

AGENDA
Cascade Charter Township Planning Commission
Monday, April 18, 2016
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the March 21, 2016 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 16:3299 Dan Kamphuis
Public Hearing
Property Address: 5800 Thornapple River Drive SE
Requested Action: The applicant is requesting the rezoning of 5800
Thornapple River Drive.**
- ARTICLE 7. Any other business**
- ARTICLE 8. Adjournment**

Meeting format

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

MINUTES

Cascade Charter Township Planning Commission

Monday, March 21, 2016

7:00 P.M.

ARTICLE 1. Chairman Waalkes called the meeting to order at 7:00 PM.
Members Present: Katsma, Lewis, Mead, Pennington, Rissi, Robinson, Sperla, Waalkes Williams
Members Absent: All were present.
Others Present: Community Development Director, Steve Peterson, and others listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance to the flag.

ARTICLE 3. Approve the current Agenda.

Motion by Member Lewis to approve the Agenda. Support by Member Pennington. Motion carried 9-0.

ARTICLE 4. Approve the Minutes of the February 01, 2016 meeting.

Motion by Member Sperla to approve the minutes of the February 01, 2016 meeting with the correction to Member Waalkes name. Support by Member Mead. Motion carried 9-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)

No one wished to speak on a non-agenda item.

ARTICLE 6. Coast to Coast Passenger Rail Presentation and Update

Director Peterson introduced Liz Callin, Michigan Environmental Council as the presenter. Ms. Callin stated that the Michigan Environmental Council has been studying the ridership potential and costs associated with operating rail service between Michigan's major cities: Detroit, Lansing and Grand Rapids. The study included the analysis of both 79 mph and 110 mph trains. The study has shown that the 79 mph train would initially require less capital outlay but would need subsidies for operational expenses. The ROI for the 110 mph train would be much greater and would be self-supporting and potentially generate a profit.

Route Options are still being considered but three potential routes have been identified. More study would be required to determine station locations along the route. Technology options or train types were studied as well as the ridership

associated with each type of train. The study determined that ridership and profits for each route increased substantially based on speed and frequency of the trains.

While the rail infrastructure is present, it is not conducive to the high rate of speed and would require upgrades for speed, safety and comfort.

Metro Airport has an interest in using the rail as well for commuter traffic as this railway would link the three major airports which could lead to public-private partnership opportunities.

The next step in the process moving forward is to conduct a full feasibility study, which will include environmental impact analysis, an implementation plan and a review of public-private partnership options.

Member Mead stated that he is assuming that if there is an ownership flip, a large part of your revenue side of it is from revenue from the additional users. Ms. Callin stated that there is a component of the operating surplus that takes that into account and those revenues from the shared rail have been considered in the revenue figures.

Member Waalkes asked if other areas in the country have gone through this process that you are modeling your numbers structure. Ms. Callin stated they are more closely modeling the Norfolk Southern purchase in Michigan.

Member Katsma asked how consistent the subsidies are for projects of this nature. Ms. Callin stated that in Michigan it has been fairly consistent.

Ms. Callin thanked the Township for their support and will continue to provide updates as the study moves along.

**ARTICLE 7. Case #16-3297 Cascade Township
Access Management Regulations Discussion**

Director Peterson presented the case. This was on our work plan for the year. This is not scheduled for a public hearing. Basically what we are discussing is driveway spacing for non-residential uses. There are some commercial uses in residential zones where these rules will apply. Examples would be churches, schools, bed and breakfasts and transitional uses. We do not apply the driveway spacing restrictions to homes. Access Management driveway spacing is based on the map in our Zoning Ordinance not the posted speed limit. We have very little influence on the speed limits set on the road. ZBA has granted a few variances to our driveway spacing ordinance on 52nd Street.

Our Zoning Ordinance provides many different classifications of our roads: highway, arterial streets, collector roads and local roads. I would like to essentially drop the speed limit driveway spacing requirements and use the type of road to determine driveway spacing.

Member Mead asked if 52nd Street is what is motivating this discussion. Director Peterson stated that the variances we issued put this item on our radar, but it also makes sense given our new Complete Streets policy.

Member Rissi stated that we are a little vulnerable using speed limits. I can see where it can make an applicant upset that we are using something that we have no control over. Member Sperla stated that sight distance and curves and all safety considerations should be taken into account as well. Maybe a civil engineer should be involved. Member Waalkes stated that the Road Commission has jurisdiction over all the roads and approval would also come from the Road Commission. Member Waalkes stated that the Road Commission reviews all driveway permits before allowing the driveway to be completed.

Member Mead asked what the benefit is by going above and beyond what the Road Commission requires. Director Peterson stated that we are already above and beyond the Road Commission requirements. It is fair to say that for years the goal has been to move people as fast as possible. This minimized the number of curb cuts that have been allowed. Sometimes we do not want to facilitate faster speeds. Member Sperla stated that one of the goals is to make the Village pedestrian and business friendly and we need to have a design that works well for all types of transportation.

Director Peterson indicated he would provide an ordinance recommendation for review as well as work with a transportation planner prior to coming back to the Planning Commission.

**ARTICLE 8. Case #16-3298 Cascade Township
Food Truck Regulations**

Director Peterson presented the case. This topic was on our work plan for the year as well. Right now we do not specifically allow Food Trucks within the Township. This currently falls under Section 4.18 of our Zoning Ordinance. If you want to come into the Township you have to apply for a variance. The idea is to make it more business friendly. We could add Food Trucks within a subsection for Section 4.18. This would allow for a food truck the same way we

allow for a tent sale. My thought is that this would be a conservative way to allow for food trucks.

Member Waalkes asked if section 2e would prohibit an establishment that serves alcohol from having a food truck. Director Peterson stated that they could have the food truck to sell food but could not sell alcohol.

Member Sperla asked where we envision having food trucks. Director Peterson stated that there has been interest within the Village and along 28th Street in the parking lot of the strip malls for events. Certainly with some of the businesses that have had tent sales to be able to offer food as well. Member Sperla asked if we would get some pushback from the local food purveyors. Director Peterson stated that this is addressed in the 72 hour time limit. This limits food trucks to events not general business. Member Sperla asked if we should have an Advisory Hearing to determine if the business owners are on board with the plan. Director Peterson stated that this was an option.

Member Rissi stated that as of right now we don't have any restrictions and I can't imagine why local businesses would be upset at us being more restrictive of food trucks. Director Peterson stated that right now we would require a variance procedure. Member Rissi stated that the new definition states "mobile food unit which is temporarily stored on a privately owned lot where food items are to be sold to the general public." In reading that, I was wondering if it should say temporarily parked not stored to denote the time is short lived.

Member Mead stated that Food Truck is the name used but a lot of people are using trailers instead of an actual truck. Also, we see more of a mobile lunch truck and the truck goes to various sites throughout the day. I think we need to take these into consideration as well. There are almost two separate entities here. Director Peterson stated that currently the use of food trucks is not permitted. The mobile food unit verbiage would take care of the trailer.

Member Waalkes stated that Section 2.b has been stricken. Why do we not need it? Director Peterson stated that in the Village the requirement of 25' setbacks would limit the use of all food trucks and tents.

Member Sperla asked if a site plan was part of the permit process. Director Peterson stated that they would have to apply and provide a location of where they will be set up.

Member Katsma asked if a truck could pull up in any parking lot and sell from it. Director Peterson stated that it would have to have owners' permission to be in a parking lot.

Director Peterson indicated that he would clean up the language and would facilitate a meeting with business owners to get their input.

ARTICLE 9. Any other business

There was no new business.

ARTICLE 10. Adjournment

Motion made by Member Mead to Adjourn. Support by Member Rissi. Motion carried 9-0. Meeting adjourned at 8:15 PM.

Respectfully submitted,
Aaron Mead, Secretary
Ann Seykora/Julie Kutchins – Planning Administrative Assistant

STAFF REPORT: Case # 16-3299
REPORT DATE: March 17, 2016
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: April 18, 2016
PREPARED BY: Steve Peterson, Planning Director

APPLICANTS:
Dan Kamphuis
7043 60th St SE
Grand Rapids MI 49509
698-0432
942-9208

STATUS OF APPLICANT: Property Owners

REQUESTED ACTION: The applicant is requesting the rezoning of 5800 Thornapple River Dr.,

EXISTING ZONING OF SUBJECT PARCEL: ARC

GENERAL LOCATION: East side of NE corner of Thornapple River Dr and 60th st.

PARCEL SIZE: 5800 Thornapple River Dr – 75.24 Acres

EXISTING LAND USE ON THE PARCEL: Residential/Vacant

ADJACENT AREA LAND USES: N - Residential
S - Residential
E - Residential
W – Residential

ZONING ON ADJOINING PARCELS: N – R-1
S – RR, Caledonia Township
E – R-1
W – ARC

STAFF COMMENTS:

1. The applicant is requesting a rezoning of approximately 74 acres of land from the current zoning of ARC to R-1 Residential.
2. The property was rezoned to ARC from R1 in 2007. He would simply like to rezone it back to R1 now.
3. Under the R-1 category, the property can be split into 40,000 square foot lots. Under the ARC designation, a 100,000 square foot lot is required. The subdivision rules are a little bit different but generally speaking the same density applies.
4. The Master Plan has a recommendation of Residential on the subject property. One of the goals of the Master Plan was to encourage development in areas where public utilities are available or will be available.
5. This property is inside our utility boundary but currently does not have sewer or water services nearby. There are no plans for the extension of either utility at this time.
6. Since Farming is not permitted in the residential zone the use of the property as a tree farm would be considered legal non-conforming.
7. According to State law a local unit of government cannot require a landowner to offer conditions as a requirement for rezoning. Unless the conditions are offered by the applicant the rezoning should be reviewed on its appropriateness and compatibility with its surrounding land uses and the future land use plan.
8. According to Section 23.05 (2) of the Zoning Ordinance, the Planning Commission must consider the following whenever making a recommendation for a rezoning.

<i>Factors</i>	<i>Comments</i>
Whether there exists an error or ambiguity which must be corrected	There is no error or ambiguity to be corrected.
Whether there exists changed or changing conditions which make approval of a proposed Zoning Ordinance amendment or rezoning appropriate	The area has been developing into a more residential neighborhood over the years.
The impact of a proposed change on the intent of this Zoning Ordinance	The proposed change would not have a negative impact on the intent of the Zoning Ordinance
Whether a proposed land use change is consistent with the goals, objectives, policies, and intent of the Cascade Township General Development Plan	The Master plan designation of this area as Suburban Residential would be consistent with the R1 zoning category.
Whether a proposed land use change meets or exceeds all performance and location standards set forth for the proposed use	The property requested to be rezoned would exceed the minimum size requirements of the R1 zone.
Whether a proposed land use change is consistent with the densities, intensities, and general uses set forth in the Cascade Township General Development Plan	The land use would meet the density requirements of the Comprehensive plan and be consistent with the zoning and use of the area.

Whether a proposed land use change will protect, conserve or preserve environmentally critical areas and natural resources	The rezoning to R1 would be consistent with our plan and any land use change would have to meet the same requirements that are in place now.
Whether a proposed land use change will be compatible with existing or planned uses and not cause damage, hazard, nuisance, or other detriment to persons or property	The proposed rezoning is compatible with the surrounding uses.
Whether the location of a proposed land use change places an undue burden upon existing transportation or other services and facilities and will be served by streets with the capacity to carry traffic generated by the development	The proposed land use would not place an undue burden on the roads.
The testimony of any applicant.	The applicant has indicated they would like this rezoning to increase the property value.
The recommendation of Township Staff;	
The testimony of the public;	
Whether a requested use will be in compliance with all applicable General Provisions and Special Use Regulations pertaining to the use, as set forth elsewhere in this Ordinance; and	Any future use would have to meet Township regulations.
Whether a change is proposed in order to rectify errors on the Official Zoning Map.	This is not being done to rectify any errors

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend **APPROVAL OF THE REZONING** of approximately 74 Acres from ARC, Agricultural Rural Conservation to R-1 Residential.

Attachments: Application
 Location Map
 “R1” zoning district

5800 Thornapple River Dr



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CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Daniel J. Kamphuis
 Address: 7205 60th St.
 City & Zip Code Grand Rapids 49512
 Telephone: 616 942-9116 Cell # 616 291-4070
 Email Address: dank@kpc4.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 checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review * | <input type="checkbox"/> Sign Variance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision Plat Review * |
| <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____ * |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

I would like to rezone from agriculture back to
RI. This proposed rezoning is consistent with the
townships long term master plan.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY:**

Legal Description:	W 1/2 SE 1/4 EX S 836.0 FT OF W 600.0 FT & EX S 231 FT OF W 214.5 FT OF NW 1/4 SE 1/4 & EX COM 700.0 FT S OD 08M E ALONG N&S 1/4 LINE & 650.0 FT N 89D 33M E FROM CEN OF SEC TH S 89D 33M W 650.0 FT TO N&S 1/4 LINE TH N OD 03M W ALONG N&S 1/4 LINE 700.0 FT TO CEN OF SEC TH N 89D 33M E ALONG E&W 1/4 LINE 1315.3 FT TO NE COR OF W 1/2 SE 1/4 TH S OD 21M 30S E ALONG E 1/8 LINE TO CL OF A CREEK TH WLY ALONG SD CL TO A LINE BEARING N OD 08M W FROM BEG TH S OD 08M E TO BEG & EX E 280.0 FT OF S 400.0 FT ALSO E 1/2 SE 1/4 EX COM AT E 1/4 TH S 89D 33M W ALONG E&W 1/4 LINE 1315.3 TO NW COR OF E 1/2 SE 1/4 TH S OD 21M 30S E ALONG E 1/8 LINE TO CL OF A CREEK TH ELY ALONG SD CL TO W LINE OF E 525.6 FT OF SE 1/4 TH S ALONG SD W LINE 1570 FT M/L TO N LINE OF S 66.0 FT OF SE 1/4 TH W ALONG SD N LINE 441.44 FT TO A PT 1684.0 FT E ALONG S SEC LINE & 66.0 FT N PERP TO S SEC LINE FROM S 1/4 COR TH N PERP TO S SEC LINE 114 FT TH W PAR WITH S SEC LINE 245 FT TH S PERP TO S SEC LINE 180 FT TO S SEC LINE TH E ALONG S SEC LINE TO SE COR OF SEC TH N TO BEG * SEC 33 T&N R10W 76.65 A.
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(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 33-400-023

ADDRESS OF PROPERTY: 5800 Thornapple River Dr.

PRESENT USE OF THE PROPERTY: Agriculture

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

Name(s)

Address(es)

United Bank

900 East Paris

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)

DANIEL J. Kamphuis
Applicant – Print or Type Name

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

Daniel J. Kamphuis
Applicant's Signature & Date

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

Rev. 7/24/14

- c. Consider Approval of Public Utilities Funds for August, 2007. Motion was made by Trustee Goldberg and supported by Treasurer Carpenter to approve the Public Utilities Funds for August, 2007. Motion carried unanimously.
- d. Consider Pay Application No. 1 Nagel Construction re: Sanitary Sewer and Water main in Burton Street from Kraft Avenue to Cascade Point Drive. Motion was made by Trustee Koessel and supported by Clerk Goodyke to approve the Pay Application No. 1 Nagel Construction in the amount of \$55,677.35. Motion carried unanimously by roll call vote.

Article 6. Public Actions

- a. **Public Hearing – Rezone approximately 90 acres located at 5800 Thornapple River Dr., 7043 60th St., and 7275 60th St.**

Motion was made by Trustee Goldberg and supported by Treasurer Carpenter to convene into Public Hearing. Motion carried unanimously. Planning Director Peterson reviewed the rezoning request. The current property owner purchased the property about 4 years ago and has been farming it with trees and corn since. They would like to rezone the property in order to protect their ability to continue to farm. The Planning Commission has recommended approval of the rezoning of approximately 90 acres from R1 to ARC. Discussion followed. Motion was made by Clerk Goodyke and supported by Trustee Koessel to reconvene into regular session. Motion carried unanimously.

Article 7. Public Comments

Article 8. Unfinished Business (None)

Article 9. New Business

- 067-2007 **Consider Approval of the Rezoning of approximately 90 acres located at 5800 Thornapple River Dr., 7043 60th St., and 7275 60th St.**

Motion was made by Trustee Koessel and supported by Trustee Goldberg to approve the rezoning of approximately 90 acres located at 5800 Thornapple River Dr., 7043 60th St., and 7275 60th St. Motion carried unanimously by roll call vote.

- 068-2007 **Consider Approval of Request from Cashew, Inc. Requesting to Transfer Ownership of Escrowed 2007 Class C Licensed Business, From Mongo, LLC Located at 6246 28th St., S.E. , Grand Rapids, MI.**

Motion was made by Trustee Koessel and supported by Trustee Goldberg to approve the Request from Cashew, Inc. Requesting to Transfer Ownership of Escrowed 2007 Class C Licensed Business, From Mongo, LLC Located at 6246 28th St., S.E. , Grand Rapids, MI. Motion carried unanimously by roll call vote.

7.B. 8/22/2007

MINUTES
Cascade Charter Township Planning Commission
Monday, August 13, 2007
7:00 p.m.

ARTICLE 1. Vice-Chairman Robinson called the meeting to order at 7:00 p.m.
Members Present: Koessel, Lewis, Logue, MacAllister, Postma,
Richards, Robinson, Waalkes
Members Absent: McDonald (excused)
Others Present: Planning Director Peterson, Admin. Assistant
Hern, and Members of the Public.

ARTICLE 2. Vice-Chairman Robinson led the Pledge of Allegiance to the Flag.

ARTICLE 3. Vice-Chairman Robinson requested motion for approval of the
August 13th Agenda.

**Member Lewis motioned for approval of the agenda as presented, supported by Member MacAllister. All in favor with none opposed, the motion carried. August 13, 2007
Agenda approved.**

ARTICLE 4. Approve the Minutes of the June 18, 2007 Meeting.

Vice-Chairman Robinson opened the meeting for revisions,
corrections or a motion for approval of the June 18th minutes.

**Member Lewis motioned for approval of the June 18, 2007
Minutes as presented, supported by Member MacAllister. All
in favor with none opposed, motion carried.**

**ARTICLE 5. Case # 07-2884: Dan and Rhonda Kamphuis
Address of Property: 5800 Thornapple River Dr.
(PUBLIC HEARING)**

Requested Action: The Applicant is requesting the rezoning of
5800 Thornapple River Drive, 7043 60th Street and 7275 60th
Street.

The parcel size is approximately 90-acres with approximately
75.24 acres on Thornapple River Drive and 15-acres divided
between the three properties of 7043 60th Street, 7305 60th Street
and 7275 60th Street; the property also includes approximately 800-
feet on the Thornapple River.

The Applicant is requesting a rezoning of approximately 90-acres
of land from the current zoning of R-1 Residential to ARC,
Agricultural Rural Conservation. The rezoning would allow the
Applicant to farm the property which is a use permitted by right in

the ARC zone. The requested rezoning encompasses four pieces of property, all under the same ownership and does not include the 800-feet of Thornapple River frontage also owned by the Applicant.

Planning Director Peterson also noted that the rezoning of this property would allow all the other uses that are permitted in the ARC zone as well as subject the property to the same requirements of the ARC zone. Under the ARC designation, a minimum 100,000-square foot lot is required. The subdivision rules are a little bit different but generally speaking, the same density applies, one (1) lot on approximately 2.29 acres in size.

The Master Plan has a recommendation of Residential on the subject property. One of the goals of the Master Plan was to encourage development in areas where public utilities are available or will be available. At the same time, the Master Plan also recommends the preservation and encouragement of limited farming element in the Township.

The property is inside the Township's utility boundary but currently does not have sewer or water services near by. Planning Director Peterson noted that the closest connection to public utilities for this property is by 52nd Street and Kraft and by the airport near the east side cargo facility; utilities are not planned to be extended in the near future.

The boarder of 60th Street is shared with Caledonia and Staff included their Master Plan for this area. South of 60th Street, Caledonia has this as low density residential. Planning Director Peterson also referred to the Township's Zoning Map for comparison with the Master Plan; the Master Plan indicates future use of the land while the Zoning Map indicates the lands' current zoning.

Currently the Township records show that three of the parcels are currently vacant, there is one property with a home. The largest parcel is approximately 76-acres, one parcel is a little over 6-acres, one is approximately 3.5-acres and the other 5.49-acres. All of these parcels are over the minimum lot size for ACR Zoning if the Commission were to grant the rezoning.

Planning Director Peterson has reviewed the property and the largest parcel is being farmed for corn and trees. In looking at the Zoning Ordinance, the ordinance does not allow farming in the Residential Zone, it is allowed in Agriculture Zone. The Applicant has indicated their wishes to rezone to preserve their right to farm the land as they are currently doing.

Planning Director Peterson noted that after the Planning Commissions' Public Hearing, they would provide a recommendation to the Township Board who would then hold a second Public Hearing to determine the Planning Commissions' recommendation. The Township Board would then issue their final decision regarding the Applicant's request.

In reviewing the standards for the rezoning, Staff is comfortable with the request that the Planning Commission recommend approval of the rezoning of approximately 90-acres from R-1 Residential to ARC, Agricultural Rural Conservation.

Vice-Chairman Robinson opened the meeting for any questions of Staff by the Planning Commission. No questions.

Vice-Chairman Robinson invited the Applicant to approach the Planning Commission with any additional comments.

Applicant Dan Kamphuis said that Staff presented the report very well and he does not have any additional comments.

Member Logue asked the Applicant how long he has been farming the property. Applicant Kamphuis said that he purchased the property approximately four (4) years ago and started farming the trees then, it was already being farmed when he purchased the property. Member Logue asked the Applicant that when he bought the property, it was zoned R-1, correct? The Applicant said it was but he was unaware of it.

Member Koessel asked who is farming the property and Applicant Kamphuis clarified that he is farming trees and someone else is farming the corn.

Member Lewis asked if he inherited the property and the Applicant said he purchased it.

There were no further questions of the Applicant by the Planning Commission. Vice-Chairman Robinson requested a motion to open the Public Hearing.

Member Lewis motioned to open the Public Hearing supported by Member Koessel. All in favor with none opposed; the Public Hearing was opened.

Mr. Thomas Williams owns the 7 ½ -acres next to the property said that he has been there a number of years and the property has

always been farmed. He supports rezoning the property to Agricultural.

Randolph Nanzer, 7035 60th Street, said he has been there over 25-years and is shocked that this is not Agricultural Zoning. He is not opposed to rezoning the property.

Member Koessel asked what the Township does when there is a piece of property like this that is farmed where it is not permitted. Does the Township do anything unless the public complains? Planning Director Peterson said that there are many properties out there like this, some are even zoned commercial/industrial, and are being farmed. He personally has never been involved in a situation where farming is being done in an improper zone and has had to shut the farming down or enforce the zoning. He cannot recall anyone from the public complaining about the farming of property.

Vice-Chairman Robinson noted there was a case prior to this one that the Planning Commission rezoned property from an R-1 Residential to an ARC and Planning Director Peterson noted that this was the Township's last straight rezoning for a property on Spaulding for a greenhouse.

Vice-Chairman Robinson asked if any letters or phone calls were received regarding this case and Planning Director Peterson said he did receive one (1) phone call and one (1) visitor inquiring about the case but nothing in opposition.

Mr. Nanzer asked at what point does the Township consider hobby farming vs. regular farming and Planning Director Peterson displayed the conditions designated for farming.

No further questions. Vice-Chairman Robinson requested a motion to close the Public Hearing.

Member MacAllister motioned to close the Public Hearing supported by Member Logue. Vice-Chairman Robinson called the motion to question. All in favor with none opposed, the Public Hearing was closed.

Member Lewis noted under general observation that the reason the Township has not had any problems with farming is because properties are normally farmed for trees or crops, but farming also includes farms such as pig farms. He supports the rezoning of this property but in doing so, all have to understand that this would also allow the owner to establish another type of farm within our guidelines.

Member Lewis motioned for a favorable recommendation to the Township Board to rezone the land use from R-1 Residential to ARC, Agricultural Rural Conservation at 5800 Thronapple River Drive, 7043 60th Street, and 7275 60th Street.

Member Logue asked if the Planning Commission would consider examining the possibility of utility expansion and what impact this rezoning would have on the residential areas already in the area. If there is less demand for the utilities, there is less of a chance they would be extended and noted the Kilmer Neighborhood is in favor of having utilities. Member MacAllister noted that she lives on Kilmer and the cost is significant for the residents to connect to public utilities.

Member Logue noted that he is not in favor of this due to the utility district and the potential of spot-zoning.

Member MacAllister supported the motion. Vice-Chairman Robinson called the motion to question and asked for any other discussion.

Member Koessel believes, considering the goals and objectives of the Township Board has been to review open space and this project is utilizing open space. He acknowledged Member Logue's comments regarding future utility connections but believes that at a point, there may be a demand for development and if that were to happen, the property owners could request to rezone back to R-1 Residential. He believes keeping the property in its present state would serve a lot of good purposes including the preserving of green space.

No further comments. Vice-Chairman Robinson called the motion to question. **The majority was in favor with one (1) opposed, motion carried.**

ARTICLE 6.

Review of Master Land Use Plan – Request for Proposal
Vice-Chairman Robinson indicated that the Planning Commission could review the information tonight included in their packets or review this matter at the next Planning Commission Meeting.

Member Koessel noted he had a couple of clarification points regarding the information.

Member Koessel asked when this would go out and Planning Director Peterson said August 31st for the Requests for Proposals (RFP's), then the Planning Commission can review the RFP's and provide a recommendation to the Township's Board to hire someone to do the Master Plan in mid-November of 2007.

Cascade Charter Township

Kent County, Michigan October 2015

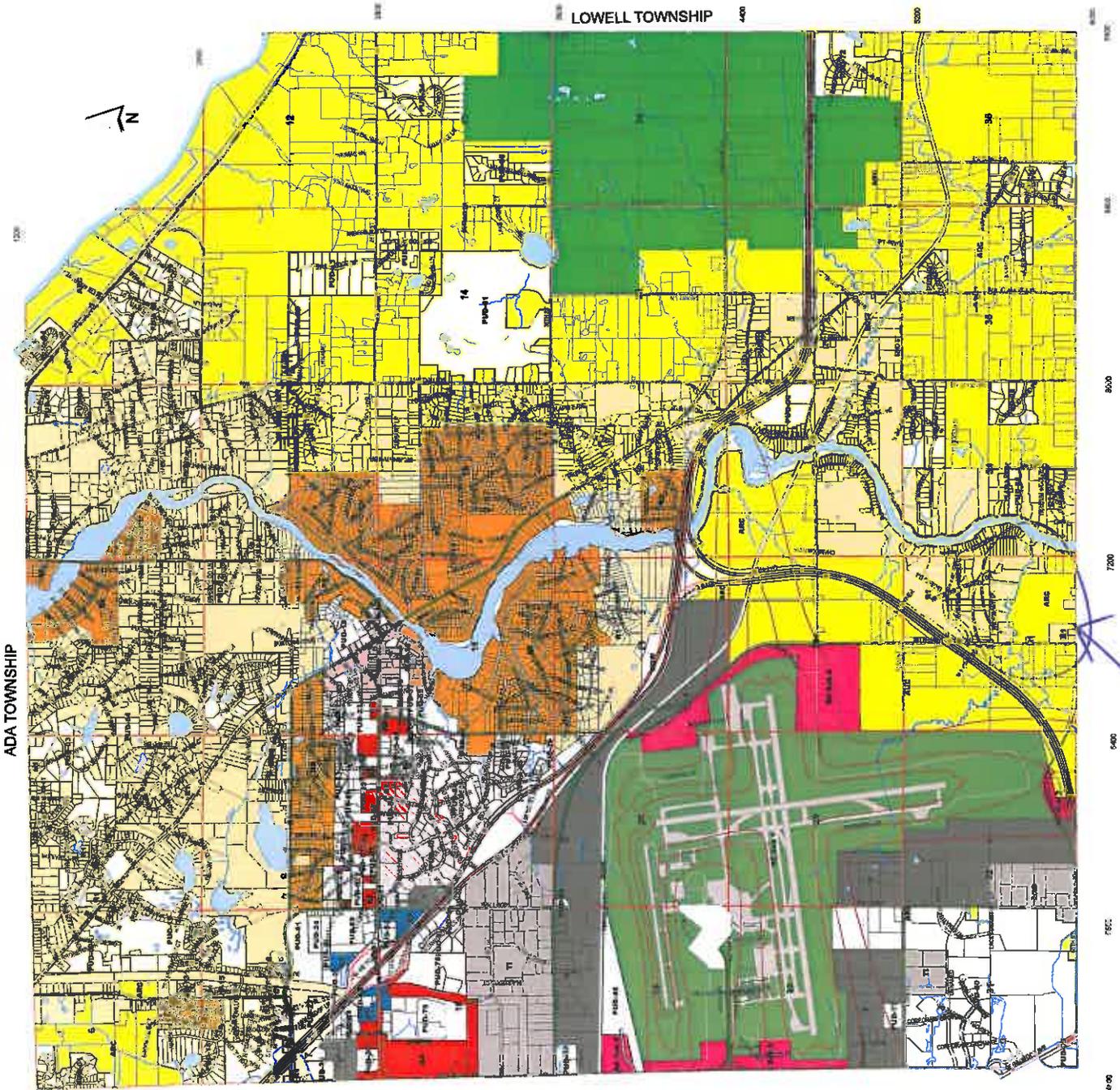
Official Zoning Ordinance Map

Legend

- Airport Noise Contours 2005
 - FP, Farmland Preservation
 - ARC, Agriculture Rural Conservation
 - TI, Transitional Industrial
 - I, Industrial
 - R1
 - R2
 - B2, General Business
 - B1, Village Business
 - ES, Expressway Service
 - O, Office
 - Airport Commerce Sub Zone 1
 - Airport Commerce Sub Zone 2
 - Centennial Park Overlay Zoning District
- * Local Ordinance and Zoning Ordinance
P.O. No. 100-1, P.O. No. 100-2

Planned Unit Development List

- 1-Eastmont Woods - #2 of 1992, #6 of 1989
- 2-Oldview Office Park - #5 of 1999
- 3-Thompson North - #10 of 1989, #9 of 1994
- 4-Fountain Estates - #4 of 1981
- 5-Tribuna - #2 of 1991
- 6-Grandall Acres - #12 of 1993, #6 of 1986
- 7-Whitefield - #15 of 1992
- 8-Loyal Pines - #9 of 1981
- 9-Old Elm - #24 of 1984
- 10-Highgrove - #23 of 1984
- 11-Timber Canyon Estates - #7 of 1991
- 12-Riverwood #10 of 1989, #1 of 1997
- 13-Cascade Lakes Park #2 of 1990, #1 of 1997
- 14-Cascade Lakes - #10 of 1995, #1 of 1999
- 15-Watermark - #10 of 1997, #6 of 2003
- 16-Tall Pines - #16 of 1984
- 17-Quail Creek - #2 of 1993, #12 of 1985
- 18-Burton Pines - #14 of 1990, #9 of 1986
- 19-Thompson Centre - #3 of 1992, #1 of 2001
- 20-Cascade Christian Church - #15 of 1984
- 21-Clematis - #9 of 1986, #9 of 2000
- 22-Clematis East - 1978
- 23-Chatham Woods - 1972
- 24-MVP - #10 of 2006
- 25-Horn Design Center - #6 of 1989, #3 of 1983
- 26-Spruce Meadows - #4 of 1994, #1 of 2007
- 27-Highridge - #4 of 1983, #19 of 2000
- 28-Parkinson Inn Center - #10 of 1984
- 29-166 Office Park - #11 of 1984, #12 of 1987
- 30-Sports and Recreation - #4 of 1986
- 31-Burger King - 1981
- 32-Explanade - #6 of 1986, #20 of 2000
- 33-Thompson Land Company - 1979
- 34-Crestwood Hills - #4 of 1987
- 35-Summit - #11 of 1980, #5 of 1999
- 36-Nich - #13 of 1995
- 37-Obervers By Stephens - #13 of 1989
- 38-Horizon Benefits - #15 of 1995
- 39-Centennial Park - 1978, #3 of 2013
- 40-Sunrise Center Living - #12 of 2005
- 41-Clemwood Hills - #5 of 1986
- 42-Clemwood Hills #2 - #5 of 1986
- 43-Thompson Estates - #8 of 1989, #7 of 1986
- 44-Hestmon - #6 of 1991
- 45-Meadowood Trails - #5 of 1989, #6 of 1987
- 46-Creston 35th St - #14 of 1982
- 47-Fallston 36th St - #9 of 1982
- 48-KCRC Facility - #7 of 1986
- 49-LaTourneau - #6 of 1989
- 50-Meadowbrook Business Park - #2 of 1988, #10 of 2003
- 51-Ridgecrest - #2 of 1995
- 52-Superior Country Estates - #18 of 1990, #9 of 2001
- 53-Signature Inns - #15 of 1987
- 54-Idle Hourings - #13 of 2003
- 55-Sentinel Pointe - #9 of 1984
- 56-Open
- 57-Cascade Village #7 - #17 of 1985
- 58-Thompson Manor - #2 of 1988, #2 of 2004
- 59-Platinum Pines - #11 of 1989
- 60-Whitby Station - #1 of 1989
- 61-Quail Ridge - #7 of 1989
- 62-Thompson Meadows - #6 of 1989
- 63-Hunter's Way - #10 of 2000, #1 of 2001
- 64-Loyal Ridge - #14 of 2000
- 65-Stratbridge Estate - #6 of 2001
- 66-Bloomington Hills - #7 of 2001
- 67-Lake Irons - #1 of 2004, #6 of 2004
- 68-Cannock Wood Use - #2 of 2002, #13 of 2003
- 69-Jaylors - #11 of 2002
- 70-Summer - #12 of 2002
- 71-Dutton Automobile - #16 of 2002
- 72-Clear Meadow - #3 of 2003
- 73-Park Plaza Condominium - #11 of 2003
- 74-Marchmont Woods Showhome - #3 of 2004
- 75-Cascade Pointe - #4 of 2004
- 76-Whitford Shoppes - #6 of 2004
- 77-Space Realty - #10 of 2004
- 78-Clemwood Hill Office Park #3 - #9 of 2004
- 79-Cascade Engineering Comp Office - #14 of 2004
- 80-Ribbel Development - #2 of 2005
- 81-VICA - #7 of 2014
- 82-Sun 51 Partners - #6 of 2005
- 83-Anderson Woods - #9 of 2005
- 84-Castaway
- 85-Sunwood - #2 of 2006
- 86-Oak Harbor Preserve - #5 of 2006
- 87-Anderson Woods Phase II and III - #11 of 2009
- 88-Space #3 of 2007
- 89-Sunridge Valley - #4 of 2007
- 90-Sunridge Valley - #2 of 2013
- 91-Hatwood - #5 of 2015
- 92-Jury Hotel - #12 of 2014
- 93-Thompson Hilltop - #1 of 2015
- 94-Pinebrook - #2 of 2015
- 95-5905 Boulevard - #3 of 2015



ADA TOWNSHIP
LOWELL TOWNSHIP
CALEDONIA TOWNSHIP
CITY OF KENTWOOD

CHAPTER 6

R-1 & R-2 Single Family Residential District

Section 6.01 Title:

Use Regulations Relating to the "R-1" and "R-2" Single Family Residential Districts

Section 6.02 Intent:

These districts are intended to encourage a suitable environment for residential and compatible supportive uses. To this end they are the most restrictive residential districts permitting low density single family homes and uses and a controlled degree of recreational, religious and educational facilities.

Section 6.03 Uses Permitted by Right:

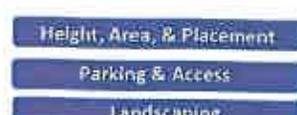
In any "R-1" or "R-2" single family residential district no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance.

1. Single family detached homes except mobile homes and earth sheltered dwellings.
2. Home occupations, as provided for in Section 4.20.
3. Accessory buildings, structures and uses as provided in Section 4.09.
4. Parks, playgrounds and related facilities, provided such facilities are owned and operated by the public or non-profit groups, but excluding those such facilities intended to serve areas beyond the immediate neighborhood, and outdoor facilities which are designed and intended for use after natural daylight hours.
5. Signs as provided in the Cascade Charter Township Sign Ordinance.
6. Temporary buildings, structures and uses, as provided in Section 4.18.
7. Essential Public Services, as provided in Section 4.25. (Section renumbered as a result of Ord. No. #10 of 2001)

Section 6.04 Uses Permitted by Special Use Permit:

The following uses may be permitted but are subject to the provisions and conditions outlined in Chapter 17:

1. Public, parochial and other private elementary, intermediate and high schools not operated for profit excluding colleges and universities.
2. Child or adult day care centers, as defined in Chapter 3, whether free standing or in conjunction with a principal permitted use.
3. Public or private non-profit parks and recreation and activity centers including swimming pools, tennis courts, baseball fields, community centers, libraries and similar facilities intended to serve areas beyond the immediate neighborhood and outdoor facilities designed and intended for use after natural daylight hours.
4. Churches and associated facilities normally incidental thereto. Any use associated with the church use that is further regulated by this ordinance shall also require the church use to comply with any such regulations as well. This would include but need not be limited to uses such as child day care, adult day care and group day care home facilities.
Notwithstanding the provisions of this Section, churches which lawfully existed before the effective date of this Ordinance shall for the purpose of this Ordinance be considered conforming. Expansion of such facilities shall however be subject to this ordinance. (Ord. #10 of 2001)
5. Bed and Breakfast establishments.
6. Transitional uses.
7. Model units, temporary real estate offices, as provided in Section 4.23.
8. The keeping of domestic animals and fowl may only be permitted by Special Use Permit in the R-1, Residential zoning district, as provided in Section 4.11. (This Section amended by Ordinance No. 12 of 1997)
9. Other uses determined by the Planning Commission to be similar to the uses listed in Section 6.04 hereof and for which a special use permit maybe approved by the Township. (Section added by Ord. #3 of 2006; 5/10/06)



CHAPTER 7

ARC Agriculture/Rural Conservation District

Section 7.01 Title:

Use Regulations Relating to the "ARC" Agriculture/Rural Conservation District

Section 7.02 Intent:

This district is intended in part to conserve the rural open space qualities of the community and to allow low density residential development in areas where soil conditions, topography, vegetation and or lack of existing or programmed public utilities and urban services preclude and will continue to preclude for an extended period, more intensive development. It is the further intended of this district to conserve large tracts of land suitable for agricultural and other specialized rural uses and to promote harmony between these uses and residences and the uses permitted in adjacent districts. The requirements of this district are such that if intense development and land subdivision is to occur, it shall be preceded by appropriate rezoning based on sound planning principles and the efficient programming of those public improvements and urban services necessary to support the development.

Section 7.03 Uses Permitted by Right:

In any ARC district, no building or land shall be used, and no building shall be erected, except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

1. Any use permitted by right in the R-1 and R-2 residential districts as enumerated in Chapter 6.
2. Single family earth sheltered and mobile home dwellings Section 4.19
3. Agricultural uses and farming operations as defined in Chapter 3, together with buildings and other installations customary and necessary to such uses or operations, except intensive livestock operations.

Section 7.04 Uses Permitted by Special Use Permit:

The following uses may be permitted, but are subject to the provisions and conditions outlined in Chapter 17:

1. Golf courses, country clubs and other public or private outdoor recreational uses, excluding miniature golf and amusement parks Section 17.07.2.c

2. Private airports and landing fields
3. Public, semi-public or private communications transmitter and relay stations Section 17.07.2.g
4. Travel trailer parks and campgrounds
5. Outdoor storage centers for recreational vehicles
6. Public utility and private contractor storage and service yards in association with specialized services requiring bases of operation and short term outdoor storage of equipment and material, excluding the stockpiling of material and the major repair of equipment Section 17.07.2.i
7. Kennels, animal hospitals and public stables Section 17.07.2.f
8. Limited retail and wholesale trade of landscape products in association with greenhouses Section 17.07.2.j (This subsection amended by Ordinance #2 of 1997)
9. Roadside Stands Section 17.07.2.m
10. Milk pasteurization plants, fish hatcheries and apiaries, and the raising of fur bearing animals when associated and secondary to a farming operation.
11. Cemeteries
12. Any special use which may be permitted in the R-1 and R-2 zoning districts as enumerated in Chapter 6.
13. Group Day Care Homes Section 17.07.2.o (New subsection added by Ordinance #14 of 1989)
14. Minor Mineral Resource Extraction Section 4.28 (New subsection added by Ordinance #19 of 1990)
15. Antenna tower and masts for cellular phone and other personal communication services Section 17.03.1.h (New subsection added by Ordinance #11 of 1996)
16. Nurseries with associated limited retail and wholesale trade of nursery stock field-raised on the premises and where at least 30% of the acreage of the facility is dedicated to growing nursery stock. Section 17.07.2.j
17. Other uses determined by the Planning Commission to be similar to the uses listed in Section 17.04 hereof and for which a special use permit maybe approved by the Township. (Section added by Ord. #3of 2006; 5/10/06)

