

AGENDA
Cascade Charter Township Zoning Board of Appeals
Tuesday, May 10, 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 22, 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 #16:3304 Cascade Metro Cruise
Public Hearing
Property Address: 6797 Cascade Rd SE
Requested Action: The applicant is seeking approval from the Zoning Board to have up to 6 food trucks for the Metro Cruise warm-up event August 25 and 26.**
- ARTICLE 7. Any other business**
- ARTICLE 8. Adjournment**

Meeting format

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

ZONING MINUTES
Cascade Charter Township
Zoning Board of Appeals
Tuesday, March 22, 2016
7:00 P.M.
Cascade Library Wisner Center
2870 Jackson Avenue SE

ARTICLE 1. Chairman Berra called the meeting to order at 7:00 P.M.
Members Present: Berra, Casey, McDonald, Milliken, Pennington
Members Absent: None
Others Present: Community Development Director Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Chairman Berra led the Pledge of Allegiance to the flag.

ARTICLE 3. Approve the current Agenda.

Motion made to approve the Agenda as printed by Member Pennington. Support by Member McDonald. Motion carried 5-0.

ARTICLE 4. Approve the Minutes of the January 12, 2016 Meeting.

Motion made by Member McDonald to approve the Minutes of the January 12, 2016 Meeting as written. Support by Member Pennington. Motion carried 5-0.

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

No visitors present wished to speak to non-agenda items.

ARTICLE 6. **Case #15:3285 Cascade Township**

Public Hearing

Property Address: 5211 28th Street

Requested Action: The Applicant is seeking a variance to allow a sign to be constructed taller than permitted by the sign ordinance and closer to the ROW than permitted.

Community Development Director Peterson presented the case. This is located at 28th Street and I-96. This is a sign for the Township. The Township is applying for a variance to have a sign that is a little taller than permitted and closer to the Right of Way (ROW) than permitted. The drawing in the packet shows that there are a couple of walls present and the sign sits atop the walls. The wall is adjacent to the ROW and the sign sits about three (3) feet back. That is the first variance the Township needs for the location of the sign and then another for height of the sign. We are including the swoop feature as part of the sign which makes the sign 11.5". The way we handle municipal signage is essentially we took the most restrictive signage in the Township and applied it to municipal signs. Municipal signs are limited to 64 sq. ft. This sign in total would be about 21 sq. ft. Municipal signs are either permitted in the right of way or are required to be 25' back from the ROW and five (5) feet high. This sign is three (3) feet from the ROW and 11.5 feet high. A little background on how we got here, the Township has been talking about having some improved identity signage when you come in and out of

the Township. The DDA has incorporated this into their plans as well. When Drury Hotel came in and built on the adjacent lot they stated that they would build the walls for us as part of a streetscape improvement. That is something that essentially was required. We offer several different options in order for them to be permitted to build to the height that they required. If there is not a sign out there, there will be a wall that Drury will be building for us. We had our designer create something that we could use throughout the township and you will see it elsewhere in the Township in the future in the Village and at the 36th Street Interchange. We are also looking to place a sign at Patterson and 28th Street. If this were a commercial sign in this Expressway Zoning District the sign could be 30' tall and 110 sq. ft. In this particular zoning district a much larger sign would be permitted. The ROW is quite large at 75-80' to the middle of the ROW and another 200' to the south. My point is that this is unusual so the even the placement of the sign in the wall although adjacent to the ROW from an appearance standpoint will not appear out of place as you go west down 28th Street. That is not that different from other variances that have been granted in areas that have a wider ROW than usual. The Township has received some variances in the past. The 28th Street banners for the 4th of July received a variance as did the Tassel Park signs. I did give you the findings of fact, I am recommending the approval of the sign as it is shown on the sketches in your packet. I think this meets our standards and thresholds for a sign variance. I don't think there will be a problem with other businesses saying that there was special treatment given to the Township. I am recommending that the sign variance be approved.

Member Pennington wanted to know if the sign design as was originally presented was a very expensive design, is that what has been decided upon for this location and the other locations? Director Peterson stated that they met with a local fabricator to build out of different materials, which reduced the cost. The look of the signs are all similar, but the cost was significantly reduced.

Chairman Berra asked the applicant to come forward with comments.

The Applicant did not have any further comments.

Member McDonald made a motion to open the Public Hearing. Second by Member Pennington. Motion passes 5-0.

Chairman Berra asked anyone with comments to come forward.

Ben Swayze, Cascade Township Manager, stated that there will be approximately 12 signs, and the second one has been budgeted for this year. It will go down on Patterson and 28th Street. Because of the way they are designed they won't be permitted to be in any of the ROW, as they do not meet any of the Road Commission standards. So this will be brought to the Board each time for sign reviews.

Member McDonald made a motion to close the Public Hearing. Second by Member Pennington. Motion passes 5-0.

Member McDonald made a motion to approve the variance based on meeting the findings of fact as indicated in the staff report. Second by Member Pennington. Motion passes 5-0

ARTICLE 7 Any other business.

Director Peterson stated there will not be an April 12 meeting.

ARTICLE 8. Adjournment

Member McDonald to adjourn the meeting. Support by Member Pennington. Motion Passed 5-0. Meeting adjourned at 7:20 PM.

Respectfully submitted,

Ann Seykora/Julie Kutchins
Planning Administrative Assistant

DRAFT

STAFF REPORT

TO: Cascade Township Zoning Board of Appeals
FROM: Steve Peterson, Community Development Director
REPORT DATE: April 22, 2016
MEETING DATE: May 10, 2016
CASE: #16-3304/ Cascade Metro Cruise

GENERAL INFORMATION

STATUS
OF APPLICANT: Business Association

REQUESTED ACTION: The applicant is seeking approval from the Zoning Board to have up to 6 food trucks for the metro cruise warm up event August 25 and 26.

EXISTING ZONING OF
SUBJECT PARCEL: Planned Unit Development #19

GENERAL LOCATION: Cascade Rd and 28th St

PARCEL SIZE: Approximately 10 Acres

EXISTING LAND USE
ON THE PARCEL: Vacant

ADJACENT AREA
LAND USES: N - Commercial
S - Commercial
E - Commercial
W - Gas station/Bank

ZONING ON ADJOINING
PARCELS:
N - PUD 19
S - PUD 19
E - PUD 19
W - B1/PUD 19

STAFF COMMENTS:

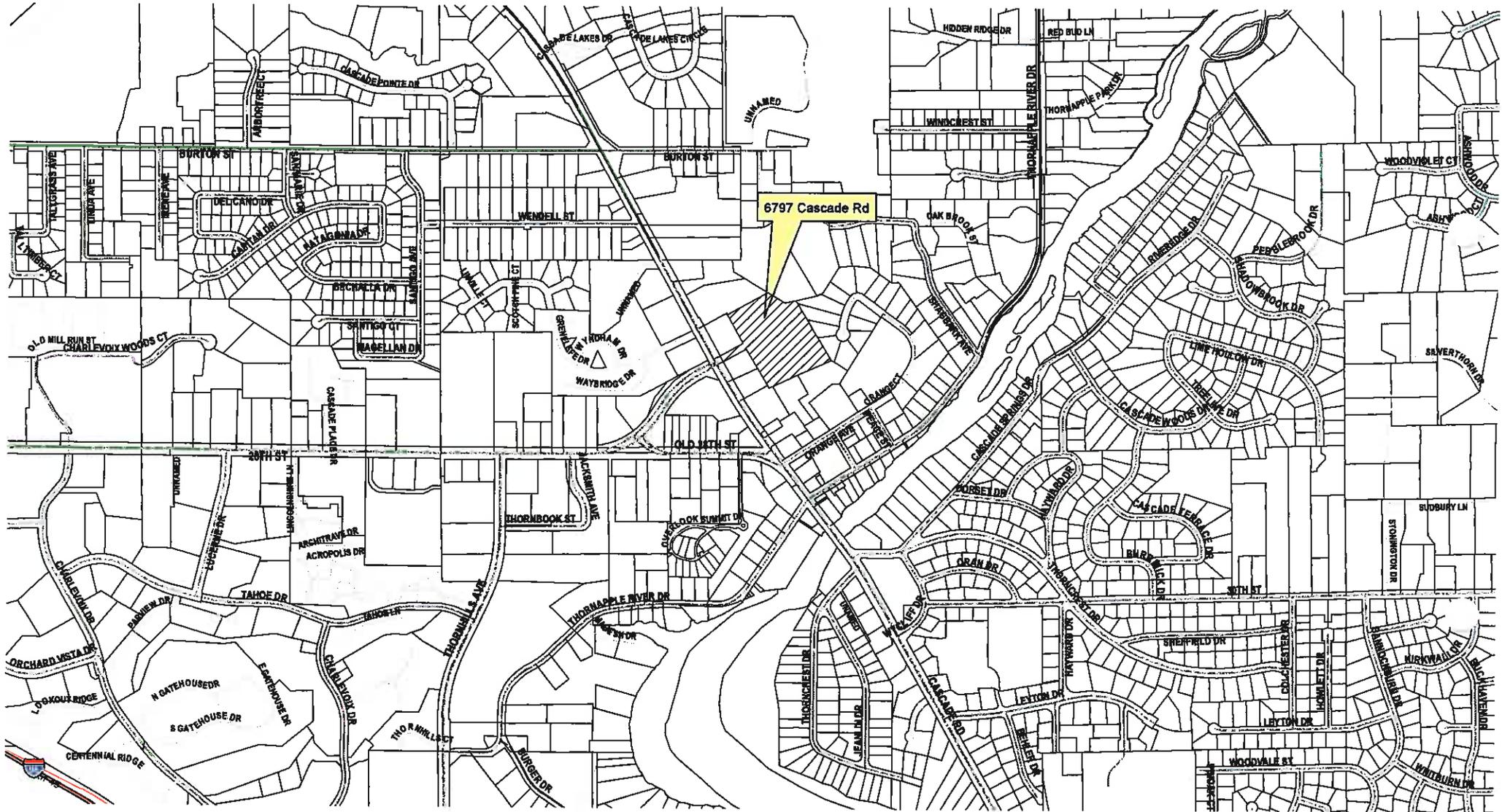
- A. The applicant is requesting your review, to allow for up to six food trucks to be placed on the property as shown on the site plan. This request is reviewed under Section 4.18(4) of the Zoning Ordinance. Because we don't have regulations specific to food trucks (planning commission is studying them now) we would use this section of our zoning ordinance that permits temporary structures.
- B. Section 4.18(4) of the Zoning Ordinance requires the Zoning Board of Appeals to determine: if indeed the structure is temporary and when its use will be terminated; if the structure will be served by a healthful water supply and toilet facilities, and; if the temporary building will be injurious to the surrounding properties or neighborhood.
- C. The food trucks are regulated by the KCHD and are being offered as an amenity for the event. They would be on site for 48 hours.
- D. We have had other temporary building request but not for food trucks. The other temporary building requests were approved provided we had an end date when the building would be removed.
- E. Since this is not a variance request, the standards you should apply are those referred to above.

STAFF RECOMMENDATION

Staff recommends **approval** of the applicant's request to allow the temporary food trucks at 6797 Cascade Road, SE to be placed as shown on the site plan with the following conditions:

1. The permit would be good for a period of no more than 2 days
2. Provide a copy of their current Kent County Health Dept permit to serve food, prior to the event.

Attachments: Application
Site plan



6797 Cascade Rd





CASCADe CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT:

Name: Metro Cruise Warmup Committee - Carmen Villahermosa

Address: _____ De Cox

City & Zip Code _____

Telephone: 616 915 6601

Email Address: Carmen@straighttalk-training

OWNER: * (if different from Applicant)

Name: Tom Vredevelt

Address: _____

City & Zip Code: _____

Telephone: 616 384 4915

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 type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision Plat Review * |
| <input checked="" type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____ * |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

We would like a maximum of 6 Food Trucks to be allowed to participate in the Metro Cruise Warmup event at 6797 Cascade Rd on Aug 25 + 26 from 5pm-9 pm.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Building & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 09-451-052

ADDRESS OF PROPERTY: 6797 Cascade Rd SE

PRESENT USE OF THE PROPERTY: Commercial

**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.)

Thomas Vredevelt

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

* Thomas Vredevelt 4/14/16

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

Carmen Villalobos de Coy

Applicant - Print or Type Name

[Signature]

Applicant's Signature & Date

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

Rev. 7/24/14

Assessing
949-3176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1308

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6946

Variance to Allow Food Trucks during the Metro Cruise Warmup Event

The committee is in the process of securing food truck vendors for the event. There will be no more than 6 food trucks for the Metro Cruise Warmup. The event will be held Thursday, August 25 and Friday, August 26, 2016 from 5:00 p.m. – 9:00 p.m.

Included in the packet is a map of the site, showing where the trucks will be parked. They will not be located within any bufferyard area and will be set up according to their regulations. While the trucks will need additional time for setup and tear down, they will be in operation between 5-9 pm.

There will be no sale, distribution or consumption of alcoholic beverages at the event.

The Metro Cruise Warmup is an event open to the public. The property and business owners in the Thornapple Center are aware of the event and are excited about the exposure and traffic that it will bring.



Patron/Event Parking

Patron/Event Parking

Patron Parking

Bus Route

Food Trucks

VIP Area

Stage

Bus Route

Classic Cars

Bounce House

Dunk Tank

Corvette Club

Patron Parking

Patron/Event Parking

Bus Route

Port-a-Johns
Volunteer Parking