

PUD Ordinance - Grenelefe #9 of 1985

Case # 372

CASCADE CHARTER TOWNSHIP

KENT COUNTY, MICHIGAN

ORDINANCE NO. 9-1985

GRENELEFE ASSOCIATES

An ordinance to amend ordinance No. 4-1981 being an amendment to the Cascade Charter Township Zoning Ordinance establishing the Grenelefe Associates Planned Unit Development.

The Cascade Charter Township Board ordains that the Cascade Charter Township Zoning Ordinance adopted January 25, 1978 as amended and the Site Plan of the Grenelefe Planned Unit Development, approved May 11, 1985 as a part thereof, be amended as follows:

That the maximum number of units involved with the Amended Site Plan not exceed 42.

That the rearrangement of streets not be allowed without further P.U. D. amendment.

That the P.U.D. plans as amended allow for the development of a total of 151 units as approved on May 27, 1981.

That the maximum number of units constructed in the sub-areas as shown on the amended Site Plan be limited to the number graphically illustrated, unless prior Site Plan approval of the Planning Commission has been obtained. Such approval may be granted based on the following findings.

a. That the proposal will not result in an increase in the total number of units approved for the overall development or subsequent phases.

b. That the proposal will not create a new triplex or fourplex building site, in an area not previously identified as a building site.

c. That the minimum spacing between buildings is 35 feet.

d. That the minimum setback of units from the physical roadway is 20 feet.

e. That the minimum distance from buildings to the property line of the development is 25 feet.

f. Any modifications, changes, or uses inconsistent with the above criterion shall require a P.U.D. amendment.

Provided that the maximum number of units in each sub-area is not altered, the reconfiguration of units within a sub-area may be allowed. Any such proposed reconfiguration shall be approved by the Planner, subject to the following:

g. That the maximum number of units in each multiplex is limited to four.

h. That the maximum number of fourplex units in each sub-area is limited to one.

i. That any reconfiguration of units include at least 50% of an existing building footprint as represented on the amended Site Plan dated August 12, 1985.

j. That the above mentioned setbacks and spacing requirements are maintained.

k. Any proposed modifications, changes, or uses inconsistent with the above criterion shall be submitted to the Planning Commission for review and consideration.

l. That any application to have the Planning Commission or Planner to administratively amend the Site Plan shall be accompanied by a complete revised Site Plan showing the proposed changes. In those cases whereby the Planner has been given the authority to amend the Site Plan, the plans shall subsequently be reviewed by the Planning Commission and signed by the Chairman at the earliest possible date. Such plans shall be made part of the permanent record.

Property Description:

That part of the SW ¼, Section 9; T6N, R10W, Cascade Township,

Kent County, Michigan, described as: Commencing at the SW corner

of said Section; thence N00 degrees 11' 30"W 1060.0 feet along the West

line of said Section to the PLACE OF BEGINNING of this description;

thence N 00degrees 11'30"W, 1509, 80 feet along said West line to a point

which is S 00degrees 11'30"E 86.0 feet from the W1/4 corner; thence N69 degrees 24'40"E 85.35 feet; thence N00 degrees 11'30"W 56.0 feet to a point on

the North line of said SW ¼, which is N 89 degrees 59'20"E 80.0 feet from

the W1/4 corner, thence N 89 degrees 59'20" E 52.0 feet along said North line;

thence S 00 degrees 11'30"E 132.0 feet to the NE corner of Lot 24 of Cascade

Schoolbrook Plat; thence S89 degrees 59'20"W 99.0 feet to the NW corner

of Lot 23 of said Plat; thence S 00 degrees 11'30"E 836.83 feet to the SW corner of said Plat; thence N 89 degrees 54'07"E 1282.0 feet along the South line of Cascade Schoolbrook Plat; thence S 00 degrees 11'30" E 630.19 feet along a line which is parallel with and 1315 feet Easterly of the West line of Section 9; thence S 89 degrees 57'20" E 111.21 feet along the North line of the South 1060 feet of said SW ¼; thence N 61 degrees 28'30" E 198.13 feet (to a Point which is S 28 degrees 31'30"E 339.0 feet and S 61degrees 28'30"W 500.0 feet from the intersection to the South line of Cascade Schoolbrook Plat with the Southwesterly line of Cascade Road R.O.W.); thence N 00 degrees 11'30"W 130.0 feet; thence N 31 degrees 00'30"E 160.45 feet; thence S 28 degrees 31'30"E 545.78 feet; thence N 61 degrees 28'30"E 300.0 feet; thence S 28 degrees 31'30"E 70.0 feet along the Southwesterly line of Cascade Road R.O.W. (100 feet wide); thence S 61 degrees 28'30" W 300.0 feet; thence S 28 degrees 31' 30"W 230.0 feet; thence S 61 degrees 28'30"W 376.42 feet; thence N 89 degrees 57'20"W 774.69 feet along the North line of the south 500 feet of said SW ¼; thence N 00 degrees 11'30"W 560.0 feet; thence N 89 degrees 57'20"W 980.0 feet to the place of beginning. This parcel contains 34.553 Acres.

This Ordinance shall become effective upon publication in a newspaper circulated within the Township of Cascade.

The foregoing Ordinance was offered by Board Member Hansen, supported by Board Member Henning. The roll call vote being as follows:

YEAS: Members Burlingham,. Carpenter, Champion, Hansen, Henning, Rowland

NAYS: None

ABSENT: Ellinger

Brenda J. Henning, Clerk

Cascade Charter Township

CERTIFICATION

I hereby certify the foregoing to be a true copy of the Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 12th day of August, 1985.

Brenda J. Henning, Clerk

Cascade Charter Township

(The above Ordinance was amended by Ordinance #9 of 2000)

