVEL, FEW SILTY FINES, WET
8.0' - 15.0' BROWN LEAN CLAY WITH SAND; MOSTLY CLAYEY FINES, LITTLE COARSE TO FINE SANDY, MOIST; GRADES WITH SOME COARSE TO FINE SAND
15.0' END OF BORING
GROUNDWATER ENCOUNTERED

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CONTRACTOR: NAGEL
CONSTRUCTION
COMPLETED 2017

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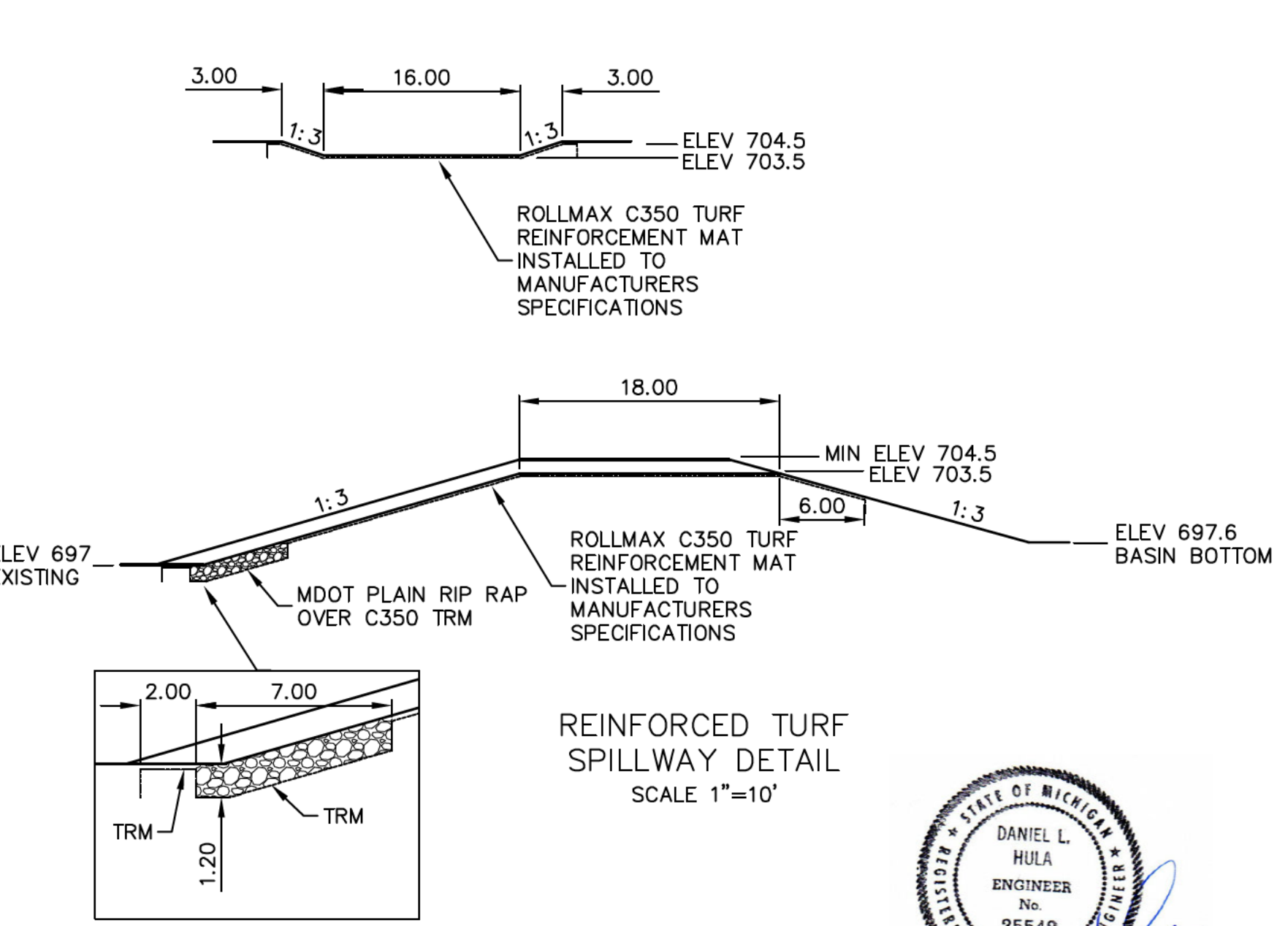
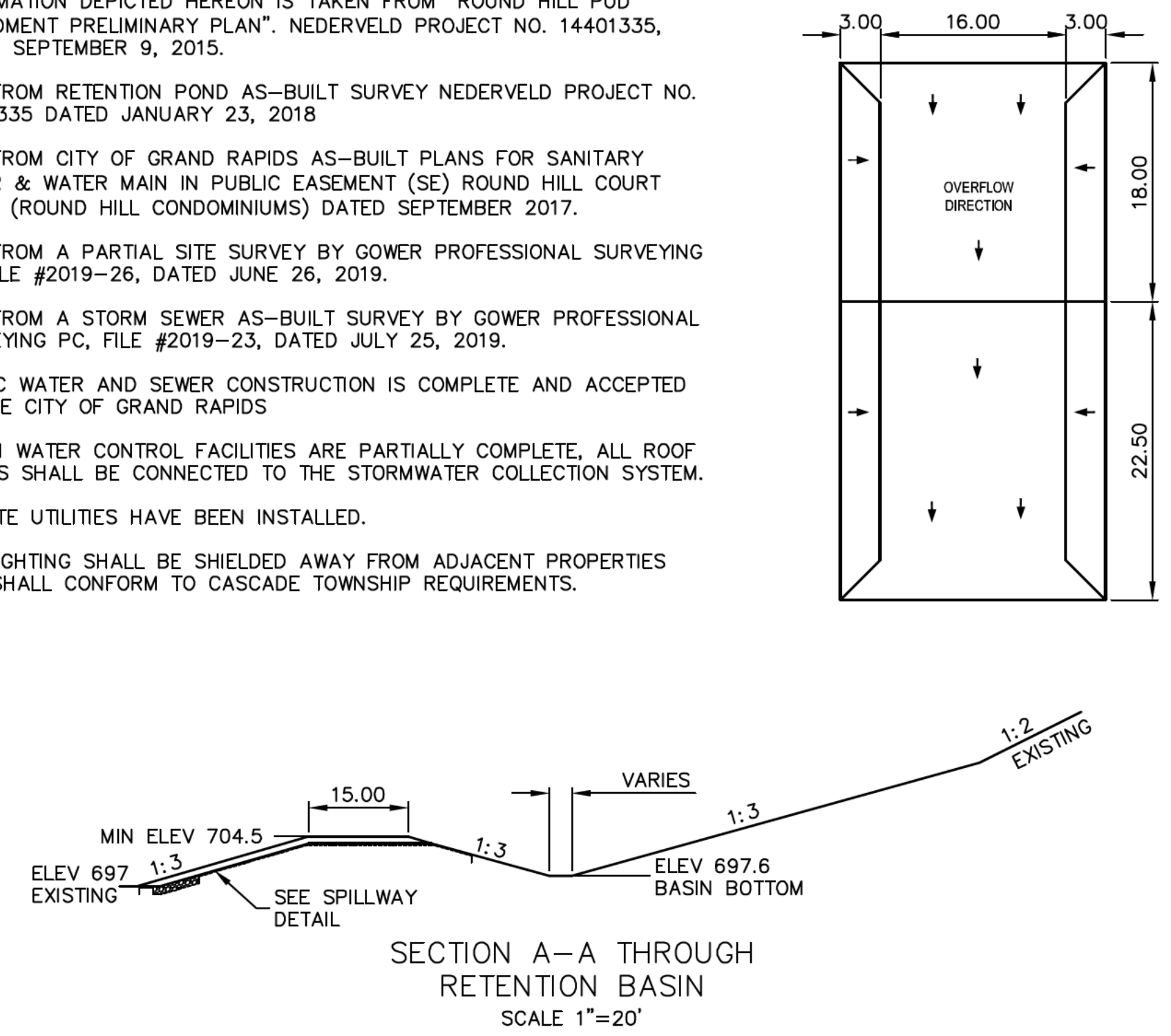
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PROP.	RIM	INVERTS	DIA.	TYPE
100		12" NE INV.#698.38		CONC. F.E.S.
101	731.08	12" NE INV.#722.10 12" SW INV.#721.99 12" SE INV.#722.20	4"	E.J.L.W.#1040 WI SOLID COVER
102	727.91	12" NW INV.#722.46 12" E INV.#722.53	4"	E.J.L.W.#1040 WI SOLID COVER
103	729.53	12" W INV.#722.99 12" E INV.#723.08	4"	E.J.L.W.#1040 TYPE N
104	730.09	12" W INV.#723.64 12" E INV.#723.64	4"	E.J.L.W.#1040 TYPE N
105	729.49	12" W INV.#723.34 12" E INV.#723.53	4"	E.J.L.W.#1040 TYPE N
106	727.90	12" W INV.#723.71 12" E INV.#723.76	4"	E.J.L.W.#1040 TYPE N
107	727.90	12" W INV.#724.65	4"	E.J.L.W.#1040 TYPE N
108	735.90	12" SE INV.#730.23 12" SW INV.#729.55 12" NW INV.#729.90	4"	E.J.L.W.#7030
109	734.19	12" N INV.#731.01 12" SE INV.#730.87	4"	E.J.L.W.#7030
110	737.14	12" N INV.#733.35 12" W INV.#733.12	4"	E.J.L.W.#7030
111	740.82	12" E INV.#736.17 12" SW INV.#735.71 12" W INV.#736.03	4"	E.J.L.W.#1040 TYPE N

PROP.	RIM	INVERTS	DIA.	TYPE
112	742.18	12" W INV.#737.03 12" E INV.#737.06	4"	E.J.L.W.#1040 TYPE N
113	742.22	12" E INV.#738.02 12" W INV.#737.97	4"	E.J.L.W.#1040 TYPE N
114	743.34	12" W INV.#739.53	4"	E.J.L.W.#1040 TYPE N
202	734.34	12" NE INV.#731.94 12" S INV.#731.84 B 12" W INV.#730.57 C	4"	E.J.L.W.#1040 WI SOLID COVER
203	737.89	12" E INV.#733.17 12" W INV.#733.09	4"	E.J.L.W.#1040 TYPE N
204	739.39	12" W INV.#734.68 12" E INV.#733.31 C	4"	E.J.L.W.#1040 TYPE N
205	741.04	12" S INV.#736.09 B 12" E INV.#735.59 12" W INV.#734.82 C	4"	E.J.L.W.#1040 TYPE N
206	745.49	12" W INV.#740.84	4"	E.J.L.W.#1040 TYPE N
207	729.30	12" SW INV.#720.30 12" N INV.#720.50 12" E INV.#720.40 C	4"	E.J.L.W.#1040 WI SOLID COVER
208	730.31	12" NE INV.#718.97 12" SW INV.#719.86	4"	E.J.L.W.#7030
Z EX 2050 (2)	719.90	12" E INV.#710.92	4"	Concentric Cylindrical Structure

#	LENGTH	DIA.	SLOPE	MATERIAL
A1	100'	12"	23.61%	SLOPP
A2	72'	12"	0.36%	SLOPP
A3	82'	12"	0.56%	SLOPP
A4	74'	12"	0.35%	SLOPP
A5	88'	12"	0.13%	SLOPP
A6	111'	12"	0.06%	SLOPP
A7	160'	12"	0.56%	SLOPP
A8	114'	12"	6.54%	SLOPP
A9	127'	12"	0.76%	SLOPP
A10	102'	12"	2.83%	SLOPP
A11	112'	12"	2.11%	SLOPP
A12	93'	12"	0.92%	SLOPP
A13	88'	12"	1.00%	SLOPP
A14	116'	12"	1.28%	SLOPP
B1	162'	12"	6.28%	SLOPP
B2	84'	12"	1.37%	SLOPP
B3	58'	12"	0.24%	SLOPP
B4	87'	12"	1.51%	SLOPP
B5	77'	12"	6.30%	SLOPP
C1	44'	12"	3.02%	SLOPP
Z-0500	128'	12"	6.68%	Concrete Pipe
Z-OUTLET	18'	12"	1.30%	Concrete Pipe



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2 of 2



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

Date February 25, 2026
To Andrea Hendrick
From Aric Thorne, PE
Subject Round Hill Revisions

I have reviewed changes to the approved revised site plan dated February 24, 2026, which includes:

- Reconfiguring the sidewalk and the shared parking on the north side of Round Hill Court;
- Providing an accurate depiction of the built location of units 1-4 and 8-10;
- Adding a fence on top of the retaining wall located south of units 7 and 8; and
- Removing the required building footprints from the unbuilt lots 5-7.

I understand there are no changes to grading or stormwater plans. I have no engineering comments or concerns.

CASCADE TOWNSHIP  FIRE DEPARTMENT

Office of the Fire Marshal

To Whom it May Concern,

On behalf of the Fire Chief and myself, we have no issues with the proposed amended plans for the Roundhill development.

We have reviewed all the submitted documents and see nothing that would cause a problem from a fire department perspective:

Hydrants - OK
Access Roads – OK.
Development Layout – OK.
Gated Access - OK

Best Regards,

Todd Pell - CFI-II, CFPE
Fire Marshal
Direct: (616) 285-2328
Cell: (616) 644-3244
Email: tpell@cascadetwp.com



Cascade Fire Department

2865 THORNHILLS AVE SE • GRAND RAPIDS, MI 49546
(616) 949-1320

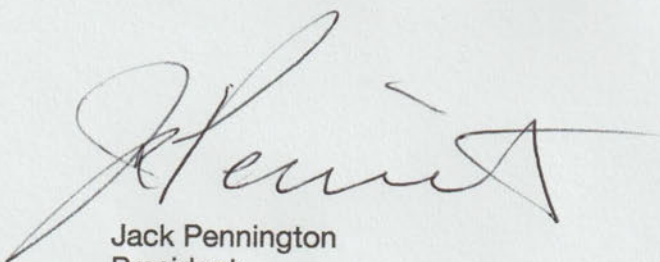
Cascade Township
Planning & Development Board

February 25, 2026

The Round Hill condo Association supports the application for the PUD amendment to amend the approved Site Plan for the Round Hill Development. The Plans were circulated to home owners for review and comments. We understand that the requested amendments to the site plan include the corrected placement of buildings and decks on the plan to match their locations built on the site.

We also understand that this modifies the approved sidewalk location on the north side of the road and adds a fence above the retaining wall on the south side of the site.

I met with Andrea Hendrick on February 13, 2026 to discuss neighbor questions and seek clarification about the plan changes to units 5, 6, and 7. Further feedback was solicited from Association home owners after this meeting leading to a supportive recommendation to the Planning Commission.

A handwritten signature in black ink, appearing to read "J Pennington", written in a cursive style.

Jack Pennington
President
Round Hill Condo Association

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1

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Total Pages: 16
06/30/2020 11:49 AM Fees: \$30.00
Lisa Posthumus Lyons, County Clerk/Register
Kent County, MI



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CASCADE CHARTER TOWNSHIP

Ordinance #2 of 2020

AN ORDINANCE TO Amend the

Sentinel Pointe

Ordinance #1 of 1980

as amended by Ordinance No. 6 of 1984

as further amended by Ordinance No. 1 of 2016

PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP (the "Township") ORDAINS:

SECTION I. AN AMENDMENT TO THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE.

The application received from Finko, LLC, a Michigan limited liability company (hereinafter referred to as the "Developer"), is to further amend the Sentinel Pointe Planned Unit Development and to amend the earlier amendment from 2016 for a ten unit/lot single family residential development (the "Revised Project"). The Revised Project was recommended by the Cascade Charter Township Planning Commission for approval on May 18, 2020 to amend the current PUD, Planned Unit Development. Approval of the proposed PUD amendment requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendations and the final actions of the Cascade Charter Township Board on June 10, 2020.

SECTION II. LEGAL DESCRIPTION.

1. Ten unit/lot single family residential project – Roundhill - the Revised Project, now known as Round Hill Condominium, a Kent County Subdivision, Subdivision Plan No. 1053:

PART OF NW 1/4 COM AT NW COR OF SEC TH 90D 00M 00S E ALONG N SEC LINE 1475.51 FT TO E LINE OF LOT 7 OF ARDEN HILLS PLAT EXT N TH S 0D 08M 00S E ALONG SD EXT E LOT LINE & SD E LOT LINE & SD E LOT LINE EXT S 0D 08M 00S E 1125.46 FT TO BEG OF THIS DESC - TH S 78D 30M 00S W 212.73 FT TH N 85D 00M 00S W 759.30 FT TO ELY LINE OF THORNHILLS AVE /100 FT WIDE/ TH NLY ALONG ELY LINE OF SD AVE TO A PT 895 FT S FROM N SEC LINE TH E PAR WITH N SEC LINE

TO E LINE OF SD LOT 7 EXT S TH S 0D 08M 00S E ALONG SD EXT E LOT LINE TO BEG * SEC 16 T6N R10W 5.24 A.

2. Existing 154 unit retirement home (Sentinel Pointe):

411916103012 PART OF NW 1/4 COM AT NW COR OF SEC TH 90D 00M E ALONG N SEC LINE 1475.51 FT TO E LINE OF LOT 7 OF ARDEN HILLS EXT N TH S 00D 08M E ALONG SD EXT E LOT LINE TO CL OF THORNAPPLE RIVER DR TH S 63D 15M 32S W 234.98 FT TH S 46D 34M 38S W 129.5 FT TO BEG OF THIS DESC- TH N 45D 00M W 275.0 FT TH N 49D 00M E 175.0 FT TH N 57D 00M E 187.47 FT TH N 85D 00M W 759.30 FT TO ELY LINE OF THORNHILLS AVE /100 FT WIDE/ TH SWLY ALONG SD ELY LINE TO A PT 288.21 FT N FROM E&W 1/4 LINE TH E 10 FT TH S 24.21 FT TO N LINE OF S 264 FT OF NW 1/4 TH E ALONG SD N LINE TO CL OF THORNAPPLE RIVER DR TH NELY ALONG SD CL TO BEG * SEC 16 T6N R10W 18.25 A.

SECTION III. GENERAL PROVISIONS.

The conditions, requirements, and regulations contained in this document shall apply to the Revised Project in addition to those requirements and regulations contained in Chapter XVI of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988, as amended). Except as expressly modified by this Ordinance, Ordinance No. 1 of 2016, as recorded with the Kent County Register of Deeds records on January 22, 2020 at Document 202001220006534 (as well as any and all requirements and conditions contained therein), remains unchanged and in full force and effect.

SECTION IV. PURPOSE.

The Revised Project occupies approximately 5.24 acres of land that is to be developed as a 10 unit/lot single family residential development. The Planned Unit Development technique has been chosen by the Developer to provide more control over the development's aesthetics and appearance.

The conditions, requirements, and regulations contained in this document are established to ensure high quality single family residential development of the Revised Project. Additionally, they are designed to achieve integration of this development with adjacent and area land uses.

SECTION V. APPROVAL LIMITATIONS AND CONDITIONS.

- A. The provisions of this Ordinance/Ordinance amendment ("this Ordinance") are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not expressly addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall apply. Furthermore, all other applicable Cascade Charter Township ordinances (including Ordinance No. 1 of 2016, as amended) shall still govern the Revised Project where applicable.

- B. Except as expressly otherwise provided herein, the Developer and its assigns must meet all applicable provisions, ordinance requirements, and regulations of Cascade Charter Township, as well as federal, county, and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for construction, operation, or use.
- C. This PUD amendment approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be invalid, illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Revised Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD amendment (and earlier amendments) if the Township finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.
- D. All conditions contained herein and in the final approved revised site plan (the "Approved Revised Site Plan") shall be binding upon the Developer, as well as its successors, creditors, tenants, transferees, heirs, co-owners, unit owners, agents, contractors, and assigns, and the Round Hill Condominium Association, all of which are collectively called "Developer Successors." The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval, the Approved Revised Site Plan, and any ordinance amendments. The Revised Project must be constructed, operated and maintained, and all properties therein used, in strict compliance with the PUD approval (including this Ordinance and the Approved Revised Site Plan), and no deviations can occur without prior formal written approval by the Township. So-called minor deviations shall not occur or be made unilaterally by the Developer or the Developer Successors. Any deviation without prior formal written approval by the Township will constitute a violation of this Ordinance and the Cascade Charter Township Zoning Ordinance.
- E. This Ordinance shall be recorded with the Kent County Register of Deeds by the Developer prior to any further construction occurring on the Revised Project and shall run with and bind the lands involved, including Round Hill Condominium, a Kent County Condominium, Subdivision Plan No. 1053. A copy of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.
- F. Failure to comply with the Approved Revised Site Plan or any condition of approval herein shall be deemed to be both a nuisance per se and a violation of the Cascade Charter Township Zoning Ordinance.
- G. Prior to recording a copy of this document as specified in Section V(E) hereof, the Developer shall type the following statement onto the end of this document (or add an additional page to the document) as follows, and shall sign and date the same:

“Finko, LLC has fully read the above PUD ordinance amendment document, understands its provisions and fully agrees with all requirements and conditions contained in the same, on behalf of it and its assigns, creditors, successors, heirs, agents, contractors, and transferees in and to the property involved.”

- H. Before this document is recorded with the Kent County Register of Deeds, a property owner’s association (the “Homeowners Association”) shall be created and exist forever comprised of all of the owners and all of the lots/units in the Revised Project. The Homeowners Association shall keep and build up and administer a reserve fund (based on annual dues or assessments from the owners of each of the lots/units in the Revised Project), which shall be used for any use permitted under the Michigan Condominium Act, including, but not limited to: (i) to monitor, inspect, repair and clean out the storm water and water drainage facilities within the Revised Project, including the retention/detention ponds and related piping; (ii) to inspect, repair and maintain the Retaining Wall described in Section XIII below; and (iii) to repair and repave the private road as necessary. The annual assessment or dues for such fund shall be at least \$300 per year per each lot or unit within the Revised Project and shall be adjusted no less than every five years based on the federal Consumer Price Index (or comparable successor federal index). Upon a written request by the Township, the Homeowners Association shall provide the Township with the then-current balance of total monies in that fund.
- I. All of the conditions, requirements and obligations contained in this Ordinance/ordinance amendment shall pertain to and run with the lands involved, and shall benefit and burden not only the Developer, but also the Developer Successors.
- J. Except as stated below, the private road within the Revised Project shall not be obstructed nor shall free passage by vehicles on and along that private road ever be interfered with in any way. No parking is allowed on the paved portion of the private road, except for temporary parking that does not obstruct vehicle traffic and does not occur overnight. Notwithstanding the foregoing, the installation of a gate to limit public access to the Revised Project shall be permitted and temporary parking, including overnight parking, shall be permitted in the designated parking area located West of Unit 1 of the Revised Project as depicted on the Approved Revised Site Plan. The Cascade Fire Department shall at all times have access to and through the gate including any access codes or keys that may be necessary.
- K. Except as expressly amended by this Ordinance/ordinance amendment, Ordinance No. 1 of 2016 remains in effect and shall be fully complied with.
- L. The Homeowners Association and all unit/lot owners in the Revised Project shall be deemed to be the successors of the Developer (jointly and severally) for purposes

of compliance with this document and the Zoning Ordinance once the Developer no longer owns any lot or unit within the Revised Project.

SECTION VI. PERMITTED USES.

The permitted uses for the Sentinel Pointe PUD are as follows:

- A. 10 Single Family Residences – Roundhill (the Revised Project).
- B. The Existing 154 unit retirement facility – Sentinel Pointe.
- C. All signs for the Revised Project shall conform with Section 6.02 of the Cascade Charter Township Sign Ordinance (Ordinance 14 of 1997, as amended).

SECTION VII. DESIGN GUIDELINES, REQUIREMENTS AND LIMITATIONS.

The Revised Project shall be developed in exact accordance with the Approved Revised Site Plan (dated 4/10, 2020) as approved by the Township. No alterations, expansions or additions may occur as to the Revised Project without a formal amendment to this Ordinance, unless expressly otherwise authorized herein.

- A. Maximum Number of Residential Units/Lots.
 - 1. Roundhill – Ten (10) single-family detached condominium units/lots.
 - 2. Existing retirement facility – 154 (Sentinel Pointe).
- B. Maximum Building or Structure Height
 - 1. Roundhill – 35 feet or two and a half stories whichever is less.
 - 2. Existing retirement facility – as constructed (Sentinel Pointe).
- C. Setback and Building Permit Requirements
 - 1. Roundhill – Front - 0
 Side – 10 feet
 Rear – 25 feet
 - 2. Existing retirement facility – as constructed (Sentinel Pointe)
- D. A site survey by a professional surveyor or engineer shall be filed with the Township for each proposed dwelling before a building permit is issued, showing

all of the corners of the proposed dwelling to ensure that the Approved Revised Site Plan is adhered to during construction and thereafter. The corners shall be physically staked for each unit/lot.

- E. Written verification shall be filed with the Township from a certified engineer that the detention pond has been cleaned and is functioning in accordance with the Township-approved design prior to any building permit being issued.
- F. The swale near units 9 and 10 shall be completed to the satisfaction of the Township engineer prior to building permits being issued for units 9 and 10.
- G. A sidewalk shall be built on the lots shown on the Approved Revised Site Plan dated 4/10/20 and completed no later than the certificate of occupancy for the house on the unit involved.
- H. The retention pond shall be revised and constructed according to the approved design no later than July 30, 2020.
- I. The Basin emergency overflow repair shall be fully completed no later than July 30, 2020.
- J. The North property line grading and catch basin repair shall be fully completed no later than July 15, 2020
- K. Except for the Retaining Wall described in Section XIII hereof, no deck, patio, or other structure shall be placed within or extend into any setback area.
- L. Minimum Floor Area
 - 1. Roundhill – Each dwelling shall contain a minimum of:
 - (a) One Story: 1300 square feet on the main floor, finished livable area above grade level, exclusive of garages, decks, porches and breezeways.
 - (b) Two Story: 1600 square feet, with a minimum of 800 square feet on the first floor, finished livable area above grade level, exclusive of garages, decks, porches and breezeways.
 - 2. Existing retirement facility
 - (a) As constructed (Sentinel Pointe).

SECTION VIII. PRIVATE STREET DEVELOPMENT - ROUNDHILL.

- A. The private street within the Revised Project shall be designed, built and maintained pursuant to requirements of Ordinance No. 1 of 2016 and in full compliance with the Approved Revised Site Plan dated 4/10, 2020.
- B. In accordance with Section G of the “Cascade Charter Township Engineering Design Requirements and Standards for Private Streets,” the Developer of the Revised Project shall provide a disclosure statement on all property deeds to all unit/lot owners of the private street, all those who utilize the private street and all persons securing a building permit to construct a building or structure served by the private street, stating that by applying for and securing a building permit for construction of a building or structure that utilizes the private street, all such persons shall use the private street at their own risk and the Township (and its employees, officials, officers, and agents) shall not be responsible for any aspect of the private street.
- C. In accordance with Section I of the “Cascade Charter Township Engineering Design Requirements and Standards for Private Streets,” it shall be the responsibility of the Developer and its successors or the individual property owners to fully maintain and keep the private street in good condition and repair at all times and to ensure that snow and ice is removed in a timely fashion during the winter.

SECTION IX. TEMPORARY BUILDINGS.

No structure of a temporary nature, including, but not limited to, any trailer, tent or construction shack shall be constructed, placed or maintained within the Revised Project except lawfully accessory to and during construction of any building or infrastructure improvement.

SECTION X. UTILITIES.

- A. Water and Sewer – The individual units/lots in the Revised Project will be served by both public water and public sewer. Such systems shall be designed, installed, and approved by Cascade Charter Township and the City of Grand Rapids.
- B. Stormwater Drainage –

The Project is located within Zone A of the Cascade Township Stormwater Ordinance. In lieu of requiring that an Act 433 agreement or a drainage district be established with the Kent County Drain Commissioner, Cascade Charter Township has agreed to approve the Approved Revised Site Plan for the Revised Project so long as the Revised Project (and any and all portions thereof) always fully complies with the Cascade Charter Township Stormwater Ordinance (as that ordinance may be amended from time to time, as well as any successor ordinance or ordinances). Accordingly, the Homeowners Association and all landowners within the Revised Project (“Co-Owners”) are required to ensure the proper installation and permanent maintenance of any and all storm drainage and water retention systems, pipes,

ponds, Retaining Wall and associated drain system, and all facilities for the Project (collectively, the “Facilities”) shown on the Approved Revised Site Plan or as otherwise required by the Cascade Charter Township Stormwater Ordinance (as that ordinance may be amended from time to time, as well as any successor ordinance or ordinances, all of which shall collectively be referred to hereinafter as the “Stormwater Ordinance”). Such requirements and obligations of the Homeowners Association and Co-Owners (jointly and severally) include, but are not necessarily limited to, the following:

1. Maintenance and repair regarding the following items shall be done on a regular basis and in such fashion as to ensure that all components of the Facilities function properly at all times:
 - (a) Sediment removal.
 - (b) Erosion control.
 - (c) Ensuring constant structural integrity of the physical systems.
 - (d) Designate access to the Facilities.
 - (e) Cleaning of catch basin sumps.
 - (f) Sediment and debris removal from the infiltration basin.
 - (g) Landscape maintenance of the infiltration basin to maintain the design volume and ensure the system is operating as designed.
 - (h) Other maintenance procedures as outlined by the applicant’s engineer in their letter dated June 4, 2015.

2. The Township (including its designated officials, officers, agents, and contractors) shall have the right to physically inspect all aspects of the Facilities at all reasonable times, or any other times if, in the opinion of the Township, there is a threat to the public health, safety, or welfare.

3. Buildings, structures, landscaping, trees, or similar items shall not be installed, planted, or placed within or over any portion of the Facilities except in accordance with the Approved Revised Site Plan, or if not identified in the Approved Revised Site Plan without prior written Township approval.

4. The Township shall be supplied with an engineer’s “as-built” certification by the Developer to certify that the Facilities as constructed and installed

matches the approved revised design. The Township shall also be supplied with a reduced copy of the Approved Revised Site Plan graphically showing the Facilities, together with any and all easements therefor.

5. The Township shall be supplied with a permanent easement or irrevocable license allowing the Township (as well as its designated officials, officers, agents, and contractors) to have access between the public road right-of-way and to any and all portions of the Facilities.
6. Should the Facilities not be properly installed, maintained, and/or repaired, in full compliance with all of the requirements of this Subsection X.B hereof, the Approved Revised Site Plan, and the Stormwater Ordinance (whether due to the fault or neglect of the Developer, the Homeowners Association, and/or the Co-Owners), and any such noncompliance or deficiency shall not have been fully remedied within 30 days of the date when the Township has given the Homeowners Association written notice of any such noncompliance or deficiencies, the Township, at its sole option and discretion, shall have the right and authority to perform any and all installations, replacements, repairs, and/or maintenance which is reasonably required and charge back all of the costs thereof to the Homeowners Association and also the Co-Owners (together with reasonable administrative costs and legal fees). Should any challenge occur regarding the Township's actions, the following shall be applicable:
 - (a) Establishment of a Special Assessment District. The Township may establish a special assessment district for the Revised Project to pay for and/or reimburse the Township for any and all such costs and expenses (as well as to ensure future required repairs and maintenance) pursuant to whichever state statute the Township desires to utilize. In such event, all of the Co-Owners and the Homeowners Association shall all be deemed to have fully consented to and agreed with the establishment, implementation and enforcement of such a special assessment district.
 - (b) Proceeding to Collect Pursuant to the Master Deed and Condominium Documents or Deed Restrictions. Alternately, the Township shall also have the authority to collect or require reimbursement for any and all such costs and expenses from the Homeowners Association and the Co-Owners as if such obligations of the Homeowners Association and the Co-Owners were in the form of a permanent deed restriction or covenant on the Revised Project. Should the Township pursue this remedy, the Township would have any and all rights attributable to the Homeowners Association when collecting dues or assessments from the Co-Owners. Additionally, such costs shall also be a lien on each of the

units or lots, which shall be enforceable in accordance with Act No. 94 of the Public Acts of 1933, as amended from time to time. Any such charges which are delinquent for six (6) months or more may be certified annually to the Township Treasurer, who shall enter the lien on the next tax roll against the applicable unit or lot, and the costs shall be collected and the lien shall be enforced in the same manner as provided for in the collection of taxes assessed upon the roll in the enforcement of a lien for taxes. In addition to any other lawful enforcement methods, the Township shall have all remedies authorized by Act No. 94 of the Public Acts of 1933, as amended. The Master Deed or deed restrictions shall be amended accordingly.

The above alternate remedies (being (a) and (b)) shall be deemed to be in addition to any and all other remedies for the Township provided for elsewhere in the deed restrictions or master deed or condominium documents or at law or equity. The Township shall have the sole authority and discretion to determine whether or not to proceed pursuant to (a) or (b) or both, above.

7. The Developer shall establish an escrow fund with the Township, in accordance with Section XIV hereof, that shall remain in place until 3 years after a permanent certificate of occupancy is issued for the last house constructed in the Revised Project. At no time shall the escrow funds deposited by the Developer with the Township fall below \$5,000. When and if the sum in the escrow account falls below \$5,000, the Developer shall replenish the escrow account back up to \$30,000 within 15 days of the date that the Township provides written notice to the Developer. The escrow funds may be used by the Township for any and all of the following uses:
 - a. Any fees or costs from the Township's engineer regarding inspections, reports and/or enforcement relating to the Revised Project's Facilities, drainage facilities, retention/detention pond facilities, Retaining Wall, private road and any other common improvement within the Revised Project.
 - b. Any enforcement efforts or proceedings by the Township with regard to this Ordinance or any of the conditions of approval for the Revised Project, including, but not limited to, attorney fees, court costs, township planner fees and township engineering fees.
 - c. Any zoning proceedings.
8. The Developer shall comply with the Cascade Township Stormwater Ordinance. The on-site storm sewer system and infiltration basin shall

collect all of the stormwater runoff from the developed and graded portions of the property. Also, the Developer shall prevent any storm water or water run off flowing onto the adjoining properties at amounts, volumes, rates, frequency, intensity or velocity to a greater degree than occurred prior to January 1, 2016.

9. Once the Revised Project has been fully developed and completed and the Developer no longer owns any lots/units within the Revised Project, the Homeowners Association and the individual owners of all of the lots/units within the Revised Project shall be jointly and severally responsible and liable for ensuring compliance with all of the terms and conditions of this Ordinance/ordinance amendment and zoning conditions of approval for the Revised Project, including compliance with all applicable Cascade Charter Township ordinances and codes.
- C. Before construction recommences on any unit/lot within the Revised Project, the Developer shall provide to the Township (and any other applicable governmental units and utilities) all necessary permanent easements within the Revised Project for telephone, telecommunications, electricity, gas and cable television to the appropriate utility provider without cost. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

SECTION XI. LANDSCAPE PLAN

The landscaping along the perimeter of the site shall be installed and maintained at all times and shall include at a minimum all of the plantings that are shown on the approved amended landscaping plan dated 1/27, 2020. These plantings shall be installed no later than (see schedule submitted by applicant). The Developer shall maintain these plantings and shall remove and replace any dead or dying trees until the Developer no longer owns any lot or unit within the Condominium. Thereafter, such plantings shall be maintained by the Developer Successors.

SECTION XII. SOIL EROSION CONTROL REQUIREMENTS.

The Developer shall submit an updated soil erosion control plan to the Township showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the Revised Project. This plan shall be reviewed and approved by the Township Engineer prior to the Developer recommencing any excavation on the site. The Developer shall comply with any and all licenses, approvals, or permits issued regarding soil erosion control requirements and measures.

SECTION XIII. RETAINING WALL.

The Approved Revised Site Plan shows a Redi-Rock retaining wall to be installed south of Units 5, 6 and 7 of the Revised Project (collectively, the "Retaining Wall"). Such Retaining Wall shall

be installed by the Developer in full compliance with the Approved Revised Site Plan, Cascade Township ordinances, and any other applicable law. The following shall also be applicable to the Retaining Wall:

- A. The Retaining Wall, its component parts and systems and all drains shall be kept in good working condition and repair at all times.
- B. The Retaining Wall shall be completed no later than July 30, 2020.
- C. The Developer shall designate the Retaining Wall in the Round Hill Condominium Master Deed and Site Plan as a General Common Element and record an Amended Master Deed and Site Plan in accordance with Section XVI hereof.

The installation of the Retaining Wall and Landscaping is contingent upon the Developer obtaining (and supplying to the Township) a temporary written agreement (if needed for the installation of the Landscaping and Retaining Wall) from the owner of the adjacent land (who has generally agreed to provide such an agreement) to the southeast for encroaching equipment and supplies during the construction of the Retaining Wall and Landscaping.

SECTION XIV. PERFORMANCE GUARANTEE AND ESCROW FUNDS.

- A. To ensure compliance with this Ordinance, the Cascade Township Zoning Ordinance, and any conditions and requirements herein, the Township may require reasonable performance guarantees to ensure completion of improvements such as, but not limited to, landscaping, ponds, drainage, retaining walls and structures, lighting, roads, and utilities. The Township Board, Engineer, or Planning Department may require such guarantees at any time they deem reasonably necessary to ensure completion of the improvements. The form (including the bank or surety involved), duration, and amount of the performance guarantee shall be approved by the Township.
- B. The Developer shall provide the Township with all of the following security to assure and guarantee the following:
 - 1. Performance Guaranty. Provide an irrevocable letter of credit for \$100,000 to ensure that the site is developed as approved. The irrevocable letter of credit shall remain in place for two years following issuance of the last permanent certificate of occupancy within the Revised Project and provided that all other improvements shown on the Revised Site Plan are completed.
 - 2. Landscaping Guaranty. Provide an irrevocable letter of credit for \$8,200 to ensure the installation of the required landscaping. The irrevocable letter of credit shall remain in place for two years following the completed installation of all required landscaping.

3. Township Inspection & Compliance Cost Guaranty. As provided in subsection X.B.7 hereof, the Developer shall provide \$30,000 in escrow to the Township so that (among other matters) the Township engineer can inspect the site on a regular basis to ensure continued compliance. The escrow will continue until 3 years after a permanent certificate of occupancy is issued for the last house constructed.
4. Remediation. Developer shall restore the adjoining property owned by the Mark D. Rohde Unified Credit Trust and Gayle Cary Rohde Unified Credit Trust, (collectively, "Rohde") located to the southeast of Round Hill Condominium caused by the Developer's violation of Ordinance No. 1 of 2016 due to stormwater run off, silt flow and tree and vegetation loss. Such restoration shall occur on or before September 1, 2020. To ensure such remediation, the Developer shall file with the Township an irrevocable letter of credit in the amount of \$150,000 for that purpose.
5. The wording for the letters of credit shall be approved by the Township Attorney.

SECTION XV. THE GERALD R. FORD INTERNATIONAL AIRPORT.

Within the recorded master deed or deed restrictions, the Developer shall expressly disclose in writing that the Revised Project is located in the vicinity of the Gerald R. Ford International Airport and that there may be noise, vibration, and property valuation impacts associated with such location.

SECTION XVI. CONSISTENCY OF THE MASTER DEED AND/OR DEED RESTRICTIONS/COVENANTS WITH THE PUD APPROVAL.

- A. If the Revised Project will be a condominium project (in whole or in part), the master deed or amended master deed (and attachments) shall be reviewed and approved by the Township Attorney prior to final recording to ensure consistency with this Ordinance. If some or all of the Revised Project will be governed by new or amended deed restrictions/restrictive covenants apart from a condominium master deed, such deed restrictions/ restrictive covenants or amendments shall also be reviewed and approved by the Township Attorney before recording to ensure consistency with this Ordinance.
- B. If the Master Deed or deed restrictions have already been recorded, the Developer shall record a binding amendment thereto which conforms to the requirements of this Ordinance. The Developer shall identify the Retaining Wall as a General Common Element in the Master Deed and Site Plan. The Developer shall amend the Bylaws of Round Hill Condominium to state that Round Hill Condominium and each individual condominium unit shall conform to the Requirements of the Cascade Township Ordinance and this PUD Ordinance No. 2 of 2020 and such

amended Bylaws shall be recorded as part of an Amended Master Deed. These amendments shall be approved by the Township Attorney prior to final recording to ensure consistency with this Ordinance and the Zoning Ordinance. Such amendments shall be recorded within seven days following receipt of the Township Attorney's approval of the Amended Master Deed and Amended Bylaws.

SECTION XVII. CONSISTENCY WITH PLANNED UNIT DEVELOPMENT (PUD) STANDARDS.

- A. The amended Planned Unit Development will result in a recognizable benefit to the ultimate users of the Revised Project and to the community. Current and future residents will recognize the benefits of a residential development that offers a low-density land use.
- B. When constructed and maintained in full accordance with the Cascade Township Ordinance and this Ordinance, in relation to the underlying zoning (PUD), the Township finds the Revised Project will not result in a material increase in the need for public services, facilities and utilities and will not place a material burden upon the subject property and the surrounding properties. The Revised Project is not anticipated to cause undo impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been approved by the Township Engineer and the appropriate County and State agencies.
- C. The Revised Project has been determined by the Township to be compatible with the 2009 Comprehensive Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance. The Revised Project has been determined to be a "Residential" use, which is consistent with the Cascade Township Comprehensive Plan.
- D. When constructed and maintained in full accordance with the Cascade Township Ordinance and this Ordinance, the Township finds that the Revised Project will not result in an unreasonable negative economic impact upon surrounding properties.
- E. The Township finds that the Revised Project will have at least the same amount of green areas and usable open space than would typically be required by the Zoning Ordinance.
- F. This Ordinance also incorporates and adopts the staff comments and conclusions on pages 3-4 of the staff report dated May 13, 2020, the requirements of the Fishbeck letter stated May 12, 2020 and the Materials Testing Consultants letter of April 2, 2020 as additional findings and requirements by the Township Board.
- G. Finally, the Township recognizes that the Revised Project will be under single ownership or control. The Township recognizes that the Developer or its assigns will retain ownership and control of parts of the premises until a majority of the site condominium units/lots are purchased for single family residential purposes at

which point the Homeowners Association shall manage and control the Revised Project. However, this shall not lesson any obligation of the Developer pursuant to this Ordinances and other applicant Township ordinances.

SECTION XVIII. EFFECTIVE DATE.

This Ordinance/Ordinance amendment shall become effective upon the expiration of seven (7) days after publication of this document (or a summary thereof) in the *Grand Rapids Press*, a newspaper of general circulation within Cascade Charter Township.

The foregoing Ordinance/Ordinance amendment was offered for adoption by Township Board Member McDonald and was supported by Township Board Member Shipley, with the roll call vote being as follows:

YEAS: Peirce, Beahan, Koessel, Slater, McDonald, Shipley


NAYS: None _____

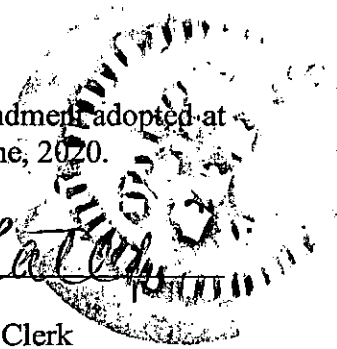
ABSENT: Lewis _____

ORDINANCE/ORDINANCE AMENDMENT DECLARED ADOPTED.

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance/Ordinance amendment adopted at a regular meeting of the Cascade Charter Township Board on the 10th day of June, 2020.


Susan Slater
Cascade Charter Township Clerk



* * *

Finko, LLC has fully read the above PUD ordinance amendment document, understands its provisions and fully agrees with all requirements and conditions contained in the same, on behalf of it and also its assigns, creditors, successors, heirs, agents, contractors, and transferees in

and to the property involved, except that this shall not be deemed an admission as to the contents of Section XIV.B.4 hereof, but Finko LLC nevertheless shall comply with such Section XIV.B.4

Date: 6/10, 2020

Signature: *Ralph Inkster*
Managing Member
Managing Member of Finko, LLC

CASCADE CHARTER TOWNSHIP

ORDINANCE NO. 26-003

AN ORDINANCE TO AMEND THE TOWNSHIP ZONING ORDINANCE NO. 001 OF 1980 THE SENTINEL POINTE PLANNED UNIT DEVELOPMENT PROJECT

THE CHARTER TOWNSHIP OF CASCADE ORDAINS:

Section 1. Amendment to Section I

Section I is hereby amended to add the following language:

The Revised Project was further amended on _____, 2026 pursuant to a revised site plan dated February 24, 2026.

Section 2. Amendment to Section III

Section III is hereby amended to read as follows:

The conditions, requirements, and regulations contained in this document shall apply to the Revised Project in addition to those requirements and regulations contained in Chapter XVI of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988, as amended). Except as expressly modified by this Ordinance, Ordinance No. 1 of 2016, **and Ordinance No. 2 of 2020**, as recorded with the Kent County Register of Deeds records on January 22, 2020 at Document 202001220006534 **and on June 30, 2020, Document 202006300056406** (as well as any and all requirements and conditions contained therein), remains unchanged and in full force and effect.

Section 3. Amendment to Section V.K

Section V.K is hereby amended to remove the following:

~~K. Except as expressly amended by this Ordinance/ordinance amendment, Ordinance No. 1 of 2016 remains in effect and shall be fully complied with.~~

Section 4. Amendment to Section VII

Section VII is hereby amended to revise the first paragraph as follows:

The Revised Project shall be developed in exact accordance with the Approved Revised Site Plan ~~(dated 4/10, 2020)~~ **(dated February 24, 2026)** as approved by the Township. No alterations, expansions or additions may occur as to the Revised Project without a formal amendment to this Ordinance, unless expressly otherwise authorized herein.

Section VII is also amended to remove subsection (G) as follows:

~~G. A sidewalk shall be built on the lots shown on the Approved Revised Site Plan dated 4/10/20 and completed no later than the certificate of occupancy for the house on the unit involved.~~

All other provisions of Section VII not amended herein shall remain in full force and effect.

Section 5. Amendment of Section VIII(A)

Section VII(A) is hereby amended to read as follows:

- A. The private street within the Revised Project shall be designed, built and maintained pursuant to requirements of Ordinance No. 1 of 2016 and in full compliance with the Approved Revised Site Plan dated ~~4/10, 2020~~ **February 24, 2026**.

Section 6. Validity and Severability.

Should any portion of this Ordinance be found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 7. Repealer.

Any ordinances in conflict with the Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 8. Effective Date.

This Ordinance is effective seven (7) days after publication.

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