



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

NOTICE OF PUBLIC MEETING VIA VIDEO CONFERENCE

In accordance with Executive Order 2020-75, which declares that public bodies subject to the Open Meetings Act can use telephone and/or video conferencing technology to meet and conduct business during the ongoing COVID-19 pandemic, the Cascade Charter Township Planning Commission will conduct a regular meeting on Monday, December 21, 2020 at 7:00pm utilizing the Zoom video conferencing platform, for the purpose of conducting official business while complying with Executive Order 2020-77 and the Michigan Department of Health and Human Services recommendations designed to help prevent the spread of COVID-19. For up-to-date information regarding the ongoing public health crisis, please visit:

<http://www.Michigan.gov/coronavirus> or <http://www.CDC.gov/coronavirus>

INSTRUCTIONS FOR ACCESS AND PARTICIPATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89118126601>

Or iPhone one-tap :

US: +13126266799,, 89118126601 # or +19292056099,, 89118126601 #

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1
669 900 6833 or +1 253 215 8782

Webinar ID: 891 1812 6601

International numbers available: <https://us02web.zoom.us/j/89118126601>

Members of the public with disabilities may utilize the Michigan Relay System (7-1-1) to participate in the meeting. If other aids or services are needed for individuals with disabilities please contact the Township Deputy Clerk, Padley Gallagher, at pgallagher@cascadetwp.com or 616-949-1500 at least 24 hours prior to the meeting

PUBLIC PARTICIPATION

Members of the public will be able to listen to and view all discussion by the Planning Commission, and all official materials for this meeting prepared for the Planning Commission

will be included in the meeting packet and available to the public on the Township website.

www.cascadetwp.com

Individuals will be permitted to speak during public comment periods in accordance with the Township Remote Public Meeting Procedure Policy.

If you would like to contact the Township about any matter, on the agenda or otherwise, please do so via email at the addresses below a minimum of 8 hours prior to the meeting. If you wish comments to be read into the public record during the public comment period, you must indicate so and draft communication that can be read in the allotted 3-minute timeframe.

Clerk Sue Slater: sslater@cascadetwp.com

Manager Ben Swayze: bswayze@cascadetwp.com

Community Dev. Director: speterson@cascadetwp.com

AGENDA
Cascade Charter Township Planning Commission
Monday, December 21, 2020
7:00 pm
Virtual Meeting

- 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 the Minutes of the December 7, 2020 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 20-3616/Staples
Public Hearing
Property Address: 5288 Buttrick Ave
Requested Action: The applicant is requesting a special use permit to construct an accessory building larger than 832 square feet.**
- ARTICLE 7. Any other business**
- ARTICLE 8. Adjournment**

Meeting Format

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

MINUTES
Cascade Charter Township
Planning Commission
Monday, December 7, 2020
7:00 P.M.

ARTICLE 1. Chairman Rissi called the meeting to order at 7:00 P.M.
Members Present: Rissi, Slater, Noordyke, Krieter, Deering, Moxley, Rapin, Katsma, Johnson
Members Absent:
Others Present: Community Development Director Steve Peterson and Planner Brian Hilbrands

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Johnson to approve the Agenda. Supported by Member Deering. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the November 9, 2020 meeting.

Motion was made by Member Katsma to approve the Minutes of the November 9, 2020 meeting. Supported by Member Slater. Motion carried 9 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

Member Rapin joined the meeting at this time.

**ARTICLE 6. Case #20-3614/Hayes, Sue
Public Hearing**

Property Address: 4872 Sequoia Dr SE

Requested Action: The applicant is requesting a Type I special use permit to allow a six-foot-tall fence in the front yard and a section of fence above 6 feet tall in a side yard.

Planner Brian Hilbrands stated that the Township standard for the height of front yard fences is 4 feet, and rear and side yard fences is a height of 6 feet. Mr. Hilbrands stated that this fence has already been installed, and is a double-sided wooden fence in the side and rear yard along the north property line, and along the south property line in the front yard. The fence was constructed in late summer 2020, and the Township was contacted about the excessive height of the fence a short time later. The Township notified the property owner that they either needed to bring the fence into compliance, or apply for a special use permit for the excessive height.

Mr. Hilbrands stated that a special use permit was applied for in October, however it was incomplete. A completed application was then submitted in November. Mr. Hilbrands stated that the fence in the front yard is 6 feet tall, is 22 feet long, and is located in a landscape bed along the south property line. The fence begins near the corner of the garage, and ends approximately 25 feet from the edge of the pavement of Sequoia Drive, which is about 9 feet short of the property line. The fence along the north property line is six feet tall, and has an approximate 15-foot-long section in the side yard, with the double-sided panels on the neighbor's side ranging in height from 6'3-6'6 due to slight elevation changes and tree roots. The panels on the property owners' side of the fence have a height of 6 feet.

Mr. Hilbrands stated that other permits for taller fences have been granted in the past for side and rear yards due to differences in topography, and taller fences have been permitted in front yards when they do not create a vision problem. Mr. Hilbrands stated that his inspection did not find the applicants fence to create a vision problem in the front yard.

Mr. Hilbrands states that the applicant appears to meet Township standards for a taller fence. Staff is recommending approval for the six-foot-tall fence in the front yard, and the section of fence that is above six feet tall in the side yard as proposed.

Member Moxley asked if the lot property line was surveyed before the fence was installed, Mr. Hilbrands stated that he has not seen a survey.

Chairman Rissi stated that he has typically only seen tall fences approved in a front yard under "unique circumstances", such as a corner lot or busy street, and asked if this would set a precedence going forward by establishing opinions of landscaping as unique circumstances. Mr. Hilbrands stated that the majority of approvals do tend to be due to a unique circumstances of some sort, and that he based his recommendation of approval for this fence on Township standards.

Member Noordyke asked what the setback of the fence is from the water. Mr. Hilbrands stated that the fence stops near a shed that is 10-15 feet back from the contour line of the water. Member Noordyke asked if this request is similar to permits granted in the past, and consistent with the exceptions that have been given. Director Peterson stated that common practice has been to use the five standards that are in the ordinance, and that the ordinance does allow for this process to be held no matter what the fence height requested is. Director Peterson stated the five standards in the ordinance are:

1. Whether or not it has an impact on the adjoining property
2. Whether or not it creates a light or ventilation problem
3. Whether it creates a traffic hazard
4. Whether it creates a fire hazard
5. Whether or not it violates any known property or deed restrictions

Director Peterson stated that these are the criteria that are used to evaluate a fence request each time, and it is then up to Members to approve or deny that request.

Member Johnson asked if there are standards or restrictions on the height of vegetation in landscape beds. Mr. Hilbrands stated there are not.

Member Noordyke asked if the material of the fence makes a difference when considering it fencing, or landscaping (such as lattice). Mr. Hilbrands stated that support posts and panels typically consider something to be a fence.

Member Slater stated that she drove by to look at the fence, and believes the neighbor to the north to have a severely restricted view of the river from their walkout area in their backyard due to the applicant's fence.

Chairman Rissi invited the applicant to come forward with comments.

Mr. Gabriel Stulp (from Exterior Refresh; the company that installed the fence) stated that the majority of the fence is in compliance, and the permit was applied for to address the few areas that are taller than normal due to the contour of the land. Mr. Stulp states that the fence in front was put there as a barrier in between the applicants landscaping, and the landscaping of the neighbors to the south.

Chairman Rissi asked if a survey was conducted to verify placement of the fence, or if there has been any disagreement about where the fence is located. Mr. Stulp states that he was given a survey by the homeowner last summer when his company installed landscaping, and that he used those measurements. Mr. Stulp stated that the neighbor to the north had a survey completed to ensure all new landscaping was on the correct property; it was.

Motion was made by Member Johnson to open public hearing. Supported by Member Moxley. Motion carried 9 to 0.

Chairman Rissi invited the public to comment.

Mrs. Diane Cutler (6882 Alaska Ave, Caledonia) stated that she is speaking on behalf of her father, Darwin Cutler, and the Cutler Family who live at 4884 Sequoia Drive. This property is adjacent to the applicants property on the south. Mrs. Cutler states that she and her family are against the height of the applicants fence, and do not think this is an unusual or unique circumstance, or that the fence is needed to "hide the neighbors mess". Mrs. Cutler states that she believes all other fences in the neighborhood meet ordinance requirements, and asks that the fences at 4872 Sequoia comply with the ordinance requirements as well. Mrs. Cutler states that her family would have been happy to address any concern of the homeowner had she made them aware before having a fence installed.

Member Moxley asked if the backyard fencing is as much of a concern to the Cutler family as the front yard one is; Mrs. Cutler replied yes, and that because of the fence line, they can no longer see the river to the north when they exit the walkout in the backyard.

Mr. Jim VanHoven (4864 Sequoia) stated that the applicants fence is now blocking most of their view to the south of the river, and has caused a “tunnel vision” effect for them. Mr. VanHoven added that there is a shed that starts at the end of the fence in the backyard that adds another 10-15 feet of blocked view. Mr. VanHoven states that if they fence stays up, he would like to have it brought into compliance.

Mr. Jeff Carpenter (5016 Sequoia) stated that he believes the fence requirements of Cascade Township are clearly stated and established, and can be easily found when looking for them. Mr. Carpenter believes that there is no unusual circumstance for the allowance of this fence, and believes that this fences’ impact on neighboring properties is subjective. Mr. Carpenter believes the applicants request should be denied.

Mr. John Clark (4875 Sequoia) states that he believes the allowance of this fence to stay as it is will set a precedence for fence requests in the future.

Motion was made by Member Krieter to close public hearing. Supported by Member Noordyke. Motion carried 9 to 0.

Member Noordyke stated that he believes the contractor should have been aware of fence requirements before the fence was installed, and should not be submitting a permit request months after installation. Member Noordyke also believes approval of this request will set a precedence for the future.

Member Moxley asked the applicant where the homeowner is, and why she is not addressing this situation. Mr. Stulp stated that Sue Hayes, the homeowner, chose not to attend.

Member Slater stated that she drove by to see the fence, and believes it to not fit into the neighborhood, and that the rear fence does impede the neighbors view of the river. Member Slater states that she believes the fence should be brought into compliance.

Member Krieter stated that as the fence does not serve a purpose (such as containing an animal), the front yard fence would be more reasonable at four feet in height. Member Krieter also believes that the fence does not fit into the neighborhood.

Member Johnson asked Mr. Hilbrands if the side yard fence goes into the front yard, Mr. Hilbrands stated that it does not.

Chairman Rissi invited members of the public to speak again.

Mr. VanHoven stated that the fence on the north side extends beyond the applicants house, up to where the garage starts.

Mr. Stulp stated the fence is flush with the house on the north side of the property.

Member Deering asked Mr. Hilbrands if the height of the fence is from the berm or the ground, Mr. Hilbrands stated that it is from the ground, and that the fence is on the side of the berm.

Director Peterson stated that height is measured by average grade, which is averaged by a six-foot distance on both sides.

Director Peterson stated that a back and side yard fence are allowed to be six feet tall, and a paneled fence.

Director Peterson does not believe that a decision either way will set a precedence for fence request in the future as they are all heard on their own circumstance with the same set criteria used to evaluate.

Member Rapin asked if there could be action on one section of the fence and not the other, Chairman Rissi stated that conditions can be applied to any Motion.

Member Katsma asked for clarification on fence height for each location of the fence, Chairman Rissi clarified.

Director Peterson requested that a time period be given for any request of the fence being brought into compliance.

Chairman Rissi stated that he drove around to look at fences in the area, and typically only saw six-foot fences in the front yards of homes when they are on a busy street, corner lot, or with a unique circumstance such as a ravine in the rear of the home. Chairman Rissi believes a four-foot fence would be more acceptable in the front yard of the applicants home, and that the rear and side yard fences to be allowed per the ordinance with the exception of the few inches in one area.

Motion was made by Member Noordyke to reject the applicants special use permit request and have the current fence brought into compliance within 30 days. Supported by Member Slater. Motion carried 9 to 0.

ARTICLE 7. Case #20-3599/Green Castle Properties

Public Hearing

Property Address: 6095, 6115, 6143 28th St

Requested Action: The applicant is requesting preliminary plan approval to amend the existing PUD to accommodate a new car dealership.

Mr. Hilbrands stated that this plan was introduced for a basic plan review in September, and the applicant has requested that PUD 67 be amended to include this new development. Since the basic plan review, the applicant has submitted additional required information, leading to review at this public hearing. Mr. Hilbrands stated that Staff gave a requirement to combine this property into one parcel since this will be one site, and that applicant has stated they will combine the three parcels along 28th St, but is unsure if they'll be able to include 6120 Charlevoix Woods Ct, which is an existing standalone parking lot. Mr. Hilbrands stated that he did request the applicant include that parcel with the other three.

Mr. Hilbrands stated there are still revisions that need to be made, such as moving the eastern driveway to line up with Lucerne Drive (across 28th St.) per the Road

Commission, the Township Engineer has asked for revisions to the detention system, and an updated photometric plan needs to be submitted as the original one had illumination levels above what is allowed.

Mr. Hilbrands stated that Staff is asking that any decision made on the application be tabled until the additional requested submittals are received.

Chairman Rissi invited the applicant to comment.

Mr. Brandon Simon (Nederveld) stated that they have been working with the Road Commission, Consumers Energy, and the City of Grand Rapids Water Department regarding moving the eastern driveway. The detention system will have additional stone added to account for the extra volume that is needed, and the footprint should remain the same. Photometric adjustments are being made based on the dealerships next doors lighting, and the applicant is working on being able to combine all parcels in question.

Member Moxley asks about the dog park addition to the plan. Mr. Simon stated that it is part of brand identity for Subaru to provide a place for owners to bring their pets while at the dealership.

Mr. Colin Schiefler (DP Fox/Fox Motors Group) stated that they are actively working to resolve all requested revisions. Mr. Schiefler added that dog park areas being added to dealership across the country, and have been very well received.

Motion was made by Member Johnson to open public hearing. Supported by Member Moxley. Motion carried 9 to 0.

No members of the public came forward with comment.

Motion was made by Member Johnson to close public hearing. Supported by Member Katsma. Motion carried 9 to 0.

Member Moxley expressed his concern in moving the eastern entrance to line up with Lucerne as there is a lot involved such as moving telephone poles, fire hydrants, eliminating curb cuts, etc., Chairman Rissi states his agreeance.

Member Johnson asked Mr. Hilbrands if this case will be brought back to the Planning Commission for their consideration without another public hearing once all revisions are made, Mr. Hilbrands stated that is correct.

Motion was made by Member Noordyke to table this approval. Supported by Member Krieter. Motion carried 9 to 0.

ARTICLE 8. Any other business

Member Katsma asked about the future of the Tuffy property. Director Peterson stated that additional public input will be gathered, but overall response has been positive.

Member Slater stated that the Tuffy business owner still has a couple of years left on their current lease, and then two, five-year renewal options.

Conversation was held about current and future pathways, sidewalks, intersections, and how speed limits are set by the Road Commission in response to a previous request for a crosswalk near Thornhills and Tahoe.

Director Peterson stated there will be a meeting on December 21st.

ARTICLE 9. Adjournment

Motion was made by Member Johnson to adjourn. Supported by Member Deering. Motion carried 9 to 0. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,
Brett Katsma, Secretary

STAFF REPORT

STAFF REPORT: Case #20-3616/Staples
REPORT DATE: December 14, 2020
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: December 21, 2020
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:
Michael Staples
5288 Buttrick Ave
Alto, MI 49302

STATUS OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building larger than 832 square feet.

EXISTING ZONING OF SUBJECT PARCEL(S): ARC, Residential

GENERAL LOCATION: Near the intersection of Buttrick Ave and 52nd St.

PARCEL SIZE: Approximately 2.3 acres

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES: All Residential

ZONING ON ADJOINING PARCELS: All ARC

STAFF COMMENTS:

1. The applicant is requesting permission to construct an accessory building on the property. The building will be 32' x 40', with a 2' x 10' covered chicken coop (1,300 sq ft).
2. The building will be 20' feet tall as measured to the midpoint of the roof.

3. This requires a minimum of a 60-foot setback from the side and rear property lines. The applicant shows a setback of 80' to the side property line and a setback of 120' to the rear property line. The building will also have to be at least 10' from the house.
4. With under 3 acres this is the only accessory building the applicant is permitted to have on the property.
5. The applicant has indicated that the building will be used for storage for general household items.
6. The size of the building is "normal" for the area.
7. The building is planned to have standing seam steel roofing and board and batten siding. This is normal for the area.
8. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
9. It should be noted that accessory buildings cannot be used for living space or to run a business.

Conditions for Special Use Permit 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 storage for general household items.
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have board and batten siding and standing seam steel roofing.
The size of the building in relation to the house, lot and zoning district.	The property is about 2.3 acres and the home has about 4,489 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the immediate area.
The topography and vegetation in the area.	Wooded
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact.
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.

Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.
----------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------

STAFF RECOMMENDATION:

I recommend that you approve the special use permit as requested with the following conditions:

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.

Attachments: application package, accessory building inventory





CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Michael H. Staples
 Address: 5288 Buttrick Ave
 City & Zip Code: Alto MI 49302
 Telephone: 616-291-6442
 Email Address: Mike@Woodtechross.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 type="checkbox"/>	Zoning Variance	<input type="checkbox"/>	Other: _____ *

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Storage Buildings - General Household items -

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

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 _____

ADDRESS OF PROPERTY: 5288 Buttrick Ave, Alto MI 49302

PRESENT USE OF THE PROPERTY: Residential Home

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

Name(s)

Address(es)

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.)

MA Staples 11/16/2020

Michael H. Staples

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

Applicant – Print or Type Name

*

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

Applicant's Signature & Date

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

Rev. 7/24/14

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

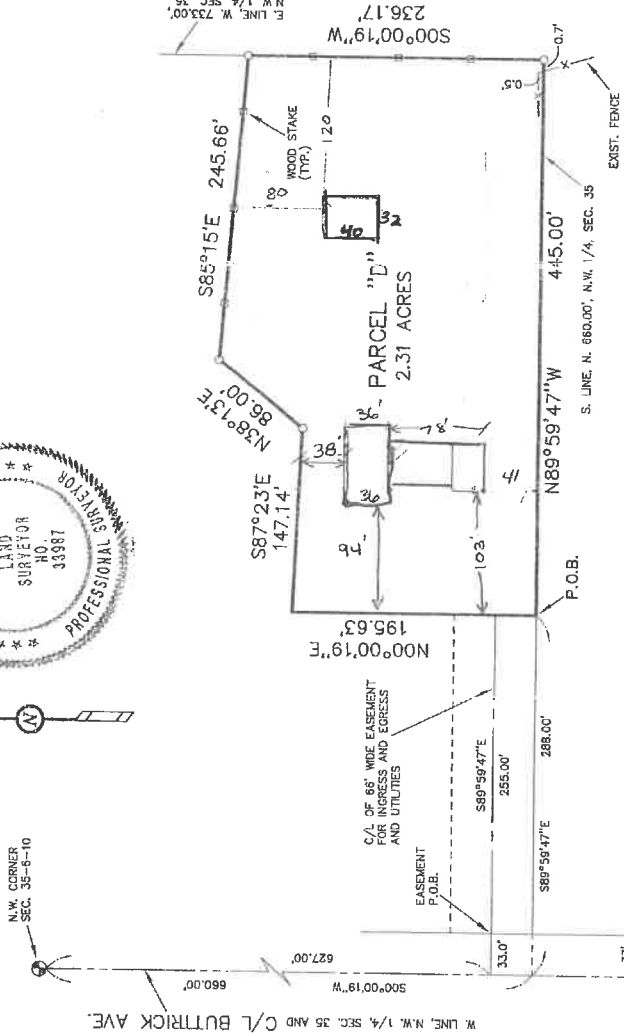
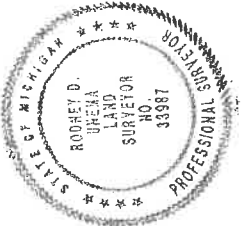
Manager
949-1500

Planning
949-0224

Treasurer
949-6944

Stake Property Lines for:
 Sarah Staples
 5288 Buttrick
 Alto, MI 49302

Description - Parcel "D":
 That part of the NW 1/4, Section 35, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the NW corner of Section 35; thence S00°00'19"W 660.00 feet along the West line of said NW 1/4; thence S89°59'47"E 288.00 feet parallel with the North line of said NW 1/4 to the PLACE OF BEGINNING of this description; thence N00°00'19"E 195.63 feet; thence S87°23'E 147.14 feet; thence N38°13'E 86.00 feet; thence S85°15'E 245.66 feet; thence S00°00'19"W 236.17 feet along the East line of the West 733.00 feet of said NW 1/4; thence N89°59'47"W 445.00 feet along the South line of the North 660.00 feet of said NW 1/4 to the place of beginning. This parcel contains 2.31 Acres. Together with an easement for ingress, egress and utilities as described as: That part of the NW 1/4, Section 35, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the NW corner of Section 35; thence S00°00'19"W 627.00 feet along the West line of said NW 1/4; thence S89°59'47"E 33.00 feet to a point on the Easterly line of Buttrick Avenue (66 feet wide) and the PLACE OF BEGINNING of the centerline of a 66.00 foot wide strip of land; thence S89°59'47"E 255.00 feet to the place of ending of the centerline of said 66.00 foot wide strip of land.



- Scale 1" = 100'
- D = Deeded dimension
 - M = Measured dimension
 - P = Platted dimension
 - = Set iron stake
 - = Found iron stake
 - ⊙ = Concrete monument
 - X- = Fence Line



exxel engineering inc.
 5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI 49509-9724
 PHONE (616) 531-3660

File No.: 982521 Date: September 4, 1998

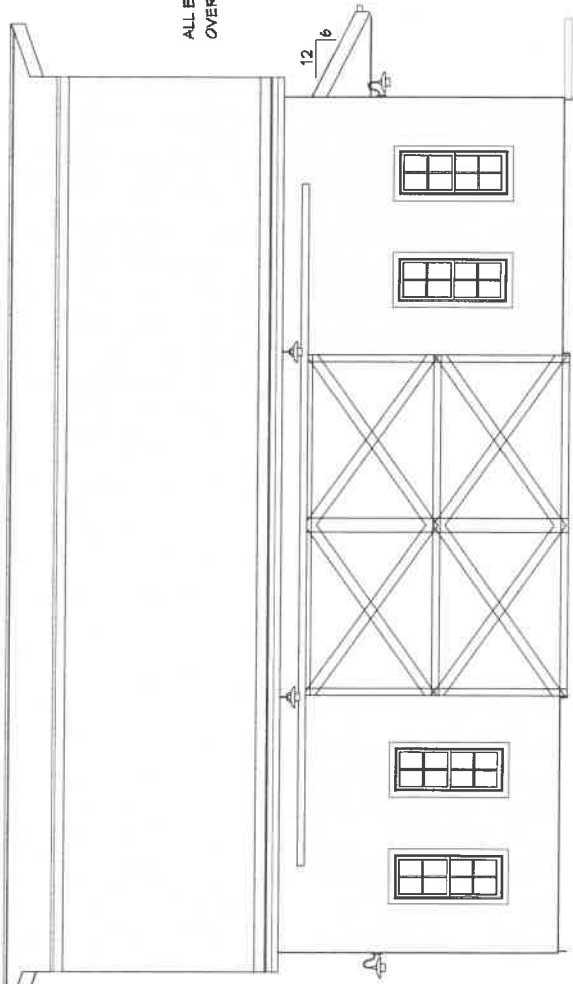
Accessory Building Inventory 2010-2020 (9/22/20)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10 2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10 3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10 3017	Halfmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
20-3589	Dykhouse	2645 Meadow Crossing	ARC	1,634	13	7,900
20-3598	Maslowski	9585 60th St	ARC	1,296	2	1,900
20-3601	Poolman	6667 60th St	ARC	4,288	4.5	3,800
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400

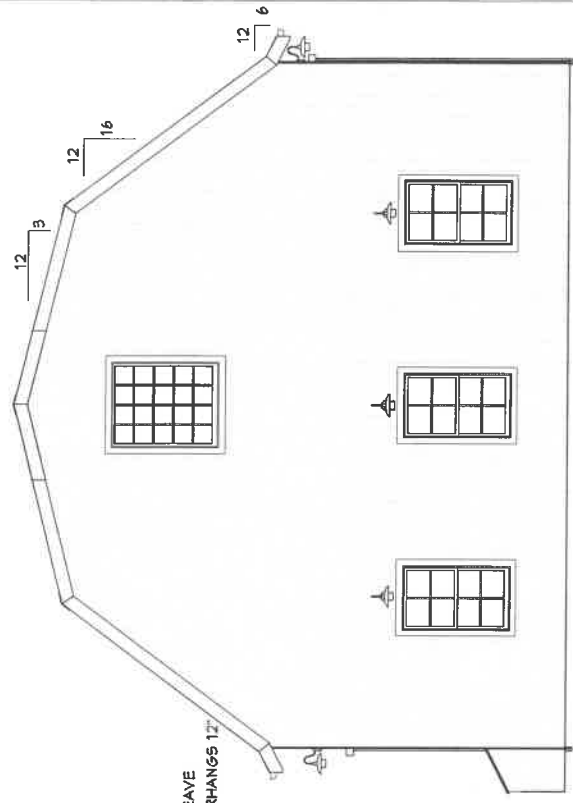
Accessory Building Inventory 2010-2020 (9/22/20)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
20-3600	Grzywacz	8683 Cascade Rd	FP	1,440	3.7	4,000
13-3161	Epoque Homes	1415 Ballybunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500
18-3494	Stibitz	3494 Bloomington Hills	PUD 66	1,500	1.39	2,200
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
19-3561	Hayes	3570 Buttrick Ave	PUD 61	1,200	2.2	2,600
10 3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hackett	1547 Briarcliff Dr	R1	1,400	2.2	7,500
14-3190	Aaron Schaap	1910 Laraway Lake Dr	R1	2,604	13	8,200
14-3197	John Shipley	7373 Biscayne Way	R1	1,000	2.6	3,200
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Steketee Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
16-3301	Keeler	8100 45th st	R1	1,504	1.2	2,500
16-3311	Borisch	5292 Dayenu	R1	5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1	1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1	1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1	1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1	1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1	1,296	0.95	3,000
18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
19-3567	Brinks	1596 Buttrick Ave	R1	1,296	1.5	2,700
20-3595	Mayton	1468 Buttrick Ave	R1	1,326	1.8	4,700
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Avg				2,145	11.796	3,431
Avg ARC				2,331	17.95	2,756
Avg FP				1,883	7.62	2,640
Avg PUD				1,915	2.86	3,684

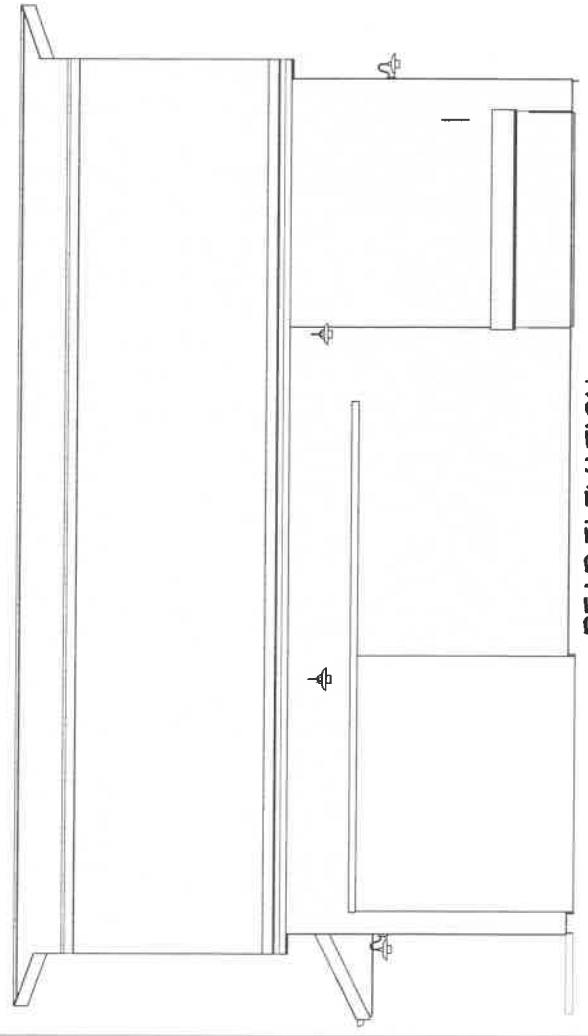
ALL GABLE OVERHANGS 12"



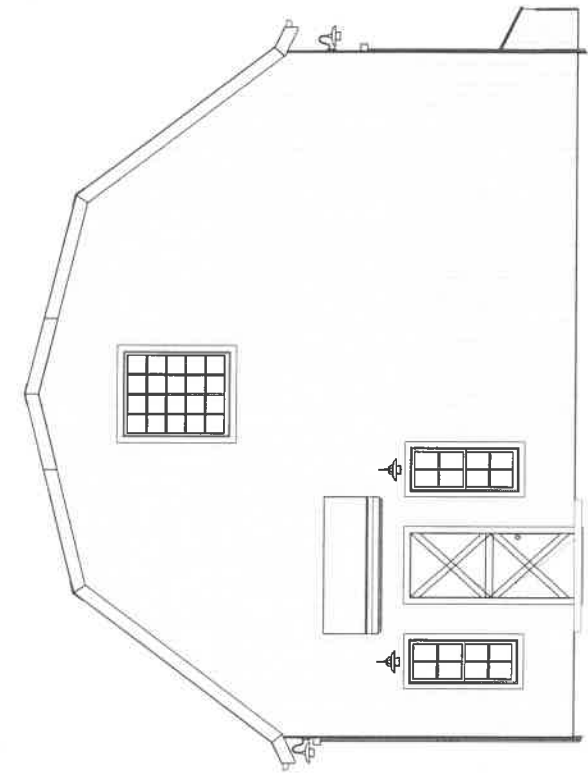
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

NO.	DESCRIPTION	BY	DATE

ELEVATIONS

SHEET TITLE:

STAPLES BARN

PROJECT DESCRIPTION:

Schram's Construction
Services LLC
616-437-3378

DATE:
11/8/2020

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

SHEET:
1 of 3

NO.	DESCRIPTION	BY	DATE

FOUNDATION AND CROSS SECTION

SHEET TITLE:

STAPLES BARN

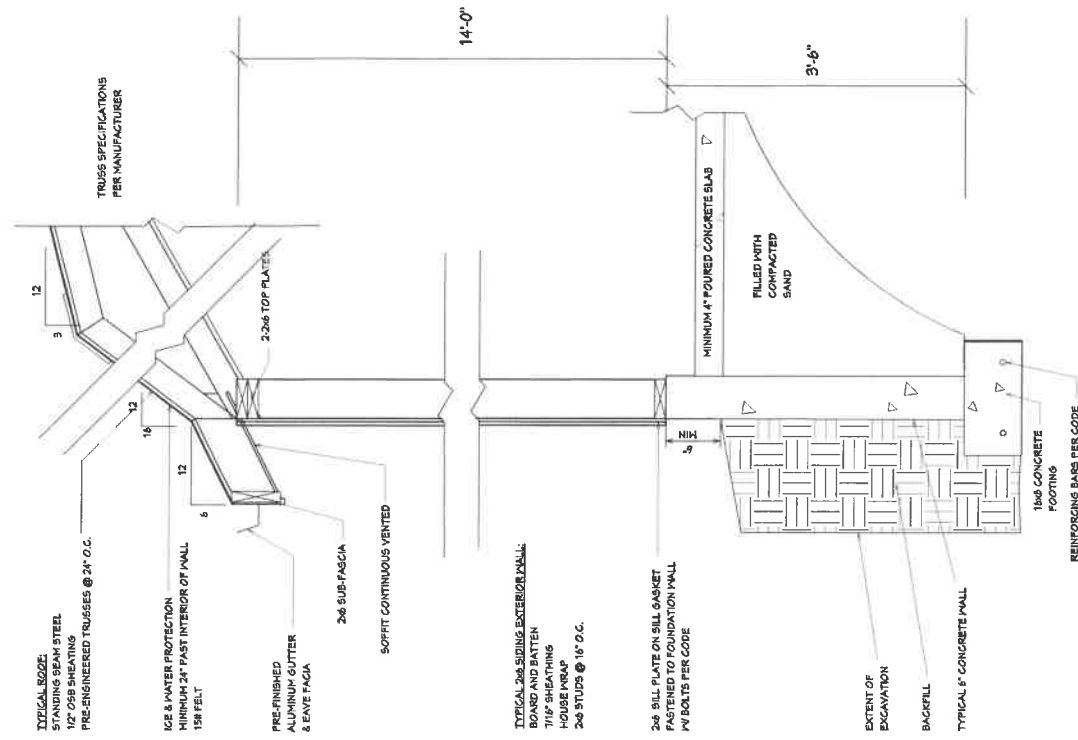
PROJECT DESCRIPTION:

Schram's Construction
Services LLC
616-437-3378

DATE:
11/8/2020

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

SHEET:
3 of 3



**CROSS SECTION
(NOT TO SCALE)**

