

AGENDA
Cascade Charter Township Planning Commission
Monday, September 12, 2022
7:00 pm
2870 Jacksmith Ave

Public may access the meeting via video conference software Zoom
<https://us02web.zoom.us/j/87044149458>

Meeting ID: 870 4414 9458
By Phone: +1 301 715 8592

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve minutes from August 8, 2022**
- ARTICLE 5. Approve minutes from August 15, 2022**
- ARTICLE 6. Disclose any Conflict of Interest**
- ARTICLE 7. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 8. Case #22-3725: Janet Lash
Public Hearing
Property Address: 9070 52nd Street SE
Requested Action: Accessory building exceeding 832sqft.**
- ARTICLE 9. Case #22-3732: Level 10 Builders
Public Hearing
Property Address: 6927 Oak Brook Street SE
Requested Action: Accessory building exceeding 832sqft.**
- ARTICLE 10. Case #22-3733: Kirk & Monica Wright
Public Hearing
Property Address: 7269 Thorncrest Drive SE
Requested Action: 6-foot fence in “front yard”**
- ARTICLE 11. GVMC Airport Access Study**
- ARTICLE 12. Old Business**
- ARTICLE 13. Any Other Business**
- ARTICLE 14. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**

ARTICLE 15. Adjournalment

Meeting format

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

Minutes
Cascade Charter Township
Planning Commission
Monday, August 8, 2022
7:00 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Noordyke called the meeting to order at 7:00 P.M.
Members Present: Noordhoek, Moxley, Noordyke, Deering, Rapin, Korstange, Engel
Members Absent: Rowland and Rissi (excused)
Others Present: Planning Director Brian Hilbrands, Zoning Administrator Madison Smith-Jacoby, and those listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Engel to approve the current agenda. Supported by Member Deering. Motion carried 7 to 0.

ARTICLE 4. Disclose any Conflicts of Interest

There weren't any members with a conflict of interest to disclose.

ARTICLE 5. Approve the Minutes of the July 11, 2022 Meeting

Motion was made by Member Engel to approve the July 11, 2022 meeting minutes. Supported by Member Rapin. Motion carried 7 to 0.

ARTICLE 6. Approve the minutes of the July 18, 2022 Meeting

Motion was made by Member Korstange to approve the July 18, 2022 meeting minutes. Supported by Member Engel. Motion carried 5 to 0. Abstained- Member Rapin and Deering.

ARTICLE 7. Acknowledge visitors and those wishing to speak on non-agenda items.

There weren't any visitors wishing to speak on non-agenda items.

ARTICLE 8. Case #22-3722/Postma

Property Address: 5479 Ranger Hills Dr

Requested Action: The applicant is requesting approval of a Special Use Permit for an accessory building over 832 sq ft.

Zoning Administrator Smith-Jacoby presented the case and explained that the applicants are seeking a Type 1 Special Use Permit for a 30X40ft accessory building. The building will be constructed in their side yard with the height to the midpoint of the roof being 12 ft 6 in. There will also be an access drive leading up to the structure. Vehicles of high quality are intended to be stored in this building and the applicants explained this will

not be used for business or commercial use of any type. Setbacks on the plan are met since it is roughly 50 ft from the side yard and rear yard, and it isn't closer to the front property line than the home.

A building's location, use, style, acreage, lighting impact on neighbors, and impact on the view are all factors considered when making the final decision. Conditions for approval include not using the space for a business or living space and that any outdoor lighting would meet township standards.

Member Deering asked if the access drive needed any other approval from the Planning Department or Kent County Road Commission. Planning Director Hilbrands responded that, since it is a private drive, neither the Township nor the Road Commission will need to issue any further approvals. Neighbors are looking into obtaining a maintenance agreement for the future.

John and David Postma (5479 Ranger Hills), the applicants, explained they have been collecting cars for many years. The style of the building will be similar to the one presented in the packet. Postma stated that the height is in the typical range for a residential build, but if the neighbors have too many complaints, they are willing to adjust their plans. Recessed lighting will be installed and lights will not project outside of the structure. Currently, there are plans to re-side the house so it matches the new garage, and landscaping will be completed. A concrete driveway will be implemented and they will make certain the culvert stays in place, potentially with some reinforcement.

Chair Noordyke said in the application they used the word "museum" which could indicate many people coming to view the cars. The applicant clarified the garage would not be used as a museum, and there won't be any mechanical work or washing of vehicles. He indicated some friends may come to look at the vehicles, but assured the board there wouldn't be a constant flow of people.

Member Moxley asked how many cars would be stored in the garage and Postma said there would be 6.

Motion was made by Member Rapin to go to public hearing. Supported by Member Korstange. Motion carried 7 to 0.

Mary Kuilema (5519 Ranger Hills) is a neighbor of the Postma's and expressed concern about the garage and driveway being built because it would change the look of the neighborhood; she would not be happy about this change.

Armand Sickema (5525 Ranger Hills) is a neighbor of the Postma's and he does not like how close the garage would sit to the neighbors. He stated that the neighbors would be able to hear air conditioning units if they were in the garage. His main concern was with the new driveway creating more surface area for runoff to go downhill to other houses. There have been major flooding issues after the Villas of Ada were built, since they put in a 24 in culvert under Hall St that empties into his backyard. Implementing the new

driveway and pitched roof could create more issues as the water will run downhill. He would like to see the building be smaller and the driveway narrower.

Julie Romance (5530 Ranger Hills), a neighbor of the Postma's, explained she also was impacted by the flooding but she is not certain a garage built with proper drainage would add to the floods. She didn't think the placement of the garage would impact the neighbors and was hopeful that the applicants would do everything tastefully so that they could continue to have a nice community of neighbors.

John Postma addressed the drainage issue, stating that they plan to have gutters on the garage, an 18 in gravel border around the garage, and the driveway will be slanted to the left as opposed to the right. There will also be insulation in the garage, so hearing the air conditioner won't be an issue.

Member Engel asked Postma if he had considered French drains or a different surface material for the driveway. The applicant stated they prefer cement because asphalt disintegrates over time, making it more expensive, and French drains can be installed later if needed.

Motion was made by Member Korstange to close public hearing. Supported by Member Engel. Motion carried 7 to 0.

Chair Noordyke explained to the residents that were present the board's methodology for accepting accessory buildings. They take into account previously collected data on similar cases including the size, location, and acreage of the property. To make these decisions, there is a lot of research done by Staff and Commission Members before the meeting. He also noted that this information is available on the website, in the meeting packet.

Member Korstange asked about the neighboring accessory building and if there is a separate driveway. Staff investigated and found out it was only a 576 sq ft detached building that did not require a permit.

Motion was made by Member Korstange to approve the accessory building with staff recommendations. Supported by Member Engel. Motion carried 7 to 0.

ARTICLE 9. Old Business

Member Korstange will be attending the Township Board meeting to speak regarding the Composting Use Special Use Permit approval.

ARTICLE 10. Any Other Business

Member Deering expressed concern about the flooding issue that was mentioned by residents during the 5479 Ranger Hills Dr case. Planning Director Hilbrands will review the approved implementation of the culvert under Hall St.

Chair Noordyke serves on the PFAS Advisory Committee and mentioned that construction will begin on September 12th, tearing up the streets and connecting some residents to city water. Phase 1, with supply shortages, will be completed in the fall.

Phase 2 will start next year, at an unspecified time, and is federally funded. Residents at this time are not required to switch over to city water, but it will be available.

Member Moxley stated there is property on Cascade Road that continues to have many vehicles parked on the road along it. Zoning Administrator Smith-Jacoby assured the board there has been contact with the property owner. The owner will be listing the property soon and the current renters will likely not reside there any longer.

Select staff members underwent BS&A training to learn how to use the planning and zoning module that the township will now be using. Cases can now be added to the software for easier documentation tracking.

ARTICLE 11. Acknowledge visitors and those wishing to speak

Mary Kuilema (5519 Ranger Hills) inquired about lighting restrictions and said she didn't know she was supposed to have lights facing down. Chair Noordyke suspected that accessory buildings could become problematic, as they are usually close to the edge of the property and the bright lights could disturb neighbors.

ARTICLE 12. Adjournment

Motion was made by Member Deering to adjourn the meeting. Supported by Member Rapin. Motion carried 7 to 0. The meeting adjourned at 7:49 P.M.

Respectfully submitted,

Diedre Deering, Secretary

Minutes
Cascade Charter Township
Planning Commission
Monday, August 15, 2022
7:00 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Noordyke called the meeting to order at 7:00 P.M
Members Present: Noordhoek, Rowland, Rissi, Moxley, Noordyke, Deering, Rapin, Korstange, and Engel
Members Absent: None
Others Present: Planning Director Hilbrands and those listed on the sign-in sheet.

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Rissi to approve the current agenda. Supported by Member Rapin. Motion carried 9 to 0.

ARTICLE 4. Disclose any Conflicts of Interest

There were no conflicts of interest disclosed.

ARTICLE 5. Acknowledge visitors and those wishing to speak.

There was no one that wished to speak.

ARTICLE 6. Case #22-3729/MPM Interiors

Property Address: 6660 Old 28th Street

Requested Action: Site Plan Review for a new 10,000 sq ft building and parking lot.

Planning Director Hilbrands presented the case. The applicant is requesting approval for a 10,000 sq ft, two-story office building. This building will be located in the B1 zoning district and must meet the design standards of Section 8.08 of the zoning ordinance, or receive a recommendation from the Village Design Review Committee to allow any exceptions. The site meets the height, setback, parking, and buffer requirements of the zoning district. Located along the west side of the parking lot is a 7 ft tall retaining wall. This does not have any zoning requirements, but consideration for a fence or guard rail at the top may need to be discussed.

The Fire and Building Departments have reviewed and approved the plan and the applicant has submitted photometric and landscape plans that meet township standards. Planning Director Hilbrands recommended that a \$19,000 landscape bond be provided by the applicant.

There will be no new access to the site created, however, the applicant is adding a sidewalk to connect to the public sidewalk within the street right-of-way; they will need

to confirm what approvals from KCRC are needed. The Township Engineer has reviewed and approved this plan and will require a stormwater maintenance agreement.

Staff recommended approval for the 10,000 sq ft building with the four conditions listed in the packet.

Member Rapin asked Staff if other buildings in the area have a different facade on the front than the back. Planning Director Hilbrands replied that most of the buildings in that area were built before the current standards were in place. If there are any, they would be considered legal non-conforming.

Ken Dixon, with Dixon Architecture, thanked the committee for their time. He explained the excitement of going into this plan and becoming a part of the Cascade Village. The previous building lacked appeal, so creating something with more character will provide improvements to the streetscape. Despite being more expensive, they are able to install the facade around the entire building, rather than making only the north side different. Member Rowland asked what the cost differential is to incorporate the same design around the whole building. Dixon responded that it might be around \$5 per sq ft, which would not be significant.

Holly Jackson, part owner of the building, answered a question about environmental clean-up because the previous building burned down. The clean-up process is underway and there is still debris and leftover items that need to be removed. The environmental engineer spoke with the prior owner, filled out and signed a questionnaire, and completed a final interview. They do not see any issues with the soil. Jackson stated that they will not move forward until it is deemed completely clean.

Member Rapin asked for more details on the 7 ft tall retaining wall. The wall west of the parking lot was built to keep nature back. Commission members suggested adding a guard rail or fence on top of the wall and the applicant agreed to this condition.

Member Korstange suggested requiring the same facade around the whole building to set precedence.

Member Rissi pointed out that the proposed dumpster enclosure is not shaded as part of the paved section in the parking lot. Dixon clarified that there will be concrete under the dumpster.

Motion was made by Member Rapin to approve the Site Plan Review as requested with conditions including the four staff recommendations, completion of the environmental study, the matching facade on all sides, installation of a 42 in railing across the retaining wall, and concrete poured under the dumpster's proposed location. Supported by Member Rissi. Motion carried 9 to 0.

ARTICLE 7. Review of Major Street Plan

Planning Director Hilbrands gave a brief background on the plan. The Major Street Plan is an appendix of the Zoning Ordinance used to classify streets such as arterial, collector,

and local, with requirements tied to each of those classifications. There are certain type 2 special uses only permitted on arterial or collector roads.

He mentioned that a property owner had an interest in purchasing two properties on Kraft Ave, both zoned industrial, in hopes of putting a trucking terminal there. This use would require a type 2 special use and would have to be located on an arterial or collector road, which this section of Kraft Ave is not.

Considering that there had been no revision of the major street plan since 2010, a review seemed necessary to elicit some changes and ask questions. The location of the request stated above seemed ideal for a trucking terminal, but the current street classification would not permit it.

Member Rissi asked about other places in the ordinance where specific uses reflected the map listed in the packet. Planning Director Hilbrands stated residential setbacks and these specific Type 2 special uses in the 17.07(1) section are the only ones he is aware of but will look deeper into this.

Identifying which roads to reclassify might become difficult as there are houses on streets that would be located on a newly defined collector road instead of a residential road. It was also mentioned that similar roads are classified differently and the committee wanted to know the reason for that.

Member Korstange wondered if part of the business's proposal would have to be approved by the Road Commission. Planning Director Hilbrands clarified they would just need approval for a curb cut. The business owner would have to take into account if the road is all-season standard, or if there are restrictions.

Member Rissi, when trying to decide if disregarding the road classification map was the best course of action, asked if the way specific areas are zoned inhibits requests such as this and it is not solely dependent on the classification of the road. Member Korstange said issues pertaining to the roads seem like they would be better handled by the Road Commission.

Chair Noordyke suggested that Planning Director Hilbrands research why this specific topic is coming into question and find out what neighboring township's procedures are. If this issue is relevant to the Planning Commission, then further research will need to be completed to decide which roads need classification amendments.

Member Korstange disclosed that she has family in the trucking industry. She stated this would be a disservice to whoever wanted the land for business, but were unable to obtain it for such use at this time. Member Rapin commented that the fact the discussion was brought to the commission could increase the extent of the business's time frame for purchasing the property.

ARTICLE 8. Old Business

Member Korstange attended the Township Board meeting to speak regarding the Composting Use Special Use Permit approval; everything went well and the report was approved.

Member Noordhoek also said the meeting went well and they adopted the Roundhill Committee Recommendations.

ARTICLE 9. Any Other Business

The AC District Zoning Review Subcommittee is meeting Thursday, August 18th at 7:30 A.M.

ARTICLE 10. Acknowledge visitors and those wishing to speak

There was no one that wished to speak.

ARTICLE 11. Adjournment

Motion was made by Member Deering to adjourn the meeting. Supported by Member Rissi. The meeting was adjourned at 7:42 P.M.

Respectfully submitted,

Diedre Deering, Secretary

STAFF REPORT

STAFF REPORT: Case #22-3725
REPORT DATE: August 4, 2022
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 12, 2022
PREPARED BY: Madison Smith-Jacoby, Zoning Administrator

APPLICANT:

Janet E. Lash

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting approval from the Planning Commission to allow for building an accessory building larger than 832 square feet.

EXISTING ZONING OF
SUBJECT PARCEL(S): ARC

GENERAL LOCATION: South of 96 and west of Snow Avenue

PARCEL SIZE: Approximately 1.77 acres

PROPERTY LOCATION: **9070 52nd Street SE Alto, Michigan 49302**
PP# 41-19-36-126-011

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: N – residential/agricultural
S – vacant
E- residential
W – vacant

ZONING ON
ADJOINING PARCELS: N – ARC, farmland preservation
S – ARC
E – ARC
W – ARC

STAFF COMMENTS:

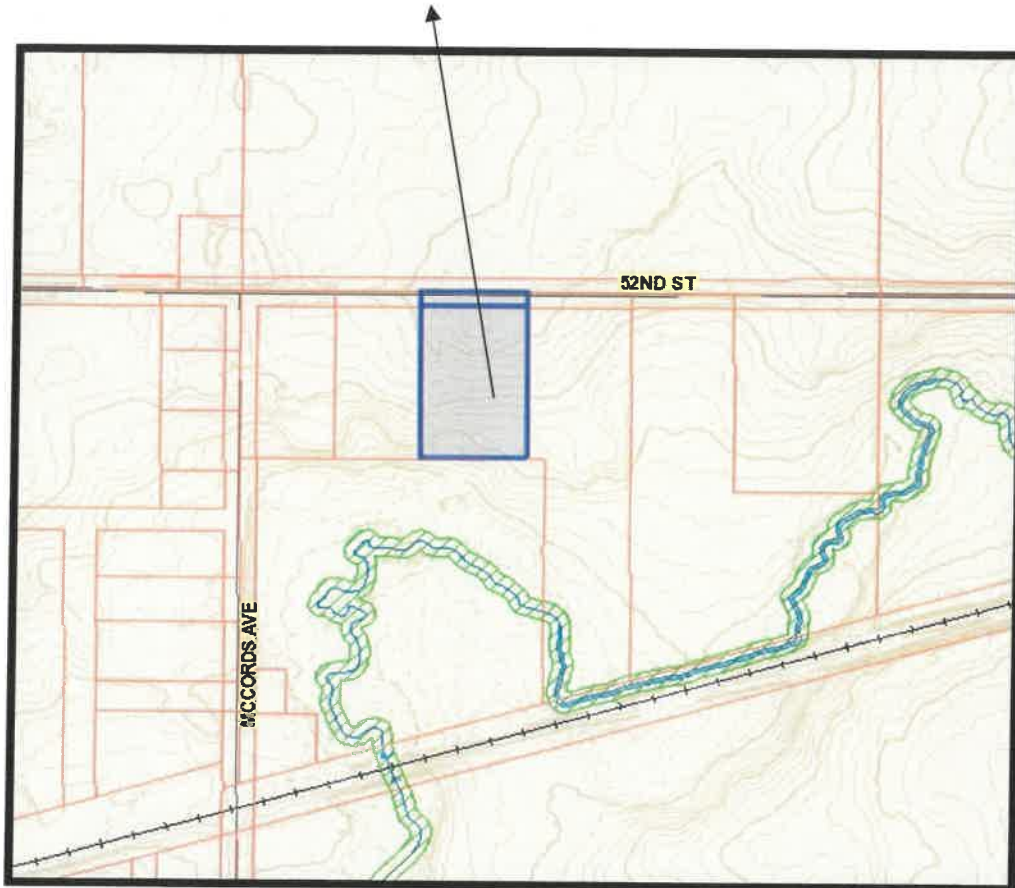
1. The applicant is requesting a Type I Special Use permit to approve an accessory building larger than 832 square feet.
2. The proposed building is 32' x 64' (2,048 square feet) with an 8' x 24' lean to on the west side. The total square footage with the lean-to is 2,240. The height to the midpoint is 17 feet—a gabled roof.
3. The applicant's project requires two-part approval. The Zoning Board of Appeals approved the variance for the side yard setback on August 9, 2022.
4. The applicant has noted that the other accessory building in the northwest of the parcel would be removed after construction of the new building is complete. The other building is a small shed under 200 square feet that would also be removed. I would make this a condition for approval as less than 3 acres only allows for one accessory building.
5. The building will be used for personal use and volunteer-based dog training in the winter. It should be noted that it is not permitted to run a business out of an accessory building.
6. The building design is a pole barn with one garage door, one side entrance door, and a lean-to. This architectural style would be consistent with the ARC district.
7. Homes and farms in the area appear to have similar sized accessory buildings.

ZONING ORDINANCE SECTION 4.18: Criteria for Approval

Upon review of a Type 1 Special Use Permit for an accessory building, Section 17.03(1) 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.	The applicant has indicated that the building will be used for personal use and volunteer work.
The proposed location, type and kind of construction and general architectural character of the building.	The pole barn will have a shingle roof, siding, a garage door, and a lean-to porch.
The size of the building in relation to the house, lot and zoning district.	The property is about 1.7 acres and her home is roughly 2,500 square feet. The zoning district has a mix of larger agricultural buildings and residential.

9070 52nd Street SE, Alto, MI





CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Janet E. Lash
 Address: 9070 52nd St SE
 City & Zip Code: ALTO, MI 49302
 Telephone: 616 868 7242
 Email Address: jntlsh@yahoo.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
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Plat Review *
<input checked="" type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

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

BRIEFLY DESCRIBE YOUR REQUEST:**

See attached.

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

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

I would like to build a 32' x 64' pole barn with Gambrel Roof, midpoint height of 17', to be used for storing RV & Tractors, as well as space for personal projects, including dog training (my own dogs, as well as 4H youth dog club). Request 30' setback to maintain appropriate space for growth of 2 maple trees planted 3 years ago.

STAFF REPORT

STAFF REPORT: Case #22-3732
REPORT DATE: August 19, 2022
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 12, 2022
PREPARED BY: Madison Smith-Jacoby, Zoning Administrator

APPLICANT:

Level 10 Builders

STATUS

OF APPLICANT: Contractor for the property owner

REQUESTED ACTION: The applicant is requesting approval from the Planning Commission for an accessory building larger than 832 square feet.

EXISTING ZONING OF SUBJECT PARCEL(S): R2

GENERAL LOCATION: Cul-de-sac off of Thornapple River Drive, North of Cascade

PARCEL SIZE: Just under 1 acre

PROPERTY LOCATION: **6927 Oak Brook Street SE
Grand Rapids, Michigan
PP# 41-19-09-402-008**

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES: N – parkland
S – residential
E -- residential
W – vacant

ZONING ON ADJOINING PARCELS: N – R1
S – R2
E – R2
W – R1

STAFF COMMENTS:

1. The applicant is requesting to build a garage with a covered porch area for personal use.
2. The plan indicates a 26' x 32' garage with an attached lean to measuring 12' x 26' for an overall footprint of 1,144 square feet.
3. The height to the midpoint of the roof is 13' 8".
4. The accessory building would be angled on the west side of the property, 11 feet from the west property line. The site plan meets all required setbacks.
5. The setbacks are required to be 10' from the side yard property line (height is under 14') and 25' from the rear property line. The accessory building is required to be at least 10 feet from the principal building.
6. This would be the only accessory building permitted on the property as the parcel is fewer than 3 acres.
7. A neighbor up the hill called to discuss but had no issues due to no excavation into the hill being proposed. The building is placed on the west side of the property, just in front of a large hill on their parcel.

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.	The applicant has indicated that the building will be used for personal storage and entertaining family and friends.
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to be sided with white vinyl board and batten and a shingle roof, in line with the residential uses surrounding.
The size of the building in relation to the house, lot and zoning district.	The property is about 1 acre with a roughly 3,500sqft. home. In relation to the home and surrounding area, this would not appear out of character. Reference the inventory table.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are not many detached accessory buildings on the street—mostly attached garages on older-built homes.

The topography and vegetation in the area.	Relatively hilly and winding with creeks and wooded neighborhood. Near Thornapple River. Proposed building would be right in front of a steep hill on the property.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	Depending on how many trees are removed, more light may be coming onto the street, but not impacting adjoining properties.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoining property views. This home is at the end of "No Outlet" street.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	The applicant proposes an access drive that is permeable. Please reference included image and site plan for placement and design.

STAFF RECOMMENDATION:

Staff recommends that you APPROVE the request as presented.

ATTACHMENTS:

- Application packet
- Site Plan
- Map
- Accessory Building Inventory spreadsheet



CASCADE CHARTER TOWNSHIP

22-3732

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

PLANNING & ZONING APPLICATION

APPLICANT: **Name:** Level 10 Builders
Address: 6085 12 mile Rd NE
City & Zip Code: Rockford, MI 49341
Telephone: 616-822-4685
Email Address: mike@level10builders.com

OWNER: * (if different from Applicant)
Name: Trevor Monroe
Address: 6927 Oak Brook St SE
City & Zip Code: Grand Rapids, MI
Telephone: 810-610-1726
Email Address: trevor.monroe@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 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:**

Would like to build a 26x32' garage with a 12x26' covered area. This would be used to entertain & enjoy with family.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 09-402-008

ADDRESS OF PROPERTY: _____

PRESENT USE OF THE PROPERTY: _____

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

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

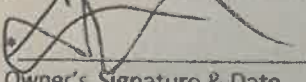
SIGNATURES

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.)

Trevor Monroe

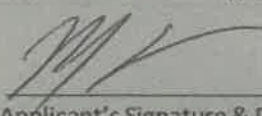
Owner - Print or Type Name
(*If different from Applicant)

 8/2/2022

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

Mike Ekins

Applicant - Print or Type Name

 8/2/2022

Applicant's Signature & Date

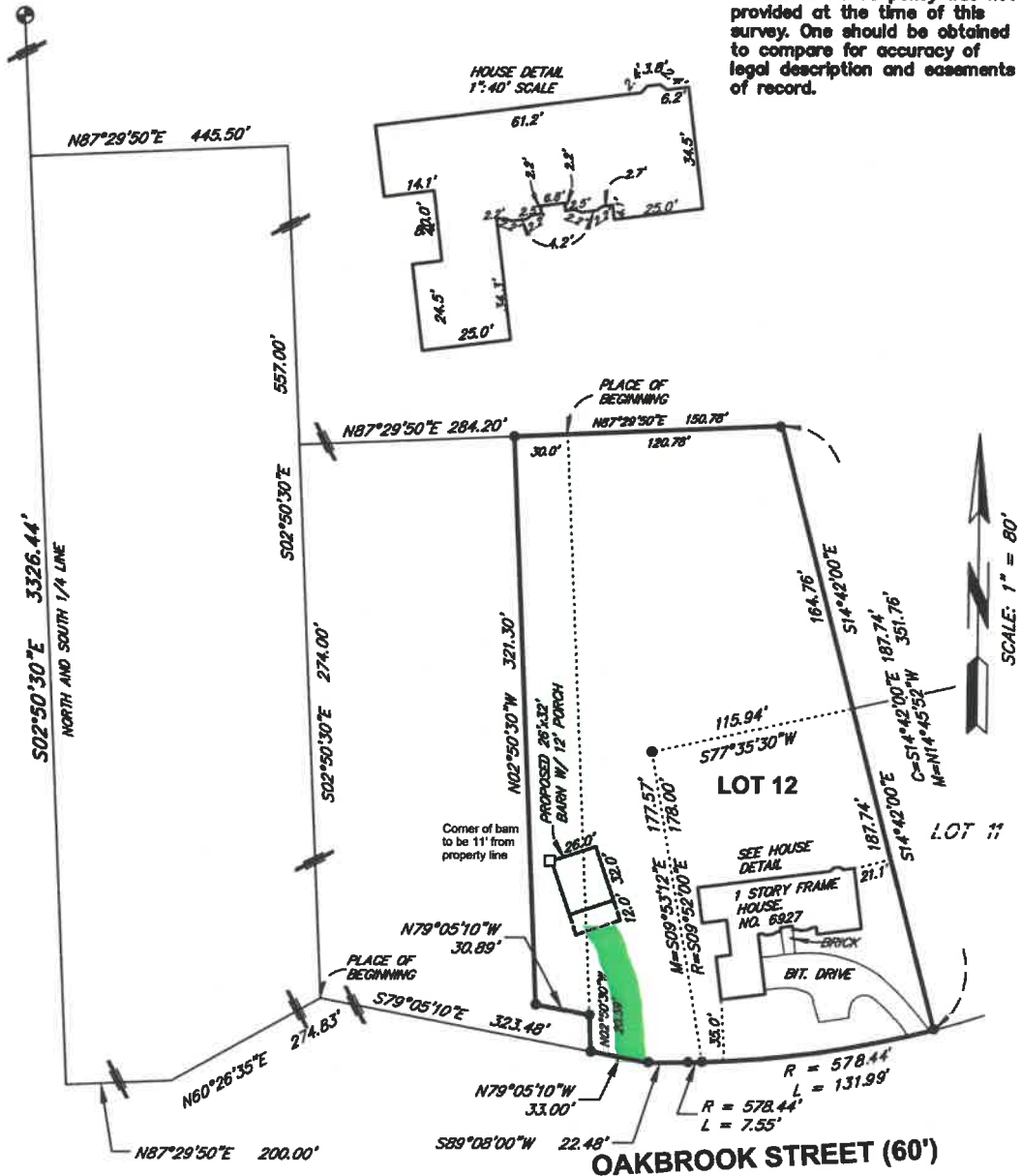
PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET - THANK YOU

Project No. 220956
 Date: August 10th, 2022
 For: Elkins, Mike
 Level 10 Builders
 6085 12 Mile Rd
 Rockford, MI 49341




Sheet 1 of 2
 Prop. Address: 6927 Oakbrook SE

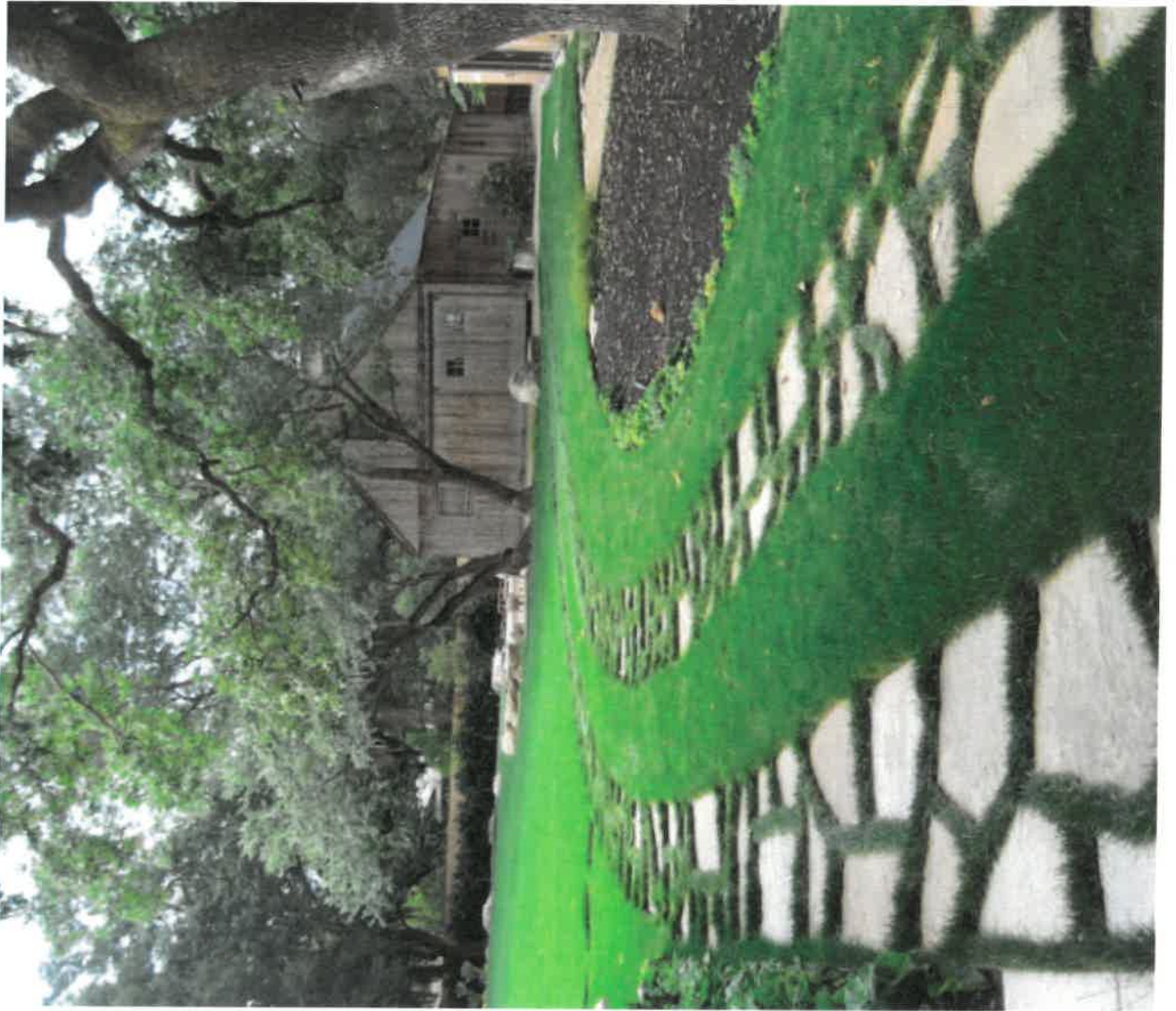
LEGAL DESCRIPTION
 (See Sheet 2 of 2)

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



I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

<p>LEGEND</p> <ul style="list-style-type: none"> ○ - IRON STAKE - SET ● - IRON FOUND ◻ - WOOD STAKE R - RECORDED DIMENSION D - DEED DIMENSION P - PLATTED DIMENSION M - MEASURED DIMENSION C - CENTERLINE x-x - FENCE LINE 	 <p>Roosien & Associates SURVEYING AND ENGINEERING</p> <p>5055 PLAINFIELD AVENUE, NE GRAND RAPIDS, MICHIGAN 49525 TELE. (616) 361-7220 FAX (616) 361-1822</p>		<p>BY </p>
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STAFF REPORT

STAFF REPORT: Case #22-3733
REPORT DATE: August 23, 2022
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 12, 2022
PREPARED BY: Madison Smith-Jacoby, Zoning Administrator

APPLICANT:

Kirk & Monica Wright

STATUS OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a Type I special use permit to allow a 6-foot-tall fence in the front yard.

EXISTING ZONING OF SUBJECT PARCEL(S): R-2

GENERAL LOCATION: The intersection of 30th Street and Thorncrest Drive, East of Cascade Road.

PARCEL SIZE: About 0.5 acres

PROPERTY LOCATION: **7269 Thorncrest Drive SE, Ada, Michigan 49301**

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES: All Residential

ZONING ON ADJOINING PARCELS: N- R2
E- R2
S- R2
W- R2

STAFF COMMENTS:

1. The applicant is requesting a Type I special use permit to allow for a taller fence in the front yard.
2. The property owner has indicated that they would like to install the 6-foot-tall fence to maintain some privacy due to the walking trail being right behind them, and to increase safety for their young children.
3. The property is a corner lot, thus having two “front yards” and complicating their ability to have a privacy fence. The fence will not obstruct corner sightlines as it will be 162 feet away from the 30th Street and Thorncrest Drive intersection. Section 4.29 requires traffic visibility across corners, preventing any structure or planting taller than 30 inches within a 20-foot radius of a corner.
4. The fence will be in the “front yard” along 30th Street. Fences in the front yard are limited to 4 feet tall unless the Planning Commission approves a special use permit. The fence location is proposed to be placed in what is functionally considered to be their rear yard.
5. The fence is proposed to be 21 feet from the road and about 3 feet from the pathway/trail. Please reference the site plan for location; the fence would not infringe on the public right of way and would be only on the owner’s property.
6. Fences do not require a building permit but are required to comply with Section 4.30 of the Zoning Ordinance.
7. We have granted other permits for 6-foot-tall fences in front yards on major streets like Buttrick Avenue and Thornapple River Drive and when vision has not been obstructed.
8. With a Type I special use permit the Planning Commission may approve a fence height up to 8 feet. I have copied the section from our ordinance that provides the criteria for you to evaluate the taller fence request.

Conditions for Special Use Permit Approval

Due to the unusual circumstances related to the property location or use of the fence, the height of a fence may be increased to a height of eight (8) feet as measured from final grade in all agricultural, office and residential zoning districts and up to ten (10) feet, as measured from average grade in all other zoning districts. Upon review of a special use permit for additional fence height the Planning Commission shall consider the following:

Standard	Comment
To what extent the impact of additional height has on adjoining neighbors.	Little if any for a 6-foot-tall fence.



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: **Name:** Kirk J Wright & Monica M Wright
Address: 7269 Thorncrest Dr SE.
 City & Zip Code Ada 49301
 Telephone: 517-819-2645 / 407-765-0453
 Email Address: KirkJWright@gmail.com

OWNER: * (If different from Applicant)

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

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

6ft PRIVACY FENCE TO RUN ALONG 30th APPROX. 162 ft FROM
INTERSECTION OF 30th & THORNCREST AND WOULD BE APPROX 105 ft to
ENCLOSE BACKYARD (NOT WOODED PART OF LOT NEAR INTERSECTION).

FLIP →

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

→ INTENDED PURPOSES ARE FOR SAFETY OF THREE SMALL CHILDREN TO UTILIZE BACKYARD AND WITH WALKING TRAIL RUNNING ALONG OUR BACK YARD WE HAVE NO PRIVACY IN OUR HOME. ANY FENCE ADDITIONS WOULD NOT IMPAIR VISION OF DRIVERS ON THORNCREST/30th/02 AT INTERSECTION

LEGAL DESCRIPTION OF PROPERTY**:

Lot 1, 35 AND 2, EXCEPT the EAST 20 FEET OF LOT 2, BLOCK 23, CASCADE TERRACE SECTIONS 9, 15, 16 CASCADE TOWNSHIP, LEWIS COUNTY, MICHIGAN AS RECORDED IN VOLUME 38 OF PLATS, PAGE 1.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 15-152-001

ADDRESS OF PROPERTY: 7269 THORNCREST DR SE, ADA, MI 49301

PRESENT USE OF THE PROPERTY: PRIMARY RESIDENCE

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

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

SIGNATURES

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

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

Kyle Wright / Monica Wright

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

Kyle Wright / Monica Wright

Applicant - Print or Type Name

* [Signature] 8/14/22
Owner's Signature & Date (*If different from Applicant)

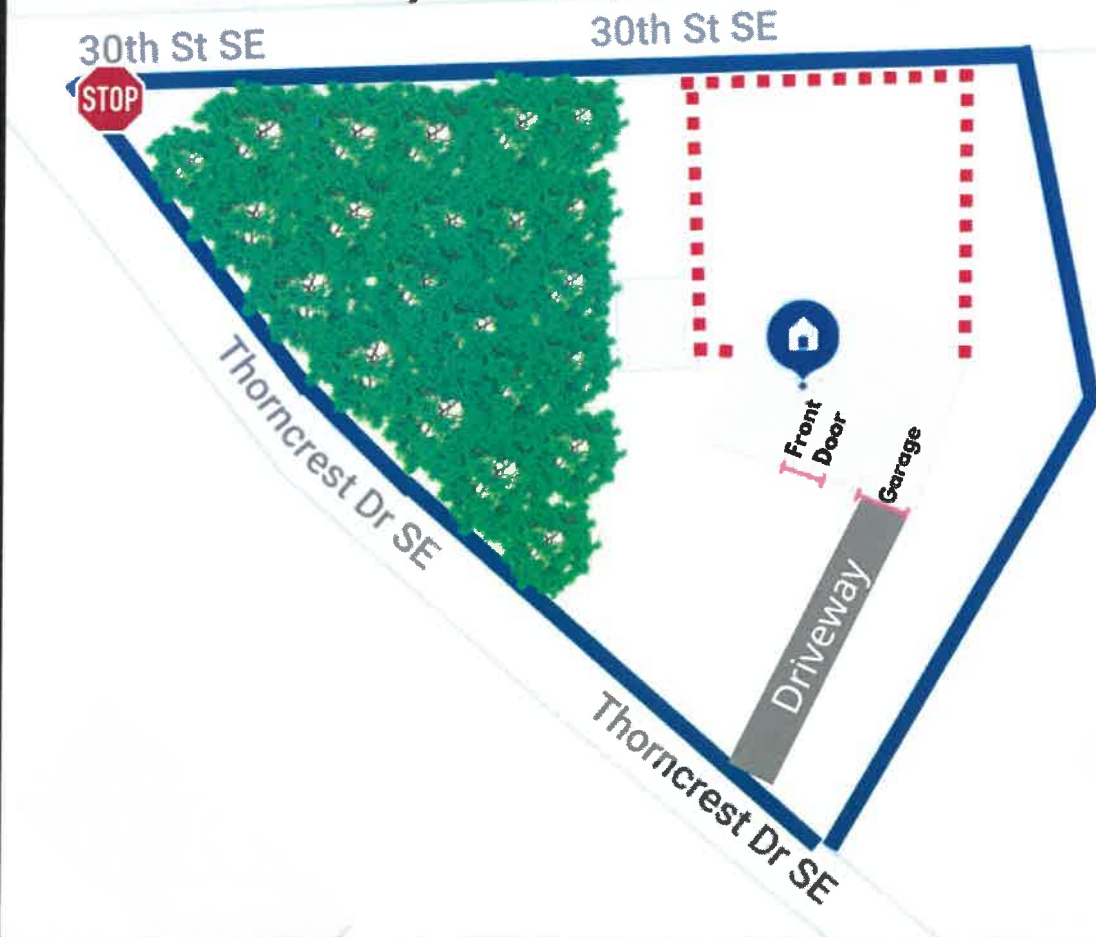
[Signature] 8/14/22
Applicant's Signature & Date

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

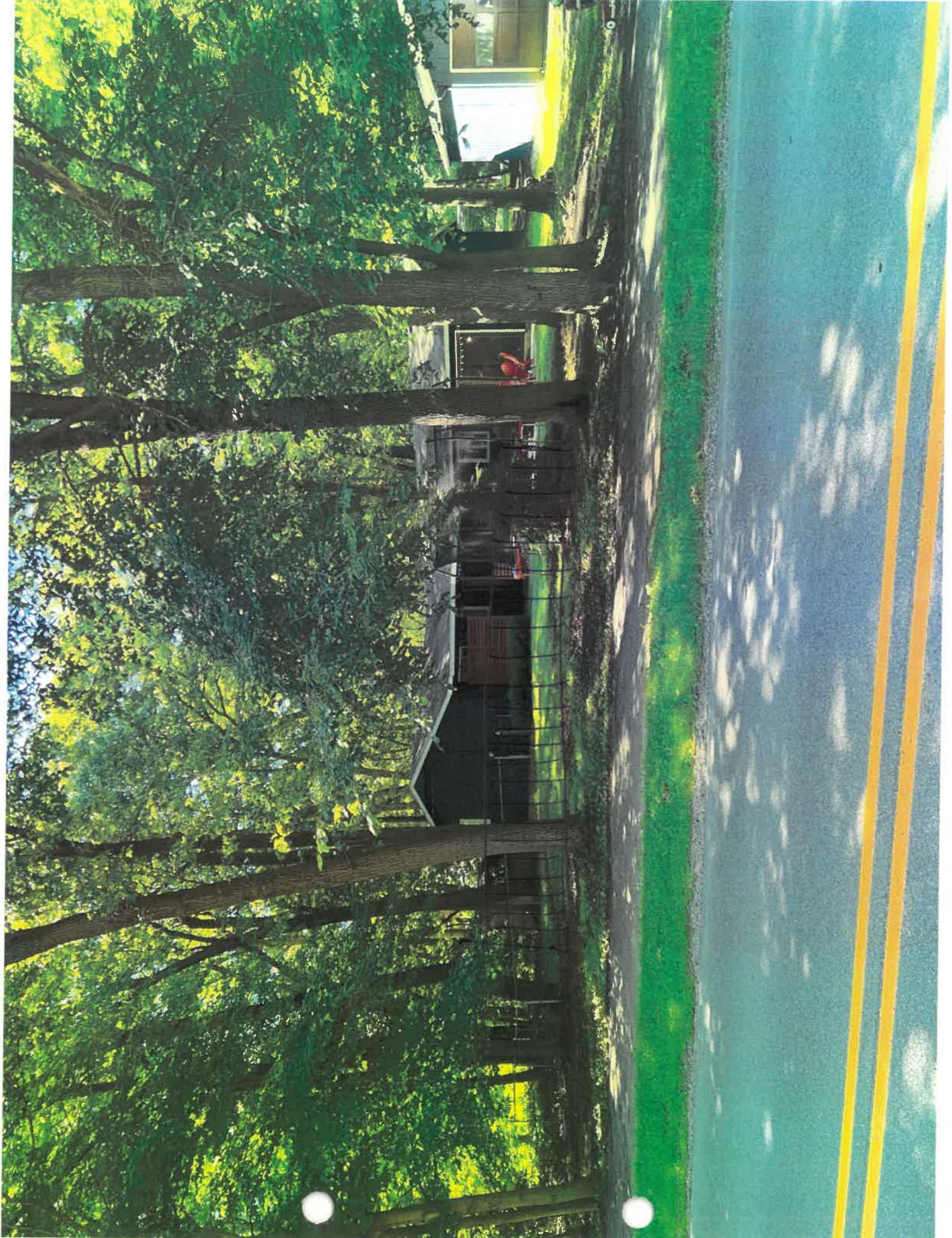
Key

-  = Woods
-  = Property Line
-  = Privacy Fence Goal

setback 162 ft
from 30th







Unbranded 6 ft. W x 6 ft. H

Pressure-Treated Pine Dog-Ear Fence Panel

★★★★☆ (835)

