

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, August 21, 2023**  
**7:00 pm**  
**2870 Jacksmith Ave**

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

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

- ARTICLE 1. Call the meeting to order  
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Disclose any Conflict of Interest**
- ARTICLE 5. Approve the Minutes of the August 7, 2023 Meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.  
(Comments are limited to five minutes per speaker)**
- ARTICLE 7. Case #23-3785/Kluce  
Property Address: 8189 Ashwood Dr  
Public Hearing  
Requested Action: Seeking a Type I Special Use permit for an accessory building  
exceeding 832sqft.**
- ARTICLE 8. Master Plan Amendments  
Presentation and Update from Mckenna Team**
- ARTICLE 9. Old Business**
- ARTICLE 10. Any Other Business**
- Michigan Association of Planning Annual Conference
  - Rescheduling November 6 Meeting
- ARTICLE 11. Acknowledge visitors and those wishing to speak.  
(Comments are limited to five minutes per speaker)**
- ARTICLE 12. Adjournment**

**Meeting format**

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

**Minutes**

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

- ARTICLE 1.** Chair Nooryke called the meeting to order at 7:00 P.M.  
Members Present: Noordhoek, Richardson, Moxley, Noordyke, Engel, Rissi, Bruneau, Rowland  
Members Absent: None  
Others Present: Planning Director Brian Hilbrands, Leslie Abdoos with Foster Swift, and others listed on the sign-in sheet
- ARTICLE 2. Pledge of Allegiance**
- ARTICLE 3. Approve the current Agenda**  
**Motion was made by Member Engel to approve the current agenda. Supported by Member Moxley. Motion carried 8 to 0.**
- ARTICLE 4. Disclose any conflict of interest**  
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the July 10, 2023 Meeting**  
Member Engel proposed an edit in Article 10 to change the word “me” to “be”.  
**Motion was made by Member Engel to approve the July 10 meeting minutes with the proposed change. Supported by Member Rissi. Motion carried 8 to 0.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak**  
There was no one that wished to speak.
- ARTICLE 7. Case #23-3781/Cascade Charter Township**  
**Requested Action:** Planning Commission recommendation to amend the Centennial Park Overlay District pertaining to permitted density for residential uses.  
Planning Director Hilbrands presented the case and explained the current Overlay District allows for High-Density Residential Uses exceeding 12 units per acre as a Special Use, whereas the proposed amendment would not allow for more than 12 units per acre as a permitted Special Use.  
The Centennial Park Overlay District was created in 2010 as a recommended implementation strategy of the Centennial Park land use and design plan created in 2008. Planning Director Hilbrands explained the park had minimal regulations on uses or appearance and suffered from high vacancy rates. This resulted in the township and the Centennial Park Business Association partnering to create a design plan and split the

costs of plan development. The plan was created to establish consistencies with site improvements and regulate permitted uses, design standards, architectural controls, and site requirements.

Density and land use throughout Cascade has been a concern of Township leadership, and the proposed amendment limiting residential density to 12 units per acre would bring it in line with recommendations made in the 2019 Master Plan. A review of the 2019 Master Plan has been initiated to bring further alignment to the 2022 Strategic Plan, as well as further investigation of appropriate densities and land uses for various areas.

Planning Director Hilbrands stated he believed Centennial Park could be a good candidate to allow for higher residential density, given the location. He explained there would need to be additional research completed to reach any firm conclusions, and that this can be looked into further as part of the review of the Master Plan.

Member Bruneau questioned what would make this area acceptable to add more than 12 units per acre, given that comparable sites have 10 or fewer units per acre. Planning Director Hilbrands said the public roads, the buffer between lower and higher density, and the mix between residential and office buildings are factors that would make it an appropriate area for higher density.

**Motion was made by Member Engel to open public hearing. Supported by Member Rissi. Motion carried 8 to 0.**

Glenn Turek (7199 Morning Heights) purchased land 28 years ago with the hope to build a luxury multi-family development. He explained that the current overlay was created in 2010 by the township and business owners who each shared the cost. He said adding high-density residential as a permitted use has been essential for encouraging a growing economy and to support local businesses. Turek further stated the capping at 12 units per acre will not support the luxury apartments.

Drew Nelson (386 Pebble Beach) attended the meeting to represent developers that will be impacted by this decision. He explained there is a need for renters and limiting the complex to 12 units per acre will not fulfill the need for housing.

Kevin Lipke (4900 Streamside Pointe) has family members that own land in Centennial Park. He was very impressed with the luxury apartment plans and other business owners in the area share the same opinion. Lipke stated that the practicing doctor at the Cancer and Hematology Center of West Michigan expressed a need for high-end apartments for employees. He proposed creating a subcommittee to discuss this further, as this will impact developers greatly.

Mark Davis is the president of Redhawk Multi-Family and he explained the Master Plan and overlay was designed to provide a housing density of over 12 units per acre. There is limited space in Grand Rapids to provide Luxury dwellings. He said this complex will add life and new businesses to the area. He suggested rather than capping the density, the township should work with developers to make alternative restrictions.

Kevin VanHaitsma (7625 Aspenwood Dr) works for Bradly Company Commercial Real Estate and is representing the property owner and Redhawk Multi-Family. He stated there have been thousands of hours put into this project already and it is a very needed development. He proposed creating an alternative solution since capping the density is extremely limiting. VanHaitsma added that the Grand Cascade apartment complex will be exceptional and sophisticated.

TJ Vansluton is a software engineer looking to move into the area but has limited housing options. He presented the commission with pictures of the proposed high-end apartment complex.

Kenvin Einfeld, the property owner of 5010 Cascade Road and founder of BDR, expressed support for this project. His company is currently building 348 apartments in Gaines Township and he reiterated the need for additional housing. Einfeld said there is not much sense in capping the density.

Dave Mills (7425 Kenrob Drive) has lived in Cascade for 34 years and supports the project. Mills may even consider moving to the project in the future since he desires a high-end home in the Forest Hills district.

Kirk Driesenga (2851 Charlevoix) works for the Hinman Company which owns four parcels within Centennial Park. He explained the need for apartments for high-income earners and retirees.

Mike Kismauskis (1769 Laraway Lake) is president of the Centennial Park Business Association. He said the overlay was created for guidance purposes and was made in the interest of all parties involved in the future. Kismauskis stated that this simple amendment will be detrimental to the development of this community.

Karen Kilner (2253 Palmdale Dr) explained the hardship she has endured locating a high-end 1–2-bedroom apartment for her daughter in the area. She wants the growing population of young adults to benefit from modern, new luxury options. These apartments will contribute to economic growth.

Callaway Greener, who lives in the Grand Rapids area, recently graduated with a degree in supply chain management. He believes that in order for this area to develop, there needs to be more housing.

Sarah Diamond, an employee of a Centennial Park business, has been looking for a luxury one-bedroom apartment for her and her husband. The area proposed for this apartment is in an extremely convenient location and will help the economic growth of Cascade.

Sherry Hooper, resident of the Forest Hills Northern District, said she loves the residential feel of Centennial Park. She said these apartments would only add to the value of the park.

Brian Lake (3422 Aspenwood Ct) expressed how much he cares about Cascade and has loved watching the development of the township. He recruits executives and has seen firsthand the difficulty people have in finding one-bedroom luxury apartments.

**Motion was made by Member Rissi to close public hearing. Supported by Member Moxley. Motion carried 8 to 0.**

Member Rowland expressed concern about setting a precedent and mentioned he is not in favor of 3 story developments.

Member Bruneau found it difficult to support almost triple the number of units per acre. He questioned what the residents of Cascade would truly want, and he was unsure if they would want high density.

Member Rissi asked if there are any designations in the future land use map or Master Plan for a high-density residential and Planning Director Hilbrands indicated 12 units per acre is the highest.

Member Engel commented that offering forward-thinking housing options could not only draw in potential residents, but also attract desirable businesses to the area. He saw this as a potential opportunity given that the infrastructure, roads, and utilities are already in place.

Member Moxley expressed his fondness for visiting relatives who lived in a similar dwelling, featuring up to 4 stories and a higher density. He had no issues with higher-density developments in this area.

Member Richardson empathized with the need for luxury apartments, especially for young adults, but felt there are other places with more space for this development. He did not want to set a precedent.

Member Noordhoek said there is a responsibility for current residents, as opposed to potential residents. The current traffic levels worried him, and he felt that there are more suitable locations with greater land area for this development.

Chair Noordyke stated when his company looks to develop new offices, they gravitate towards higher-density areas. Cascade residents highly appreciate and prioritize green space and they are opposed to plans that may lead to increased density. He also expressed concern about the deviations between the overlay and the Master Plan.

Member Rissi found there are a few ways to go through this, the first being to follow the proposed amendment to cap the density at 12 units per acre until the Master Plan process has been worked through. The other option is to table this decision.

**Motion was made by Member Bruneau to recommend approval of amending the Centennial Park Overlay District to limit residential density to 12 units per acre. Supported by Member Rowland. Motion carried 7 to 1.**

**ARTICLE 8. Case #23-3780/Cascade Charter Township**

**Requested Action:** Planning Commission recommendation to amend the Zoning Ordinance pertaining to the Airport Commerce (AC) Zoning District, revisions to the mapped AC zoning district, and the creation of three overlay districts.

Planning Director Hilbrands presented the case and explained that Chapter 14 of the Zoning Ordinance currently includes two subzones around the airport. Subzone 1 includes a majority of the airport area extending out from the runways, and allows for a variety of uses by right with no site plan review. Subzone 2 includes the outlying areas adjacent to public streets and requires a site plan review for nonaeronautical uses.

The amendments consist primarily of items within Chapter 14 of the Zoning Ordinance and will replace subzones with new overlay districts, which will help to regulate permitted uses in the area around the airport. Overlay A restricts uses permitted on the east side of the airport and Overlay B allows for aeronautical uses to be located within a larger area on the southwest side of the airport. There will be a site plan review required for all non-aeronautical uses, except those located in Overlay C. The Township Stormwater Ordinance requirements must continue to be met for non-aeronautical uses in all areas.

Legal Counsel Abdoo stated a letter was received from the airport with comments regarding Act 95 which deals with the creation of the GRR Authority. She stated airport officials believe that the township lacks the authority to regulate any activities on airport premises, irrespective of whether they are related to aeronautical use or not. Abdoo explained her opinion that the township has the ability to regulate and require a site plan review for non-aeronautical uses. She also noted that the proposed changes are more consistent with the Airport Approach Plan and the Airport Layout Plan and create a safer environment.

**Motion was made by Member Engel to open public hearing. Supported by Member Rissi. Motion carried 8 to 0.**

Casey Ries with the Airport Authority claimed that significant changes in state law have occurred since the implementation of the current airport zoning. The first change requires community Master Plans that house an airport to consider the airport's Master Plan and Airport Approach Plan. He explained that, upon amending the Township's Master Plan, it would be an excellent time to align both airport and township plans to be more cohesive. Ries also reiterated the need for improved communication between township and airport officials, as he did not believe the airport had received responses to the letters that they provided.

Legal counsel Abdoo clarified there was a letter sent discussing Act 95. The letter was the township's interpretation of Act 95 in response to the airport's interpretation. This was specific to the Conrac facility as a potential land use and further explained that the reason behind Overlay C was to give the airport more flexibility in that area. She stated there were two letters that had been sent from the Township. One letter was related to Conrac and the other was referencing distinctions between the Master Plan and Zoning Ordinance and was sent to MDOT.

Member Bruneau sought more precise documentation regarding communication exchanges.

Member Rissi asked for feedback regarding Overlay C. Ries appreciated the implied intent of the overlay, but believed this made a complicated zoning approach even more complicated. There were a few fundamentals that he addressed. The first was the township's and airport's need to define aeronautical and nonaeronautical facilities. Understanding how the State, Drain Commission, and Township's review of site plans for stormwater purposes apply to this situation was another point. Lastly, he wanted to help the Township's Master Plan consider those safety zones and protections put in as part of the airport's Master Plan.

Some other areas of misalignment include the zoning overlay suggesting residential or recreational gathering, and the Airport Approach Plan's appropriate use of the land in terms of noise.

Dave Caldon, legal counsel representing the airport, clarified they had received one letter in regard to the Conrac facility, only referencing the Dewitt case, which did not appear relevant. He also wanted to ensure the Planning Commission has thoughtfully read through the comments provided in a letter received on August 4.

Chair Noordyke suggested that Ries put together a list of items to discuss with either Staff or the Planning Commission.

**Motion was made by Member Rissi to close public hearing. Supported by Member Engel. Motion carried 8 to 0.**

Abdoo stated that, from the proposed revisions and letters received from the airport, it is their position that the Township has no regulatory authority over any use of airport property which she strongly disagrees with. There does need to be a more defined definition of aeronautical use. She believed it could be appropriate for the Township to consider amendments to the Master Plan that would incorporate the Airport Layout Plan and the Airport Approach Plan.

Member Rowland expressed concern with the proposed amendment that may allow for a shopping mall or various businesses around the airport.

Member Rissi said the subcommittee aimed to provide the airport with a reasonable level of flexibility for development while taking into account the existing zoning regulations.

**Motion was made by Member Rissi to recommend approval of the proposed zoning amendments as presented. Supported by Member Engel. Motion carried 7 to 1.**

#### **ARTICLE 9. Old Business**

Chair Noordyke said the Wormies case will be brought back to the Planning Commission in September.

Member Moxley will be putting together notebooks with information, notes, and letters for the Township Board regarding the airport rezoning.

**ARTICLE 10. Any Other Business**

Member Bruneau stated he had two of his cars broken into and advised to keep car doors locked. He also asked about the PFAS issue and mentioned a household close to his had received water testing due to a potential new plume. He wondered what could be done to spread awareness.

Chair Noordyke said that there is some information available on the Township website.

Member Rissi supported looking into restricting compression breaking on certain roads.

Member Moxley said he had water testing completed by EGLE and they offered a free filtration system.

Member Engel commented about wake boats playing extremely loud music and wondered what the enforcement of the noise ordinance is. He also thanked Member Rissi for being the chair of the AC Zoning District Subcommittee.

Member Richardson is concerned with the changes made to the Cascade Road and Whitneyville intersection and believes it is dangerous. He also had reservations about the public comment in Article 7 because a team of coordinated individuals spoke for 30 minutes.

Member Rissi will be Chair of the Farmland Preservation Subcommittee. The other subcommittee members will be Member Bruneau, Member Engel, and Member Moxley.

Member Moxley said the junk yard property off of Grand River has been cleaned up.

**ARTICLE 11. Acknowledge visitors and those wishing to speak.**

Mike Kismouskous (1769 Laraway Lake) said EGLE had completed water testing and concluded he did have PFAS in his water. He wondered what additional information he could have. Chair Noordyke said there are resources that will be discussed with him.

Supervisor Lesperance thanked the Commission for their hard work and appreciated their diligence. She said there were letters sent out to residents regarding the new PFAS issues and that EGLE is handling a lot of the new cases.

**ARTICLE 12. Adjournment**

**Motion was made by Member Noordhoek to adjourn the meeting at 10:24 P.M.**

**Supported by Member Engel. Motion carried 8 to 0.**

Respectfully submitted,

Joe Engel, Secretary

**STAFF REPORT**

STAFF REPORT: Case # 22-3785  
REPORT DATE: August 7, 2023  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: August 8, 2023  
PREPARED BY: Madison Smith-Jacoby

APPLICANT  
**Michael and Rachel Kluce**

ADDRESS: **8189 Ashwood Drive.**

STATUS  
OF APPLICANT: Property Owner

REQUESTED ACTION: Seeking renewal of a previously granted Type I Special Use for an accessory building exceeding 832sqft.

EXISTING ZONING OF  
SUBJECT PARCEL: PUD -89

GENERAL LOCATION: Off of Buttrick Avenue, north of 28<sup>th</sup> Street.

PARCEL SIZE: 0.5 acres

EXISTING LAND USE  
ON THE PARCEL: Residential

ADJACENT AREA  
LAND USES:  
N: farmland/vacant  
E: Residential  
S: Residential  
W: Residential

ZONING ON  
ADJOINING PARCELS:  
N: ARC  
E: PUD - 89  
S: PUD - 89  
W: PUD -89

**STAFF COMMENTS:**

- a. The applicant submitted the same request in May of 2022. They were granted a Type I Special Use permit good for one year. Because the applicant has not started the project within one year, they are required to request approval again.
- b. The plans are identical to those approved in May of 2022.
- c. The applicant is requesting permission to construct an accessory building on the property. The building will be approximately 18’ x 40’ with a small bump out. It will also include a 14’ x 30’ covered patio, so the total size will be approximately 1,260 square feet.
- d. The building will be 14’ tall as measured to the midpoint of the roof.
- e. This requires a minimum of a 10-foot setback to the side property lines and 25-feet to the rear property line. The applicant shows a setback of 40’ to the side property line and a setback of approximately 75’ to the rear property line. The building will also have to be at least 10’ from any other building.
- f. With less than 3 acres they applicant is only permitted to have one accessory building.
- g. The applicant has indicated that the building will be used to store a boat and also serve as a pool house.
- h. The size of the building is “normal” for the zoning district.
- i. The building is planned to have board and batten siding and an asphalt shingle roof to match the house.
- j. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
- k. 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 to store a boat and serve as a pool house.

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 an asphalt shingle roof to match the house.
The size of the building in relation to the house, lot and zoning district.	The property is about 1.9 acres, and the home has about 4,545 square feet of finished living area.
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 general area.
The topography and vegetation in the area.	Flat and partly 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.

RECOMMENDATION

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

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

#23-8785



# CASCADE CHARTER TOWNSHIP

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

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Michael and Rachel Kluce  
 Address: 8189 Ashwood Dr. SE.  
 City & Zip Code: Ada, MI, 49301  
 Telephone: 810.577.8901  
 Email Address: mkluce@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 checked="" type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance Subdivision
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Plat Review *
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

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

**BRIEFLY DESCRIBE YOUR REQUEST:\*\***

Resubmitting application from previously approved Special Use Permit for accessory building over 832 sq ft.  
Building is 840 sq ft. Previously approved May 9, 2022 and expired due to 12 months past prior approval date.

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

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

Outbuilding to store a boat and outdoor living space connecting to existing pool area.

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(\*\*Use Attachments if Necessary)

**PERMANENT PARCEL (TAX) NUMBER:** 41-19 11326006

**ADDRESS OF PROPERTY:** 8189 Ashwood Dr. SE., Ada, MI, 49301

**PRESENT USE OF THE PROPERTY:** 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)
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**SIGNATURES**

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

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

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

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

Michael Kluce  
\_\_\_\_\_  
Applicant – Print or Type Name

*Michael Kluce* 7.27.23  
\_\_\_\_\_  
Applicant’s Signature & Date

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

DATE	DESCRIPTION
2-3-22	VARIANCE APPROVAL
6-9-23	FINAL REVIEW
6-14-23	FINAL REVIEW UPDATED
6-16-23	FINAL REVIEW REVISED
6-28-23	GRADING REVISIONS

No.	Date	Description
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SHEET INDEX	
NO.	DESCRIPTION
Z1.1	ZONING LAYOUT
A1.1	ELEVATIONS
A1.2	ELEVATIONS
A2.1	FLOOR PLAN
A3.1	BUILDING SECTIONS
S1.1	FOUNDATION PLAN
A3.2	BUILDING SECTION / INTERIOR ELEVATIONS
A4.0	3D VIEWS
S2.1	ROOF FRAMING PLAN



**DESIGN-BUILD REQUIREMENTS - GENERAL:**

THE DESIGN-BUILD CONTRACTOR IS RESPONSIBLE TO LEAD AND COORDINATE THE WORK OF ALL DESIGN-BUILD CONSULTANT / CONTRACTORS FOR PLUMBING, FIRE-PROTECTION, MECHANICAL AND ELECTRICAL SYSTEMS AND STRUCTURAL DESIGN-BUILD SYSTEMS RELATED TO PRE-ENGINEERED COMPONENTS OF THE PROJECT. EACH DESIGN-BUILD CONSULTANT/ CONTRACTOR SHALL SUBMIT TO THE DESIGN-BUILD CONTRACTOR AND THE OWNER, PROOF OF INSURANCE SHOWING THAT THE PROFESSIONAL ENGINEER RESPONSIBLE FOR DESIGN HAS IN PLACE, INDIVIDUALLY, OR THROUGH HIS COMPANY, INSURANCE FOR PROFESSIONAL LIABILITY, THAT THE DESIGN-BUILD CONSULTANT/ CONTRACTOR HAS IN PLACE GENERAL LIABILITY INSURANCE TO COVER THE WORK AND THAT THE WARRANTOR HAS IN PLACE WARRANTY INSURANCE TO COVER THE WARRANTIES. EACH DESIGN-BUILD CONSULTANT/ CONTRACTOR IS FULLY RESPONSIBLE FOR HIS / HER OWN WORK IN TERMS OF, BUT NOT LIMITED TO:

- OWNER-APPROVAL OF SYSTEMS, EQUIPMENT AND FIXTURES TO BE INSTALLED IN THE BUILDING.
- COORDINATION OF DESIGN TO INCORPORATE AND SUPPORT EQUIPMENT AND SYSTEMS PROVIDED BY THE OWNER OR THE OWNER'S SEPARATE CONTRACTORS, INCLUDING FF&E, SECURITY SYSTEMS, DATA AND COMMUNICATIONS SYSTEMS, ETC.
- COMPLIANCE WITH THE REQUIREMENTS OF ALL CODES IN EFFECT IN THE JURISDICTION WHERE THE PROJECT IS LOCATED AS WELL AS OTHER RECOGNIZED LOCAL, STATE AND NATIONAL STANDARDS, BUILDING PRACTICES AND REGULATIONS OF GOVERNING AUTHORITIES.
- COORDINATION WITH LOCAL UTILITIES AND MUNICIPALITIES AND COMMUNICATION OF UTILITY TIE-IN LOCATIONS AND OTHER REQUIREMENTS WITH THE ARCHITECT, THE GENERAL CONTRACTOR, THE CIVIL ENGINEER, AND OTHER DESIGN-BUILD CONSULTANT/CONTRACTORS.
- COORDINATION OF ALL DESIGN-BUILD SYSTEMS WITH THE ARCHITECT, THE GENERAL CONTRACTOR, THE CML ENGINEER AND OTHER DESIGN-BUILD CONTRACTORS TO ASSURE COMPATIBILITY AND LAYOUT OF EQUIPMENT OF ALL TRADES. COORDINATION TO INCLUDE THE FOLLOWING:
  - INTERFACE WITH ARCHITECTURAL SYSTEMS.
  - STRUCTURAL LOADING AND SUPPORT.
  - EQUIPMENT SPACE REQUIREMENTS AND CLEARANCES IN EQUIPMENT ROOMS, SHAFTS AND ABOVE CEILINGS.
  - INSTALLATION AND MAINTENANCE OF PROPER CLEARANCES.
  - POWER AND DATA REQUIREMENTS.
  - CONNECTION TO WATER, GAS AND SANITARY LINES.
  - SPECIFICATION OF MATERIALS AND FINISHES CONSISTENT WITH THE BUILDING DESIGN AND CONSTRUCTION TYPE.
  - INTEGRATION OF TELEPHONE AND SECURITY SYSTEMS ARCHITECTURAL COMPONENTS AND OTHER BUILDING SYSTEMS.
- COMPLIANCE WITH RECOMMENDATIONS, PROCEDURES, SPECIFICATIONS AND STANDARD DETAILS OF MANUFACTURERS AND LICENSED INSTALLERS OF BUILDING COMPONENTS, SYSTEMS AND ASSEMBLIES.
- VERIFICATION OF FIELD CONDITIONS, DIMENSIONS AND CLEARANCES PRIOR TO FABRICATION OF COMPONENTS AND SYSTEMS TO BE INSTALLED IN THE BUILDING.
- MAINTAINING THE INTEGRITY OF FIRE-RATED ASSEMBLIES WHERE THESE ASSEMBLIES ARE PENETRATED BY PLUMBING, FIRE-PROTECTION, MECHANICAL, ELECTRICAL OR OTHER SYSTEMS. EACH DESIGN-BUILD CONSULTANT/ CONTRACTOR IS RESPONSIBLE TO PROVIDE THE REQUIRED FIRE DAMPERS, FIRE-RATED ACCESS DOORS AND/OR THROUGH-PENETRATION FIRE-STOP ASSEMBLIES AT EACH PENETRATION AND TO COORDINATE THE PROPOSED PRODUCT WITH THE DESIGN-BUILD CONTRACTOR.
- SUBCONTRACTOR TO PROVIDE ALL SUBMITTALS TO MUNICIPAL AND OTHER GOVERNING AGENCIES RELATED TO OBTAINING APPROVALS, INCLUDING ALL COSTS AND PROCUREMENT ASSOCIATED WITH PERMITS AND INSPECTIONS.
- FURNISHING COORDINATION DOCUMENTS TO THE DESIGN-BUILD CONTRACTOR FOR DISTRIBUTION TO THE ARCHITECT, THE GENERAL CONTRACTOR, THE CIVIL ENGINEER, AND OTHER DESIGN-BUILD CONSULTANT/ CONTRACTORS FOR USE IN DEVELOPING AN INTEGRATED SET OF DOCUMENTS. WHERE CHANGES ARE REQUIRED, REVISED DOCUMENTS SHALL BE PROMPTLY DISTRIBUTED TO ALL PARTIES.

**PLUMBING SYSTEM DESIGN-BUILD SCOPE OF WORK:**

- THE DESIGN-BUILD PLUMBING CONTRACTOR SHALL BE LICENSED TO DESIGN AND INSTALL PLUMBING SYSTEMS IN THE JURISDICTION WHERE THE PROJECT IS LOCATED. IN ADDITION TO THE GENERAL DESIGN-BUILD REQUIREMENTS LISTED ABOVE, THE DESIGN-BUILD PLUMBING CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE AND OPERABLE SYSTEM IN ACCORDANCE WITH THE LAYOUT AND OTHER PARAMETERS INDICATED ON THE ARCHITECTURAL DRAWINGS. SCOPE OF WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
  - PLUMBING FIXTURES
  - WATER HEATERS
  - WATER PIPING AND VALVES.
  - SANITARY SEWER SYSTEM, VENT PIPING AND CLEANOUTS.
  - STORM SEWER SYSTEM AND CLEANOUTS

**MECHANICAL SYSTEM DESIGN-BUILD SCOPE OF WORK:**

THE DESIGN-BUILD MECHANICAL CONTRACTOR SHALL BE LICENSED TO DESIGN AND INSTALL MECHANICAL SYSTEMS IN THE JURISDICTION WHERE THE PROJECT IS LOCATED. IN ADDITION TO THE GENERAL DESIGN-BUILD REQUIREMENTS LISTED ABOVE, THE DESIGN-BUILD MECHANICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE AND OPERABLE SYSTEM IN ACCORDANCE WITH THE LAYOUT AND OTHER PARAMETERS INDICATED ON THE ARCHITECTURAL DRAWINGS. SCOPE OF WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:

- HEATING AND COOLING EQUIPMENT
- AIR HANDLING EQUIPMENT AND SMOKE DETECTORS IF REQUIRED
- DISCONNECT SWITCH AND WIRING FOR ALL SUPPLIED EQUIPMENT
- CONTROL WIRING INCLUDING STARTERS AS REQUIRED BY EQUIPMENT
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR INTERCONNECTION DUCTWORK
- PIPING INSULATION
- FIRE AND BALANCING DAMPERS
- SUPPLY AIR DIFFUSERS, RETURN AIR AND EXHAUST GRILLES
- TEMPERATURE CONTROL SYSTEM
- TESTING AND BALANCING.

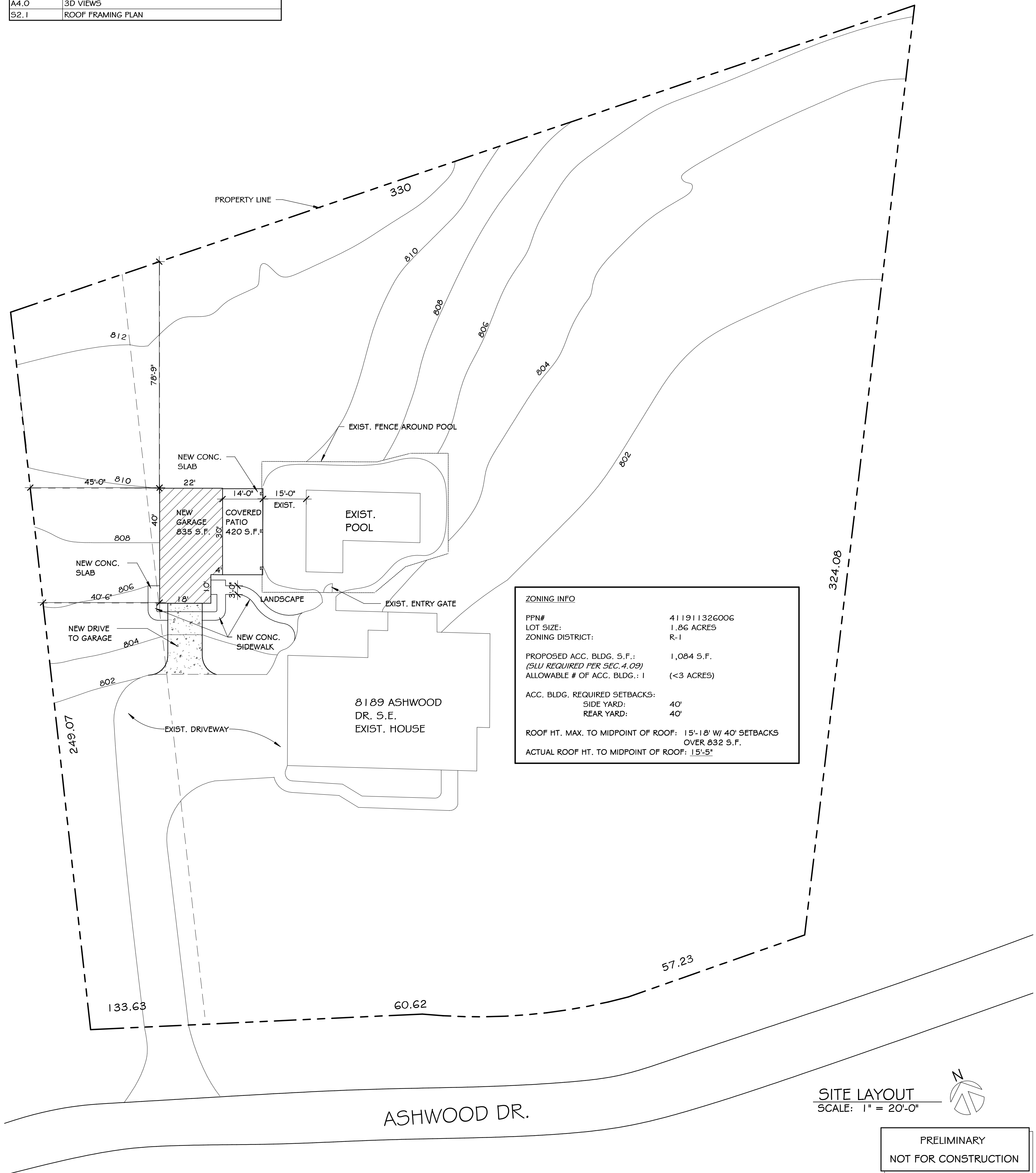
**ELECTRICAL SYSTEM DESIGN - BUILD SCOPE OF WORK:**

THE DESIGN-BUILD ELECTRICAL CONTRACTOR SHALL BE LICENSED TO DESIGN AND INSTALL MECHANICAL SYSTEMS IN THE JURISDICTION WHERE THE PROJECT IS LOCATED. IN ADDITION TO THE GENERAL DESIGN-BUILD REQUIREMENTS LISTED ABOVE, THE DESIGN-BUILD MECHANICAL CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE AND OPERABLE SYSTEM IN ACCORDANCE WITH THE LAYOUT AND OTHER PARAMETERS INDICATED ON THE ARCHITECTURAL DRAWINGS. SCOPE OF WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:

- LIGHTING
- POWER
- CONDUIT AND BOXES FOR OWNER FURNISHED WIRING (IE. SIGNAGE, DATA, SECURITY, PHONE, ETC.)
- CONNECTIONS TO HEATING AND COOLING EQUIPMENT
- ComCheck FOR LIGHTING
- COORDINATE WITH MECHANICAL CONTRACTOR FOR INTERCONNECTIONS

**NOTE:**

THE GENERAL CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE ARCHITECT/ ENGINEER IMMEDIATELY IF EXISTING CONDITIONS INVALIDATE THE DRAWINGS OR WHEN QUESTIONS ARISE REGARDING THE INTENT OF THE DRAWINGS.



ZONING INFO	
PPN#	411911326006
LOT SIZE:	1.06 ACRES
ZONING DISTRICT:	R-1
PROPOSED ACC. BLDG. S.F.:	1,084 S.F.
(SLU REQUIRED PER SEC. 4.09)	
ALLOWABLE # OF ACC. BLDG.: 1	(<3 ACRES)
ACC. BLDG. REQUIRED SETBACKS:	
SIDE YARD:	40'
REAR YARD:	40'
ROOF HT. MAX. TO MIDPOINT OF ROOF:	15'-18" W/ 40' SETBACKS OVER 832 S.F.
ACTUAL ROOF HT. TO MIDPOINT OF ROOF:	15'-5"

SITE LAYOUT  
SCALE: 1" = 20'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

S:\DWG\21150 KLUCCE RESIDENCE\REV\21-150 KLUCCE RESIDENCE - CURRENT.rvt

Building For:

**KLUCE  
RESIDENCE**

**NEW BUILD  
GARAGE**

8189 ASHWOOD DR. SE,  
ADA, MI 49301

ISSUED FOR:

DATE	DESCRIPTION
2-3-22	VARIANCE APPROVAL
6-9-23	FINAL REVIEW
6-14-23	FINAL REVIEW UPDATED
6-16-23	FINAL REVIEW REVISED
6-28-23	GRADING REVISIONS

Revision Schedule

No.	Date	Description

Drawn by: ALM

**ELEVATIONS**

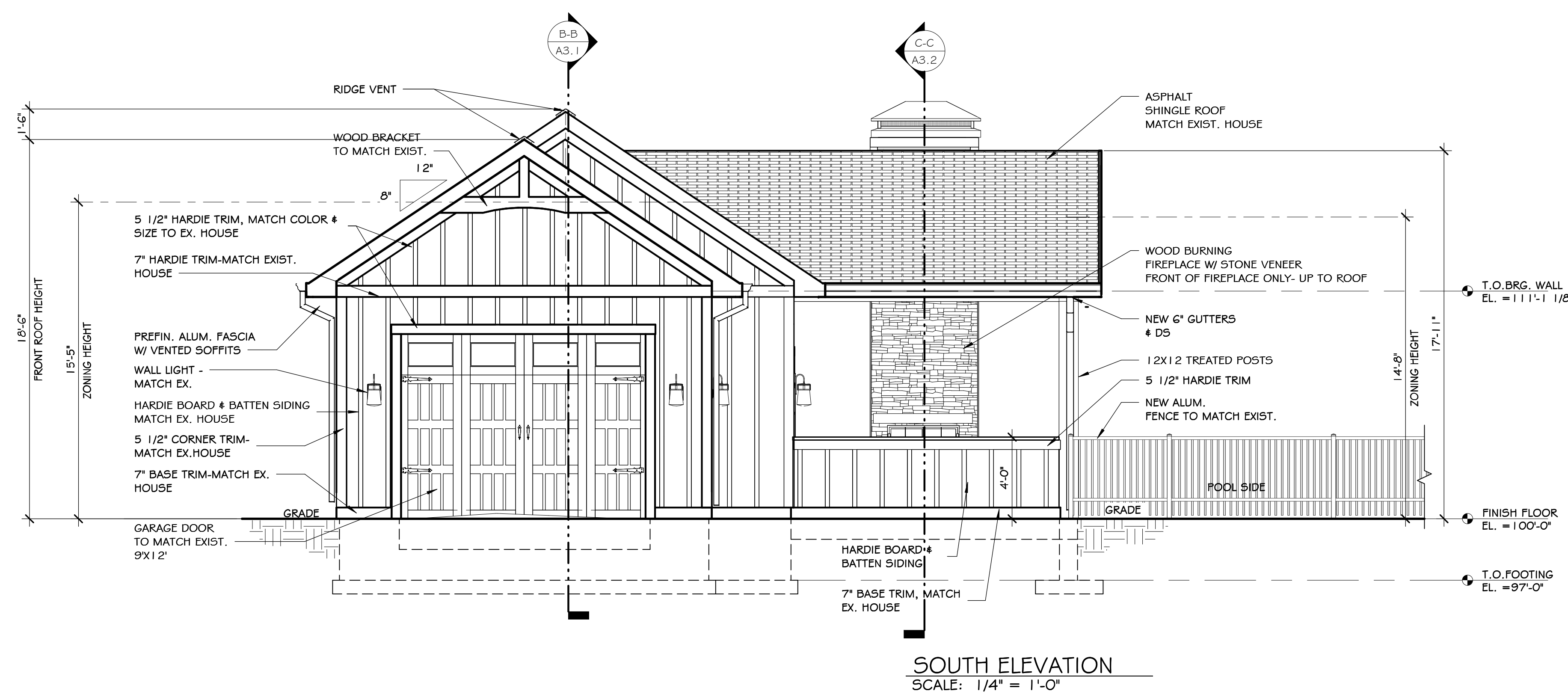
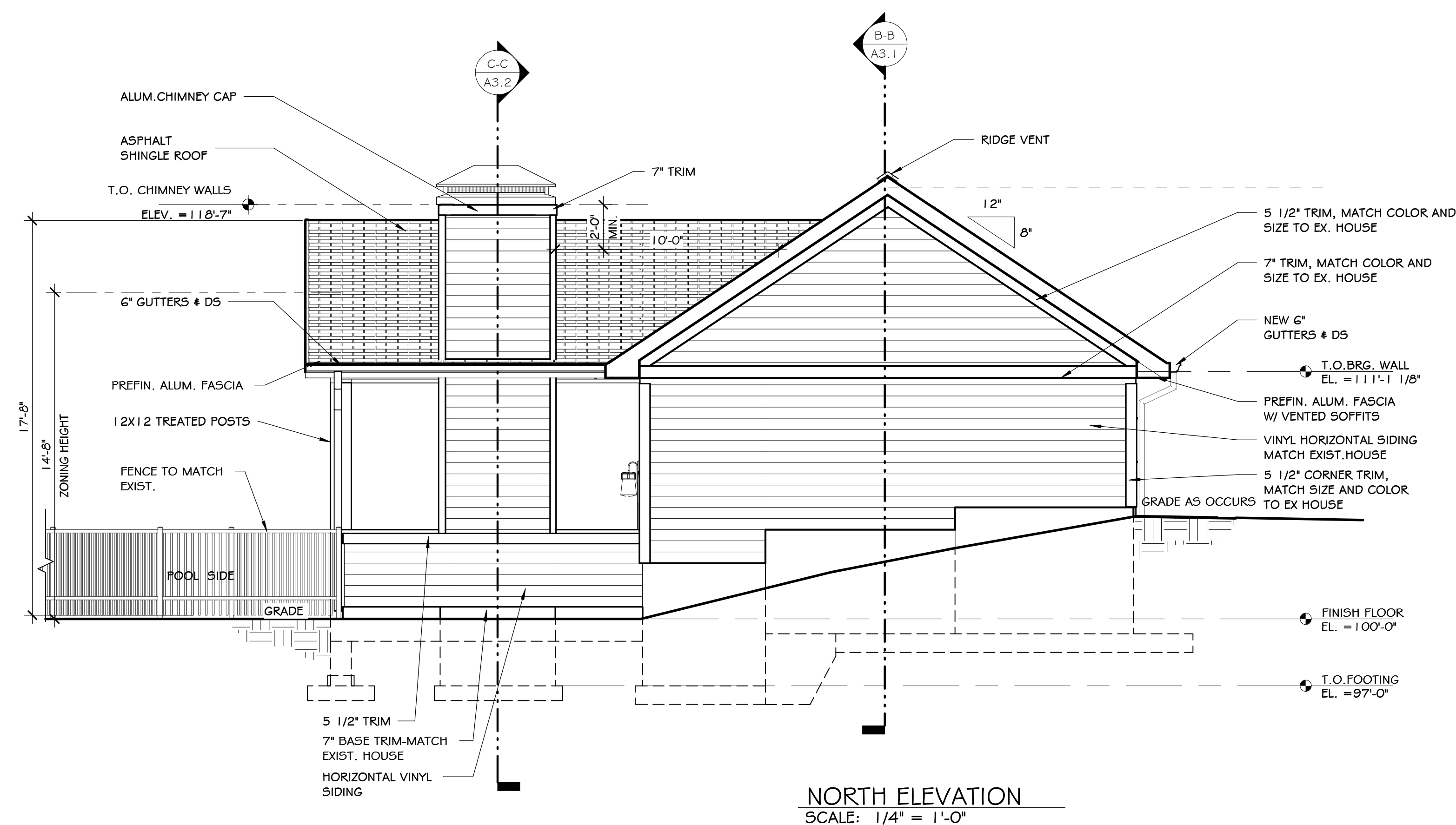
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**A1.1**

Project No.

**21-150**



PRELIMINARY  
NOT FOR CONSTRUCTION

S:\DWGSET\1150 KLUCE RESIDENCE\REV\21-150 KLUCE RESIDENCE -CURRENT.rvt

Building For:

**KLUCE  
RESIDENCE**

**NEW BUILD  
GARAGE**

8189 ASHWOOD DR. SE,  
ADA, MI 49301

ISSUED FOR	
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2-3-22	VARIANCE APPROVAL
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Revision Schedule		
No.	Date	Description

Drawn by: ALM

**ELEVATIONS**

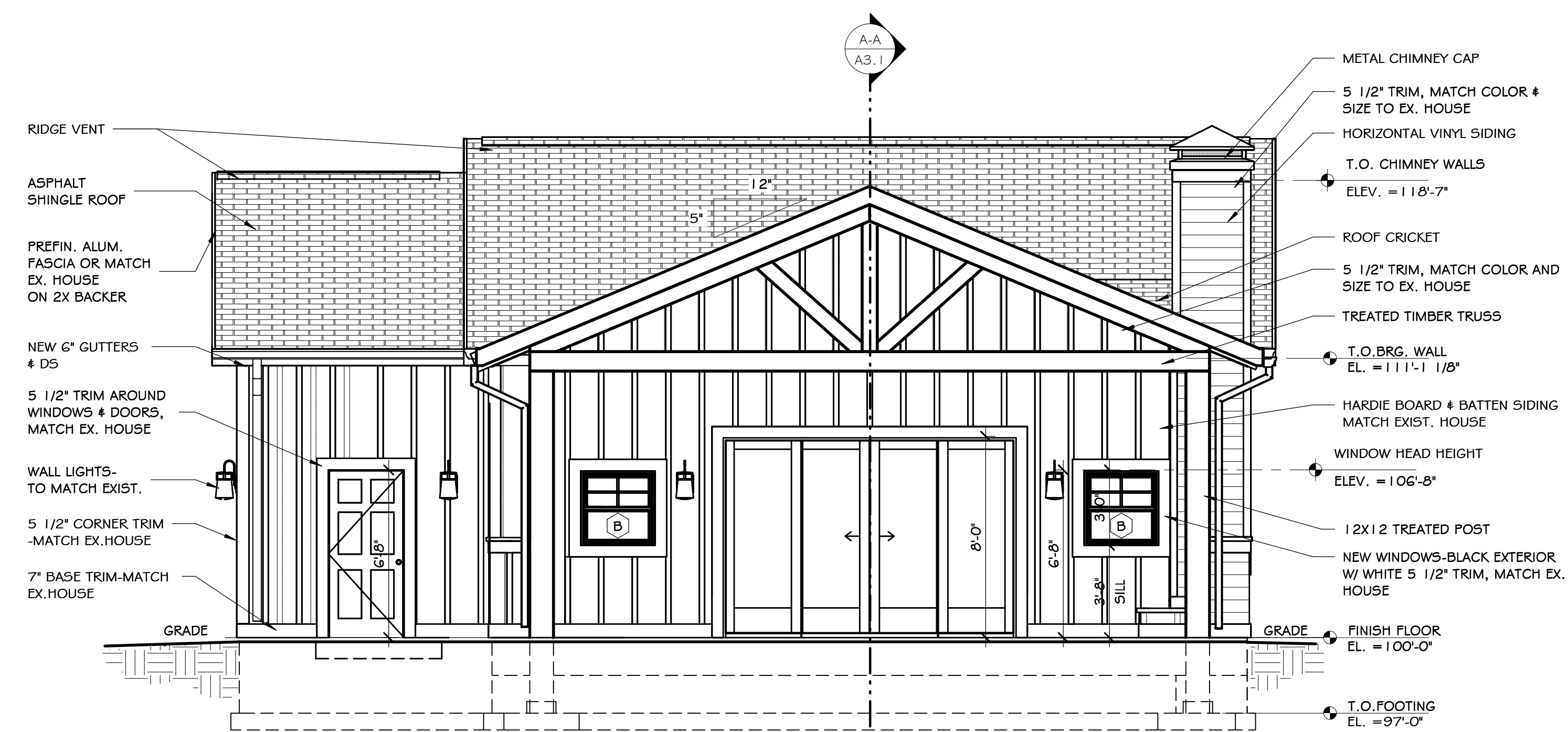
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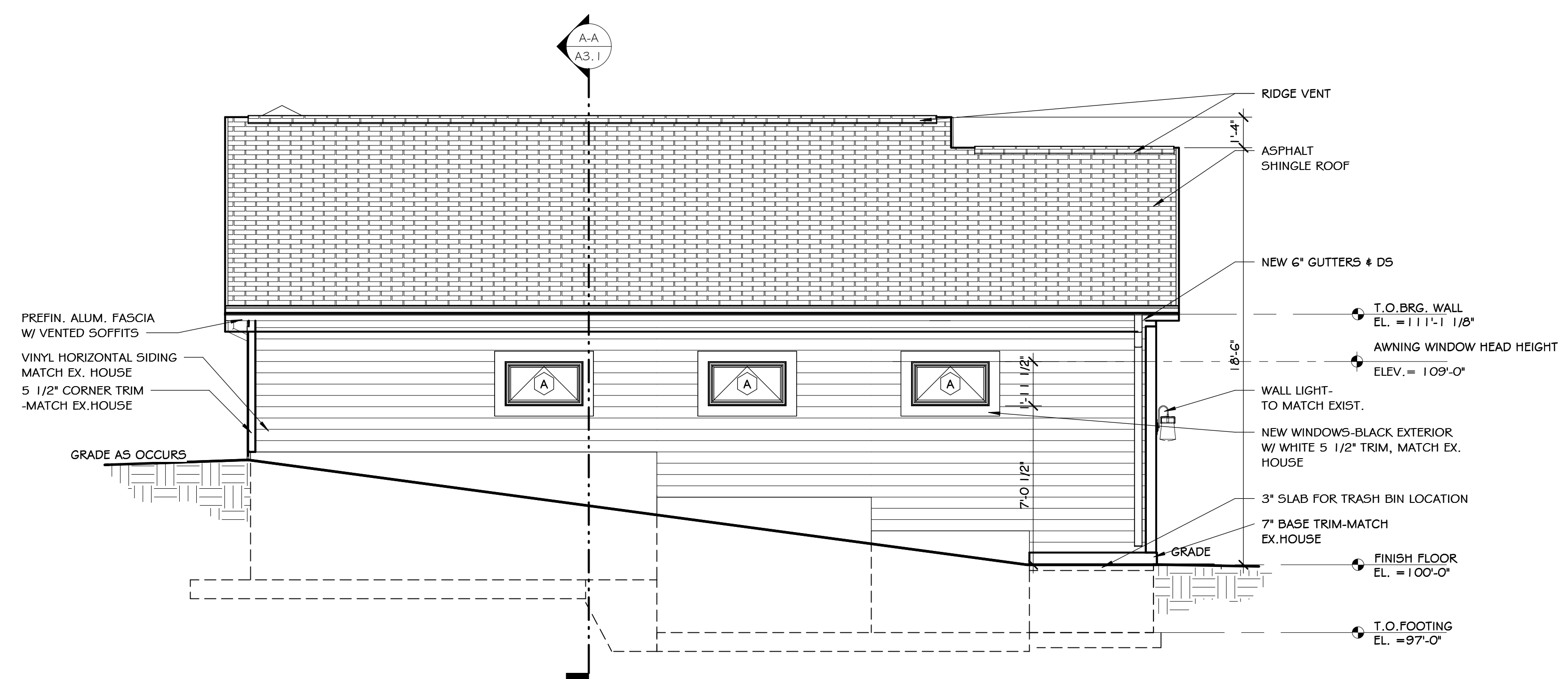
**A1.2**

Project No.

**21-150**



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



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

PRELIMINARY  
NOT FOR CONSTRUCTION



GENERAL STRUCTURAL NOTES

- STRUCTURAL DESIGN OF THIS BUILDING IS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) 2012 AND ASCE 7-10.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CONTRACT DRAWINGS. IF A DISCREPANCY IS FOUND BETWEEN THE SPECIFICATIONS AND THE CONTRACT DRAWINGS, THE STRICTEST PROVISION SHALL GOVERN.
- ALL OPENINGS AND PENETRATIONS THROUGH STRUCTURAL ELEMENTS NOT SHOWN ON THE PLANS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO THE WORK.

4. THIS STRUCTURE HAS BEEN DESIGNED SOLELY FOR IN-SERVICE LOAD CONDITIONS ON THE COMPLETED BUILDING. THE METHODS, PROCEDURES AND SEQUENCE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE STRUCTURAL ENGINEER OF ANY CONDITION WHICH MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS IN THE STRUCTURE IN ANY WAY.

5. ALL EXISTING CONDITIONS AND RELATED DIMENSIONS INDICATED IN THE CONTRACT DOCUMENTS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION, ERECTION, AND/OR CONSTRUCTION. ANY CONDITION THAT DIFFERS FROM THAT INDICATED IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION, ERECTION, AND/OR CONSTRUCTION.

CONCRETE

1. ALL CONCRETE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND WITH THE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301).

2. CONCRETE MIX SHALL ADHERE TO ASTM C 94 WITH TESTING DONE BY AN INDEPENDENT TESTING AGENCY TO PERFORM MATERIAL EVALUATION TESTS. PROVIDE 7 AND 28 DAY CYLINDER TESTS. COMPLY WITH ASTM C143, C173, C31, AND C39.

3. REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. WELDING OF REINFORCEMENT STEEL IS PROHIBITED UNLESS SPECIFICALLY DETAILED.

4. ALL CONCRETE SLABS SHALL BE REINFORCED WITH WELDED WIRE FABRIC AS FOLLOWS UNLESS NOTED OTHERWISE:  
 A. 4 INCH CONCRETE SLAB 6"x6" W1.4XW1.4 (ALTERNATE: 20 LB/CUBIC YARD XOREX)  
 B. 6 INCH CONCRETE SLAB 6"x6" W2.1XW2.1 (ALTERNATE: 25 LB/CUBIC YARD XOREX)  
 C. 8 INCH CONCRETE SLAB 6"x6" W2.9XW2.9 (ALTERNATE: 35 LB/CUBIC YARD XOREX)

5. PROVIDE DIAGONAL REINFORCEMENT ACROSS ALL CORNERS OF OPENINGS IN CONCRETE WALLS AND SLABS AS FOLLOWS UNLESS NOTED OTHERWISE:  
 A. 6 INCH CONCRETE THICKNESS (1) #4 X 44" LONG  
 B. 8 INCH CONCRETE THICKNESS (1) #5 X 48" LONG  
 C. 10 INCH CONCRETE THICKNESS (2) #4 X 44" LONG  
 D. 12 INCH CONCRETE THICKNESS (2) #5 X 48" LONG

6. THE FOLLOWING MINIMUM COVER SHALL BE PROVIDED FOR THE REINFORCEMENT OF ALL CAST IN PLACE CONCRETE WORK:

- A. CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH 3 INCHES
- B. FORMED SURFACES PERMANENTLY EXPOSED TO EARTH OR WEATHER
  - I. BARS #5 AND SMALLER 1.1/2 INCHES
  - II. BARS #6 AND LARGER 2 INCHES
- C. FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER
  - I. SLABS, WALLS, JOISTS 3/4 INCHES
  - II. BEAMS, COLUMNS 1.1/2 INCHES

WOOD CONSTRUCTION

- WOOD CONSTRUCTION SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE 2005 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- ALL WOOD MATERIALS USED IN LOAD SUPPORTING CONDITIONS SHALL BEAR THE GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY.
- BEARING WALLS SHALL HAVE A CONTINUOUS DOUBLE TOP PLATE CONDITION WITH OVERLAP AT ALL CORNERS AND MINIMUM 48 INCH LAP AT END JOINTS. ALL LAPS SHALL HAVE A MINIMUM CONNECTION OF SIX 16D NAILS.
- ADDITIONAL JOISTS SHALL BE PROVIDED UNDER PARALLEL PARTITIONS WHEN THE LENGTH OF THE PARTITION EXCEEDS ONE HALF OF THE JOIST SPAN, AND AROUND ALL FLOOR AND ROOF OPENINGS WHEN THE OPENINGS INTERRUPT ONE OR MORE SPANNING MEMBERS, UNLESS NOTED OTHERWISE.
- FULL DIMENSION END BLOCKING SHALL BE PROVIDED FOR JOISTS AND RAFTERS THAT ARE NOT OTHERWISE RESTRAINED FROM ROTATION AT BEARING.
- PROVIDE SINGLE JACK STUD BEARING UNDER LINTELS SPANNING LESS THAN 4 FEET UNLESS NOTED OTHERWISE. ALL OTHER LINTEL OPENINGS AND BEAMS SHALL HAVE DOUBLE JACK STUD BEARING UNLESS NOTED OTHERWISE.
- ALL ENGINEERED WOOD LUMBER SHALL BE HANDLED AND PROTECTED PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLYWOOD/OSB CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS. PANELS SHALL CONFORM TO THE APPLICABLE PERFORMANCE STANDARD BASED ON TYPE.

9. ALL ROOF SHEATHING SHALL BE 5/8 INCH (NOMINAL) CDX, EXPOSURE 1, UNLESS NOTED OTHERWISE. EDGE SUPPORT SHALL BE PROVIDED BY USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING. CONNECT ROOF SHEATHING WITH 8D COMMON NAILS SPACED AT 6 INCHES ON CENTER AT ALL SUPPORTED EDGES AND 6 INCHES ON CENTER AT ALL INTERIOR SUPPORTS.

10. ALL FLOOR SHEATHING SHALL BE 3/4 INCH (NOMINAL) STURD-I-FLOOR, EXPOSURE 1 WITH TONGUE AND GROOVE EDGE, UNLESS NOTED OTHERWISE. APPLY ADHESIVE MEETING APA SPECIFICATION AFG-01 IN METHODS CONFORMING TO MANUFACTURER SPECIFICATIONS TO ALL FLOOR SUPPORT MEMBERS PRIOR TO PLACEMENT OF SHEATHING. CONNECT FLOOR SHEATHING WITH 10D COMMON NAILS SPACED AT 6 INCHES ON CENTER AT ALL SUPPORTED EDGES AND 12 INCHES ON CENTER AT ALL INTERIOR SUPPORTS.

11. ALL WALL SHEATHING SHALL BE 1/2 INCH (NOMINAL) CDX, EXPOSURE 1, UNLESS NOTED OTHERWISE. CONNECT WALL SHEATHING WITH 10D COMMON NAILS SPACED AT 6 INCHES ON CENTER AT ALL SUPPORTED EDGES AND 12 INCHES ON CENTER AT ALL INTERIOR SUPPORTS.

12. ALL SHEATHING SHALL BE APPLIED WITH THE LONG PANEL DIMENSION PERPENDICULAR TO THE SUPPORTING MEMBERS IN A MINIMUM TWO SPAN CONTINUOUS CONDITION. STAGGER PANEL JOINTS ACROSS SUPPORTS.

13. OVERDRIVEN FASTENERS ARE NOT ACCEPTABLE.

14. STAPLES ARE NOT ACCEPTABLE FASTENERS IN STRUCTURAL CONDITIONS.

15. ALL FASTENERS IN DIRECT CONTACT WITH TREATED WOOD SHALL BE HOT DIP GALVANIZED.

16. BOLTS THROUGH WOOD SHALL HAVE WASHERS ON BOTH THE HEAD AND NUT SIDE OF THE CONNECTION. BOLT HOLES SHALL BE DRILLED A MAXIMUM 1/16 INCH LARGER THAN THE BOLT DIAMETER.

7. ALL EXPOSED EDGES OF CONCRETE PIERS, BEAMS, AND WALLS SHALL BE CHAMFERED 3/4 INCH X 45 DEGREES.

8. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS.

9. REINFORCEMENT SHALL BE CONTINUOUS ACROSS JOINTS AND AROUND CORNERS, OR SPLICE BARS SHALL BE PROVIDED IN ACCORDANCE WITH ACI 315. BARS SHALL BE PROVIDED AT ALL WALL CORNERS OF SIZE AND SPACING EQUAL TO THE HORIZONTAL WALL REINFORCEMENT.

10. ALL FILL MATERIAL SHALL BE THOROUGHLY COMPACTED PRIOR TO PLACEMENT OF CONCRETE. THERE SHALL BE A MINIMUM OF 6 INCHES OF CLEAN SAND UNDER ALL SLABS ON GRADE.

11. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT. IF VIBRATORS ARE USED, DO NOT OVER-VIBRATE OR TRANSPORT CONCRETE AROUND FORMS BY VIBRATING.

12. CONTROL JOINTS FOR SLABS ON GRADE SHALL MAINTAIN AN ASPECT RATIO LESS THAN 1.5, AND BE SPACED NOT MORE THAN 15 FEET ON CENTER EACH WAY.

13. THE COMPRESSIVE STRENGTH OF ALL GROUT USED UNDER COLUMN BASE PLATES SHALL HAVE A MINIMUM STRENGTH EQUAL TO THAT OF THE SUPPORTING CONCRETE SUBSTRATE.

14. GENERAL CONTRACTOR SHALL COORDINATE WITH ALL TRADES REGARDING OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK PRIOR TO CONCRETE PLACEMENT. FITCH CONCRETE SLABS AS REQUIRED TO ALL FLOOR DRAINS.

15. ANCHOR ROD AND OTHER EMBEDDED ITEMS SHALL BE SET BY TEMPLATE TO WITHIN 1/8 INCH TOLERANCE IN PLAN OR VERTICAL DIRECTION PRIOR TO CONCRETE PLACEMENT.

16. PROVIDE POCKETS IN CONCRETE WORK FOR STEEL PLACEMENT AS NEEDED. PROVIDE CONCRETE FILL AROUND STEEL AFTER PLACEMENT.

FOUNDATIONS

1. THE CONTRACTOR IS TO PROVIDE NECESSARY SHEETING, SHORING, BRACING, ETC. AS REQUIRED DURING EXCAVATIONS TO PROTECT SIDES OF EXCAVATION.

2. THE CONTRACTOR SHALL FURNISH ALL REQUIRED DE-WATERING EQUIPMENT TO MAINTAIN A DRY EXCAVATION UNTIL BACKFILL IS COMPLETE.

3. CONCRETE SHALL NOT BE PLACED ON OR AGAINST SUB-GRADE CONTAINING FREE WATER, FROST OR ICE.

4. TOP OF FOOTING ELEVATIONS NOTED ON PLAN ARE MINIMUM ELEVATIONS. FOOTINGS ARE TO BEAR ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL HAVING A MINIMUM NET ALLOWABLE BEARING CAPACITY LISTED IN THE ENGINEERING DATA TABLE.

5. FOOTINGS SHALL BE CENTERED UNDER COLUMNS AND WALLS UNLESS SPECIFICALLY DETAILED OTHERWISE.

6. FOUNDATION ELEMENTS THAT RETAIN EARTH ON BOTH SIDES SHALL BE BACKFILLED ON BOTH SIDES SIMULTANEOUSLY.

7. FOUNDATION ELEMENTS THAT RETAIN EARTH ON ONE SIDE SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS 28 DAY STRENGTH, AND ALL NECESSARY TEMPORARY BRACING ELEMENTS ARE IN PLACE.

Design Soil Bearing Pressure	2,000 psf
Design Stresses	
Concrete	
Footings and Foundations	f <sub>c</sub> = 3,000 psi
Elevated and Topping Slabs	f <sub>c</sub> = 3,500 psi
Slabs on Grade	f <sub>c</sub> = 3,500 psi
Exterior Concrete (6% air entrained)	f <sub>c</sub> = 4,000 psi
Reinforcing Steel	f <sub>y</sub> = 60,000 psi
Masonry	
Concrete Masonry Unit Assembly	f <sub>m</sub> = 1,500 psi
Grout	f <sub>c</sub> = 2,000 psi
Steel	
W flange shapes (A992)	f <sub>y</sub> = 50,000 psi
All other shapes & plate (A36)	f <sub>y</sub> = 36,000 psi
HSS Rectangular shapes (A500)	f <sub>y</sub> = 46,000 psi
HSS Round shapes (A500)	f <sub>y</sub> = 42,000 psi
Steel Pipe (A53)	f <sub>y</sub> = 35,000 psi
Light Gauge Steel	
1 1/2 gage and lighter shapes	f <sub>y</sub> = 33,000 psi
1 6 gage and heavier shapes	f <sub>y</sub> = 50,000 psi
Structural Bolts	ASTM A325 or A490
Anchor Rod	ASTM F1554-36
Welding Electrodes	E70XX
Structural Design Requirements	
Live Load	
House	40 psf
Roof	20 psf
Snow Load	
Ground Snow Load (psf)	35 psf
Snow Exposure Factor (Ce)	1.0
Thermal Factor (Ct)	1.0
Importance Factor (Is)	1.1
Flat Roof Snow Load (psf)	27 psf
Drift Snow Load Conditions per Code/note	
Wind Load	
Ultimate Wind Speed (3 second gust)	115 mph
Basic Wind Speed (3 second gust)	89 mph
Wind Exposure Category	B
Building Category	II
Importance Factor (Iw)	1.0
Internal Pressure Coefficient (GCp)	+/- 0.18
Component Wind Load <= 10 sq. ft.	
Zone 4	13.3 psf/14.4 psf
Zone 5	13.3 psf/17.8 psf



3001 FULLER N.E., SUITE 1  
 GRAND RAPIDS, MI, 49505  
 PHONE: (616) 454-1740  
 www.wipae.com

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Building For:

KLUCCE  
 RESIDENCE

NEW BUILD GARAGE

8189 ASHWOOD DR. SE,  
 ADA, MI 49301

DATE	DESCRIPTION
2-3-22	VARIANCE APPROVAL
6-9-23	FINAL REVIEW
6-14-23	FINAL REVIEW UPDATED
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Revision Schedule

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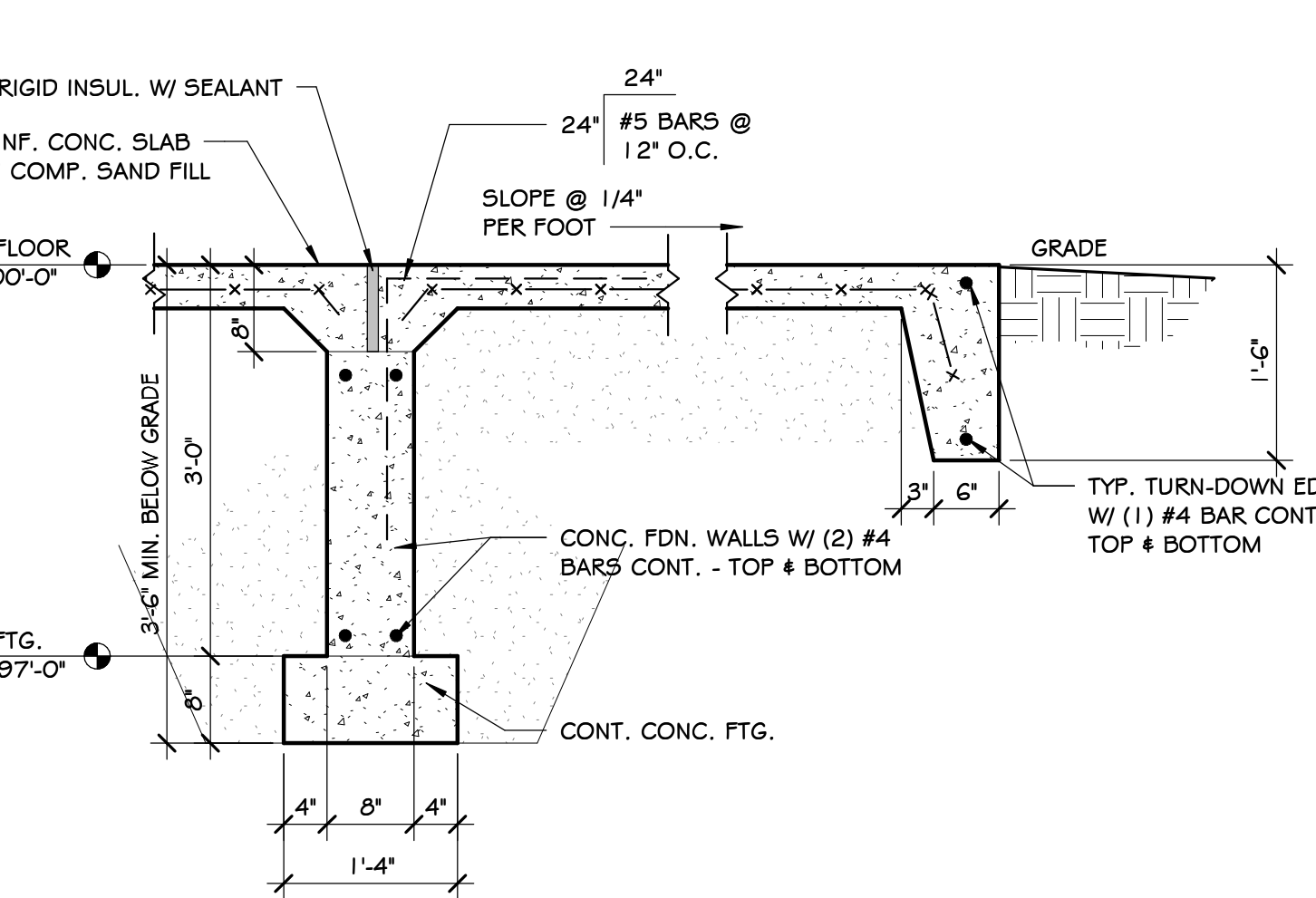
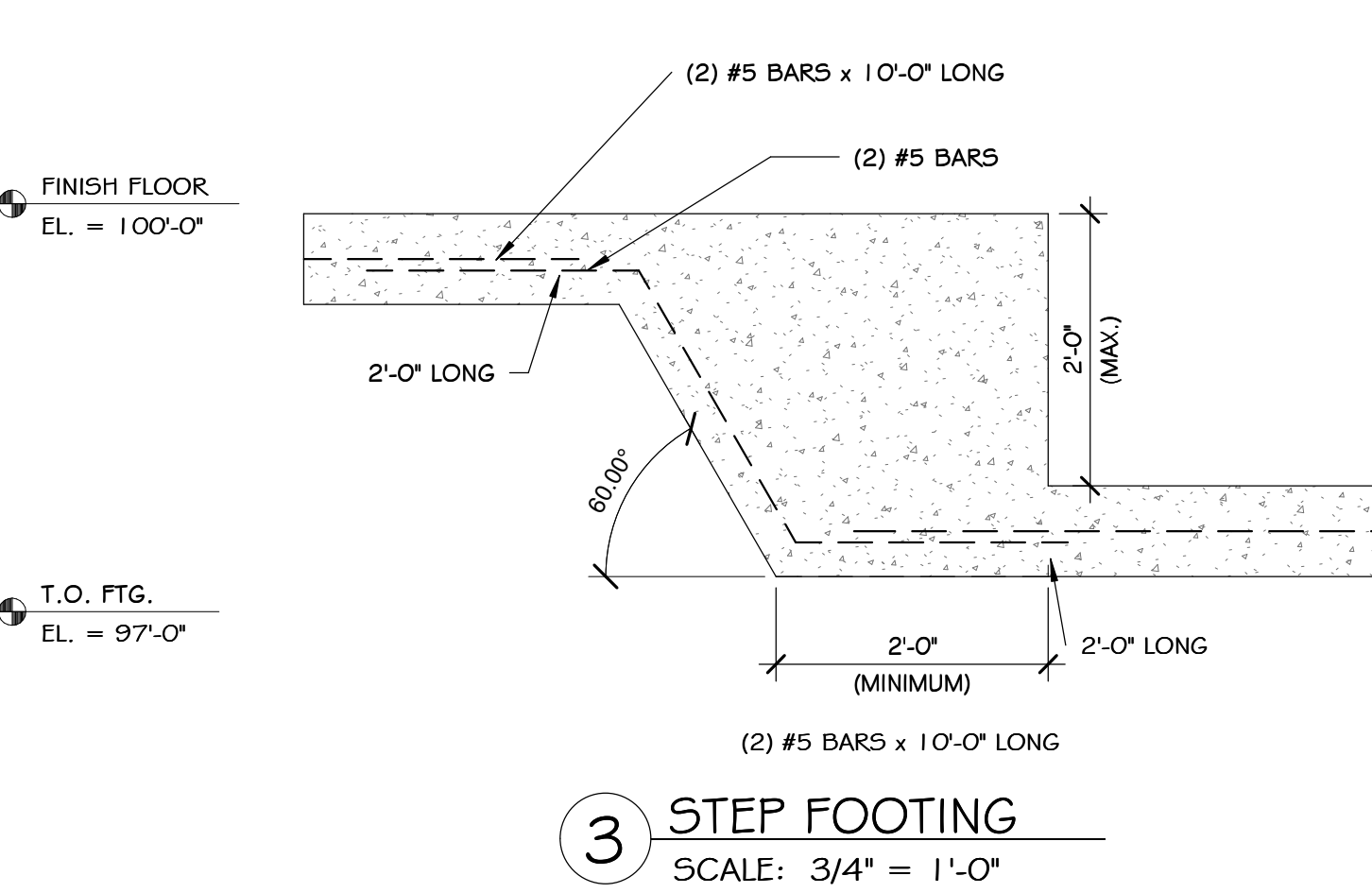
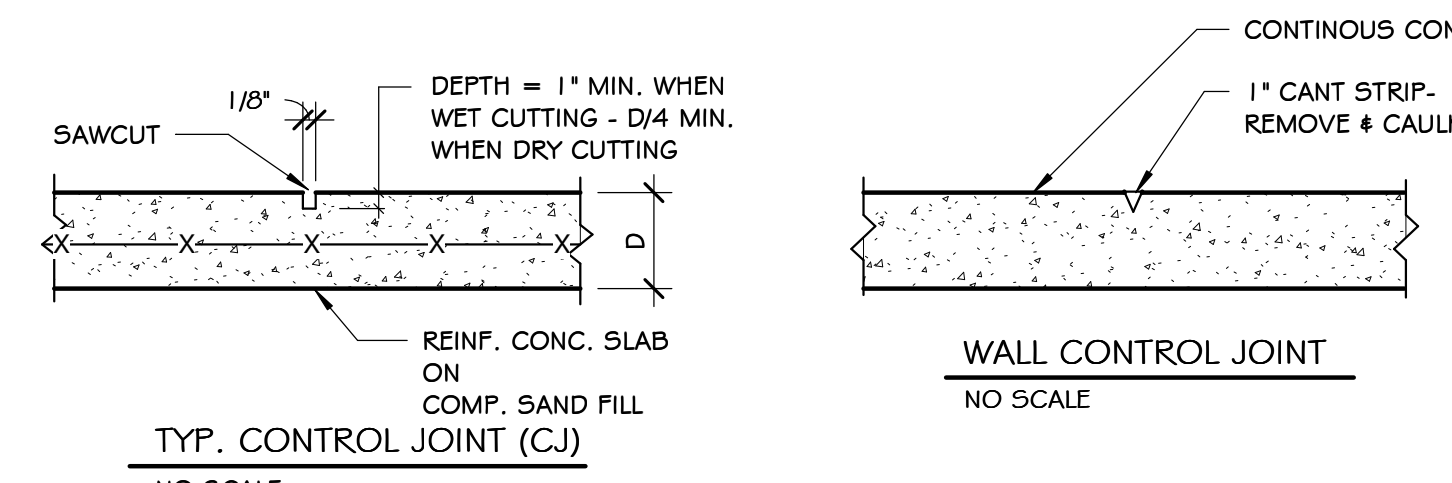
Drawn by: ALM

FOUNDATION PLAN

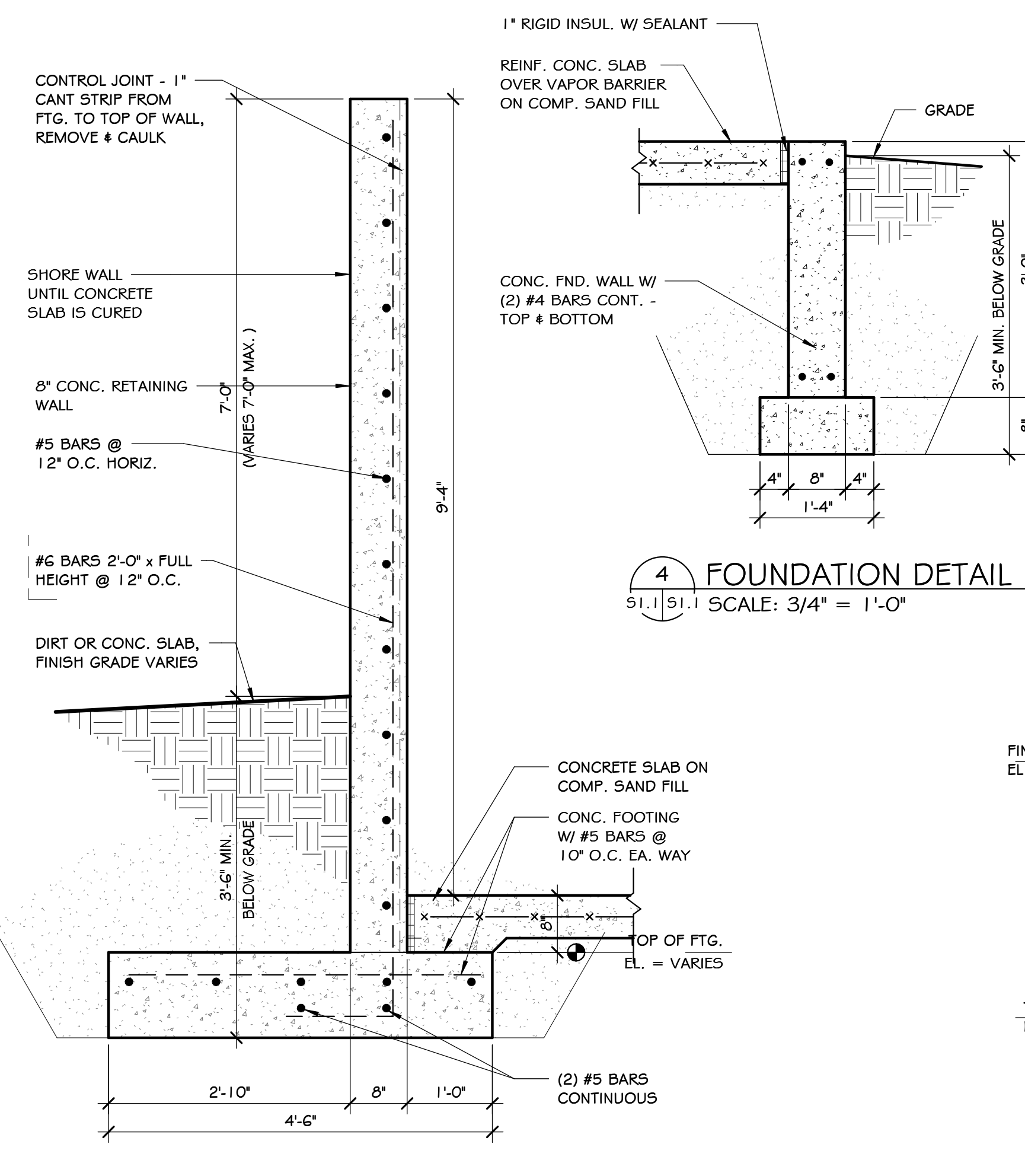
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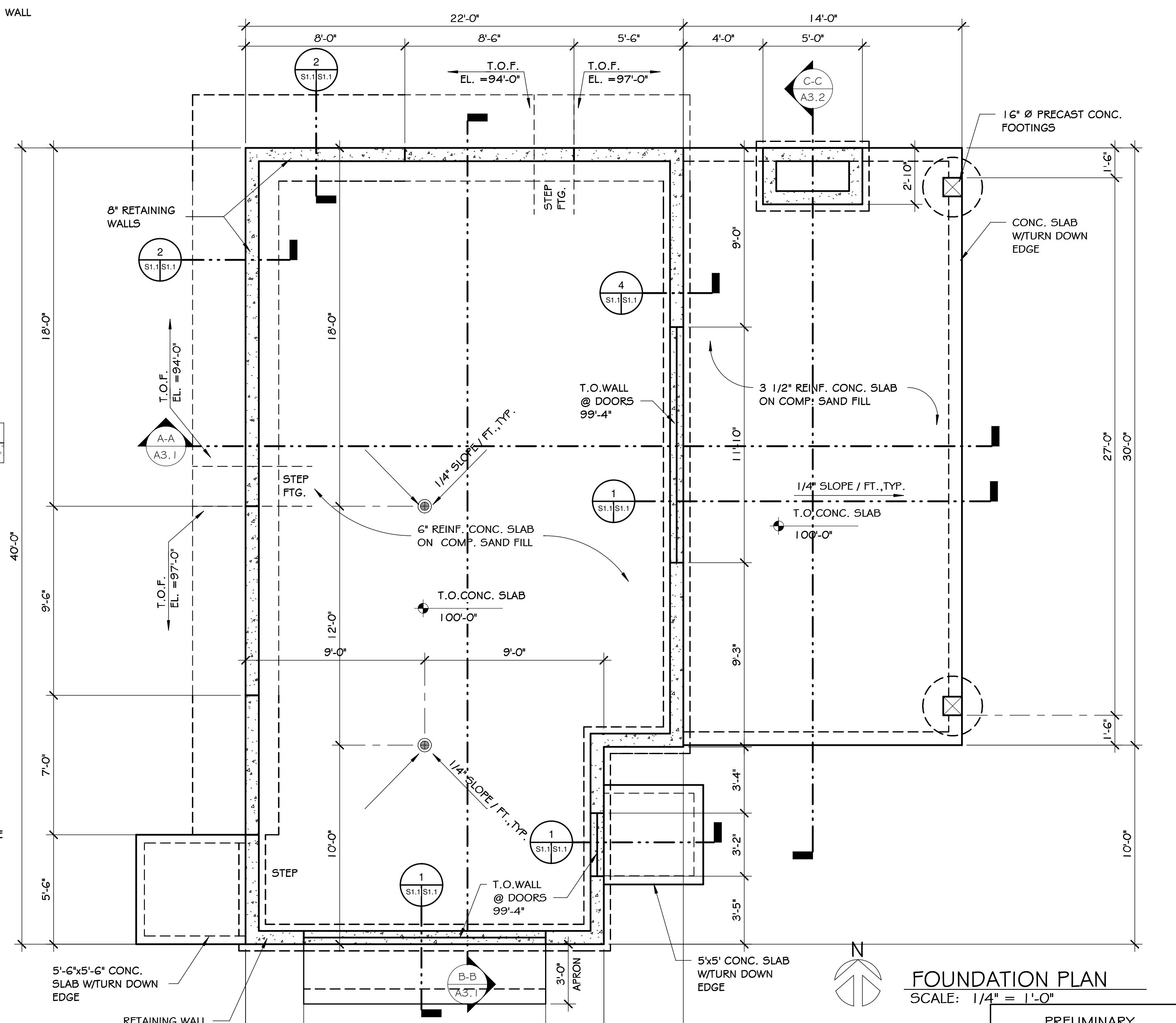
Project No.  
 21-150



1 FOUNDATION @ DOOR THRESHOLD  
 SCALE: 3/4" = 1'-0"



2 RETAINING WALL DETAIL  
 SCALE: 3/4" = 1'-0"



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

PRELIMINARY  
 NOT FOR CONSTRUCTION

S:\DWGSET\1150 KLUCCE RESIDENCE\REV\21-150 KLUCCE RESIDENCE -CURRENT.rvt



# CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr SE Grand Rapids, Michigan 49546

May 10, 2022

Jeffery Harwood  
3100 Fuller NE  
Grand Rapids, MI 49505

RE: Case 22-3707

Dear Jeff,

This is your notice of the Cascade Charter Township Planning Commission decision to Approve your special use permit at the May 9 meeting for the accessory building as requested. This approval is good for one year from the date of the meeting. Along with being required to be in compliance with all applicable zoning ordinance regulations, this building was approved 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.

You may now apply for your building permit. If you have any questions or would like to discuss this matter, please call me at 616-949-0224 or email at [bhilbrands@cascadetwp.com](mailto:bhilbrands@cascadetwp.com).

Sincerely,  
CASCADE CHARTER TOWNSHIP

Brian Hilbrands,  
Planning Director

Cc: Mike Kluce  
Rachel Kluce

Accessory Building Inventory 2010-2022 (5/10/22)

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
20-3616	Staples	5288 Buttrick Ave	ARC	1,300	2.3	4,500
21-3637	Seely	4200 Cherry Ln	ARC	1,224	0.97	1,100
21-3638	Davis Flia Construction	6541 60th St	ARC	4,000	14.7	2,900

Accessory Building Inventory 2010-2022 (5/10/22)

21-3659	Lange	9205 28th St	ARC	1,600	3.4	2,800
21-3664	Eggleston	9091 36th St	ARC	1,680	9.2	2,900
21-3677	Elliott	6870 48th St	ARC	1,536	0.9	1,400
21-3682	Warren	5650 McCords Ave	ARC	1,561	2.9	2,700
22-3695	Downey	3030 Wood Duck Ln	ARC	3,456	4.6	5,100
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
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
21-3625	Randall Burri Builder	4670 Quiggle Ave	FP	1,728	3.6	1,700
13-3161	Epique 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
21-3619	Krause	2439 Sturbridge Dr	PUD 65	1,728	6.6	4,000
21-3631	Bigger	4983 Clear Ridge Dr	PUD 72	1,200	1.2	2,800
22-3707	Harwood	8189 Ashwood Dr	PUD 89	1,260	1.9	4,550
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 Hacket	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 Biscyane 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

Accessory Building Inventory 2010-2022 (5/10/22)

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
21-3621	Engler	7080 Hidden Ridge	R1	3,312	4.4	7,000
21-3652	Waugh	7630 Cascade Rd	R1	1,200	1.8	2,000
21-3685	Renucci	5175 Buttrick	R1	2,520	55	
22-3699	D. Carpenter Homes	2011 Devonwood	R1	1,320	3.3	9,700
22-3702	Underwood	7675 Sudbury Ln	R1	1,292	2.4	3,100
22-3703	Matthews	8320 45th St SE	R1	1,200	1.3	1,550
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg				2,079	10.70	3,448
Avg ARC				2,274	15.33	2,790
Avg FP				1,857	6.95	2,483
Avg PUD				1,721	3.00	3,721
Avg R1				1,996	7.55	4,516



**MCKENNA**

# Memorandum

**TO:** Cascade Township Planning Commission  
**FROM:** Danielle Bouchard, AICP, Principal Planner  
Chris Khorey, AICP, West Michigan Manager  
**SUBJECT:** **Master Plan Amendments – Diagnostic Review**  
**DATE:** August 21, 2023

**The Cascade Township Planning Commission is in the process of amending the 2019 Master Plan.**

General Best practices and State law recommends that a Master Plan be reviewed annually and updated every 5 years. Given the development pressures facing Cascade Township, as well as a need to more accurately reflect the Township’s Strategic Plan and community engagement results, the Township is embarking on a Master Plan update process.

This memorandum includes a diagnostic review of the current 2019 Master Plan and a “to-do” list of the recommended amendments to the Master Plan. Also included are subjects where more discussion and analysis are needed through the amendment process.

*Note:* this memorandum does not include ALL actions identified in the current 2019 Master Plan. This document only includes the content that McKenna is recommending action or discussion. If an action item in the current Plan is not discussed below, we recommend to keep that particular item in the updated 2023 Plan.

## **OVERARCHING THEMES**

### **Current 2019 Master Plan Themes**

The current themes of the 2019 Master Plan include:

1. **Neighborhoods and Partnerships:** Cascade Charter Township will have a diverse selection of quality housing choices for current and future residents providing lifelong housing opportunities for young and old. Neighborhoods will be formed in safe, compact, connected, and walkable patterns consisting of a range of housing types and offering nearby services and recreational amenities to support healthy and active lifestyles.
2. **Sustainability and Environment:** Cascade Charter Township will protect and enhance the natural environment by preserving the rolling woodlands, meadows, wetlands, groundwater, and the waters of the Thornapple River and its tributaries. Growth and development will meet the needs of the present without compromising the environmental, economic, and social attributes of the Township to be enjoyed by future residents and generations.
3. **Economy and Innovation:** Cascade Charter Township will encourage a balance of economic opportunities including retail, industrial, technological, office, service, and similar uses in locations that will enhance the quality of life within the Township. The 28th Street corridor will maintain its competitive edge as a desirable location to do business, Cascade Village will be a destination having its own unique identity as a shopping and gathering area in the Township, and the area surrounding the Gerald R. Ford International Airport will be a regional tech and innovation hub.



4. **Transportation and Mobility:** Cascade Charter Township will have a comprehensive network of roadways, railways, pedestrian paths, non-motorized trails, and transit services that will be expanded and maintained to safely and effectively serve the needs of the Township and the region by providing efficient, inclusive, and aesthetically attractive linkages between neighborhoods, services, and employment centers.

### **Proposed 2023 Master Plan Themes**

Although the 2019 Master Plan includes a list of themes that are close in comparison to those identified by the Community during the Strategic Plan stakeholder engagement process, we recommend revisions to the current Plan's themes to the following:

1. **Downtown/Village:** Closely relates to "Economy and Innovation."
  - o **Proposed changes:** Rework the Economy and Innovation goal to expand more on the Village concept and its importance to the community. This can include an emphasis on the importance of public/private partnerships.
2. **Growth Management and Preservation:** Closely relates to "Sustainability and Environment."
  - o **Proposed changes:** This goal should be amended to include more text pertaining to the preservation of farmland and smart growth as it is related to both development and infrastructure. Further, themes in Goal #1 related to housing and partnerships can be incorporated into this goal.
3. **Parks and Trails:** This is a new goal.
  - o **Proposed changes:** Create a new goal in the amended Master Plan that relates to parks, trails, and other recreation amenities.
4. **Roads and Streets:** Closely relates to "Transportation and Mobility."
  - o **Proposed changes:** Amend this goal to include brief text pertaining to safety of neighborhood streets and continuing partnerships with the Kent County Road Commission.

The four (4) themes listed above are planned to serve as the new goals and objectives of the amended Master Plan.

## **2019 MASTER PLAN – GENERAL RECOMMENDATIONS**

Many of the "Actions" for the current 2019 Master Plan are more closely related to zoning or implementation recommendations. In general, we recommend that Master Plan themes serve as goals and objectives. Therefore, we have the following recommendations for the general organization and structure of the 2023 Master Plan amendment:

- Include a section relating to *only* Goals and Objectives. The four (4) major themes noted above will serve as the goals. Objectives are general statements intended to achieve said goals.
- Remove all zoning recommendations that are currently designated as "Actions" into a separate section, referred to as the "Zoning Plan."
  - o The Zoning Plan will include specific recommendations to the Zoning Ordinance.
  - o The Zoning Plan will also include details on the relationship between future land use designations and zoning districts. This is a State requirement.
  - o The Zoning Plan will also detail:
    - Ordinance amendments specific to residential, industrial, and commercial building and site design.



- Analysis of current lot size requirements, minimum floor area, and other applicable requirements.
  - Potential density bonuses.
  - Farmland preservation policies.
  - Specific recommendations related to the Cascade Village area.
  - Any consolidation or simplifications to existing districts.
  - Description of any new districts and what it should entail.
- Remaining applicable “Actions” not pulled into the Zoning Plan will be placed in “Implementation Plan.” The updated Implementation Plan will closely follow the Strategic Plan and include other long-term tasks.
  - Developing new goal/objective content relating to Parks and Trails that examines:
    - New parkland areas, especially around the southeast portion of the Township.
    - Priority trail connections.
    - Relationships with the township’s 5 Year Parks and Recreation Master Plan.
  - Creating a word document of the entire Master Plan, designed by McKenna Graphics professionals.
  - Review pertinent demographic information to ensure content is current and complete.

**THEME #1 – NEIGHBORHOODS AND PARTNERSHIPS**

Specific Actions that will require more discussion through the amendment process are noted below.

2019 Project	2019 Action	Status	2023 Recommendation
#2: Organizations and Relationships	#3: A permanent AV system to advertise and record public meetings.	Complete.	Remove.
	#4: Actively engage property owners in Cascade Village to familiarize them with the Village Plan, promote shared parking, and discuss implementation ideas.	Rework.	Remove and replace into a new Master Plan “theme” relating solely to Cascade Village.
#3: Housing and Affordability	#1: Permit attached residential infill, including retirement housing, near transit stops, services, along existing or planned pathways, and within walking distance of Cascade Village.	Rework.	Rework and specify this Action to reflect the overall vision for the Cascade Village area. This will reflect the new Future Land Use Map and revised designations.
#4: Form and Design	All (#1-4).	Reevaluate.	These Actions may not be relevant or necessary anymore. While some may be important to keep, each of these should be evaluated to ensure that the Actions meet the Cascade Village vision.
#5: Lead and Transform	#1: Study the feasibility, and pros and cons of incorporation as a city to facilitate control and design of roadways.	Reevaluate.	These Actions may not be relevant or necessary anymore.



	#2: Change zip code name (preferred last line) to Cascade from Grand Rapids by working with the U.S. Postal Service.		
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**THEME #2 – SUSTAINABILITY AND ENVIRONMENT**

Rename this Theme to Growth Management and Preservation. This Theme should also include more details and information relating to Farmland Preservation and should reference the utility service boundary as shown on the Future Land Use Map.

Specific Actions that will require more discussion through the amendment process are noted below.

2019 Project	2019 Action	Status	2023 Recommendation
#1: Utilities and Infrastructure	#2: Permit solar energy collectors in the Township at both the private and utility scale.	Reevaluate.	Determine if this is still relevant to the Township.

**THEME #3: ECONOMY AND INNOVATION**

Rename this Theme to Cascade Village. Actions that are not related to the Cascade Village should be placed in the revised Implementation Plan. Specific Actions that will require more discussion through the amendment process are noted below.

2019 Project	2019 Action	Status	2023 Recommendation
#1: Placemaking, Attraction, and Retention	#1: Designate and create a central community green or gathering space with the understanding that human innovation and collaboration is encouraged by happenstance interactions and places worth caring about.	Complete/In progress.	Given that the Library is designing the central gathering space which is underway, this Action is likely not relevant to the Township. Or the text should be reworked.
	#3: Create an anti-discrimination policy protecting vulnerable populations as a tool to address talent attraction and retention.	Remove/Reevaluate.	If the Township has already accomplished this Action, remove from the Master Plan.
#2: Development and Redevelopment	#1: Leverage the cluster of tech companies locating near the Four Corners area and work with the airport to promote land available for development.	Rework/Reevaluate.	Since the Future Land Use Map was amended in 2023, the planned land uses surrounding the airport changed from industrial to residential. The area Southwest of the airport will need to be discussed further.



	#3: Establish a mixed-use node near the Four Corners area to house workers and create a walkable, connected community.	Rework.	Reevaluate the idea for a mixed-use node at the Four Corners area. This will be addressed further in the amended Future Land Use Map.
	#5: Expand utilities to areas planned and/or zoned for high intensity development where gaps or pinch points exist.	Remove/Reevaluate.	Clarify this Action. Density will be discussed at length during this process.
	#6: Receive and maintain status as a Redevelopment Ready Community (RRC).	Remove/Reevaluate.	Determine if this is still relevant to the Township.

**THEME #4: TRANSPORTATION AND MOBILITY**

This Theme is consistent with the community’s priorities as defined during the Strategic Plan process. As with the other themes noted above, this section of the amended Plan should include only goals and objectives, while the specific Actions should be categorized into either a robust Zoning Plan and/or Implementation Plan.

In general, most of the comments received from stakeholders pertaining to this Theme relate to traffic speeds, road safety, maintenance, design, and other structural elements. Cascade Township residents demonstrated little interest or need for expanded transit services.

Actions related to Cascade Village will be evaluated and categorized to the Cascade Village goal. All Actions in this Theme related to trails and pathways should be moved to the Trails and Pathways goal and Implementation Plan.

Specific Actions that will require more discussion through the amendment process are noted below.

2019 Project	2019 Action	Status	2023 Recommendation
#1: Transit and Transportation Management	#1: Strengthen the Township’s relationship with The Rapid and extend the pilot trial for the bus service extension along 28th Street to Cascade Village and make the route permanent.	Remove/Reevaluate.	In light of the DDA’s decision to not renew the contract with The Rapid, this goal should be reevaluated for relevance.
	#2: Expand The Rapid service to access 60th and Broadmoor to provide access to employers.	Remove/Reevaluate.	
	#3: Establish a park and ride lot near the 36th Street and I-96 Interchange in partnership with the Michigan Department of Transportation and the Gerald R. Ford International Airport.	Remove/Reevaluate.	Determine if this is still relevant to the Township.



	#4: Continue work with the CSX railroad, the Grand Valley Metro Council, and regional townships and municipalities to work toward a long-range commuter rail connecting Lansing, Grand Rapids, Cascade Charter Township and Holland.	Remove/Reevaluate.	Determine if this is still relevant to the Township.
#2: Freight and Rail	#2: Maintain truck route corridors which support the shipping needs of business and industry.		
#4 Streets and Roadways	#3: Improve pedestrian and bicycle facilities on bridge in Cascade Village by adding pots and planters or bike lanes to separate vehicles from the sidewalk.	Complete/In Progress.	This is being addressed (in part) by the Cascade Road bridge improvements.

### **FUTURE LAND USE PLAN**

The following areas of the Future Land Use map will be examined in further detail:

- Thornapple Plaza
- Upper Village
- Lower Village
- Cascade Office Park
- Centennial Office Park
- Utility service area boundary (reduce to Buttrick)
- Farmland Preservation areas (potential expansions)
- Four Corners Area

Current Future Land Use designation descriptions should be expanded to include the following (but not limited to):

- Density requirements (minimums and/or maximums)
- Existing and planned character (e.g., existing and desired building and site design) - with image examples
- Appropriate land uses
- Appropriate street design and infrastructure

### **CASCADE VILLAGE**

Through the Strategic Plan input process and subsequent conversations with the DDA, Implementation Committee, and Township Staff, we recommend the following revisions to the Cascade Village portion of the existing 2019 Master Plan:

- Remove all references to roundabouts, especially at the Cascade Road and 28<sup>th</sup> Street intersection.



- Road improvement recommendations should be consistent with the recommendations designed by the Township Engineer and Kent County Road Commission.
- Include details pertaining to the pedestrian bridge improvements to Cascade Road and how that will interact with the Village area.
- Desired improvements to Old 28<sup>th</sup> Street.
- Define the “Upper Village” and “Lower Village” concepts, to align with those identified during the Township Strategic Plan process.
- Amend applicable sections for consistency with the KDL’s expansion vision and plans for the central gathering space.
- Remove redesign ideas for Cascade Road, as the Road Commission has indicated that major redesign efforts would likely not be possible. These design ideas should be consistent with recommendations identified from the Township Engineer and Road Commission.
- Update references to the Thornapple River Bridge.
- Include applicable case studies and models of successful efforts.
- Update the vision for Thornapple River Drive (e.g., one way street). This will likely require deeper analysis and further discussion.

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## Registration Information

**Early Bird Registration ends September 8, 2023**

### Full Conference Registration - Wednesday through Friday

Includes conference materials, educational sessions, refreshment breaks, Wednesday general sessions and reception, Thursday keynote luncheon and general sessions (*MSU Extension Citizen Planner program is an additional charge*).

**Early Bird Rates: Member \$435 | Non-Member \$500 | Student \$75**

### Wednesday Only Registration

Includes conference materials, educational sessions, Wednesday refreshment breaks, Wednesday general sessions and reception.

**Early Bird Rates: Member \$225 | Non-Member \$285 | Student \$65**

### Thursday Only Registration

Includes conference materials, educational sessions, Thursday refreshment breaks, Thursday keynote luncheon and Thursday general sessions.

**Early Bird Rates: Member \$275 | Non-Member \$340 | Student \$65**

## REGISTRATION POLICY

There's a \$65 processing fee to cancel a conference registration on or before September 7, 2023. A written request must be made and sent to the MAP office. NO refunds will be granted on or after September 5, 2023. No-shows the day of the event will be responsible for the full amount of the registration because food/beverage and conference material costs have already been incurred. You may send a substitute (the difference between a member and nonmember will be charged if applicable).

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# MSU EXTENSION CITIZEN PLANNER

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## Michigan State University Extension Citizen Planner Program

\$185 (in addition to the conference fee)

**CONFERENCE ATTENDEES** can complete the Michigan State University (MSU) Extension Citizen Planner Program in only three days. Only registrants who register for the program (and pay the additional fee) can attend the Citizen Planner Program sessions.

The Citizen Planner Program consists of a six-session course leading to a certificate of completion awarded by MSU Extension. The course is intended for local appointed and elected officials, zoning administrators, and interested citizens. The program cost is \$125 and includes the MSU Extension Citizen Planner Program; notebook with extensive handout materials; lunch during the classroom session Wednesday; the general sessions Wednesday and Thursday, the Keynote Luncheon Thursday, and lunch during the classroom session Friday. This fee is in addition to your conference fee. Sign in and out required.

Participants may also choose to pursue the Master Citizen Planner (MCP) credential by completing the entire course, passing a final exam, and delivering a capstone presentation to their community.

## MICHIGAN STATE UNIVERSITY EXTENSION CITIZEN PLANNER PROGRAM SCHEDULE

### Wednesday, October 4, 2023

10:00 a.m. - 12:15 p.m.

#### Session 1: Understanding the Planning and Zoning Context

Learn the legal sources and limitations of planning and zoning authority and explore your understanding of ethical decision-making. (Lunch provided)

**Harmony Fierke-Gmazel, AICP, Michigan State University Extension**

12:45 p.m. - 3:15 p.m.

#### Session 2: Planning for the Future of Your Community

Recognize the function and importance of a master plan, know the process for developing one and its relationship to zoning.

**Tyler Augst, Michigan State University Extension**

### Thursday, October 5, 2023

9:45 a.m. - 12:15 p.m.

#### Session 3: Implementing the Plan with Zoning

Discover the importance of zoning, learn how zoning is administered and gain confidence in your zoning reviews, including site plans.

**Mary Reilly, AICP, Michigan State University Extension**

2:30 p.m. - 5:00 p.m.

#### Session 4: Making Zoning Decisions

Learn how to adopt and amend a zoning ordinance, understand the role of the zoning board of appeals and obtain skills in basic property development methods.

**Kambriana Crank, Michigan State University Extension**

### Friday, October 6

8:30 a.m. - 11:00 a.m.

#### Session 5: Using Innovative Planning and Zoning

Strategize with placemaking and design-based solutions for local and regional success in the New Economy.

**Brad Neumann, AICP, Michigan State University Extension**

11:15 a.m. - 1:45 p.m.

#### Session 6: Successfully Fulfilling Your Role

Strengthen your ethical decision-making skills, apply standards to your decision-making and know when to ask for help. (Light lunch provided)

**Bethany Prykucki, Michigan State University Extension**

## WEDNESDAY, OCTOBER 4, 2023

10:00 a.m. - 11:00 a.m.

### › How to Use AI in Your Planning Practices | 1 CM

An ever-expanding set of planning tools and technology coupled with traditional decision-making and public participation processes can be a lot to juggle. New Artificial Intelligence-assisted tools may change the way planners work. Join presenters in exploring the pros and cons of using AI in the planning process.

**Rachel Bush**, OHM Advisors; **Eric Dryer**, AICP, OHM Advisors

11:00 a.m.

Lunch on your own

12:30 p.m. - 2:00 p.m.

### › 2023 Legal and Legislative Update | .5 CM + 1 LAW ⚡

Court decisions and legislation continue to change the framework in which community planning takes place. There have been significant court decisions at the state and federal level. This session reviews the latest legal and legislative developments and what they might mean for local communities and the work planners do.

**Emily C. Palacios, JD**, Miller Johnson; **Catherine Kaufman, JD, AICP**, Bauckham, Thall, Seeber, Kaufman & Koches PC

12:45 p.m. - 3:15 p.m.

### › MSU Extension Citizen Planner Session 2: Planning for the Future of Your Community

Recognize the function and importance of a master plan, know the process for developing one and its relationship to zoning.

**Tyler Augst**, Michigan State University Extension

1:00 p.m. - 2:00 p.m.

### › Fox Run Manufactured Housing Community | 1 CM RESILIENCY →

The story of the Fox Run manufactured home development is one that transpires over 6 years. Hear about the ins and outs and ups and downs that finally led to the approval and construction of a 140 unit manufactured housing community.

**Scott McPherson**, City of Boyne; **Steve Schnell**, AICP, Camp Daggett

### › Next Step Project Management | 1 CM

This session will engage entry level to middle level planning professionals on how to transition to the project management role. Our panel discussion will focus on multi-firm and range of experience perspectives regarding career advice, understanding business terms, project management, and client relationship skills.

**Caitlyn Habben**, AICP, Wade Trim; **Adam Young**, AICP, Wade Trim; **Justin Sprague**, CIB Planning; **Kyle Mucha**, AICP, McKenna

2:30 p.m. - 3:30 p.m.

### › Have you met BESS? Battery Energy Storage Systems and How to Zone for Them | 1 CM RESILIENCY →

Battery energy storage systems are becoming an increasingly viable technology to improve grid reliability and energy sustainability. A growing number of utilities and state policy makers are looking to deploy BESS in Michigan. Learn about BESS technology, its potential local impacts (positive and negative), and zoning considerations where BESS facilities have been proposed.

**Madeleine Krol**, University of Michigan; **Mike Auerbach**, AICP, Carlisle / Wortman Associates, Inc.; **Craig Strong**, Code Enforcement Services

### › Implementing Missing Middle Housing for Attainable Workforce Housing | 1 CM RESILIENCY →

Maintaining affordable housing stock for both year-round and seasonal employees has become increasingly difficult in the coastal city of Frankfort. Inspired by the MML Missing Middle Pattern book, the City worked with the Frankfort Area Community Land Trust and Wade Trim to develop guidelines to add missing middle housing specifically for attainable workforce housing. Hear about the ordinance adoption and the development it hopes to achieve.

**Chip Smith**, AICP, Wade Trim; **Speaker and Moderator Jay White**, Frankfort Area Community Land Trust; **Josh Mills**, Frankfort Superintendent; **Mayor JoAnn Howlerda**, City of Frankfort

### › Short Term Rental Case Study | 1 CM LAW ⚡

Long Lake Township began regulating short term rentals in 2019. This popular lake community had experienced vacation rental impacts-- noise complaints, increased boat traffic, septic system stress, absentee owners, loss of community, and pressures on the housing market. These trends made regulating vacation rentals a necessity. Learn how Long Lake created a model short term rental certification program that continues to evolve and improve, and how the program resulted in some surprising community benefits that reach beyond simply controlling rentals.

**Leslie Sickterman**, AICP, Long Lake Charter Township; **Claire Karner**, AICP, East Bay Township; **Jacob N. Witte, JD**, Fahey Schultz Burzych Rhodes

### › Tribal Planning: Staying Relevant | 1 CM

In Michigan, there are 12 federally recognized American Indian tribes that each have unique history, culture, political structure and have a special status under federal laws and treaties. Learn about the tribal perspective and approach to mitigating issues associated with climate change, broader population shifts, food security, energy security, and economic prosperity. The world is a fast-changing place and by looking out into the future we can detect changes, and work to prepare our tribal community to be able to adapt and respond to those changes.

**Larry Jacques**, Sault Ste. Marie Tribe of Chippewa Indians;

**Moderator: Margo Hill, JD**, Director of the Eastern Washington University

**3:45 p.m. - 4:45 p.m.**

› **General Session: Understanding Tribal Sovereignty and Collaboration with Tribal Governments | 1 CM LAW** 🏹

Tribes are sovereign governments and are in a very different position from a city or other subdivisions of a state. Tribal governments and enterprises are often the largest employer in their county and thus impact natural resources, local transportation systems and economies. Understanding Federal Indian Policies and tribal sovereignty will assist planners in working with tribal governments as tribes increasingly have tribal trust property developments located off reservation.

**Margo Hill, JD**, Director of the Eastern Washington University

› **Tribal Planning Program**

**4:45 p.m. - 5:45 p.m.**

› **McKenna Symposium – 13 Ways to Kill Your Community | 1 CM**

Doug Griffiths, a strategist with a passion for community building, will offer valuable lessons on what makes the difference between a prospering community and a failing one. He has supported, guided and inspired hundreds of communities to create effective change. Based on the bestselling book, *13 Ways to Kill Your Community*, this presentation is a no-nonsense, practical approach to create thriving communities. As a former Canadian politician and member of the Legislative Assembly of Alberta, he understands planning, the role of government, and the politics of change. His political career behind him, he is the president and chief executive officer of 13 Ways.

**Doug Griffiths**, Author

**5:45 p.m. - 6:30 p.m.**

› **Exhibitor Reception**

The Planning Michigan opening reception is for all attendees. Expand your networks, connect with state leaders and share experiences with fellow officials. Cash bar and hors d'oeuvres included.

**6:30 p.m. - 7:30 p.m.**

› **Awards Presentation**

Please join us to recognize our long time members, leadership award recipients, and project award recipients. Everyone's welcome

**8:00 p.m. - 9:30 p.m.**

› **PlanningMI Trivia Extravaganza Clubhouse Grill (at Grand Traverse Resort)**

Trivia night is back! Which team will emerge victorious in a test of urban planning knowledge? Get ready to have a fun night at trivia and meet new people. See how well you know famous planners, current events in urban planning, and more! Hosted by the MAP Emerging Planning Professionals (EPP) Committee. Sign-ups ahead of time are available and encouraged, though walk-ins will be accepted if space permits.

**THURSDAY, OCTOBER 5, 2023**

**8:30 a.m. - 9:30 a.m. | 1 CM**

› **General Session: Smaller Cities in a Shrinking World: Learning to Thrive Without Growth**

Urban planner and thinker Alan Mallach spent the last 30 years working in and writing about shrinking cities. He brings together his experience with a deep understanding of global and American social, economic and demographic trends. Global population growth is slowing down and will soon decline, while the growth model we've relied on to build prosperity – even though uneven – is increasingly becoming less tenable. But economic decline and widespread poverty are not inevitable. Learn how planners can respond to the demands of a rapidly changing world, and help plan a better future for their towns and cities (book signing following).

**Alan Mallach**, Author, *Smaller Cities in a Shrinking World*

**9:45 a.m. - 11:00 a.m.**

› **Local Zoning Analysis Key to Housing Affordability | .25 CM + 1 CM RESILIENCY →**

In this session you will learn how to evaluate your zoning code for housing affordability. Looking at current zoning, see what it would cost to build to the code, and who can and can't afford it. What if the mismatch isn't addressed? And what are the options for households being priced out? We'll look at different market contexts and neighborhood types, and propose a variety of solutions from zoning, incentives, and deed restrictions to CLTs, CDFI partnerships, and MSDA, MEDC and MDARD programs.

**Ryan Kilpatrick, AICP, EDFP**, Flywheel Community Development Consultants LLC; **Yarrow Brown**, Executive Director, Housing North

› **Making Space for Urban Trees | .25 CM + 1 CM RESILIENCY →**

Trees are beneficial to communities, but details are important. Learn about recommended and non-recommended species, appropriate planting and maintenance standards, grant opportunities for communities, as well as tree ordinance and policy best practices.

**Lawrence P. Sobson**, Michigan Department of Natural Resources

› **Public Private Partnerships for Transforming Commercial Corridors | 1.25 CM**

The East Grand Boulevard Streetscape Transformation Project in Detroit's Historic North End is a non-traditional model for streetscape design and implementation. Learn how a community development organization raised the necessary funds and collaborated with residents, artists, and other stakeholders to create a vision and vibe for the corridor.

**Monica Edmonds**, Vanguard CDC; **Marja Farrow**, Farrow Group, Inc.; **Barry Burton**, City of Detroit; **Darrell Greer**, You Services, LLC

› **What Planners Need to Know About Challenges to Siting Renewable Energy in Michigan | .25 CM + 1 CM RESILIENCY →**

As stakeholders in addressing climate change, planners are uniquely qualified to facilitate appropriate local decisions that have impacts to our global condition of a warming planet. Understanding the unique challenges to siting renewable energy – application complexity, technical standards, conflicts of interest, NIMBYism, and misinformation, to name just a few – can be overwhelming, but it doesn't have to be.

**Alan Bean**, AICP, Spicer Group; **Moderator: Sarah Mills**, PhD, University of Michigan

**11:15 a.m. - 12:30 p.m.**

› **Broadband Planning: An Overview, Case Studies, and the Regional Approach | .25 CM + 1 CM RESILIENCY →**

Broadband internet is a critical component of home, work, care, and leisure. Learn the basics of broadband planning and how important it is to communities and regions. There will also be a demonstration of a new tool: the Southeast Michigan Broadband Navigator.

**Noah Bussell**, SEMCOG; **Lisa Waskin**, Superior District Library

› **Everyday Ethics: A Planner's Guide | .25 CM + 1 CM ETHICS**

The AICP Code of Ethics and Professional Conduct guides and inspires ethical decision-making, while protecting AICP-certified planners when faced with controversial or difficult choices. The Code was updated in 2021 to reflect the ever-changing issues that planners face. Join MAP PDO Christina Anderson, AICP and Jill Bahm, AICP for an overview of the Code, and hands on group exercises that will really make you think. help you apply these principles in real life, and where to go when you are grappling with an issue.

**Jill Bahm**, AICP, Giffels Webster; **Christina Anderson**, AICP, City of Kalamazoo and MAP PDO

› **Giga and Mega Projects: Community Planning and Zoning Approaches | 1.25 CM**

Large scale batteries are the way of the future. Where will they be built and where will they be stored? This session will present how communities can ensure that they have planned for this possible use and have zoning that is up to date. State and local experts will also highlight what other tools (for instance, enterprise zones, community benefit agreements, and others) can be helpful.

› **MAP Housing Policy Workshop | .25 CM + 1 CM RESILIENCY →**

Join the MAP Government Relations Committee for a facilitated workshop session to review and discuss the draft MAP Housing Policy. We need your expertise to ensure the draft policy encompasses strategies for diverse contexts statewide—and to identify case studies and precedents for local action. Grab your brainstorming cap and be prepared to collaborate like only planners can!

**Kathleen Duffy**, AICP, Smith Group; **Rachel Smith**, AICP, Smith Group; **Richard Murphy**, AICP, MML

**12:30 p.m. - 2:00 p.m.**

› **Keynote Luncheon | APA Equity in Zoning Policy Guide: An Overview and Into Action | 1 CM EQUITY ●**

The American Planning Association's recently adopted Equity in Zoning Policy builds on the AICP Code of Ethics, and underscores the ethical obligation that planners who “write, administer, or enforce zoning regulations take clear steps to avoid or “undo” unfair outcomes ... and unequal ability to participate or influence ... the zoning process. Don Elliott was one of the key authors of the APA Policy. He will present the origins of zoning disparities, and how development of this guide provides planners with the tools to mitigate them.

**Donald L. Elliott**, JD, FAICP, Clarion Associates

**2:15 p.m. - 3:30 p.m.**

› **Campus Planning for Net Zero Water .25 CM + 1 CM RESILIENCY →**

To achieve their sustainability objectives, the Detroit Zoo's water goals include reducing water consumption, aligning stormwater runoff with the natural hydrology, and reusing water where possible. Learn about the planning process, unique campus considerations when the residents are animals, and the intersection of planning and civil engineering on the Zoo's journey to Net Zero Water.

**Andy McDowell**, ASLA, SITES AP; **Cassi Meitl**, AICP, Spaulding DeDecker; **Tricia DeMarco**, PE, AICP, SITES AP, LEED AP

› **Equity in Zoning: How to Implement the APA Policy Guide in Your Community | .25 CM + 1 CM EQUITY ●**

This session highlights zoning equity reforms to Detroit regulations, and then allows you to apply the Equity in Zoning Policy Guide through active learning. We'll walk through practical examples of use regulations, development standards, rezoning and development review procedures, and apply the policies to specific situations to identify how to reduce or remove discriminatory impacts, and equally important – avoid causing unintended impacts on historically disadvantaged and vulnerable populations.

**Donald L. Elliott, FAICP, Clarion Associates; Kimani Jeffries, Detroit City Planning Commission**

› **Facilitating Change in a Sensitive Community: How to Boil the Frog | 1.25 CM**

What does a charter amendment banning buildings that are 60 feet or taller, a citizen blocking a \$20M dam replacement, and an almost near miss on a \$20M transportation investment all have in common? Learn how Traverse City planners are navigating a volatile landscape as they undertake a new Master Plan and Mobility Plan, restore downtown streets to 2-way circulation, and redesign MDOT's Grandview Parkway. Tailored community engagement methods are producing "wins" in this complex political environment.

**Shawn Winter, City of Traverse City; Suzanne Schulz, FAICP, Progressive AE**

› **What's your Land Division Prowess: 'Splitting Headache' or 'Divide and Conquer'? | .25 CM + 1 CM LAW 🐉**

After reviewing the fundamentals of the Land Division Act, presenters will take turns analyzing and solving real world case studies. From calculating parcel width to depth, to determining adequate access, to counting divisions over time, this session will ease your splitting headaches. Send your own land division headaches in advance for the group to divide and conquer.

**Brad Neumann, AICP, Michigan State University Extension Amy DeHaan, MMAO(4), Garfield Township**

**4:00 p.m. - 5:30 p.m.**

**Annual Meeting**

› **General Session - Ready or Not: Preparing for Change in Rural Michigan | 1 CM**

Rural Michigan is poised for exciting new opportunities, but in order to capitalize on them, communities need to be ready with the right plans, strategies, and tools. The Office of Rural Development, in Michigan's Department of Agriculture and Rural Development, is working in partnership with

communities and other state agencies to build readiness for new investment and opportunities in housing, workforce, infrastructure, economic development, and other rural priorities. Hear about the challenges and opportunities faced by rural Michigan, the components of 'rural readiness', and how the ORD and other partners are helping communities to prepare for change and opportunity.

**Sarah Lucas, AICP, Director, Office of Rural Development**

› **Shuttle Service to Downtown Traverse City**

› **6:00 p.m. – Midnight** (the last shuttle to Grand Traverse Resort departs from Traverse City at 11:30 p.m.)

**Sponsored Receptions**

› **5:30 p.m. - 7:30 p.m. McKenna**

› **6:30 p.m. - 8:30 p.m. Giffels Webster**

› **8:00 p.m. - 10:00 pm. Atwell**

**FRIDAY, OCTOBER 6**

**8:30 a.m. - 9:45 a.m.**

› **Tools and Tactics for Sustainable Small Harbors .25 CM + 1 CM RESILIENCY →**

Small coastal communities in Michigan struggle with fluctuating water levels, aging infrastructure, climate change, legacy pollutants, economic shifts, and limited community capacity. Learn about the Michigan Sea Grant's and the State of Michigan's Sustainable Small Harbors Tools and Tactics Guidebook. The Guidebook is a toolkit of best practices, resources, and funding opportunities to support community planning efforts to revitalize their waterfronts and harbor infrastructure.

**Donald D. Carpenter, PhD, PE, LEED AP, Lawrence Technological University**

› **Trident, The Whole Community Approach .25 CM + 1 CM LAW 🐉**

Trident is an alliance of Saginaw township staff (Community Development, Police Department and Fire Department), whose goal is to promote community standards with a practical approach. Hear how collaboration to enforce zoning regulations, property maintenance codes, public safety laws and fire codes has provided a high quality of life for township residents.

**Rhanya Faulk, Saginaw Township**

› **Truly Unified Development Codes - Regional Planning to Pattern Zones | 1.25 CM**

What can Michigan learn from a county in Oklahoma? By partnering, mentoring, and providing the necessary tools Imagine Rogers County and local partner planning induced local change to increase needed housing. This session provides the inspiration and the recipe for Michigan counties to successfully partner with their local communities.

**Brad Lonberger, AIA, AICP, CNU-A, Michigan Area for Place Strategies**

› **Two to Tango: The Critical Role of Public Planners in Michigan's Economic Development | 1.25 CM**

Explore the delicate dance between progress and equity in planning and economic development. Planners play a vital role in guiding growth while safeguarding community integrity, and while there are some conflict points between planning and economic development principles, understanding how to nimbly pirouette between similar objectives can yield positive outcomes for your community. Experts will share strategies to foster responsible and sustainable growth.

**Christopher Germain, AICP**, *Lake Superior Community Partnership*;  
**Lenny Avery**, *Target Alpena Development Corporation*

**10:00 a.m. - 11:15 a.m.**

› **A County Planning Renaissance: The Barry County "Live Better" Plan | 1.25 CM**

County Planning has long been an afterthought in Michigan. Relatively few counties have a Planning Commission, with even fewer exercising zoning authority. But one county is bucking that trend - Barry County, which adopted its innovative "Live Better" Master Plan in 2023. The plan expands on community-level planning efforts to create a unified vision for the growing County, in order to leverage its farmland, lakes, rolling hills, and historic small towns into high quality of life.

**Rebecca Harvey, AICP**, *Harvey Consulting*;  
**Christopher Khorey, AICP**, *McKenna*

› **Are You Ready for AICP?**

AICP Certification brings value to your career, the organization you work for, and the communities you serve. Preparing for the AICP Exam requires strategy, as well as time. At this session, you will learn from fellow planners who recently passed the test to hear how they did it. What were their tricks and tools for success? We'll review the APA's AICP Exam Tips to parse out what policy guides, reading lists, and exam prep material are most valuable.

› **Housing an Aging Population | .25 CM + 1 CM RESILIENCY →**

Baby Boomers will soon turn 80 years old, ushering in an era of unprecedented senior population growth across the nation. In this session, we will take you through the evolution of senior living (from the 1700s to the wide variety of options available today) and discuss important trends facing the senior living industry. You'll walk away understanding the impact of these trends within your community. Will you be prepared to house them all?

**Larry Kearney, CPA**, *Plante Moran Living Forward*; **Jacob Boss**, *Plante Moran Living Forward*



# MOBILE WORKSHOPS 9

Mobile Workshops are \$25 (in addition to the conference fee)

Tours include some form of physical activity – please dress accordingly.

## WEDNESDAY, OCTOBER 4

9:30 a.m. - 12:00 p.m.

### › Solutions Brunch – Local Manufactured Housing Community and Home Tour

Manufactured homes provide affordable homeownership opportunities for families throughout Michigan – on land owned by the homeowner or in beautiful, clean, safe, and welcoming land-lease communities. With exceptional quality and unsurpassed speed-to-market, manufactured homes are an option that cannot be ignored in the face of housing supply and affordability crises. Enjoy brunch and hear more from experts with an onsite tour of a local manufactured housing community.

11:00 a.m. - 1:30 p.m.

### › Bike Tour + Lunch from Grand Traverse Resort to Traverse City and around Boardman Lake.

Experience the Boardman Lake Trail first hand and hear about the vision, challenges and hurdles it took over the last 30 years to build this popular trail where the final section was completed in July 2022. The tour is a 12 mile route, mostly flat, paved trails. We will end at the Filling Station, one of Traverse City's most popular microbreweries located in a historic train station with views of Boardman Lake (lunch is included). Bring your own bike or rent a bike option for an additional \$25.

**Elizabeth Calcutt**, *TART Trails*; **Russ Soyring**, *FAICP*

1:00 p.m. - 3:30 p.m.

### › Commongrounds and Envision Eighth Street Plan

Commongrounds' mission is to build a more empowered community through cooperatively owned places that connect people and actively integrate wellness, arts, family and food. This little building includes affordable housing, daycare, co-working, food incubation, and visual and performing arts. Hear about Commongrounds plus the City's 2013 Envision Eighth Street Plan and how this project is addressing community needs while transforming the Eighth Street corridor.

**Megan Motil**, *Parallel Solutions*; **Rob Bacigalupi**, *AICP, Mission North, LLC*

## THURSDAY, OCTOBER 5

9:45 a.m. - 12:30 p.m.

### › A Taste of Value-Added Agriculture

Join us for a tour of a variety of local agribusinesses and learn how zoning can afford farmers opportunities to diversify experiences offered to the public. Stops will include Elderberry Farms Estate and Jacob's Farm TC. We will also meet with a farmer starting a new lavender agri-business. Each stop includes a short tour, a presentation about each farm's mission, and a sample of the farm's offerings.

**Leslie Sickterman**, *AICP, Charter Township of Long Lake*; **Trudy Galla**, *AICP, Leelanau County, MAP Board of Directors*

### › The Uncommon Commons

Join us for a unique walking tour of the Grand Traverse Commons and Historic Barns Park. Formerly the Northern Michigan Asylum, this legacy of the state left a lot of unknowns for the community when it was closed in 1989. As one of the nation's largest adaptive reuse projects, you'll learn about all the efforts, collaborations, failures, and successes the community experienced making this crown jewel of Traverse City what it is today.

**Matt Cowall**, *Executive Director, Joint Rec Authority*; **Raymond Minervini**, *The Minervini Group, LLC*; **Shawn Winter**, *City of Traverse City*

2:00 p.m. - 4:00 p.m.

### › Attention Former Kmart Shoppers: Transforming the Cherryland Mall

This tour will highlight ongoing efforts to transform an aging retail center in Garfield Township, including adaptive reuse of a former Kmart into the new Traverse City Curling Center. Originally built as the Cherryland Mall in 1976, the mall faced many challenges over the past decade including the closure of all three anchor retail tenant spaces. Learn how Garfield Township conducted a neighborhood planning process to address challenges in this area and inspire future redevelopment.

**John Sych**, *AICP, Charter Township of Garfield, Planning Director*; **Stephen Hannon**, *AICP, Charter Township of Garfield, Deputy Planning Director*; **Kevin Byrne**, *Vice President, Traverse City Curling Club*

### › Downtown Walking Tour

Learn how local leaders bucked 56-years of "tradition" to change one of Downtown Traverse City's main streets from one-way traffic to two-way traffic. Participants will also learn about efforts to reimagine underutilized parcels into active and transformational public spaces, (e.g., Downtown Riverwalk and workforce housing). Recently approved planning tools that are working to preserve the unique concentration of local independent retailers will be highlighted.

**Nicole VanNess**, *Transportation and Mobility Director*

## WEDNESDAY, OCTOBER 4, 2023

9:30 a.m. - 12:00 p.m.

Mobile Workshop: Solutions Brunch – Local Manufactured Housing Community and Home Tour

10:00 a.m. - 11:00 a.m.

› How to Use AI in your Planning Practices  
1 CM

11:00 a.m.

› Lunch on your own

11:00 a.m. - 12:30 p.m.

› Emerging Planning Professionals (EPP) Lunch and Annual Meeting (EPP members only)

11:00 a.m. - 1:30 p.m.

› Bike Tour + Lunch

1:00 p.m. - 3:30 p.m.

› Mobile Workshop: Common Grounds and Envision Eight Street Plan

12:30 p.m. - 2:00 p.m.

› 2023 Legal and Legislative Update  
.5 CM + 1 LAW

1:00 p.m. - 2:00 p.m.

› Next Step Project Management | 1 CM  
› Fox Run Manufactured Housing Community | 1 CM RESILIENCY →

2:30 p.m. - 3:30 p.m.

› Have you met BESS? Battery Energy Storage Systems and How to Zone for Them | 1 CM RESILIENCY →  
› Implementing Missing Middle Housing for Attainable Workforce Housing | 1 CM RESILIENCY →  
› Short Term Rental Case Study | 1 CM LAW  
› Tribal Planning: Staying Relevant | 1 CM

3:30 p.m. - 4:30 p.m.

› General Session: Understanding Tribal Sovereignty and Collaboration with Tribal Governments | 1 CM LAW  
Margo Hill, JD, Director of the Eastern Washington University Tribal Planning Program

4:30 p.m. - 5:45 p.m.



› McKenna Symposium – 13 Ways to Kill Your Community | 1 CM | Doug Griffith, Author

5:45 p.m. - 6:30 p.m.

› Exhibitor Reception - All attendees invited

6:30 p.m. - 7:30 p.m.

› Awards Presentation – All attendees invited

8:00 p.m. - 9:30 p.m.

› EPP Trivia Night

## THURSDAY, OCTOBER 5, 2023

8:30 a.m. - 9:30 a.m.

› General Session: Smaller Cities in a Shrinking World: Learning to Thrive Without Growth | 1 CM | Alan Mallach, Author, *Smaller Cities in a Shrinking World*

9:45 a.m. - 11:00 a.m.

› Making Space for Urban Trees | 1.25 CM  
› Public Private Partnerships for Transforming Commercial Corridors  
1.25 CM  
› Local Zoning Analysis Key to Housing Affordability  
.25 CM + 1 CM RESILIENCY →  
› What Planners Need to Know About Challenges to Siting Renewable Energy in Michigan | .25 CM + 1 CM RESILIENCY →

9:45 a.m. - 12:30 p.m.

› Mobile Workshops:  
› A Taste of Value-Added Agriculture  
› The Uncommon Commons

11:15 a.m. - 12:30 p.m.

› Broadband Planning: An Overview, Case Studies, and the Regional Approach  
.25 CM + 1 CM RESILIENCY →  
› Everyday Ethics: A Planner's Guide  
.25 CM + 1 CM ETHICS  
› Giga and Mega Projects: Community Planning and Zoning Approaches  
1.25 CM  
› MAP Housing Policy Workshop  
.25 CM + 1 CM RESILIENCY →

12:30 p.m. - 2:00 p.m.

› Keynote Luncheon | APA Equity in Zoning Policy Guide: An Overview and Into Action | 1 CM EQUITY ● | Donald L. Elliott, JD, FAICP, Clarion Associates

2:15 p.m. - 3:30 p.m.

› Campus Planning for Net Zero Water  
.25 CM + 1 CM RESILIENCY →  
› Equity in Zoning: How to Implement the APA Policy Guide in Your Community  
.25 CM + 1 CM EQUITY ●  
› What's your Land Division Prowess: 'Splitting Headache' or 'Divide and Conquer'? | .25 CM + 1 CM LAW  
› Facilitating Change in a Sensitive Community: How to Boil the Frog  
1.25 CM

2:00 p.m. - 4:00 p.m.

› Mobile Workshops:  
› Attention Former Kmart Shoppers:  
› Transforming the Cherryland Mall  
› Downtown Walking Tour

4:00 p.m. - 5:15 p.m.

› Annual Meeting  
› General Session: Ready or Not: Preparing for Change in Rural Michigan  
1 CM | Sarah Lucas, AICP, Director, Office of Rural Development

### Sponsored Receptions

› McKenna 5:30 p.m. - 7:30 p.m.  
› Giffels Webster 6:30 p.m. - 8:30 p.m.  
› Atwell 8:00 p.m. - 10:00 p.m.

6:00 p.m. - Midnight

› Shuttle Service to Downtown Traverse City

(Last shuttle back to resort departs from Traverse City at 11:30 p.m.)

## FRIDAY, OCTOBER 6, 2023

8:30 a.m. - 9:45 a.m.

› Two to Tango: The Critical Role of Public Planners in Michigan's Economic Development | 1.25 CM  
› Tools and Tactics for Sustainable Small Harbors | .25 CM + 1 CM RESILIENCY →  
› Trident, The Whole Community Approach | .25 CM + 1 CM LAW  
› Truly Unified Development Codes - Regional Planning to Pattern Zones  
1.25 CM

10:00 a.m. - 11:15 a.m.

› A County Planning Renaissance: The Barry County "Live Better" Plan | 1.25 CM  
› Housing an Aging Population: Is Michigan Ready? | .25 CM + 1 CM RESILIENCY →  
› Are You Ready for AICP?