

AGENDA
Cascade Charter Township Planning Commission
Monday, July 11, 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 June 06, 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 # 16:3311 Thomas Lee Borisch**
Public Hearing
Property Address: 5292 Dayenu Dr.
Requested Action: The applicant is requesting a Type I Special Use Permit to construct an accessory building over 832 sq ft.**
- ARTICLE 7. **Case # 16:3314 Bud Reynolds**
Public Hearing
Property Address: 5701 Buttrick Ave.
Requested Action: The applicant is requesting a Type I Special Use Permit to construct an accessory building over 832 sq ft.**
- ARTICLE 8. **Case #16-3315 Gertrude Roelofs**
Public Hearing
Property Address: 9554 52nd St.
Requested Action: The applicant is requesting a Type I Special Use Permit to construct an accessory building over 832 sq ft.**
- ARTICLE 9. **Case #16-3310 Cascade Paper Convertor**
Property Address: 4935 Starr St.
Requested Action: Site Plan Approval for a 7,200 sq ft addition.**
- ARTICLE 10. **Case #16:3316 Leisure Living, LLC.**
Property Address: 3196 Kraft Ave.
Requested Action: Basic Plan Review to rezone property at 5042, 5044 Cascade Rd and 1225 Spaulding to P.U.D. to allow an independent living, assisted living and memory care complex**
- ARTICLE 11. **Any other business****
- 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, June 6, 2016 – 7:00 p.m.
Cascade Library Wisner Center

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

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda.

Motion by Member Robinson to approve Agenda. Supported by Member Lewis.

Motion carried 8 to 0.

ARTICLE 4. Approve the Minutes of the May 16, 2016 meeting.

Member Rissi noted a couple minor corrections (typos).

Motion by Member Sperla to approve the minutes of May 16, 2016, with corrections. Supported by Member Mead.

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. Case #14:3208 Thornapple Hilltop / PUD

Property Address: 6868 Cascade Rd.

Requested Action: The applicant is requesting an extension of site plan approval for another year.

Director Peterson stated that Cascade Township Ordinance requires that they start construction within a year or possibly lose their approval. The year has gone by. They did ask the Board for the extension. The Board separated the PUD ordinance and the site plan approval, which is unique. The Board has granted extensions, but that the Board felt the applicant had simply not met the

timeline requirement of filing within a year. Essentially, they allowed the PUD ordinance to be extended, they did not approve the site plan. He advised the board in reference to the site plan, the only standard the Board should use is if there have been any changes to laws, prevailing conditions, ordinances, etc. that would change the project. Nothing has changed, so Director Peterson recommended approval of the site plan and they be allowed to continue under the approval that the Township had granted before.

Member Spelta inquired about an issue that came up before boundary lines with approved before and if that was rectified. Peterson stated that was not part of the project but that might happen in the future. Member Sperta felt it was discrepancy in the legal descriptions that the engineers were still working on. Member Sperta wanted this cleaned up in this process. Director Peterson felt that at that time it was not something that should be cleaned up, but something that they needed to figure out what the discrepancy was between the legal descriptions.

Chairman Waalkes asked the applicant to come forward with any comments.

Steve Witte of Nederveld representing Thornapple Hilltop. Concerning the Member Sperta inquiry, Mr. Witte showed the gap between Thornapple Hilltop and property owned by Mr. Growney and stated that legal descriptions have been completed and given to the title company. He is not sure if that was ever resolved, but that it has nothing to do with the current project. Mr. Witte noted that within a month or so, you'll actually see the mixed use building, the second phase along the Thornapple River. Then at that time it'll be all cleaned up and connected.

Member Sperta also noticed that the ordinance provision does say it has to be good cause. He stated he saw document and material that was submitted saying there were health issues for the delay and he felt that was good enough cause to grant the extension.

Chairman Waalkes stated they were being asked to extend the site plan for another year, noting that nothing has changed in the ordinances, regulations, etc. The site plan has not changed and are reapproving the exact site plan presented one year prior.

Member Sperta moved to reapprove the site plan. Supported by Member Mead. Motion to approve carries 8-0

ARTICLE 7.

Case #16:3305 Cascade Hospitality – Spruce Meadows

Property Address: 5375 28th Street Ct.

Requested Action: The applicant is requesting to amend the Spruce Meadows PUD to allow for new hotel.

To begin, it was noted that the Agenda for today was incorrect in that this was slated for Public Hearing. That is not the case.

Director Peterson stated the applicant is requesting Basic Plan Review in order to construct a new hotel. The site was originally approved for a hotel. However, only the foundation was built. That foundation must now be removed and the new hotel does not fit in the exact footprint so they are asking for a few changes to the PUD Ordinance in order to fit the new hotel. The changes to the PUD would be building height, number of rooms (an additional 14), rear setback, side bufferyard, and front bufferyard.

One of the big drivers of the current regulation was the fact that the area to the North was zoned residential. Now that the YMCA has developed the area to the North, those concerns are no longer present.

Given the number of exceptions to the PUD he feels it was more appropriate to proceed with the PUD amendment process rather than seek variances.

The Master Plan designation for this property is general commercial but is bounded on the South and West by highway commercial. The general commercial designation is our typical 28th Street commercial and highway commercial is more reflective of the expressway service zoning district. Other than the additional 5 feet of building height (which would be allowed in the ES zone) the project is in line with the general commercial designation. The fact that the highway commercial designation is adjacent to the property and the residential use to the North is no longer a possibility, the blending of the two Master Plan Designations would seem appropriate.

Director Peterson also felt that discussion should ensue as to whether or not a traffic study should be required, given the change in the project. In general, for projects that are compliant with the Master Plan, we have not required traffic studies. However, if the Commission feels that a traffic study is warranted due to the changes they are seeking, what type of study needs to be identified. He does not believe one is appropriate for this project. The surrounding roads have the capacity to address the traffic from a hotel. The Township Board has already asked the KCRC to address the paving issues on Kraft Avenue and the KCRC is already looking into possible changes to the timing of the lights at Kraft and 28th Street Intersection.

The applicant has indicated that the storm water from the site will be addressed and improved to comply with our storm water ordinance. This area is handled by regional storm water system that will need to be approved by the KCDC.

Before proceeding to the Preliminary Development plan review, a public hearing, Director Peterson recommends that the Planning Commission address: (1) the need for a traffic study, (2) have the applicant provide the required site plan information, and (3) approval from the KCDC for storm water information plan.

Chairman Waalkes asked that the Applicant come forward with comments.

Andy Andre, the engineer for the owner came forward to introduce the project. Mr. Andre indicated that he did not have much to add to the staff report but did comment that a traffic study did seem warranted given the low amount of change from the current approved hotel as well as the work that the KCRC is already doing.

Discussion ensued amount the commission and it was felt that the project was ready to proceed to the public hearing once they provide the required information as listed by staff. Furthermore, the Commission did feel that a traffic study was necessary.

No action was required by the Planning Commission at this point.

ARTICLE 8.

Case #16-3309 Riebel / PUD Redwood

Property Address: 6370 28th Street

Requested Action: The applicant is requesting to amend the Riebel development to allow a 60-unit apartment development.

To begin, it was noted that the Agenda for today was incorrect in that this was slated for Public Hearing. That is not the case.

Director Peterson stated that the Applicant is requesting a Basic Plan Review in order to construct 60 new apartment buildings and one manager unit. The original project allowed for the area behind Pizza Hut, Macatawa Bank and Culvers to be developed into a mix of office, restaurant and retail. That portion of the project has never been done. They are now asking to modify the PUD to allow the multifamily development.

One of the design elements of the Riebel Development PUD was to increase pedestrian non-motorized connections into and throughout the development. The current design could be improved to provide more pedestrian access out to 28th Street. Director Peterson has given the Applicant one idea already on how to achieve this goal.

The current Master Plan designation for this property is Mixed Use. This designation is a reflection of the uses that are already there. This project does not change that and would not be inconsistent with the Master Plan.

Director Peterson feels discussions should be held regarding whether or not to require a traffic study given the change in the project. In general, an apartment project would include an increase of about 6 trips per day per unit. This section of 28th Street does not experience a capacity issue. He does not believe this project warrants a traffic study given the size and location of this project.

Concerning the storm water design, this was never completed for the existing site to address this portion of the project and some of the changes to the storm water ordinance will require that system be redesigned to meet the current requirements.

Before proceeding to the Preliminary Development plan review, a public hearing, Director Peterson recommends that the Planning Commission address: (1) The Applicant provide the required site plan information; (2) revise the site plan to include the necessary storm water information, (3) the need for a traffic study, and (4) provide a sidewalk system in the project to connect all of the units to the internal sidewalk system rather than using the road.

Chairman Waalkes asked that the Applicant come forward with comments.

The Applicant, Mr. Richard Batt, came forward and made a PowerPoint presentation concerning the aesthetics, layouts of the units, type of residents, price points for these units. Mr. Batt indicated that the project that they just completed behind Walmart filled up faster than any other project they have in their portfolio.

After a discussion among the commission it was determined that a traffic study was not needed since this project is in line with the masterplan. The commission determined that the project was ready to proceed to the public hearing phase once the items listed in the staff report are obtained.

No action was required by the Planning Commission at this point.

ARTICLE 9. Any other business

Member Sperla asked if anyone had read an article concerning traffic in the Grand Rapids Press. A discussion commenced.

ARTICLE 10. Adjournment

**Motion made by Member Rissi to adjourn. Supported by Member Sperta.
Motion carried 8-0.
Meeting adjourned at 8:35 p.m.**

Respectfully submitted,
Scott Rissi, Secretary

DRAFT

STAFF REPORT: Case # 16-3311
REPORT DATE: July 5, 2016
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 11, 2016
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Thomas Borisch
5292 Dayenu Dr
Grand Rapids MI 49512

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a Special Use Permit to construct an accessory building in excess of 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): R1

GENERAL LOCATION: East side of Thornapple River Dr north off Kilmer.

PARCEL SIZE: Approximately 3.8 acre.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: R1

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 100' x 50' accessory building (5,000 sq ft). The building will be 16 feet tall as measured to the midpoint.
2. They have indicated that they want the building for personal storage of a large boat and RV as well as a place to work on cars, boats and RV.
3. They are planning to place the building in the front yard approximately 93 feet to the side property line and 50 feet to the road ROW. Being on the river they are allowed to have it in the front yard. These setbacks meet our requirements.
4. With between 3 and 6 acres they would be allowed 2 accessory buildings.
5. The building is being built with steel siding and roofing.
6. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
7. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I 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.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Residential storage.
The proposed location, type and kind of construction and general architectural character of the building.	The addition will match the existing home.
The size of the building in relation to the house, lot and zoning district.	The property is about 3.8 acres. The home has approximately 5,000 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are a few other detached buildings in the immediate area. This size building is large for the area and consistent with the construction type of others of the area.

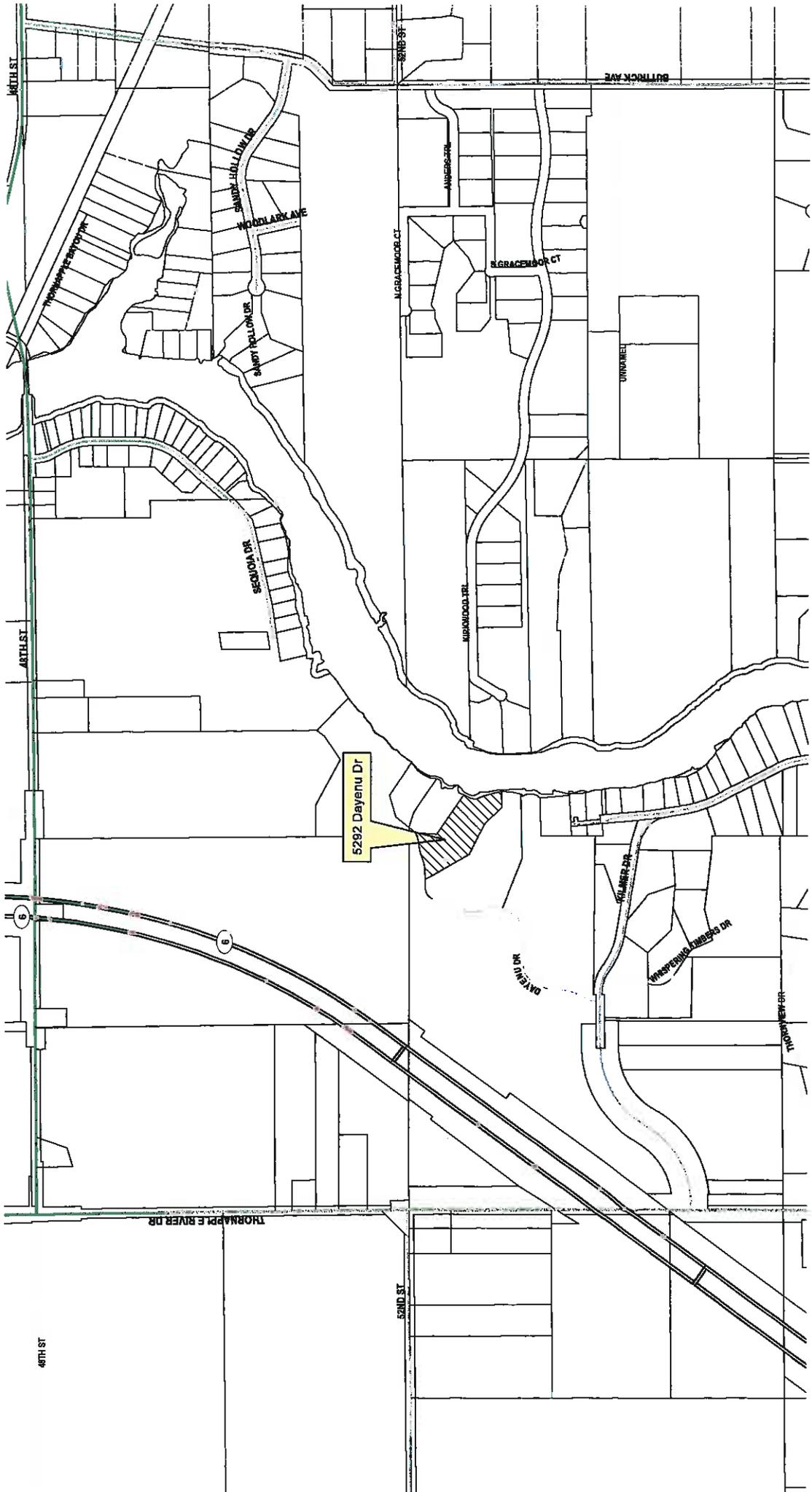
The topography and vegetation in the area.	Wooded, sloped to the river
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The neighboring lots, to the north on the street with have a view of the building that could seem objectionable. Currently they are all family members. No others would see the building.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

Given the fact that none else would see the building other than the existing family members on the adjacent lots, I would recommend that you approve the request to construct the new building under the following conditions:

1. The building is not used for living space or to run a business.

Attachments: Application package





CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Thomas Lee Borisch
Address: 5292 Dayenu Dr SW
City & Zip Code Grand Rapids, Michigan 49512
Telephone: 616-901-9003
Email Address: Tom@tlb-llc.com

OWNER: * (If different from Applicant)
Name: _____
Address: _____
City & Zip Code: _____
Telephone: _____
Email Address: _____

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)	
<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. – Rezoning *
<input type="checkbox"/> P.U.D. – Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Plat Review *
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

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

BRIEFLY DESCRIBE YOUR REQUEST:**

I am requesting a permit to build a 50 x 100 Steel building for personal use. I have a large car collection, a 47 foot boat, an RV and would like to have a shop area to work on my cars, boats, and RV.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

Please find attachment 1.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -33-200-059

ADDRESS OF PROPERTY: 5292 DAYENU DR SE

PRESENT USE OF THE PROPERTY: RESIDENTIAL

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

Name(s)

Address(es)

_____	_____
_____	_____

SIGNATURES

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

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

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

Tom Borisch
Applicant – Print or Type Name

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

[Signature] 4/24/16
Applicant’s Signature & Date

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

PROPERTY SEARCH

Tax Description

Parcel Number: 41-19-33-200-059

Property Address: 5292 DAYENU DR SE

Description

411933200059 PART OF NE 1/4 COM 54.87 FT S 0D 21M 18S W ALONG E SEC LINE FROM NE COR OF SEC TH WLY 20.39 FT ON A 100.0 FT RAD CURVE TO RT /LONG CHORD BEARS S 73D 37M 55S W 20.36 FT/ TH S 79D 28M 27S W 74.99 FT TH WLY 47.39 FT ON A 300.0 FT RAD CURVE TO LT /LONG CHORD BEARS S 74D 56M 54S W 47.35 FT/ TH S 70D 25M 21S W 50.39 FT TH WLY 48.44 FT ON A 150.0 FT RAD CURVE TO RT /LONG CHORD BEARS S 79D 40M 24S W 48.23 FT/ TH S 88D 55M 28S W 73.29 FT TH S 30D 02M 43S E 355.41 FT TH S 63D 27M 47S E TO E SEC LINE TH N 0D 21M 18S W ALONG E SEC LINE TO BEG * SEC 33 T6N R10W 1.81 A. ALSO PART OF NW 1/4 COM AT NW COR OF SEC TH S 0D 21M 18S E ALONG W SEC LINE 487.04 FT TH S 63D 27M 47S E 97.04 FT TH S 43D 44M 55S E 165.34 FT TO BEG OF THIS DESC - TH N 43D 44M 55S W 165.34 FT TH N 63D 27M 47S W 97.04 FT TO W SEC LINE TH N 0D 21M 18S W ALONG W SEC LINE 432.17 FT TH NELY 28.69 FT ON A 100.0 FT RAD CURVE TO LT /LONG CHORD BEARS N 59D 34M 17S E 28.59 FT/ TH S 4D 12M 57S W 153.67 FT TH S 55D 54M 00S E TO CONTOUR 666 ON LEFT BANK OF THORNAPPLE RIVER TH SLY ALONG SD CONTOUR TO A LINE BEARING N 88D 48M 57S E FROM BEG TH S 88D 48M 57S W TO BEG * SEC 34 T6N R10W 2.03 A. SPLIT ON 07/08/2009 FROM 41-19-33-200-046, 41-19-34-101-001;

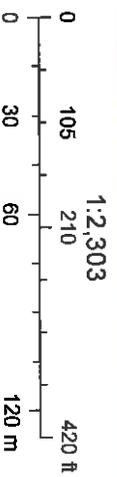
Viewer Map



April 21, 2016

- Freeway
- Freeway Ramp
- Highway
- All Others
- Parcels

Proposed Construction Site.

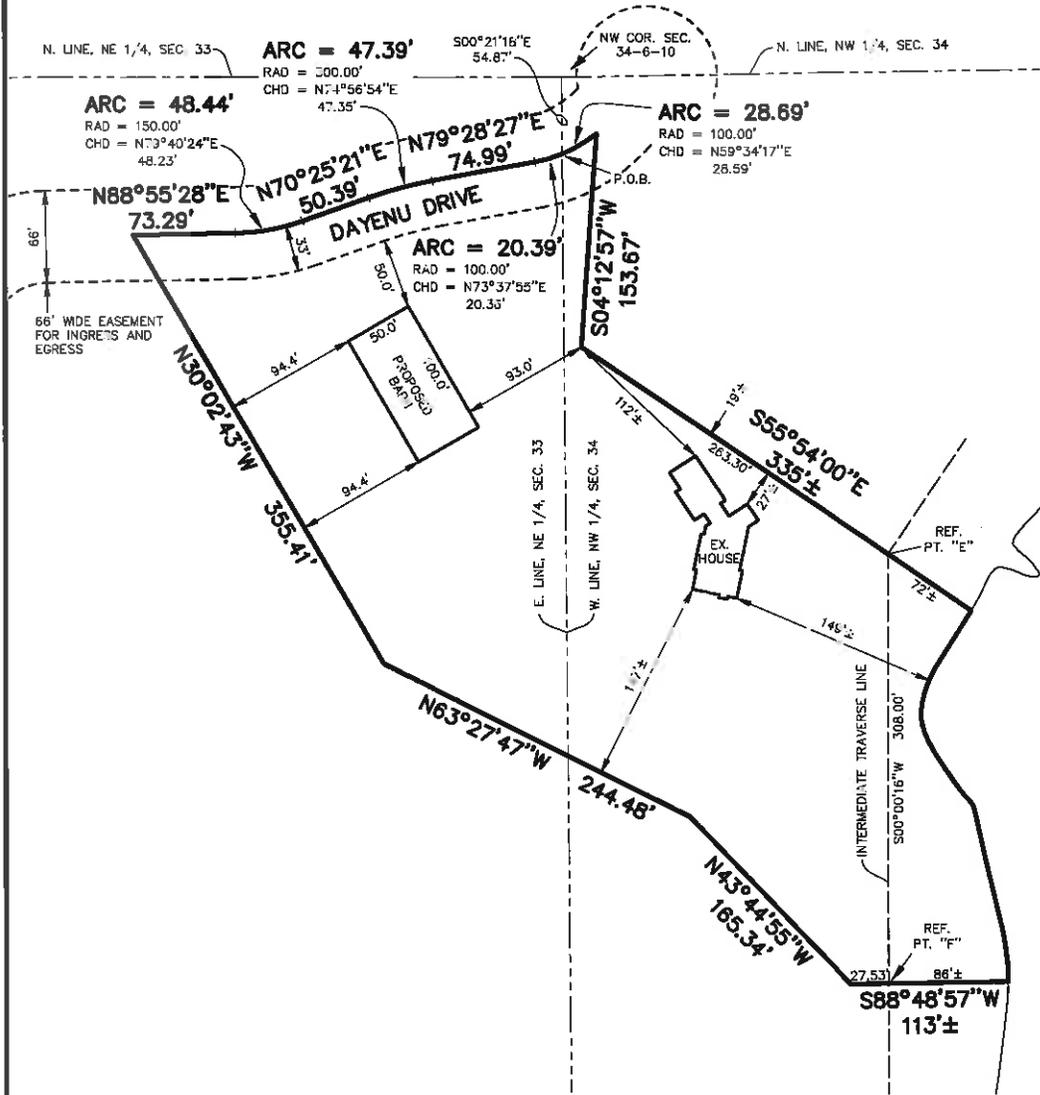


Site Plan for: Miedema Metal Building
 ATTN: Lee Hansen
 3309 Hudson Trails Dr.
 Hudsonville, MI 49426

RE: 5292 Dayenu Drive

Description:

Part of the NE 1/4 of Section 33 and part of the NW 1/4 of Section 34, T6N, R10W, Cascade Township, Kent County, Michigan (See page 2 of 2 for complete legal descriptions).



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



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 planners · engineers · surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 Fax: (616) 531-2121
 www.excelengineering.com

FILE NO.: S161389 DATE: 05/05/16

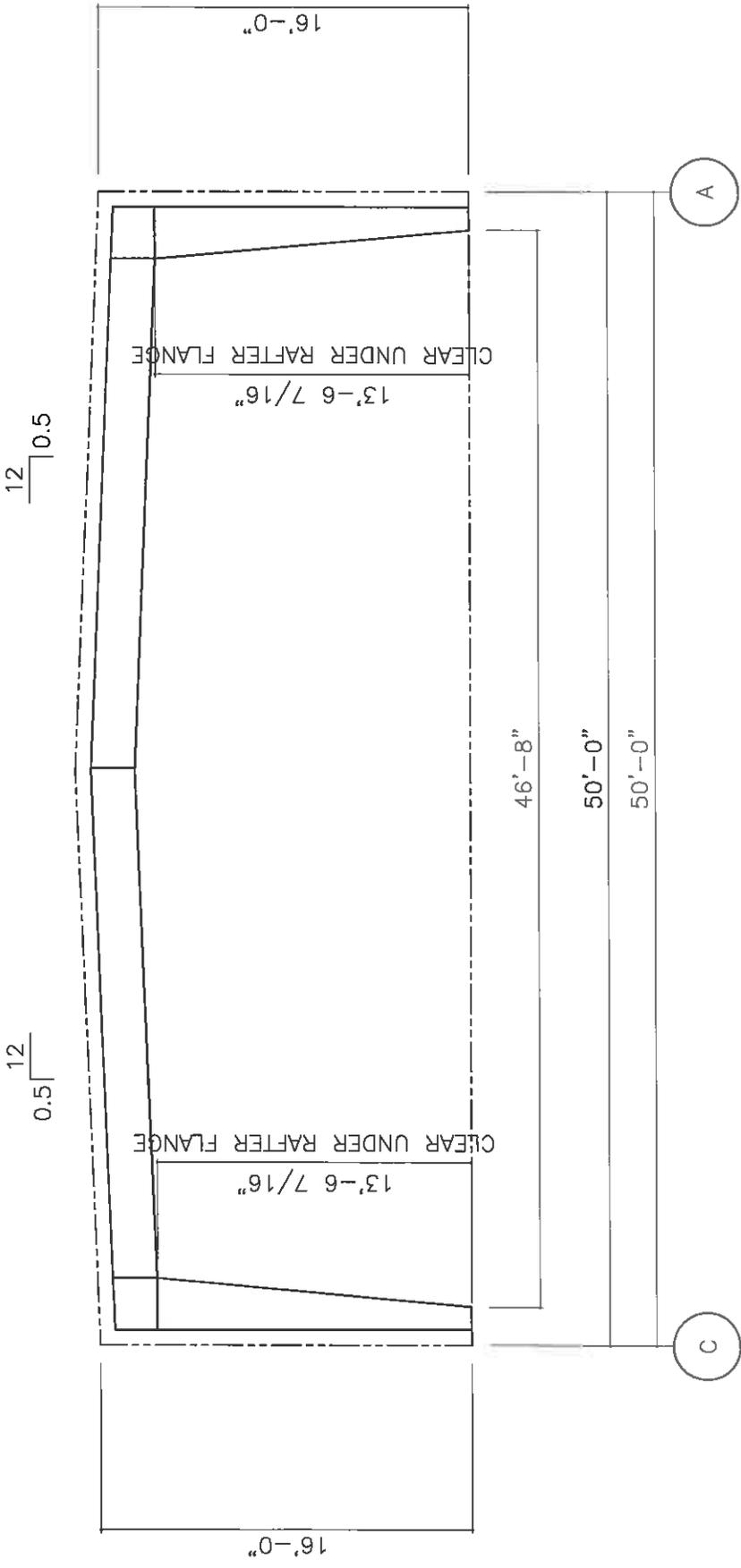
P:\Projects\2016\161389\Drawings\dwg\161389.dwg--SITE1--s



PROJECT NAME: TOM BORISCH
 CUSTOMER NAME: GRAND RAPIDS, MI
 SHEET NUMBER: MIEDMA METAL BUILDING SYSTEMS INC

DATE: 4/28/2018 12:38 PM
 SHEET TITLE: PRELIMINARY FRAME CROSS SECTIONS
 QUOTE NUMBER: LEE-
 PROJECT NUMBER: FX

DO NOT USE FOR FINAL CONSTRUCTION



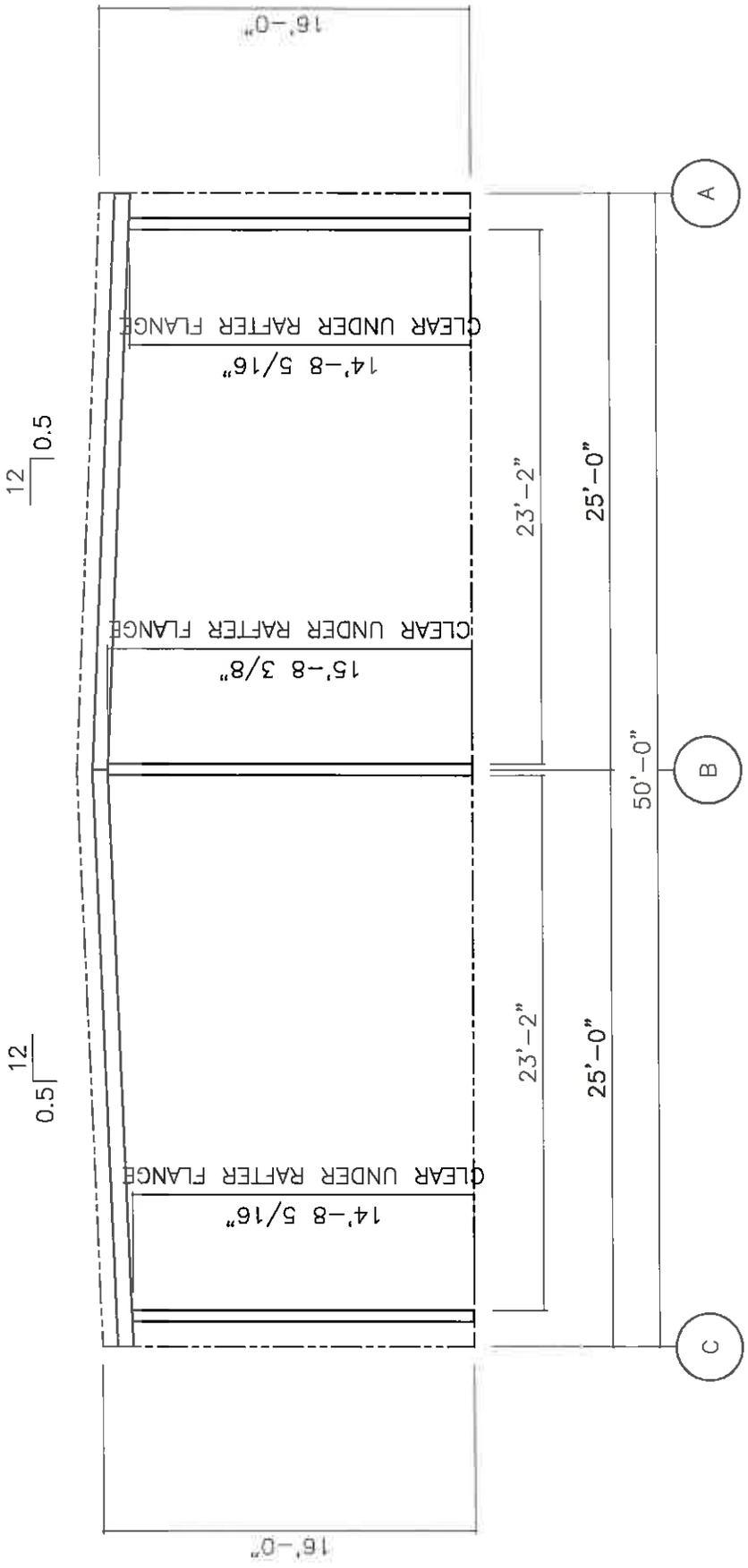
FRAME @ LINE(S) 2

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN,
 UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.



PROJECT NAME: TOM BORISCH
 GRAND RAPIDS, MI
 DATE: 4/28/2018 12:57 PM
 SHEET TITLE: PRELIMINARY FRAME CROSS SECTIONS
 CUSTOMER NAME: MIEDEMA METAL BUILDING SYSTEMS INC
 QUOTE NUMBER: LEE-
 SHEET NUMBER: FX

DO NOT USE FOR FINAL CONSTRUCTION



FRAME @ LINE(S) 1

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN,
 UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

STAFF REPORT: Case # 16-3314
REPORT DATE: July 5, 2016
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 11, 2016
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Bud Reynolds
5701 Buttrick Ave
Alto MI 49302

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a Special Use Permit to construct an accessory building in excess of 832 sq ft.

EXISTING ZONING OF SUBJECT PARCEL(S): PUD 52

GENERAL LOCATION: West side of Buttrick just north of 60th St.

PARCEL SIZE: Approximately 2.2 acre.

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES: Residential

ZONING ON ADJOINING PARCELS: PUD 52
East - R1

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 32' x 40' accessory building (1,256 sq ft). The building will be 14 feet tall as measured to the midpoint.
2. They have indicated that they want the building for personal storage of lawn equipment, cars, etc.
3. They are planning to place the building in the rear yard and 10 feet from the side property line. This meets our requirements.
4. With less than 3 acres the property would only be allowed this one accessory building. They have agreed to remove the existing accessory building after the new one is built.
5. The building is being built to match the house.
6. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
7. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I 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.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Residential storage.
The proposed location, type and kind of construction and general architectural character of the building.	The addition will match the existing home.
The size of the building in relation to the house, lot and zoning district.	The property is about 2.2 acres. The home has approximately 2,500 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are a few other detached buildings in the immediate area. This size building is consistent with the size home and lot of the area.
The topography and vegetation in the area.	Wooded, flat

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 adjacent home to the north and existing landscape buffer would make it difficult to see the building.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

I would recommend that you approve the request to construct the new building under the following conditions;

1. The building is not used for living space or to run a business.
2. The small shed is removed from the property within 1 month after completing the new building.

Attachments: Application package



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Bud + Christi Reynolds
 Address: 5701 Buttrick Ave SE
 City & Zip Code: Auto, MI 49302
 Telephone: (712) 204-2283
 Email Address: Sd budder@gmail.com
christi.reynolds7@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
<input checked="" type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Subdivision Plat Review *
<input type="checkbox"/>	Zoning Variance	<input type="checkbox"/>	Other: _____ *

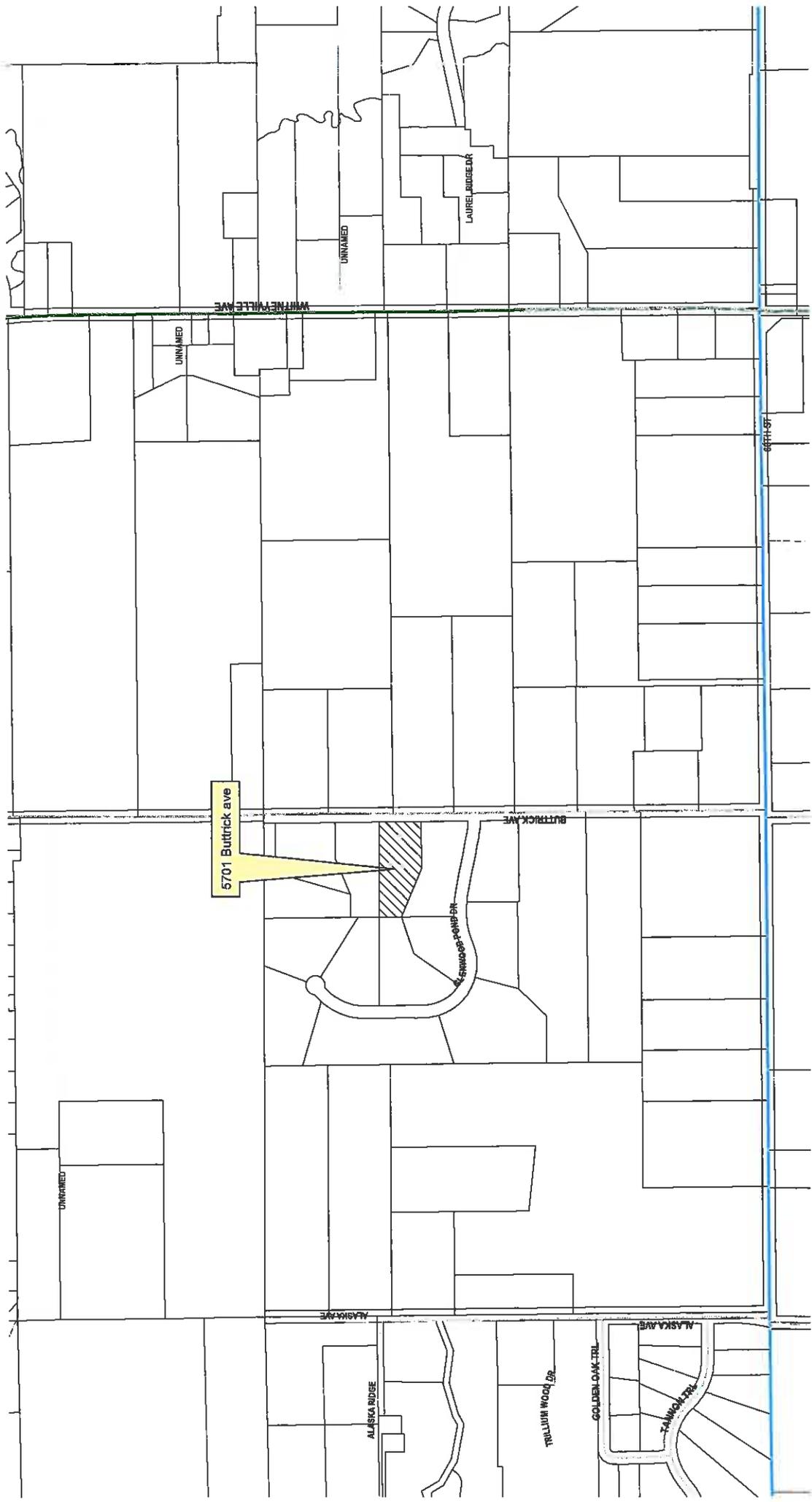
** Requires an initial submission of 5 copies of the completed site plan*

BRIEFLY DESCRIBE YOUR REQUEST:**

Adding a detached 3 car + garage
Dimensions: 32 x 40 Stick built
w/ concrete drive attaching to current asphalt driveway

(**Use Attachments if Necessary)

-SEE OTHER SIDE-



5701 Buttrick ave

WINTERVILLE AVE

LAUREL RIDGE DR

UNNAMED

UNNAMED

6TH ST

BUTTRICK AVE

BRANDON PENN DR

UNNAMED

ALASKA AVE

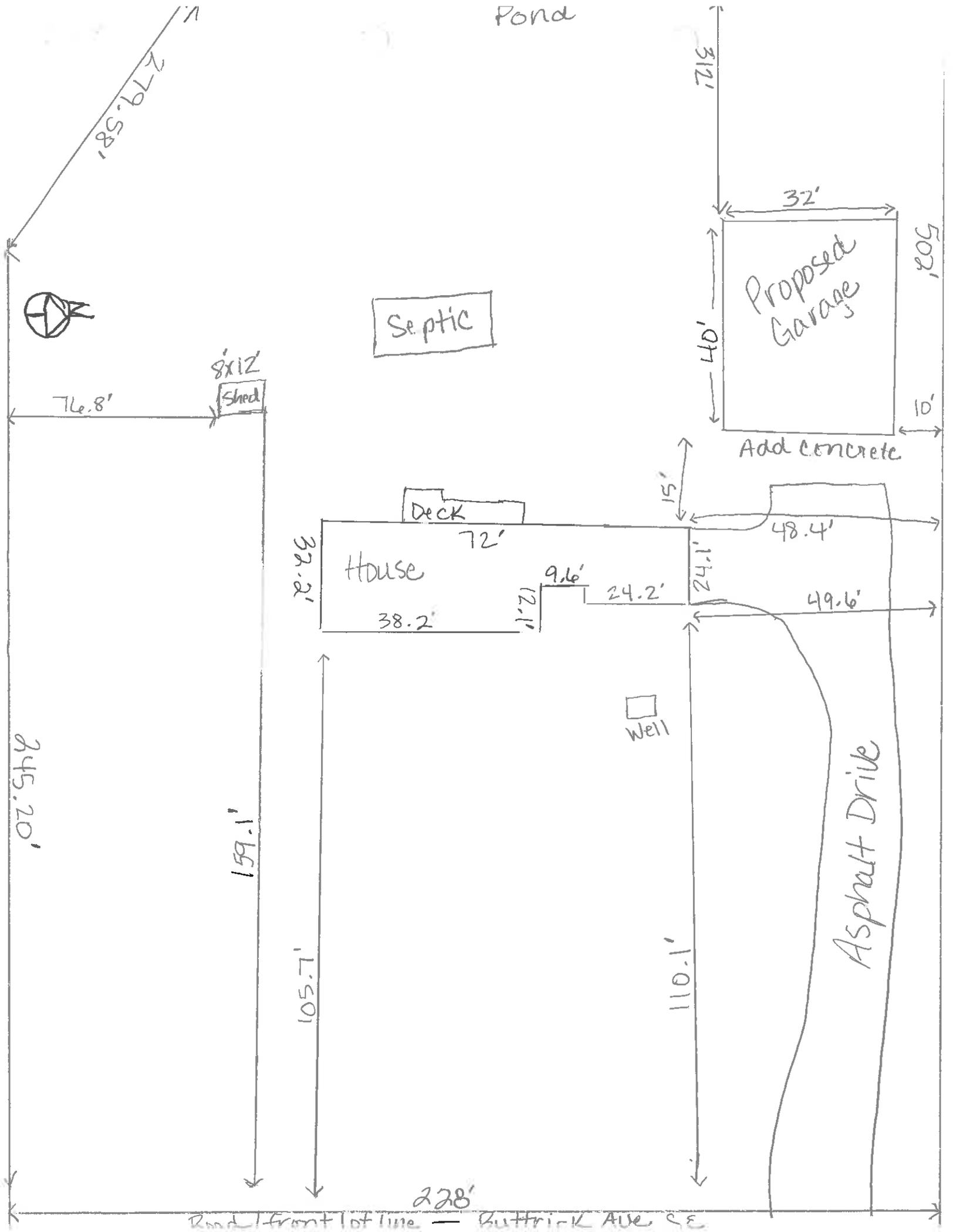
ALASKA RIDGE

TRULLIUM WOOD DR

GOLDEN OAK TRL

ALASKA AVE

ALASKA AVE



LEGAL DESCRIPTION OF PROPERTY**:

Unit 4, Buttrick Country Estates, a Condominium
according to the Master Deed recorded in Liber
2984, pages 139-192, inclusive, in the Office of the
Kent County Register of Deeds, and designated as
Kent County Condominium Subdivision Plan No. 214
(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -34-426-004

ADDRESS OF PROPERTY: 5701 Buttrick Ave SE, Alto 49302

PRESENT USE OF THE PROPERTY: private residence

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

Name(s)

Address(es)

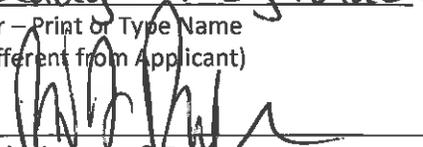
SIGNATURES

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

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

Buddy L. Reynolds Jr.

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

* 

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

Christina M. Reynolds

Applicant - Print or Type Name

*  6/7/16

Applicant's Signature & Date

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

Sample Drawing of Plan



Plan Details

Heated Sq. Ft.

Total

0 sq. ft.

Unheated Sq. Ft.

Garage

1256 sq. ft.

Dimensions

Width

32 ft. 0 in.

Depth

40 ft. 0 in.

Approx. Height

17 ft. 11 in.

Ceiling Heights

First Floor

9 ft. 0 in.

Roof Pitch

6/12 Main

Roof Framing

Stick

Exterior Wall

2x4

Foundation

Slab

PROJECT:
 NAME:
 ADDRESS:
 CITY/STATE/ZIP:

RANDALL

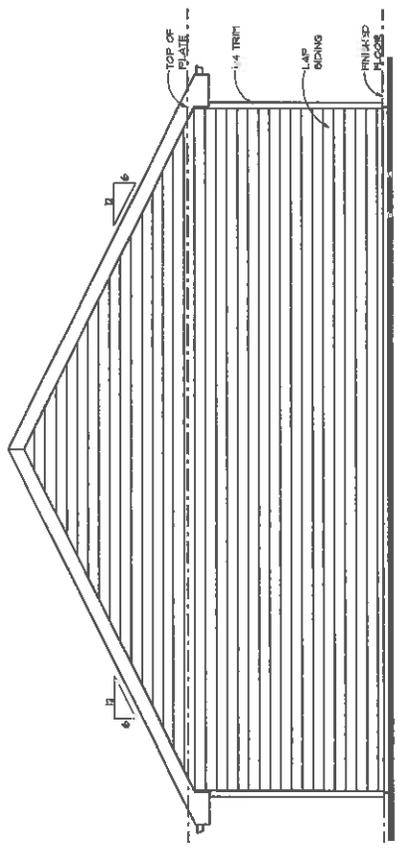


advancedhouseplans

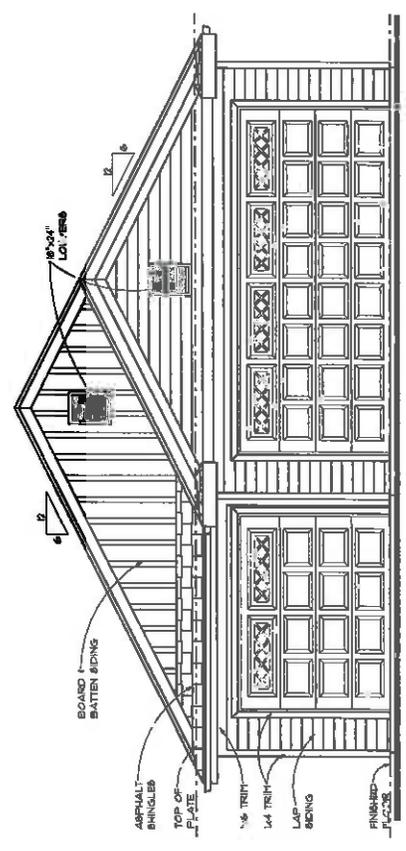
29268
 29268

29268
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SHEET
 2
 OF
 2
 ROOM SCALE: 1/8"=1'-0"



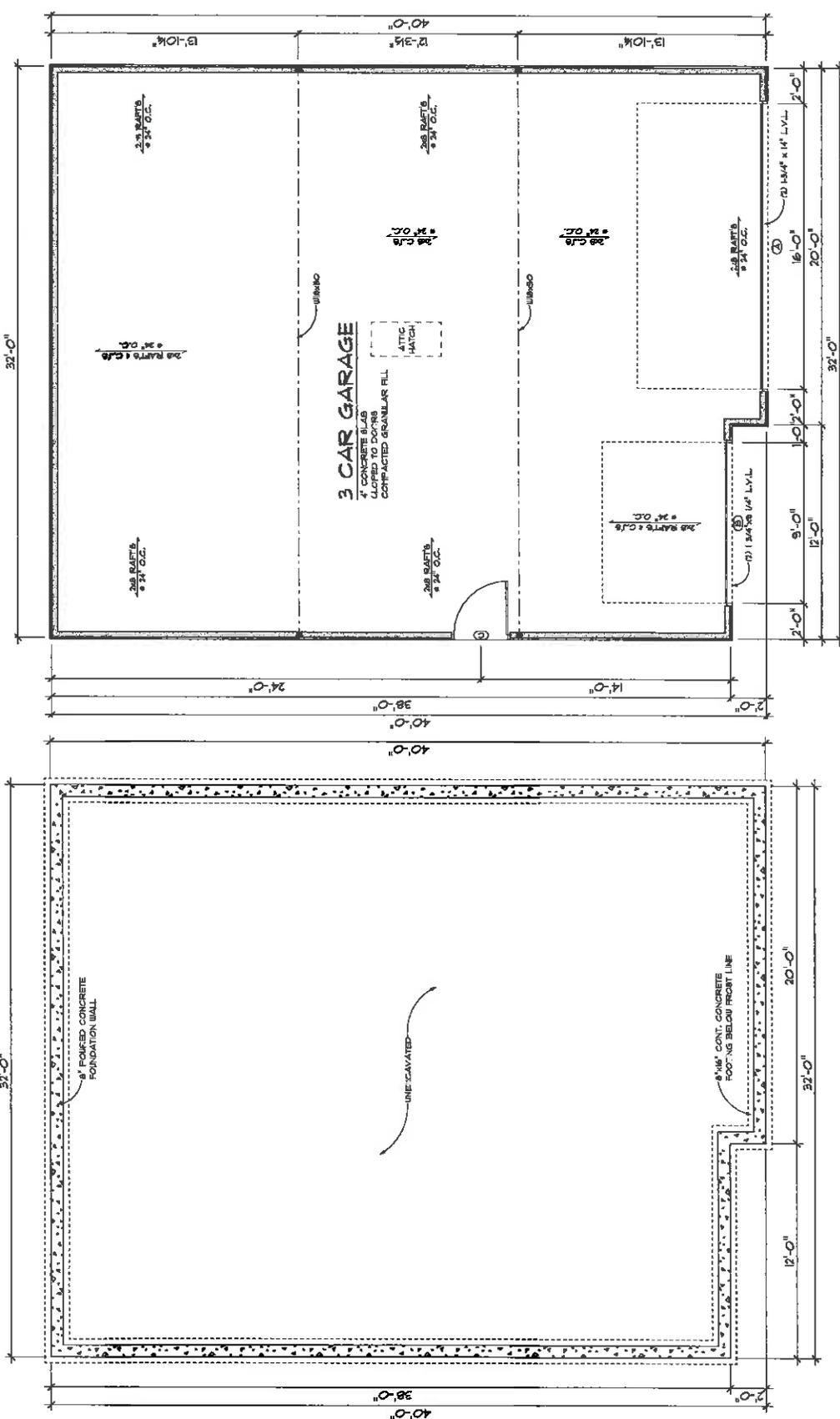
REAR ELEVATION
 SCALE: 1/4"=1'-0"



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

OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
A	GARAGE	103M4	16'-0" x 7'-0"	1
B	GARAGE	103M4	9'-0" x 7'-0"	1
C	DOOR	3.1.50	3'-0" x 6'-9"	1

- GENERAL NOTES:**
- ALL MAIN LEVEL WALLS ARE 8" 1/2" HIGH UNLESS NOTED OTHERWISE
 - ALL ANGGLED WALLS ARE 8" DES. UNLESS NOTED OTHERWISE
 - ALL EXTERIOR WALLS ARE 4" 0" 1/2" RIGID/1/2" BRICKTHICK
 - ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE



MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"
GARAGE: 1556 SQ. FT.

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

PROJECT: **FINAL**
CALC: **CS-20-4**
REVISION:

29268

SHEET **4**

advancedhouseplans

**IF THIS IS NOT RED
DO NOT COPY**

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PAPER

RANDALL

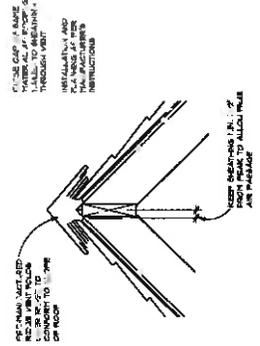


advancedhouseplans

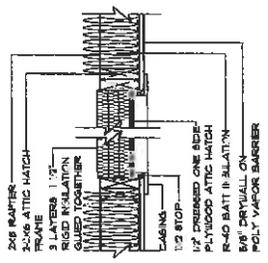
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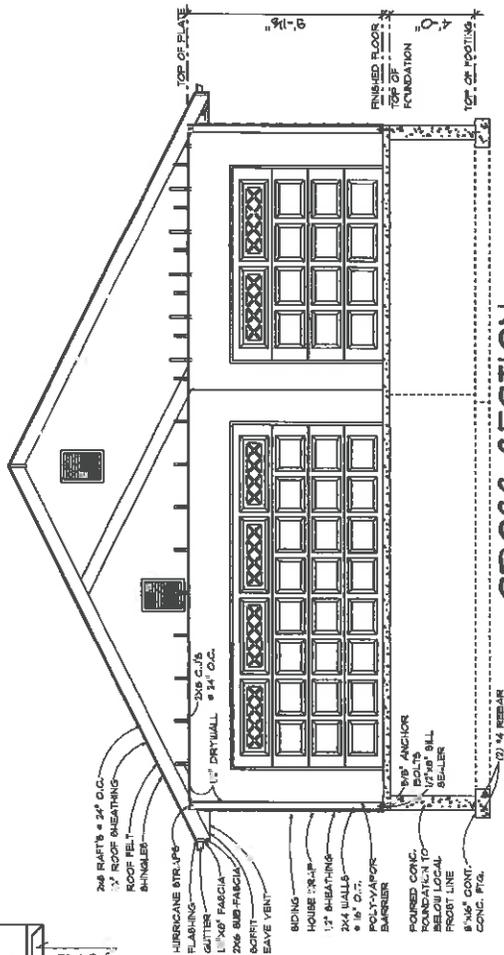
SHEET 5 OF 5
BOOK SCALE 1/8" = 1'-0"



RIDGE VENT

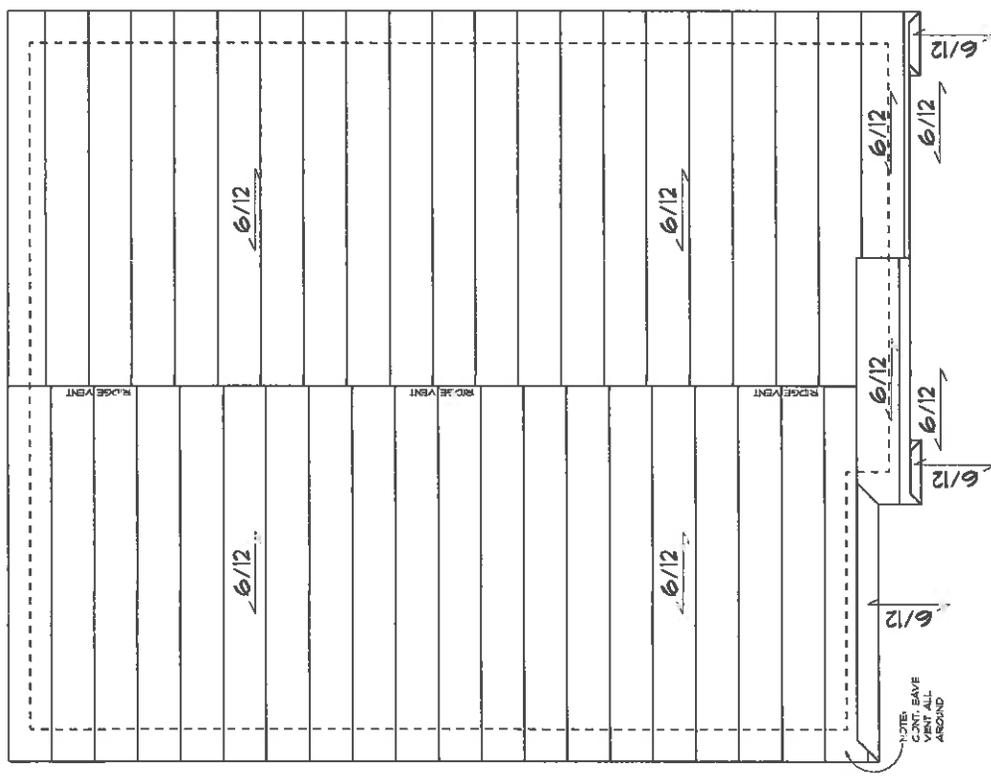


ATTIC HATCH



CROSS SECTION

SCALE 1/4" = 1'-0"



ROOF PLAN

SCALE 1/4" = 1'-0"

STAFF REPORT

STAFF REPORT: Case #16-3315
REPORT DATE: July 5, 2016
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: July 11, 2016
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:

Gertrude Roelofs
9554 52nd St
Ada MI 49301

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION:

The applicant is requesting a Type I special use permit to construct an addition to an accessory building over 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S):

ARC

GENERAL LOCATION:

south side of 52nd St just west of Snow Ave.

PARCEL SIZE:

Approximately 4.4 acres.

EXISTING LAND USE
ON THE PROPERTY:

Residential

ADJACENT AREA
LAND USES:

Residential

ZONING ON
ADJOINING PARCELS:

ARC

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 68' x 56' accessory building (3,808 sq ft). The building will be 17.6 feet tall as measured to the midpoint.
2. They have indicated that they want the building for personal storage for cars, etc. They are building the building to replace one that recently burned down. While the original building was legal non-conforming they did receive a variance to rebuild what they are proposing.
3. They are planning to place the building in the rear yard and 20 feet from the side property line. Although this does not meet our standards they have been issued a variance. The variance was awarded at the May meeting and after much discussion the applicant agreed to reduce the size of the building, lower the total height and increase the sideyard setback. The applicant complies with the XZBA decision.
4. With between 3-6 acres that are permitted two accessory buildings. They do have a large barn structure on the property so they would not be permitted another building.
5. The building is steel structure which is consistent with the area.
6. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
7. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I 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.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	Residential storage.
The proposed location, type and kind of construction and general architectural character of the building.	The building will be consistent with others in the area.

The size of the building in relation to the house, lot and zoning district.	The property is about 4 acres. The home has approximately 3,700 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	The size of the building is generally consistent with the area. What is unique is that they have another large building on the property. Together the two buildings would be large for the lot and home size.
The topography and vegetation in the area.	open, falls to the south
Whether the proposed building will affect the light and air circulation of any adjoining properties.	The nearest neighbor to the west is a family member who does not object. This is the area that the ZBA had required the increase in setback.
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	Same as above.
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.

STAFF RECOMMENDATION

I would recommend that you approve the request to construct the new building under the following conditions:

1. The building is not used for living space or to run a business.

Attachments: Application package
 ZBA decision letter



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Gertrude Roclofs
Address: 9554 52nd St SE
City & Zip Code: Ada, MI 49301
Telephone: (616) 690-1541
Email Address: trudyr5050@gmail.com

OWNER: * (If different from Applicant)
Name: _____
Address: _____
City & Zip Code: _____
Telephone: _____
Email Address: _____

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)	
<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. - Rezoning *
<input type="checkbox"/> P.U.D. - Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Plat Review *
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

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

BRIEFLY DESCRIBE YOUR REQUEST:**
Prior acc. building was destroyed by a fire. We are requesting a new building be built, and have gone the extra mile to reduce the size to 68' x 56' after zoning meeting.

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

LEGAL DESCRIPTION OF PROPERTY**:

That part of E 385.5 ft of NE 1/4 Lying NLY of
NLY Line of C & O RR R/W 100 ft wide / EX W 330 ft
of W 30 ft thereof # SEC 36 T6N R10W 4.46A

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-36-200-026

ADDRESS OF PROPERTY: 9554 52nd St SE Ada, MI 49301

PRESENT USE OF THE PROPERTY: ARL

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

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

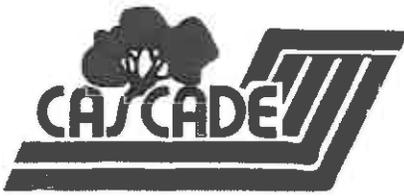
SIGNATURES

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

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

<u>Gertrude Roelofs</u>	_____
Owner – Print or Type Name (*If different from Applicant)	Applicant – Print or Type Name
* <u>Gertrude Roelofs</u> Owner's Signature & Date (*If different from Applicant) 16-20-2016	_____ Applicant's Signature & Date

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



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

June 15, 2016

Gertrude Roelofs
9554 52nd St
Ada MI 49301

RE: Case 16-3307

This is your notice of the Cascade Township Zoning Board of Appeals decision to Approve your zoning variance, with the following condition:

- i. The building is reduced to no larger than 70 x 60
- ii. The building is no taller than 17.6 feet tall
- iii. You must maintain a minimum of a 19-foot setback from the side (west) property line.

In order to be placed on the Planning Commission agenda you must submit a new application for a special use permit along with the revised plans indicating the conditions of the ZBA. Once I have the new application, along with the \$100 fee I will place it on the first available agenda.

If you have any questions or would like to discuss this matter please call me at 949-0224 or email at speterson@cascadetwp.com.

Sincerely,
CASCADE CHARTER TOWNSHIP

Steve Peterson,
Community Development Director

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



9554 52nd St

916

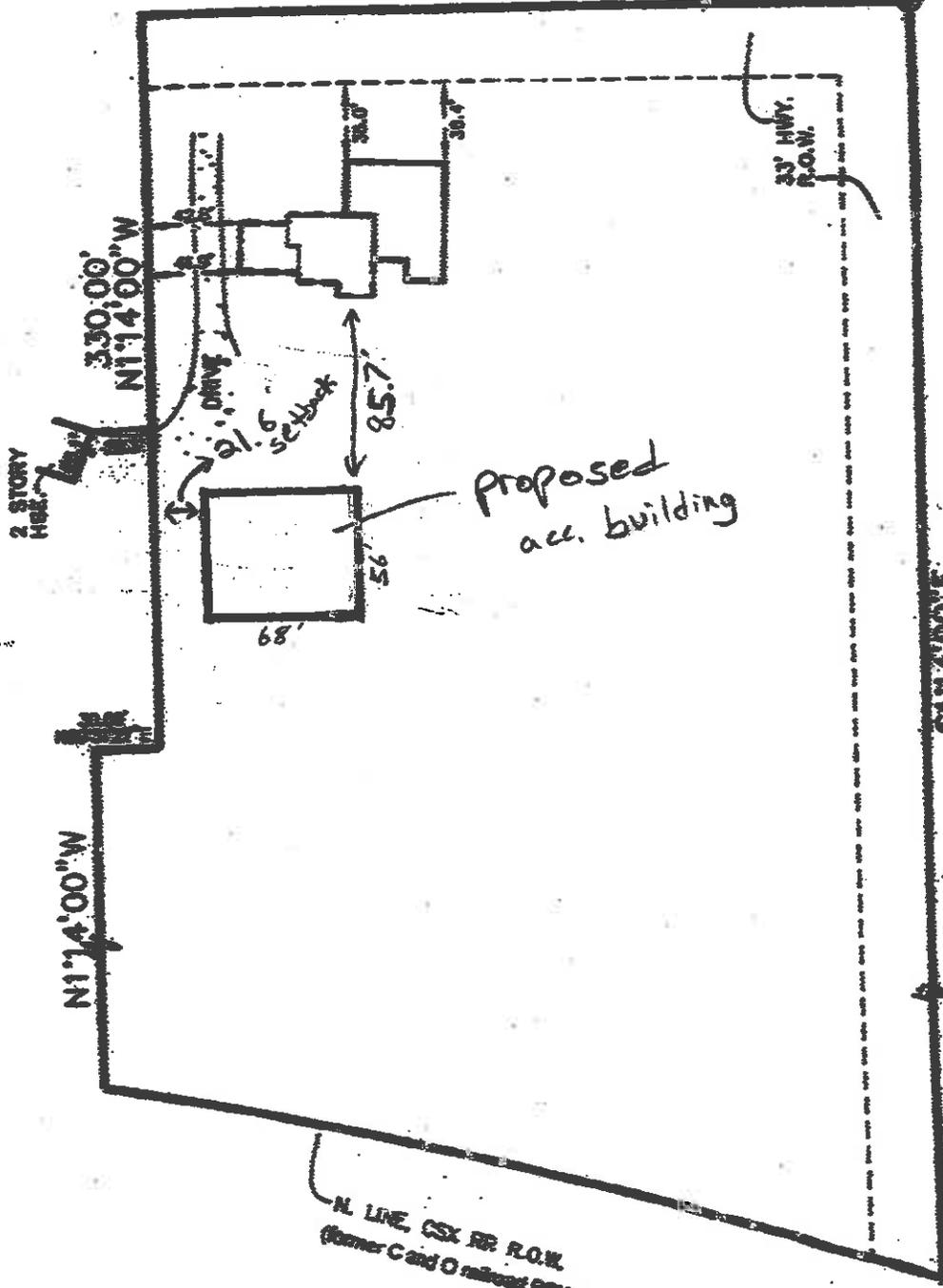
N. LINE, NE 1/4, SEC. 36 AND

52ND ST.

355.50'
N89°31'27"E

NE COR.
SEC. 36

1" = 80'



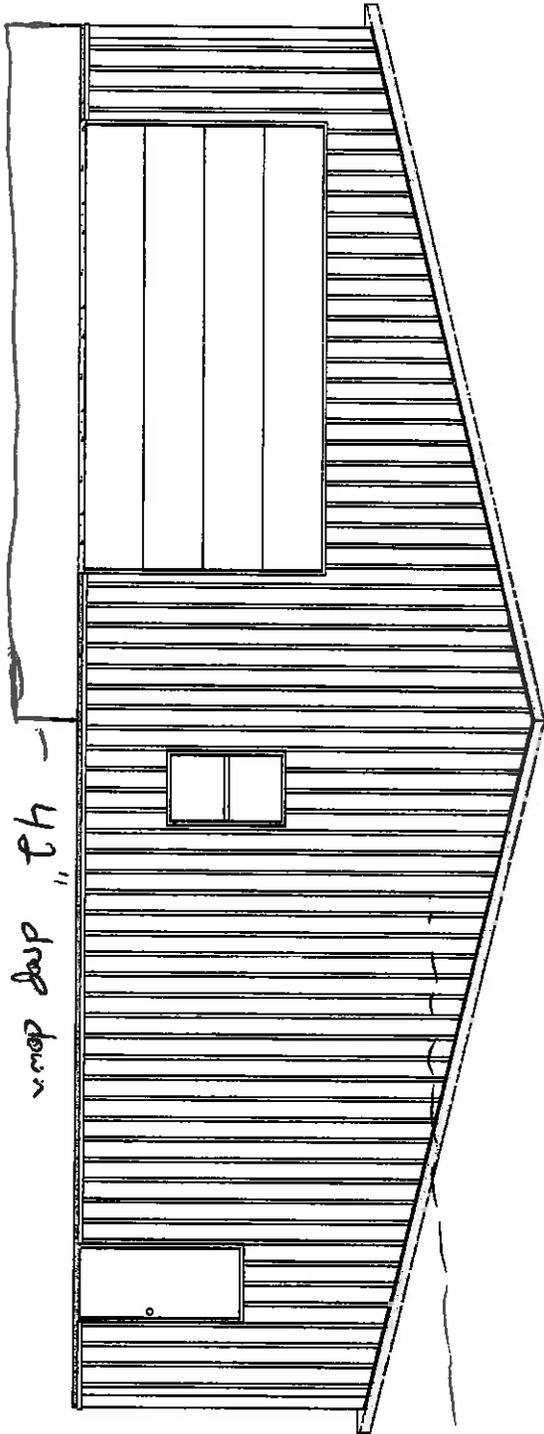
S114°00'E
E. LINE, NE 1/4, SEC. 36 AND
SNOW AVE.

N. LINE, CSX RR R.O.W.
(former C and O railroad R.O.W.)

THIS MAP WAS MADE BY THE ENGINEER OF THE STATE OF CALIFORNIA, UNDER THE SUPERVISION OF THE COMMISSIONER OF THE STATE ENGINEER'S OFFICE.



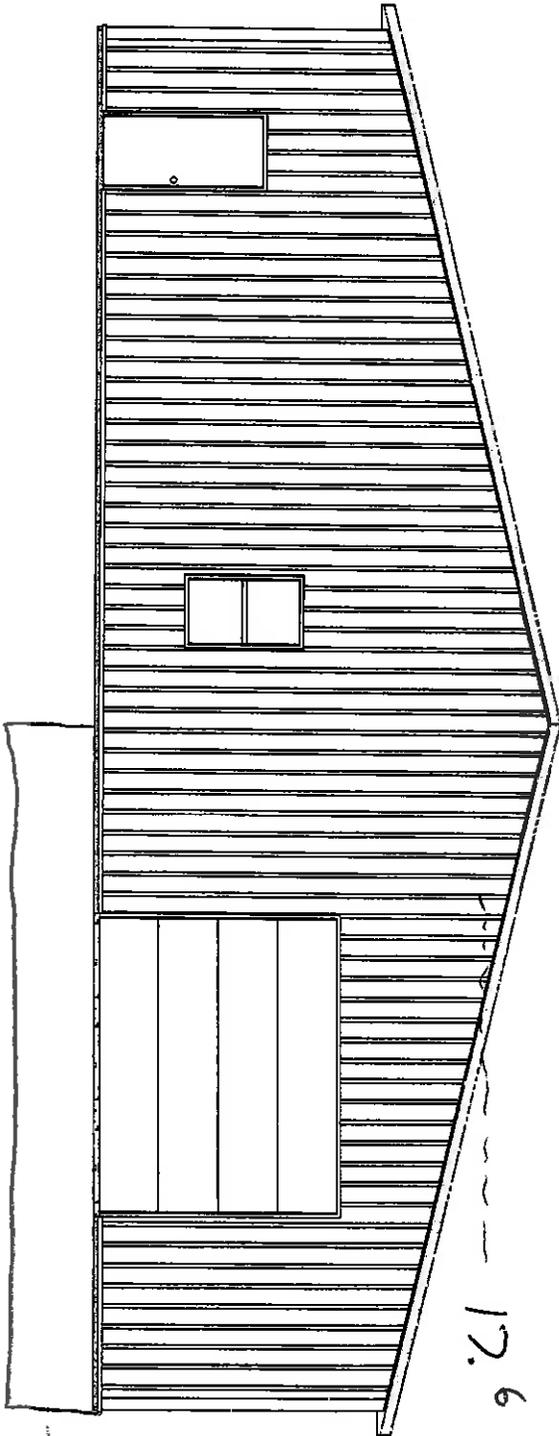
WEST SIDE-GABLE SIDE 2 ELEVATION



17.6 height

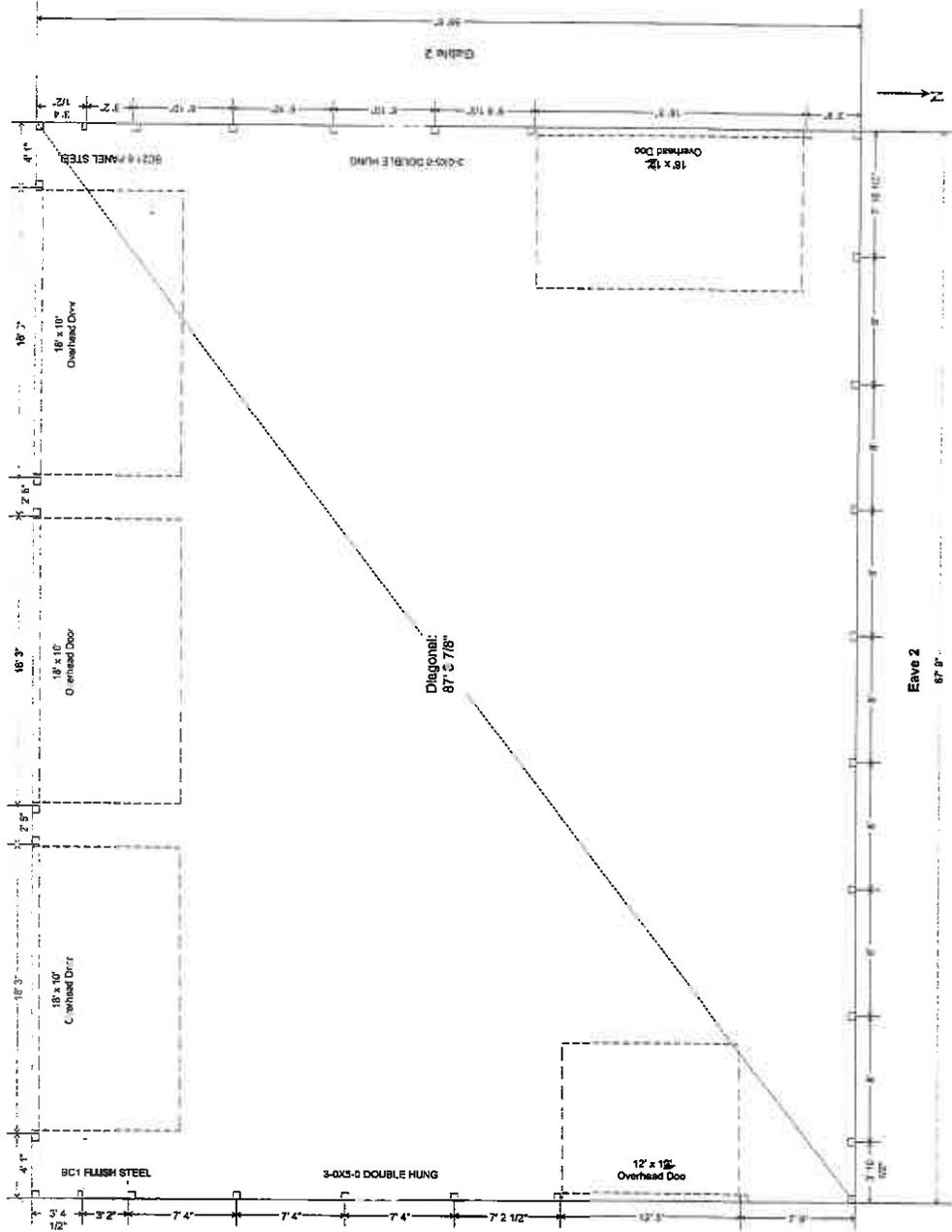


EAST SIDE-GABLE SIDE 1 ELEVATION



17.6 height

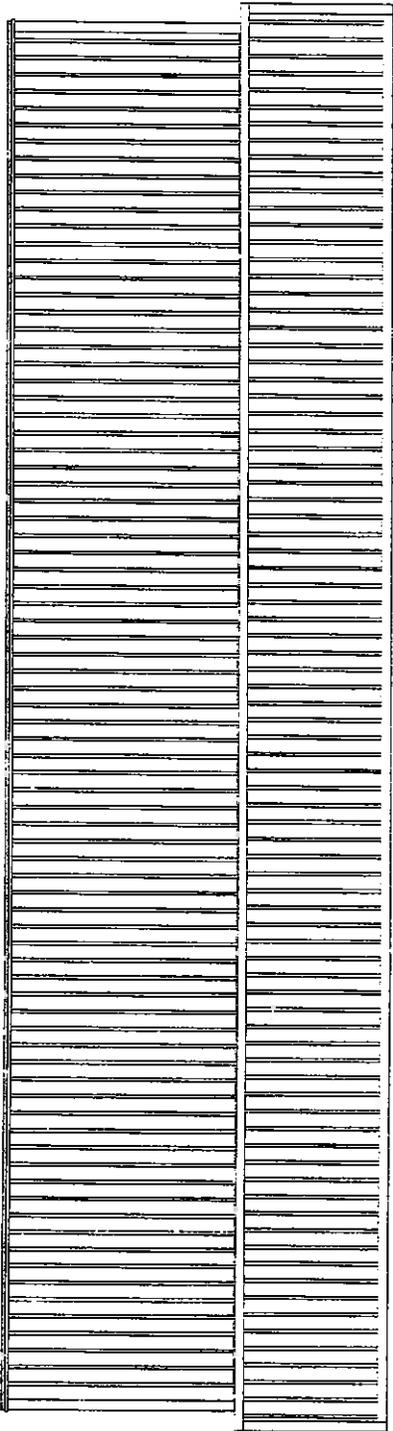
- 42" drop down



Gable 1

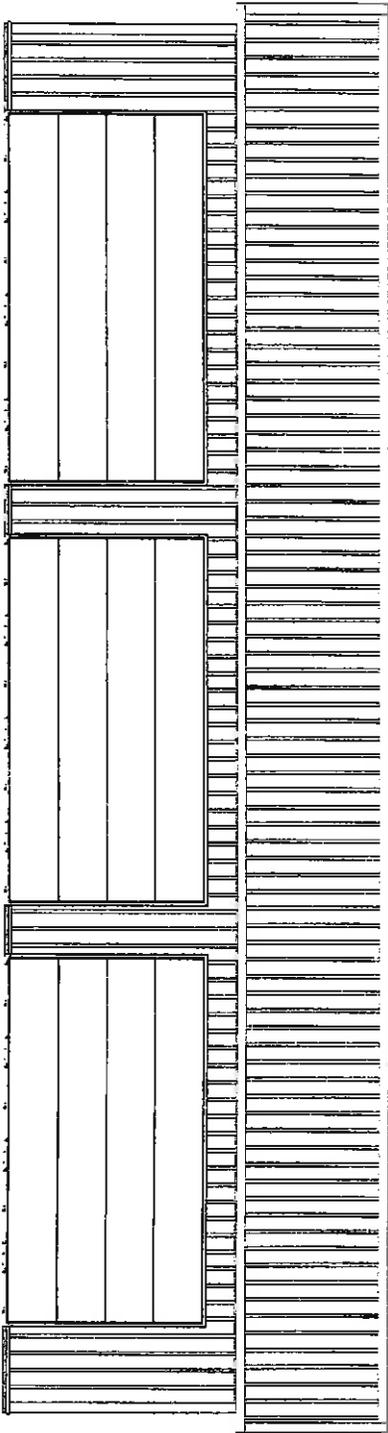


NORTH SIDE-EAVE SIDE 2 ELEVATION





SOUTH SIDE-EAVE SIDE 1 ELEVATION



STAFF REPORT: Case # 16-3310
REPORT DATE: July 5, 2016
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: July 11, 2016
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Cascade Paper Convertor
Tom Natale
4935 Starr St
Grand Rapids MI 49546

STATUS

OF APPLICANT: owner

REQUESTED ACTION: The applicant is requesting site plan approval for a 7,200 sq ft addition.

EXISTING ZONING OF
SUBJECT PARCEL(S): I, Industrial

GENERAL LOCATION: North side of Starr St just east of Patterson

PARCEL SIZE: 1.58 Acres

EXISTING LAND USE
ON THE PROPERTY: Manufacturing/Warehouse

ADJACENT AREA
LAND USES: N - trucking
S - industrial
E - industrial
W - ice arena

ZONING ON
ADJOINING PARCELS: N - PUD 29
S - Industrial
E - Industrial
W - PUD - 28

STAFF COMMENTS

1. The applicant is requesting site plan approval a new 7,200 sq ft warehouse addition to the building.
2. The addition is located in the rear and side of the buildings. The addition meets the rear and side yard setback requirements.
3. The main reason for the addition is to add some warehouse space to the building.
4. The addition is basically taking up existing asphalt that was used for trucks. The slight increase in impervious will need to meet the storm water ordinance.
5. There are some trees that will need to come down along the west property line. They are keeping a sufficient amount of existing landscape to avoid the need to plant any new landscaping.
6. The Township Fire Department has reviewed and has approved the plan.
7. The Township Engineer has reviewed and approved the plans. They are required to get a SESC permit. Even though we already have a storm water agreement on file for the property we should get an updated agreement with the updated site plan.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** the Site Plan for the building addition under the following conditions:

1. Supply the township with the SESC permit and the executed storm water maintenance agreement prior to construction.
2. Compliance with the Township Engineer letter dated July 6, 2016.

Attachments: Application
 Site Plan
 Fire Dept Letter
 Comments from meeting with neighbors



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: David A. Gibbs, RA (Fleis & VandenBrink)
Address: 2960 Lucerne SE
City & Zip Code Grand Rapids MI 49546
Telephone: 616.965.8763
Email Address: dgibbs@fveng.com

OWNER: * (If different from Applicant)
Name: Toni Natale (Rogue LLC)
Address: 4935 Starr Street SE
City & Zip Code: Grand Rapids MI 49546
Telephone: 616.974.9165
Email Address: trogue@cascadepaperconverters.com

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

- | | | | |
|-------------------------------------|-----------------------------|--------------------------|---------------------------------|
| <input type="checkbox"/> | Administrative Appeal | <input type="checkbox"/> | Administrative Site Plan Review |
| <input type="checkbox"/> | Deferred Parking | <input type="checkbox"/> | P.U.D. – Rezoning * |
| <input type="checkbox"/> | P.U.D. – Site Condominium * | <input type="checkbox"/> | Rezoning |
| <input checked="" 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:**

Site Plan Review to allow the construction of a 7200 SF warehouse addition to the existing factory building.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

Part of SWFRL 1/4 com 640 FT E along N line of S 80 A of SWFRL 1/4 from

W sec line th E along SD N line 350 FT th N par with W SEC line 250 FT

th W 350 FT to a PT 640 FT E from W sec line th S 250 FT to beg sec 7 T6N

R10W 2.01 A also lot 5 patterson industrial park

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -07-352-013

ADDRESS OF PROPERTY: 4935 Starr SE

PRESENT USE OF THE PROPERTY: Industrial (Factory)

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

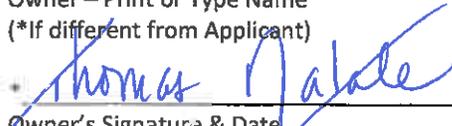
Name(s)

Address(es)

SIGNATURES

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

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

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

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

David A. Gibbs, RA
Applicant – Print or Type Name

Applicant's Signature & Date

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



July 6, 2016
Project No. G080322

Mr. Steve Peterson
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546-7192

Re: Cascade Paper Converters
Site Plan Review

Dear Steve:

We have reviewed the site plan for Cascade Paper Converters, located at 4935 Starr Street, prepared by Fleis & Vandenberg. The current site plan and the basis of this review are dated July 5, 2016. The proposed project includes a 7,200 square-foot building addition, parking lot, storm sewer, and detention basin improvements.

Stormwater and Drainage

Flood Control

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the storm water drainage characteristics of the development site. However the original site plan and stormwater management design for this property was approved in 1998, prior to the current SWO being adopted. The existing detention basin located onsite was sized in accordance with the Kent County Drain Commissioner (KCDC) rules at the time. The approved 25-year storage volume was 0.36 acre-feet.

The applicant provided a topographic survey of the existing detention basin showing the storage volume to be 0.24 acre-feet, less than the approved 0.36 acre-feet. Also, the original plan called for a 4-inch restricted outlet at the 12-inch outlet pipe. However the 4-inch restricted outlet was not located in the field, only the 12-inch outlet pipe.

The applicant provided information showing the total impervious area of the site with proposed improvements is less than the original site plan in 1998. Therefore the original 25-year storage volume of 0.36 acre-feet is still acceptable. The proposed site plan will enlarge the existing detention basin from 0.24 to 0.36 acre-feet and install a 4-inch restricted outlet at the 12-inch outlet pipe.

Stormwater Runoff

The applicant provided stormwater calculations to size the detention basin and outlet structure. All stormwater runoff from the impervious areas of the site will be captured by the basin. Therefore, the site will not see an increase in peak flow rate of stormwater leaving the site.



Drainage Plan

The applicant has submitted drawings, calculations, and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the included checklist for items and comments on each item. Please note, a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review.

Utilities

No new utility services are proposed for the building addition. The new building will tie-in to the existing building's water and sanitary sewer services.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate given the expected work.

Summary

The site was developed prior to the current SWO in accordance with the KCDC rules at the time. The proposed building addition and stormwater improvements meet the requirements of the original approved design. The applicant will need to apply for and obtain an SESC permit prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

If you have any questions or require additional information, please contact me at 616.464.3786 or nrtorrey@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "N. Torrey", is positioned above the printed name.

Nathan R. Torrey, PE

jlk
Attachment
By email



Cascade Charter Township

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, May 14, 2008

Reviewing Engineer Comments are Italicized

OK - Received and Acceptable

NA - Not Applicable

NR - Not Received, Needs Follow-up, See Comments

Cascade Paper Converters

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive stormwater runoff
Stormwater runoff from the site discharges to an existing onsite detention basin.
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map.
Existing and proposed contours are indicated on the site drawing. Soil map information is not required for this project.
- OK (3) Development tributary area to each point of discharge from the development
Stormwater calculations were provided.
- OK (4) Calculations for the final peak discharge rates
Stormwater calculations were provided.
- OK (5) Calculations for any facility or structure size and configuration
Stormwater calculations were provided.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The site plan included roof drain invert elevations and existing/final grades for the building addition.
- NA (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant offsite and onsite drainage outlet restrictions other than culverts should be noted on the drainage map.
There are no culverts or significant offsite flow entering or exiting the site.
- OK (8) An implementation plan for construction and inspection of all stormwater runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the stormwater runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure the stormwater runoff facilities are constructed in accordance with the approved drainage plan.



- OK (9) Plan to ensure the effective control of construction site stormwater runoff and sediment track-out onto roadways
Soil Erosion and Sedimentation Control (SESC) measures are included on the site plan. SESC falls under the review and approval of the KCRC, and a permit is needed before construction can begin. The SESC measures shown on the plan appear appropriate given the expected work.
- OK (10) Drawings, profiles, and specifications for the construction of the stormwater runoff facilities reasonably necessary to ensure stormwater runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The site plan includes sufficient detail to ensure compliance with the stormwater ordinance.
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned stormwater runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any onsite stormwater runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement was not provided and is required.
- OK (12) Name of the engineering firm and the registered professional engineer who designed the drainage plan and will inspect final construction of the stormwater runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.
- OK (14) Other information necessary for the Township to verify the drainage plan complies with the Township's design and performance standards for drains and stormwater management systems

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: July 6, 2016
MEETING DATE: July 11, 2016
CASE: #16-3316/ Leisure Living

GENERAL INFORMATION

- A. **Applicant:** Leisure Living LLC
3196 Kraft Ave
Grand Rapids MI 49512
- B. **Status of Applicant:** Developer
- C. **General Location:** West side of Spaulding Ave just south of Cascade Rd.
- D. **Requested Action:** Rezone property at 5042, 5044 Cascade Rd and 1225 Spaulding to P.U.D. to allow an independent living, assisted living and memory care complex.
- E. **Existing Zoning on Subject Parcels:** ARC and R1.
- F. **Zoning on Adjoining Parcels:**
N – Office P.U.D (Ada Township)
S –ARC/R-1
E – R-1
W – Residential PUD
- G. **Parcel Size:** Approximately 18 acres
- H. **Existing Land Use on Subject Parcel:** Vacant
- I. **Adjacent Area Land Uses:**
North - Office
East - Vacant/Commercial
South - MDOT wetland mitigation
West - open space portion of PUD

STAFF ANALYSIS

- A. The applicant is requesting Basic Plan Review in order to construct 138 new units for independent living, assisted living and memory care. The breakdown would be:
- Assisted Living – 50 units
 - Memory Care – 28 units
 - Independent Living - 60 units
- B. This development would be restricted to people receiving care. Other similar uses in the Township are; Sentinell Point, Emerald Meadows and Sunrise.
- C. The project consists of three different properties totaling about 18 acres. The two properties to the west are zoned ARC and have had numerous different uses over the years. The third property along Spaulding is zoned R1 and has a home on it.
- D. The current Master Plan designation for this property is Community Residential. This designation is a reflection of the transitional area between the residential uses to the south and the office and commercial areas to the north. We specifically mention attached and detached assisted living as a housing type in this master planned area.
- E. We should discuss whether or not to require a traffic study given the change in the project. In general, this type of housing is not a high traffic generator. However, given some of the issues that the KCRC has had with Cascade Rd and Spaulding and the close proximity of the drive to the intersection I think it would be a good idea to have the applicant provide a traffic study. This study should provide the following:
1. Evaluate any needed improvements to the intersection of Cascade Rd and Spaulding Ave
 2. Evaluate the location of the drive location on Spaulding
 3. Evaluate the need for improvements to Spaulding Ave as a result of this project.
 4. Provide a traffic generation estimate.
- F. The project is located along the pedestrian path and the project should connect to the pathway to allow for internal connections to the development. This is another objective in the Master plan. While they have indicated some concern for impacts to the wetlands it appears possible, and we should open and flexible to different ways to accomplish this objective.
- G. The storm water design for the site will need to be meet our storm water ordinance. The developer has also been working on plans to address sewer and water to accommodate the project. These will all need to be approved prior to scheduling the Planning Commission public hearing.
- H. With the residential uses to the NW and West it will be important to show how the buildings may impact those uses. The developer should provide prospective of the buildings from those vantage points.
- I. Any outdoor lighting will need to meet our lighting regulations.

- J. While we don't have a landscaping requirement for residential uses, I would classify this as more institutional /office. The prospective should also assist in determining the need for landscaping to buffer the surrounding uses specifically the residential uses to the NW and West.
- K. Any outdoor dumpster must be fully shielded as required by the zoning ordinance.
- L. The applicant has submitted this package as required by Section 16.05 (2) of the Zoning Ordinance for Basic Plan Review.
- M. If you find that all of the procedural information has been provided, this application should proceed to a public hearing and consideration of a Preliminary Development Plan. It will be at that stage of the review process that the *merits* of the request will be considered and the detailed site plans will be required and reviewed.

Before proceeding to the Preliminary Development plan review (Public Hearing), I would recommend that the Planning Commission address the following:

1. Have the applicant provide the required site plan information.
2. Provide elevation drawings of all proposed buildings.
3. Revise the site plan to include the necessary storm water information.
4. Revise the plans to provide the required sewer and water system as approved by the Township Engineer.
5. Provide a traffic study to determine:
 - 1) Evaluate any needed improvements to the intersection of Cascade Rd and Spaulding Ave
 - 2) Evaluate the location of the drive location on Spaulding
 - 3) Evaluate the need for improvements to Spaulding Ave as a result of this project.
 - 4) Provide a traffic generation estimate.
6. Provide a sidewalk system in the project to connect the pedestrian path on Spaulding.
7. Supply the township with building prospective drawings from the residential uses to the West and Northwest.
8. Landscape buffer plan.

Attachments: Application
 Site plan
 Master plan excerpts



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Leisure Living, LLC
Address: 3196 Kraft Ave SE Suite 200
City & Zip Code Grand Rapids, MI 49512
Telephone: 616-745-2220
Email Address: ckraay@leisure-living.com

OWNER: * (If different from Applicant)
Name: 5042-5044 Cascade Rd LLC & Lewis Brown (1255 Spaulding)
Address: 7507 Red Osier Dr & 4301 Canal Ave
City & Zip Code: Byron Center, MI 49315 & Grandville, MI 49418
Telephone: 437-7020 & 259-8213
Email Address: drew.miller@cbre-gr.com & ericolsen@kw.com

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)	
<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input checked="" type="checkbox"/> P.U.D. - Rezoning *
<input type="checkbox"/> P.U.D. - Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance
<input 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:**

PRELIMINARY DEVELOPMENT PLAN REVIEW FOR PROPOSED
CONGREGATE CARE FACILITY WHICH INCLUDES INDEPENDENT
LIVING, ASSISTED LIVING & MEMORY CARE.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

SEE ATTACHMENT

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-06-126-005, -002, -003

ADDRESS OF PROPERTY: 5042 CASCADE ROAD SE, 5044 CASCADE RD, 1225 SPAULDING AVE.

PRESENT USE OF THE PROPERTY: Various Commercial Landscaping Practices

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

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

SIGNATURES

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

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

Arthur Bott Sr. for 5042--5044 Cascade Rd.
Lewis Brown for 1255 Spaulding Ave.

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

Leisure Living Management Inc

Applicant - Print or Type Name

See attached Purchase Agreement Signature Pages

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

[Signature] - President & CEO
Applicant's Signature & Date 6/16/10

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

neighborhoods is a primary concern and measures should be taken periodically to assure proper coverage of these services. Private roads should be considered under certain circumstances, such as for the preservation of large stands of trees, or to preserve steep slopes, where drainage and run-off is a concern, or where important natural features have been identified in the Natural Feature Inventory.

COMMUNITY RESIDENTIAL

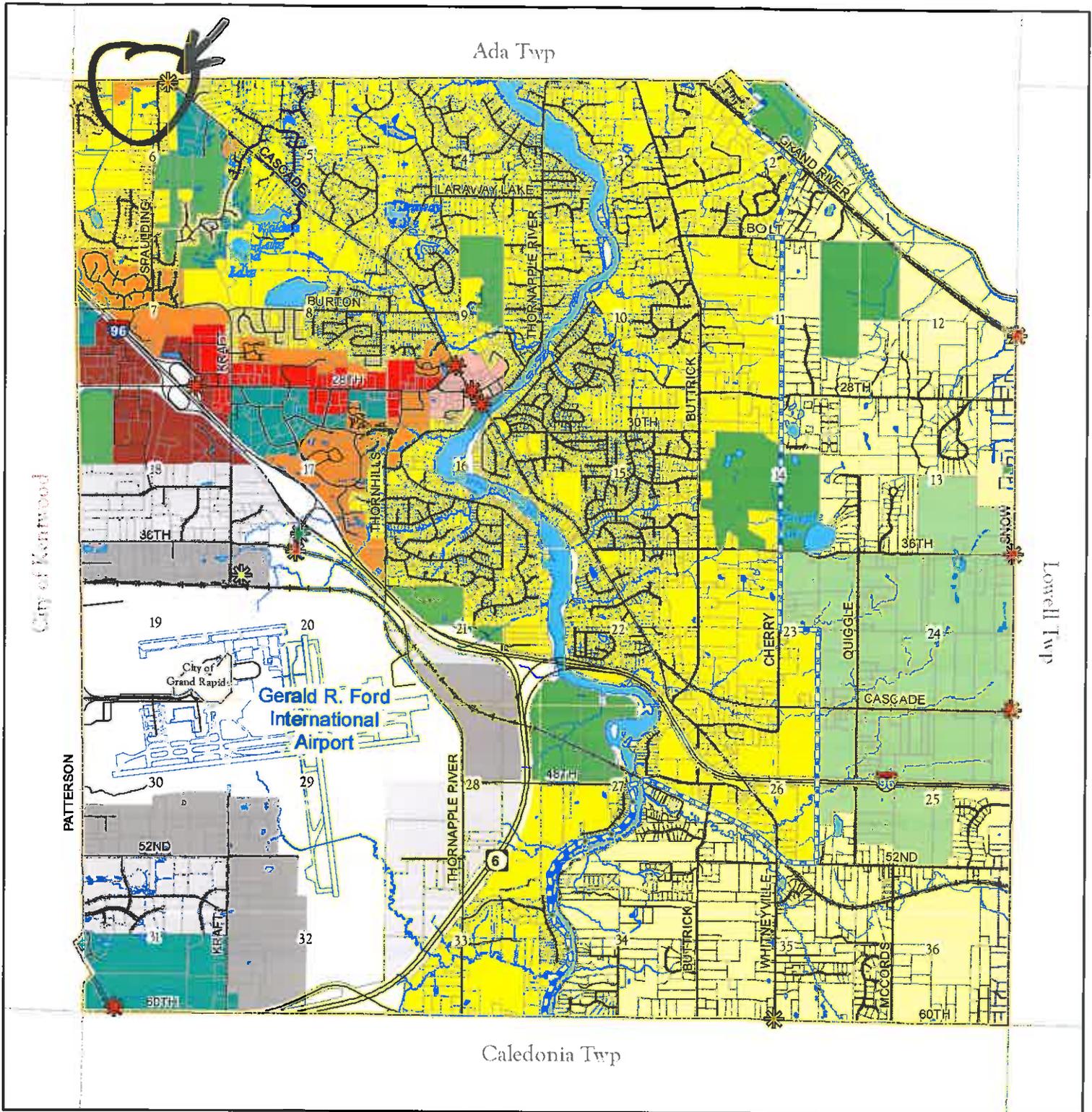
Description: The community residential land use designation is intended for attached or detached single family and multi-family housing. A project should be designed and developed to provide attractive, up-scale master planned living environments with amenities such as open spaces, walking paths, street trees, street lighting and attractive architectural style. Buildings and structures should be designed to minimize bulk and massing of attached living units.

Location: The community residential land use area primarily serves as a transition from commercial/mixed use and suburban residential uses along 28th Street. However, there are two areas where this use is proposed along the south side of Cascade Road north of Burton.

Desired Uses and Densities: Uses may include attached and detached residential dwellings, including projects that incorporate a variety of housing options, as well as assisted living and retirement communities. Master-planned retirement communities may also incorporate low-impact commercial uses internal and integrated within the development such as personal service establishments (barber shop or hair salon), post office, financial institution and other necessary uses for the convenience of the residents but not available for use by the general public. Development within the community residential area should include a walking system that connects to any existing or planned non-motorized pathway. The Township desires for the community residential areas to be served by mass transit in the future. Water and sewer must be available for new development or redevelopment in this land use category. Additionally, any natural features should be preserved and protected in projects located in the community residential land use area. Only public roads would be permitted in the community residential land use category. Allowable densities would range between 4-6 dwelling units to the acre.

VILLAGE COMMERCIAL

Description: This land use designation is intended to foster a pedestrian-scale, local shopping district confined to the parcels currently zoned for commercial use. It is not the intent of this land use plan to expand commercial uses either north or south along Cascade Road.



Cascade Charter
 Township
 Kent County, Michigan

Map 15
 Future Land Use

Legend

- Gateway Feature
- Park 'n' Ride
- Rail Station
- Utility Service Area
- Farmland Preservation
- Rural Residential
- Suburban Residential
- Community Residential
- Village Commercial
- General Commercial
- Highway Commercial
- Mixed Use
- Heavy Industrial
- Light Industrial
- Community Facility / Golf Course



WREOLA
 WILLIAMS & WORKS
 2000
 © 2004 WREOLA. All Rights Reserved.
 This map does not represent a deed or interest in land. It is intended for informational purposes only. It is not to be used for legal purposes. It is subject to change without notice. It is not to be used for any purpose other than that for which it was prepared. It is not to be used for any purpose other than that for which it was prepared. It is not to be used for any purpose other than that for which it was prepared.

Williams & Works
 Engineers, Planners, Architects
 814.324.4300 phone • 814.374.1361 fax
 300 Chesa Avenue #200 • Grand Rapids, MI 49503

April 22, 2009



THE PROPOSED CASCADE TRAILS

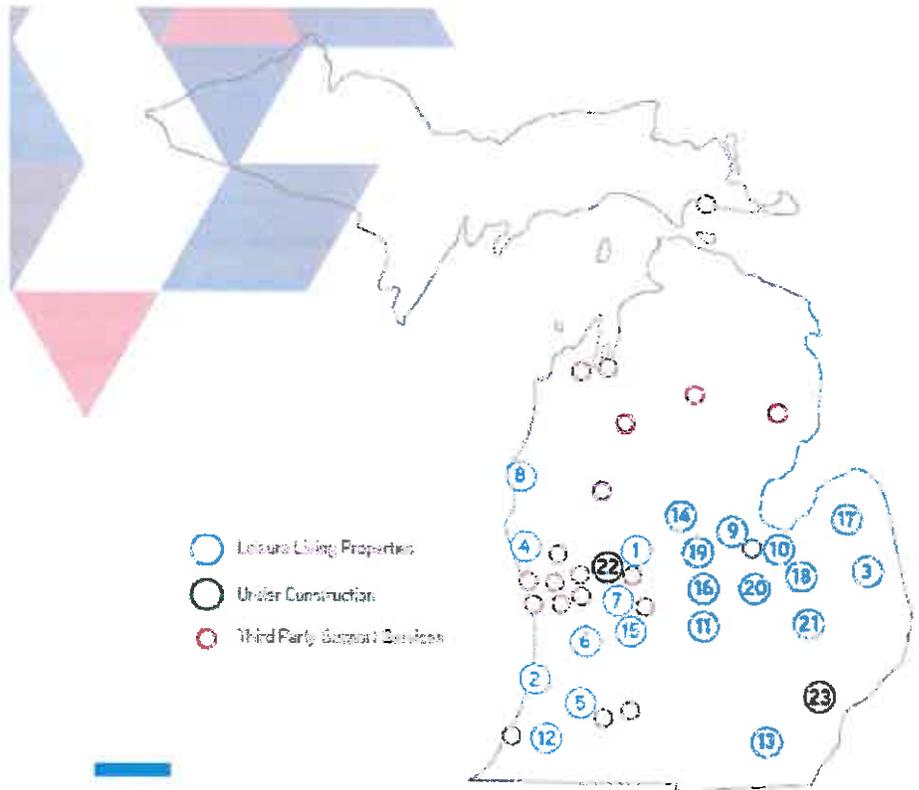
**An Independent and Assisted Living
Senior Living Community**



EXPERIENCE – BASED IN CASCADE

Leisure Living MANAGEMENT

- Leisure Living is a Michigan based, family owned assisted living operator
- We manage 23 locations across the state of Michigan
- We provide third party services to another 22 locations
- These 45 locations are home to 1,800 seniors and employ 1,700.



OUR MISSION & VALUES



Leisure Living MANAGEMENT

Our Mission

"It is the purpose of Leisure Living Management to honor God by providing high quality senior lifestyle services."

Our values

- Live and work each day with purpose
- Accept accountability and demonstrate responsibility
- Embrace lifelong learning
- Promote mutual respect
- Display transparency
- Appreciate diversity
- Practice forgiveness
- Be thankful



CASCADE TRAILS INDEPENDENT LIVING



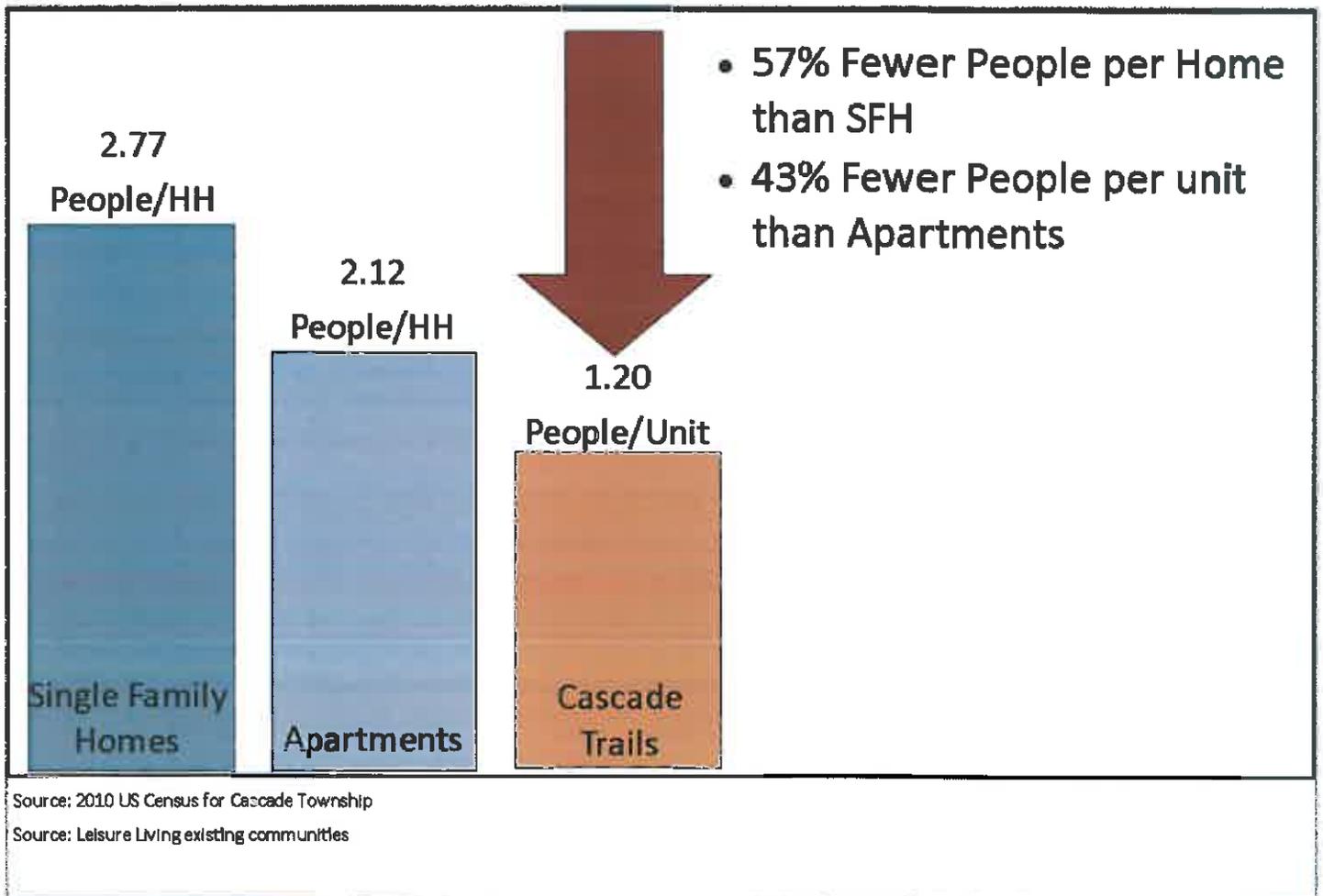

Leisure Living
MANAGEMENT

J. VISSER

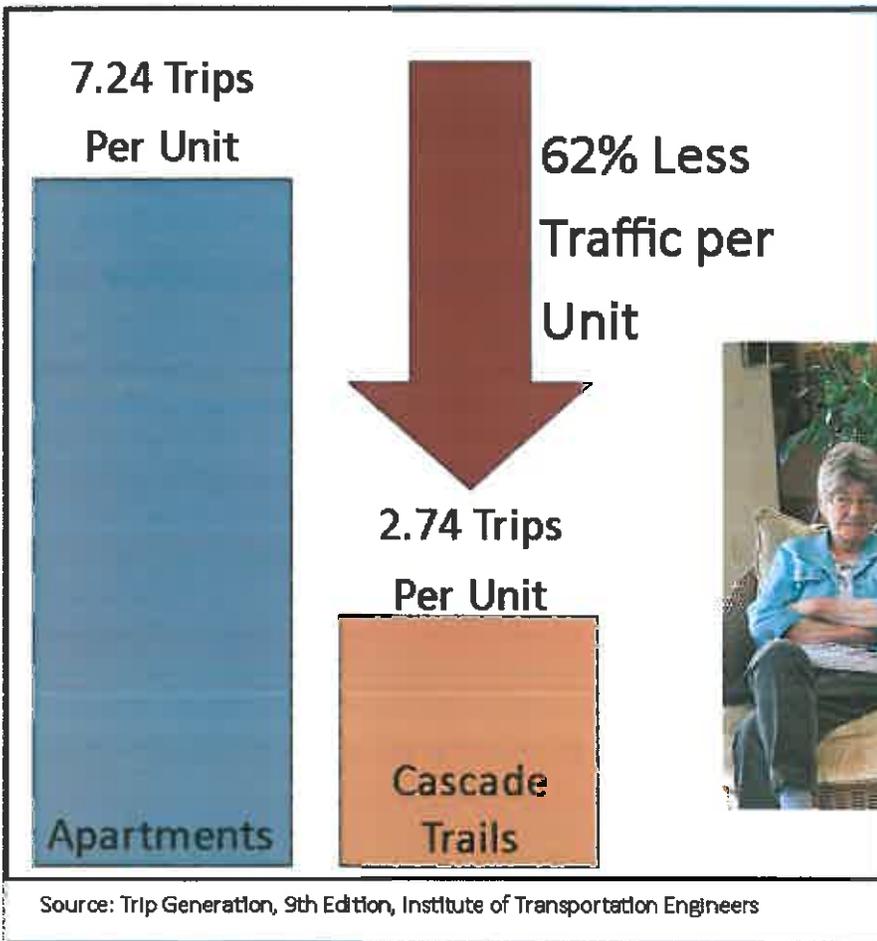
CASCADE TRAILS ASSISTED LIVING



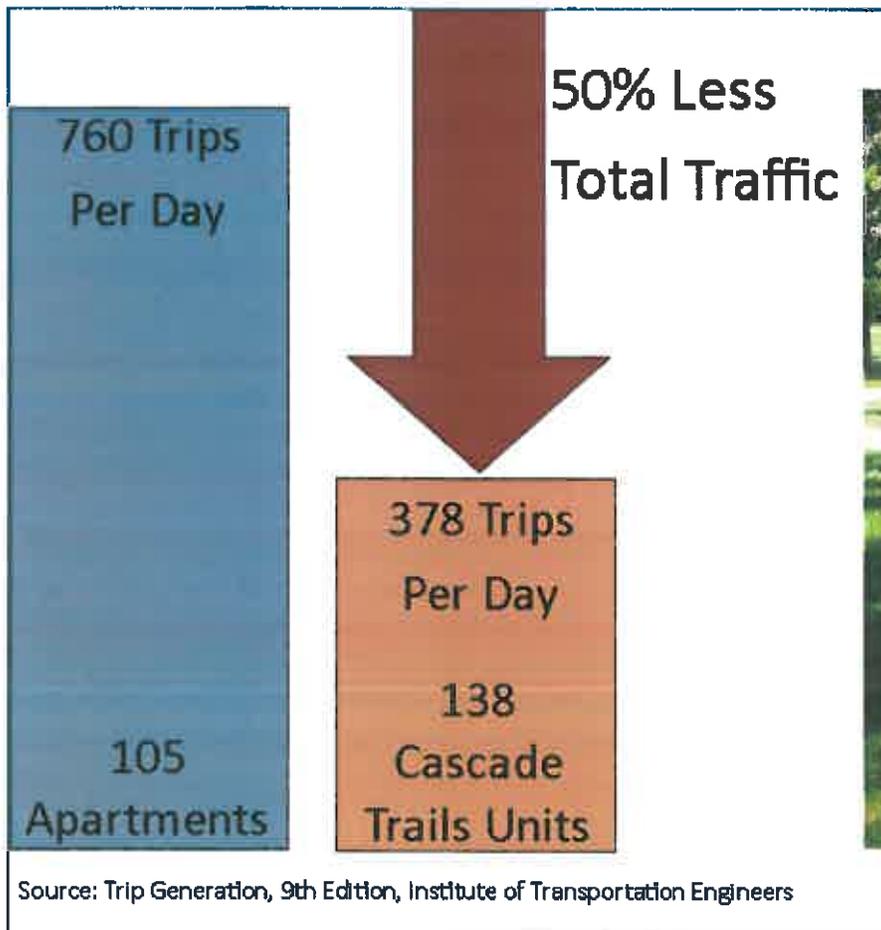
FEWER PEOPLE



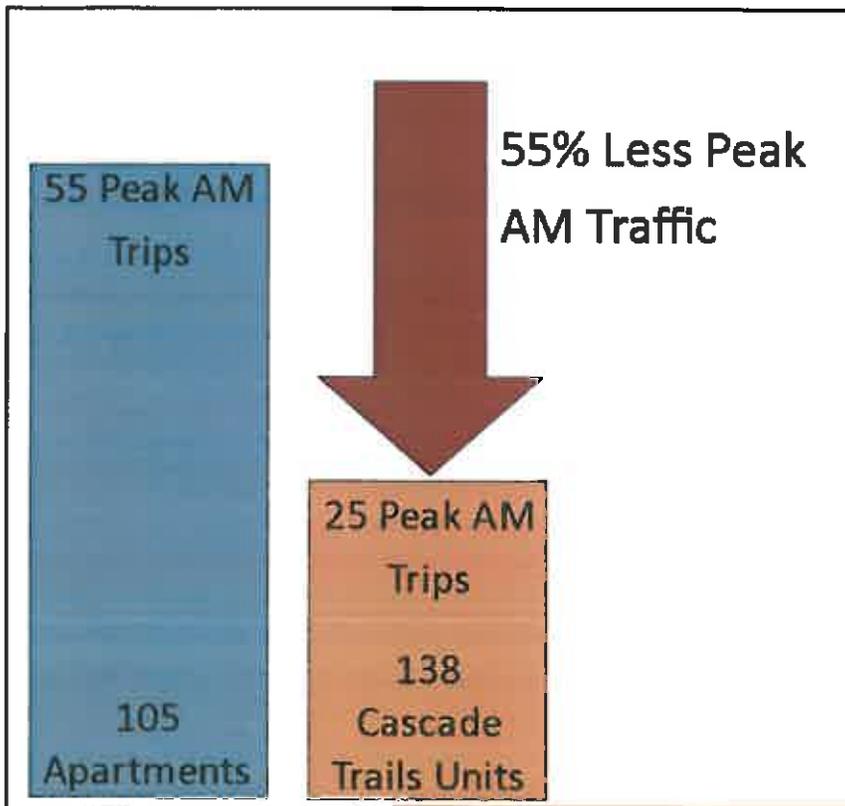
LESS TRAFFIC



LESS TRAFFIC

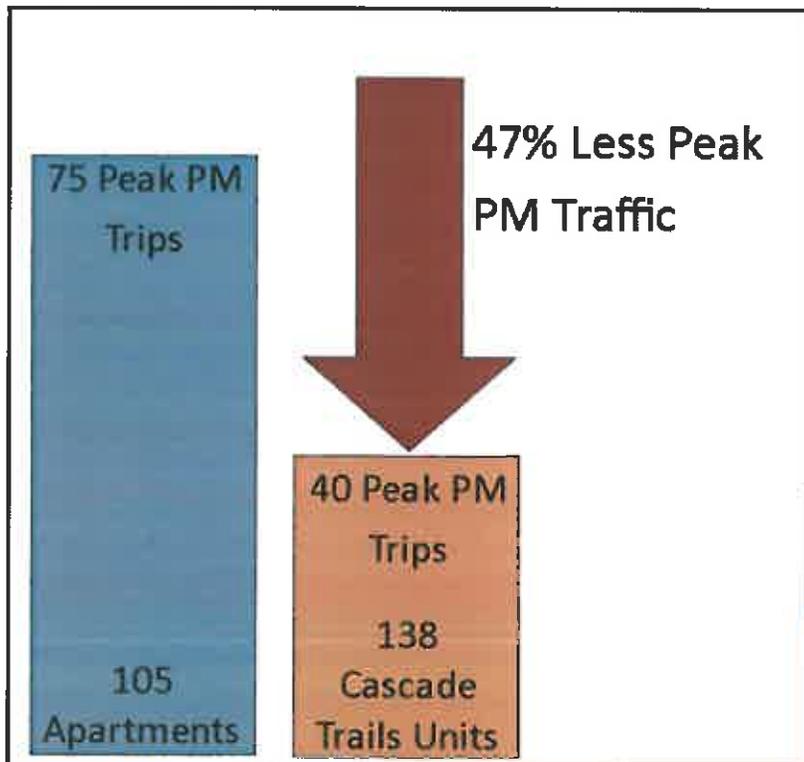


MORNING PEAK TRAFFIC



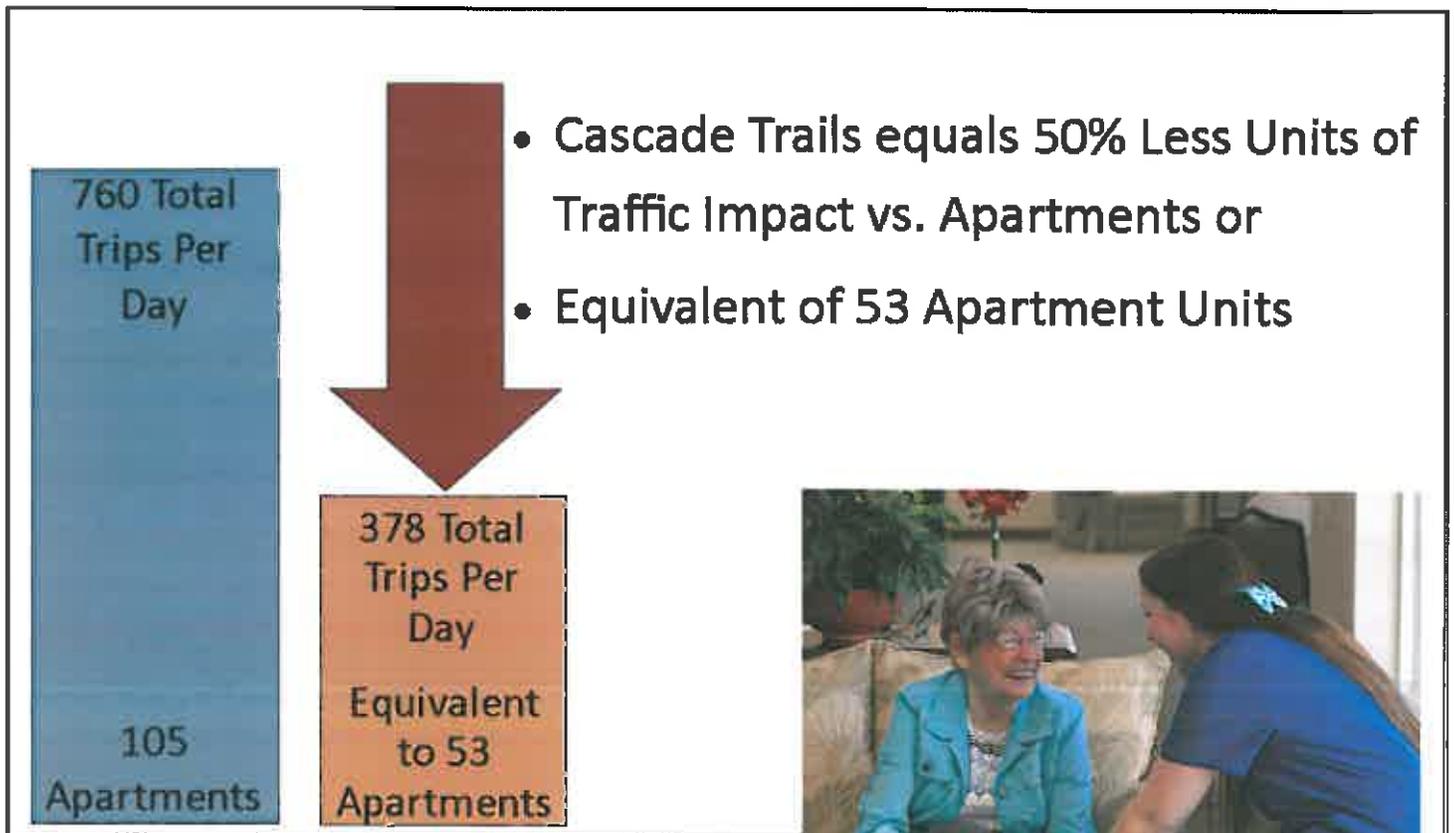
Source: Trip Generation, 9th Edition, Institute of Transportation Engineers

AFTERNOON PEAK TRAFFIC



Source: Trip Generation, 9th Edition, Institute of Transportation Engineers

EFFECTIVE DENSITY~ CASCADE TRAILS IS EQUAL TO 53 APARTMENT UNITS OF TRAFFIC



Source: Trip Generation, 9th Edition, Institute of Transportation Engineers



EFFECTIVE DENSITY ~ CASCADE TRAILS EQUALS 3 APARTMENT UNITS PER ACRE

**138 AL/IL
Units** = **Effective
Traffic of 53
Apartment
Units** = **Effective
Density of 3.0
Apartment
Units Per Acre**



CASCADE TRAILS IL/AL SENIOR LIVING COMMUNITY



PROJECT INFORMATION

Leisure Living presents: Cascade Trails IL/AL Senior Living Community
138 Units
17.63 total acres

Total Units: 78 AL & MC units
60 IL units
138 units

Project Development Density:
Full Build-Out: 7.82 units/Acre

Parking Data:
Surface Parking: 104 Spaces
Garage Parking: 48 Spaces
Total: 152 Spaces



THANK YOU!





June 17, 2016

Dear Mr. Peterson,

As clarification of our demographics for the proposed Cascade Trails Senior Living Community, we would like to submit the following, additional information.

Currently, we own and/or manage 22 similar Assisted and Independent Living communities throughout the state of Michigan. In addition, we provide support to 23 other senior communities. These 45 communities represent over 1,800 seniors with 100% of them being over the age of 55. Our average resident age is 85 years.

In our Independent Living buildings, our combined floor plans, services offered, associated costs (e.g. three meals per day), and marketing all clearly indicate we serve seniors. Our business tag line is, *"Sharing Life's Journey with Seniors"*.

Our Assisted Living and Memory Care buildings are HFA (Home for the Aged) licensed buildings. The State HFA requirements state residents' requirements for assistance with daily activities are documented at the time of entry and an established care plan developed to assist each resident. In our Assisted Living and Memory Care building, we follow the procedures that comply with State law and therefore confirm this is *senior only*.

As evidenced by our 1,800+ seniors within 45 communities, the proposed Cascade Trails Senior Living Community will have residents 55 and older, exclusively.

Thank you for your consideration. We look forward to **Cascade Trails Senior Living Community** being our flagship community, here in our hometown of Cascade.

Sincerely,

A handwritten signature in blue ink, appearing to read "Neil Kraay".

Neil Kraay
President & CEO

Retirement Residences and Care Levels

Retirement Communities included in this guide offer descriptions of different senior housing and care options that may include one or more of the following living arrangements: independent living, assisted living care and nursing home care. Additionally, some communities offer adult day care programs as well. Consumers have to look closely at what each community offers and make a choice based upon their care needs, values and preferences, as well as what is affordable.

Independent living is for active seniors who want support services and amenities to live more comfortably. The amenities and services for independent living may include “concierge services” for transportation, pet care or other needs, one or more meals in a central dining room, social activities, housekeeping and maintenance. Communities that offer condos or villas as a part of their senior living options may provide a range of services, amenities and activities that residents can enjoy as a part of “a package” or at an additional cost. In most retirement communities, if residents begin to experience health challenges, it is possible to add support and personal care services so residents can remain in their same independent living arrangement. This often begins a transition to assisted living care services.

Housing with Services offer independent living with hotel-like services such as housekeeping and meals. On-site and optional personal care services are available at an additional price. These communities are not licensed.

Assisted Living Care in Michigan has no single definition. It is a **marketing term** with no regulatory or statutory significance. Assisted living care residences vary in philosophy, practices, and levels of care with variable costs. Some assisted living facilities also have memory care units for people with varying degrees of memory impairment who need assistance with daily living a little or around the clock care.

Licensed Assisted Living

The State of Michigan Department of Human Services licenses two types of assisted living residences. State licensure means that the facility meets minimal health and safety standards and the state can take enforcement action for failure to maintain these levels of care.

Adult Foster Care (AFC) facilities may be small group homes (1-6 people), medium size homes (7-12 people) or large group homes (13-20 people). AFCs offer 24-hour supervision, room, board and personal care for people who do not need continuous nursing care. AFCs may restrict occupancy to certain health conditions or abilities and may only offer residence to either men or women. After a license is issued, inspections are made every two years to ensure standards are met.

Homes for Aged (HFA) facilities offer room, board, 24-hour supervision and personal care to 21 or more people who are 60 years of age or older. HFAs must have a written resident admission contract, program statement, admission and discharge policy, as well as individual service plan for each resident. At the time of admission, the home must document the needs of each individual seeking admission.

PRELIMINARY SPAULDING DRIVE ENTRANCE LOCATION APPROVAL

From: Haagsma, Tim [<mailto:thaagsma@kentcountyroads.net>]
Sent: Monday, December 14, 2015 11:28 AM
To: Steve Groenenboom <sgroenenboom@mbce.com>
Subject: RE: Cascade and Spaulding Property

Steve,
Looks good to me.



Tim Haagsma, PE

Director of Traffic and Safety
(616) 242.6923

thaagsma@kentcountyroads.net

Kent County Road Commission
1500 Scribner Avenue NW, Grand Rapids, MI 49504
kentcountyroads.net

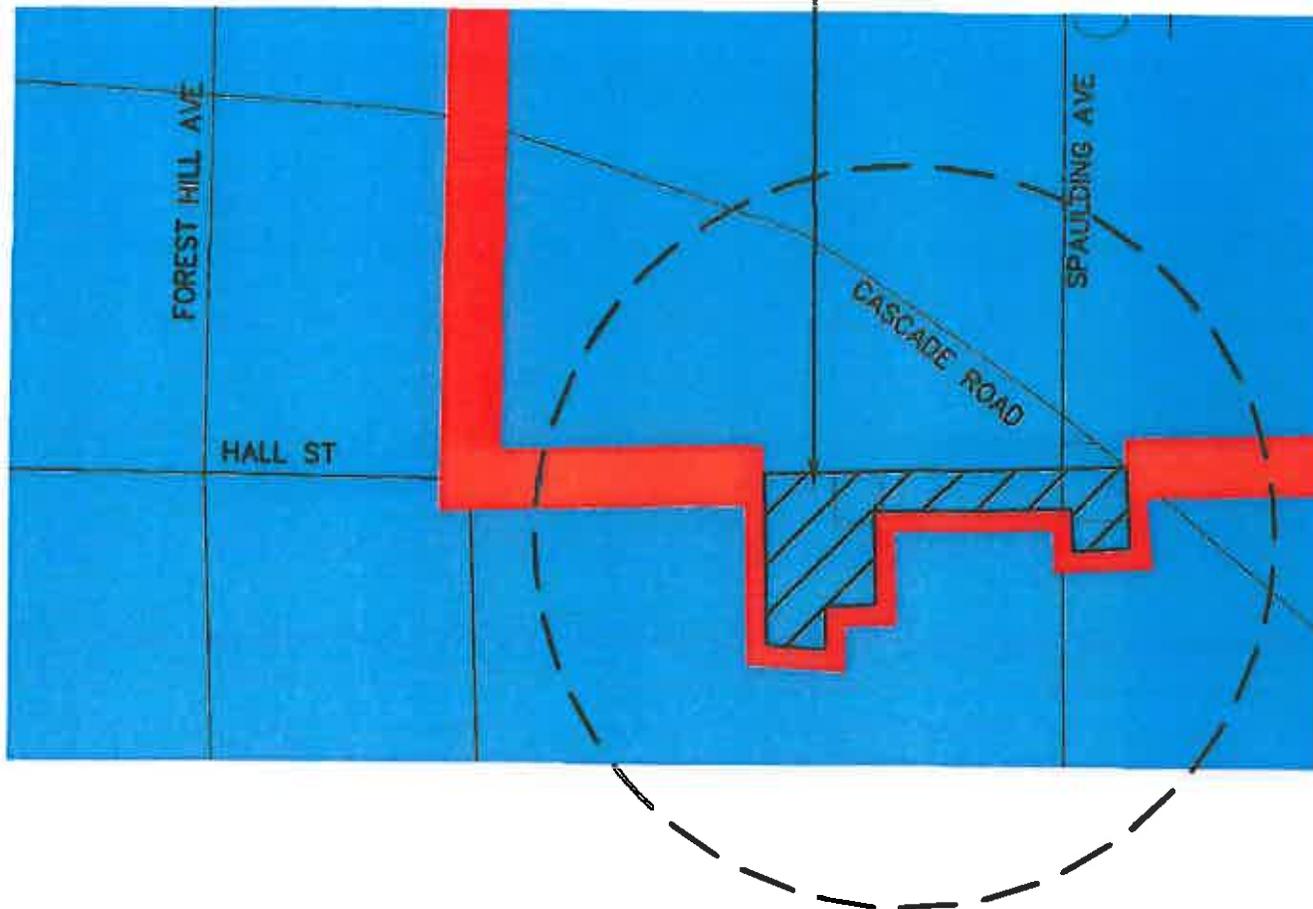
From: Steve Groenenboom [<mailto:sgroenenboom@mbce.com>]
Sent: Thursday, December 10, 2015 9:10 AM
To: Haagsma, Tim
Subject: Cascade and Spaulding Property

Tim – As we discussed yesterday, please take a look at the attached plan – specifically the drive entrance off of Spaulding. We reviewed the site with the DEQ in November, and they wanted the driveway off of Spaulding moved north slightly to avoid the wetlands area. The attached plan shows this driveway shifted north. Please confirm if you are okay with the new shifted location for the entrance drive off of Spaulding.

Thanks.

Steven C Groenenboom, P.E.
Moore & Bruggink, Inc.
2020 Monroe, NW
Grand Rapid, MI 49505
616-363-9801

THIS AREA IS FOR
SANITARY SEWER ONLY



Sewer Service District Ada Township

-  ADDITIONAL PROPOSED AREA FROM CASCADE TO ADA
-  CURRENT SERVICES DISTRICT
-  URBAN UTILITY BOUNDARY

Area of Utility Service District:
7.17 square miles (Sewer)
7.15 square miles (Water)

APPROVED BY: ADA TOWNSHIP

NOTE: DISTRICT TO BE 300' OFF
E OF ROADS, SECTION LINE, OR OTHER
LAND DIVISION LINES WHERE POSSIBLE
WITHOUT ENTERING NEIGHBORING
GOVERNMENT BOUNDARY.



MOORE & BRUGGINK, INC.
Surveying Engineers
2005 Sunset Avenue N.E.
Grand Rapids, Michigan 49509-4399
Phone: (616) 242-1988

George Haga, Supervisor

Date