

AGENDA
Cascade Charter Township Planning Commission
Monday, December 17, 2018
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 December 3, 2018 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 # 18:3507 Buffum Builders/Thornapple Pointe
Property Address: 7280 48th St SE
Requested Action: The Applicant is seeking tentative preliminary plan approval of a new site condominium subdivision for 20 single family detached homes.**
- ARTICLE 7. Any other business**
- ARTICLE 8. Adjournment**

Meeting Format

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

MINUTES
Cascade Charter Township
Planning Commission
Monday, December 3, 2018
7:00 P.M.

ARTICLE 1. Vice Chairman Rissi called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Krieter, Lewis, Noordyke, Pennington, and Rissi
Members Absent: Sperla
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Noordyke to approve the Agenda. Supported by Member Pennington. Motion carried 7 to 0.

ARTICLE 4. Approve the Minutes of the October 15, 2018 meeting.

Motion was made by Member Johnson to approve the October 15 minutes. Supported by Member Katsma. Motion carried 7 to 0.

ARTICLE 5. Approve the Minutes of the November 12, 2018 meeting.

Motion was made by Member Johnson to approve the November 12 minutes. Supported by Member Lewis. Motion carried 7 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

ARTICLE 7. Case #18:3502 Dusty Martin/Scholten Landscaping
Public Hearing

Property Address: 1459 Spaulding Ave SE

Requested Action: The Applicant is requesting a Type I special use permit to allow a 2,400 sq ft storage building.

Director Peterson stated that the Applicant is requesting a Type I special use permit for a building over 832 sq ft. This is a 2,400 sq ft salt storage building. It is zoned agriculture rural conservation. This property has been a landscape nursery for some time. We do allow nurseries in this district. The site is only 6 acres but is considered legal, non-conforming with the grandfather clause. The nursery would like to add a snowplowing service. The building is about 20 ft tall, 60 x 40 with vinyl siding, and is already built at the rear of the site. The location and the size are not a concern.

Director Peterson suggests that the building be 1,200 sq ft instead of the 2,400 sq ft, insuring that the snowplowing would be a small portion of the landscape business. This would be the first accessory building permitted on the 6- acre property. The building is already in place but can be made smaller. The biggest concern is that the business will be used for snowplowing but not a nursery which was made clear to the applicant.

Member Krieter noted that on the drawing it did indicate that the building would be used for plant storage. The biggest concern is that the site does not look like a nursery. A deadline could be set for the business to acquire trees.

Vice Chairman Rissi invited the applicant to come forward with comments.

Dustin Martin from Scholten Landscape stated that the large building that was in the drawings he provided has been torn down. The new bunker building was put up because he did not know it needed to be approved beforehand. The building will be used for snowplowing supplies and landscape mulch in the other months. The landscape part of the business is being added in the spring. He ran a landscape business in Grattan Township previously so this is not new to him. He wishes for the building to stay as it is due to the price that he paid for it. He will sell perennials, trees and store bulk mulch in the hutch starting approximately the first of April.

Director Peterson stated that regulations say that only items grown on site can be sold to the public. The mulch could be used for landscape projects but not to be sold to the public.

Member Johnson asked if the board were to approve a smaller size building how would that affect the business and Mr. Martin said it would affect them due to the fact that they have already purchased the larger building.

Motion was made by Member Lewis to open public hearing. Supported by Member Krieter. Motion carried 7 to 0.

Mr. and Mrs. Nick and Beth Mans live at 1427 Spaulding and his rear and side yard butt up to the landscape business. They're concerned because soon after the salt was delivered there was a large snowfall which resulted in many loud plow trucks coming and going at early and late times of the day and night. In Chapter 3-16 in the zoning ordinance it has a definition of a nursery and a 40 x 60 salt storage does not fit in the description. They understand the grandfather clause for a nursery on 6 acres but there was not ever a snowplow business there. The fact that the building is already up and was not researched beforehand is a concern.

Neighbor Melissa Rill at 1521 Spaulding is concerned with the amount of traffic and noise on Spaulding and how much more this will contribute to the busyness of the area.

Neighbor Peter and Judy VanderArk live at 1380 Spaulding and have lived there for 52 years. They have concerns of semi trucks coming and going delivering salt and mulch as well as plow trucks. He feels it will hurt their property values.

Neighbor Beth Mans stated many large trucks come and go and showed some pictures of the many vehicles on the nursery property doing lawn mowing and snowplowing.

Motion was made by Member Rissi to close public hearing. Supported by Member Katsma. Motion carried 7 to 0.

Board member discussion followed regarding the size of the building with comments that a smaller size might mean more trucks coming and going due to the salt running out quicker. Also had a clarification that mulch cannot be sold at retail on that site. Member Krieter stated that the board should decide on the building size and not get into discussion on other things.

Motion was made by Member Pennington to approve the Type I special use permit to allow a 2,400 sq ft storage building as requested. Supported by Member Noordyke. Motion carried 7 to 0.

ARTICLE 8. Case #18:3501 Lacks Enterprises

Property Address: 5675 Kraft Ave SE

Requested Action: The Applicant is requesting Site Plan approval for a new molder facility.

Director Peterson stated that the Applicant is requesting site plan approval for a new molder facility. This will be their third building on the site. It will meet all of our requirements for lighting. The landscaping will be removed due to drainage rerouting and then put back in place. They are in the process of acquiring DEQ permits for stormwater.

Director Peterson recommends approval of the site plan and for them to provide a \$5000 landscape bond as well as compliance with the township engineer letter and the DEQ permit. We do not need a stormwater agreement. We can use what is on file already.

Vice Chairman Rissi invited the applicant to come forward with comments.

Justin Longstreth with Moore & Bruggink representing the applicant along with Patrick Knight from Lacks stated that Lacks is reconfiguring the 52nd street project and putting this molder project to the forefront.

Motion was made by Member Katsma to approve Site Plan approval for a new molder facility with the conditions stated above by Director Peterson. Supported by member Pennington. Motion carried 7 to 0.

ARTICLE 9. Cascade Charter Township

Resolution of support to adopt the Cascade Charter Township Capital Improvement Plan 2019-2024.

Township Manager Ben Swayze stated that the CIP is a planning document, not a budget document. Benefits of the 6 year plan are that it helps focus intention on community

needs, optimizes tax payer dollars and makes sure projects are coordinated with outside businesses and to enhance grant opportunities. There are 51 potential projects within the six- year span.

Motion was made by member Noordyke to adopt the Cascade Charter Township Capital Improvement Plan 2019-2024. Supported by member Lewis. Motion carried 7 to 0.

**ARTICLE 10. Cascade Charter Township
Memorandum of the Kent County Road Commission 5 year Road Improvement Plan.**

Director Peterson discussed the Kent County Road Commission 5-year Road Improvement Plan.

ARTICLE 11. Any other business.

ARTICLE 12. Adjournment

Motion was made by Member Johnson to adjourn. Supported by Member Krieter. Motion carried 7 to 0. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Phil Johnson, Secretary

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: December 3, 2018
MEETING DATE: December 17, 2018
CASE: #18-3507/Thornapple Pointe Subdivision

GENERAL INFORMATION

- A. Applicant: Buffum Builders
144 44th St SW
Grand Rapids MI 49548
Telephone: 538-4663
- B. Status of Applicant: Developer
- C. General Location: The property is located on the South side of 48th St just east of M-6.
- D. Requested Action: approval of a new site condominium subdivision for 20 single family detached homes.
- E. Existing Zoning on Subject Parcels: R1, Residential
- F. Zoning on Adjoining Parcels:
N – ARC, Agricultural Rural Conservation
S– R1, Residential
E– R1, Residential
W- ARC, Agricultural Rural Conservation
- G. Parcel Size: Approximately 39 Acres
- H. Existing Land Use on Subject Parcel: Vacant
- I. Adjacent Area Land Uses:
North - Golf Course
East - Residential
South - Residential
West - Vacant/M-6

STAFF ANALYSIS

1. The applicant is requesting Tentative Preliminary Plan approval. The development would allow for a new subdivision for 20 single family detached homes on a new public road.
2. This same applicant originally proposed a 21-unit platted subdivision back in 2015 on the property. They never went through with that project and have decided to resubmit with a slightly different plan.
3. The development will not be seeking deviations from our subdivision ordinance.
4. The property is zoned R1 and is Master Planned Suburban Residential, which is essentially an extension of the residential zoning district.
5. The area is not served by water and sewer and therefore the property would have to get approval from the KCHD for on-site well and septic.
6. The site does not have access to the Thornapple River.
7. There are no projects in the Capital Improvement Plan that would be activated as a result of this project.
8. The applicant has chosen the "25% private open space" method for determining minimum lot size. This method requires a minimum lot size of 40,000 sq.ft. The open space provided is calculated after removing the non-buildable portion of the property.
9. The plans indicate that the lots range in size from 40,000 to almost 65,000 sq ft. with an average lot size of 43,095 sq ft. However, several of the lots do not calculate to the proposed sizes. They will need to modify the plan slightly to show how the new lots meet our minimum requirements.
10. The process follows the platting process since they are not seeking any deviations. The platting process does not require a public hearing but does require the applicant to submit more detailed information each time. For this stage you are simply providing a recommendation to the Township for their consideration.
11. The plan does include a public road and provides access to both neighboring properties, this will need to be approved by the KCRC. They do show a reserve strip at the end of the temporary cul-de-sacs. This is only permitted if it is deeded to the KCRC.
12. They will have to enter into an agreement for maintenance of the storm water system.
13. As with all of our residential developments, the developer will be required to install an airport recognition statement in the deed restrictions.
14. The applicant has indicated light poles and street trees on the plan.

15. The subdivision plan is located inside the utility service area. Although utilities are not planned we have required others to enter into a SAD agreement for future service.
16. Tentative Approval of a Preliminary Plat shall guarantee that the general terms and conditions under which approval was granted will not be changed by the Township, and further, shall confer upon the subdivider approval of lot sizes, lot orientation, and street layout for a period of one (1) year from the date of tentative approval. Such tentative approval may be extended if applied for by the subdivider and granted by the Township Board in writing.

STAFF RECOMMENDATION

Staff believes this project meets the requirements for tentative preliminary plat approval of our subdivision ordinance is consistent with the Master Plan. Staff Recommends approval of the plan with the following conditions:

1. Submit the required information for Final Preliminary Plat approval.
2. Copy of the proposed deed restrictions, including the airport recognition statement and sewer and water SAD agreement.
3. Block grading plan for storm water runoff from home sites.
4. Revise lot to meet our minimum requirements.

If you approve the plan, the development will go before the Township Board for tentative preliminary approval. Once approved by the Township Board, it will come back to you again with additional information for final preliminary plat approval.

Attachments: Site Plan
Location Map
Attachments from the applicant



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Feenstra & Assoc. (Dave Hanko)
 Address: 7482 Main Street
 City & Zip Code: Jenison, MI 49428
 Telephone: 616-457-7050
 Email Address: dave@feenstrainc.com

OWNER: * (If different from Applicant)
 Name: Buffum Builders (Norm Buffum)
 Address: 144- 44th Street SW
 City & Zip Code: Grand Rapids, MI 49548
 Telephone: 616-538-4663
 Email Address: ~~norm@buffumbuilders.com~~ norm@buffumhomes.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 checked="" 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:**

Site Condominium, Open Space PUD, originally submitted and approved as a plat in 2016.

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

LEGAL DESCRIPTION OF PROPERTY:**

shown on plan

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 27-301-027

ADDRESS OF PROPERTY: 7280 - 48th Street SE

PRESENT USE OF THE PROPERTY: farm land

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

Name(s)

Address(es)

Buffum Builders LLC

SW
144-44th St SE, Grand Rapids, MI

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.)

Norm Buffum, Buffum Builders LLC

Dave Hanko, Feenstra & Assoc.

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

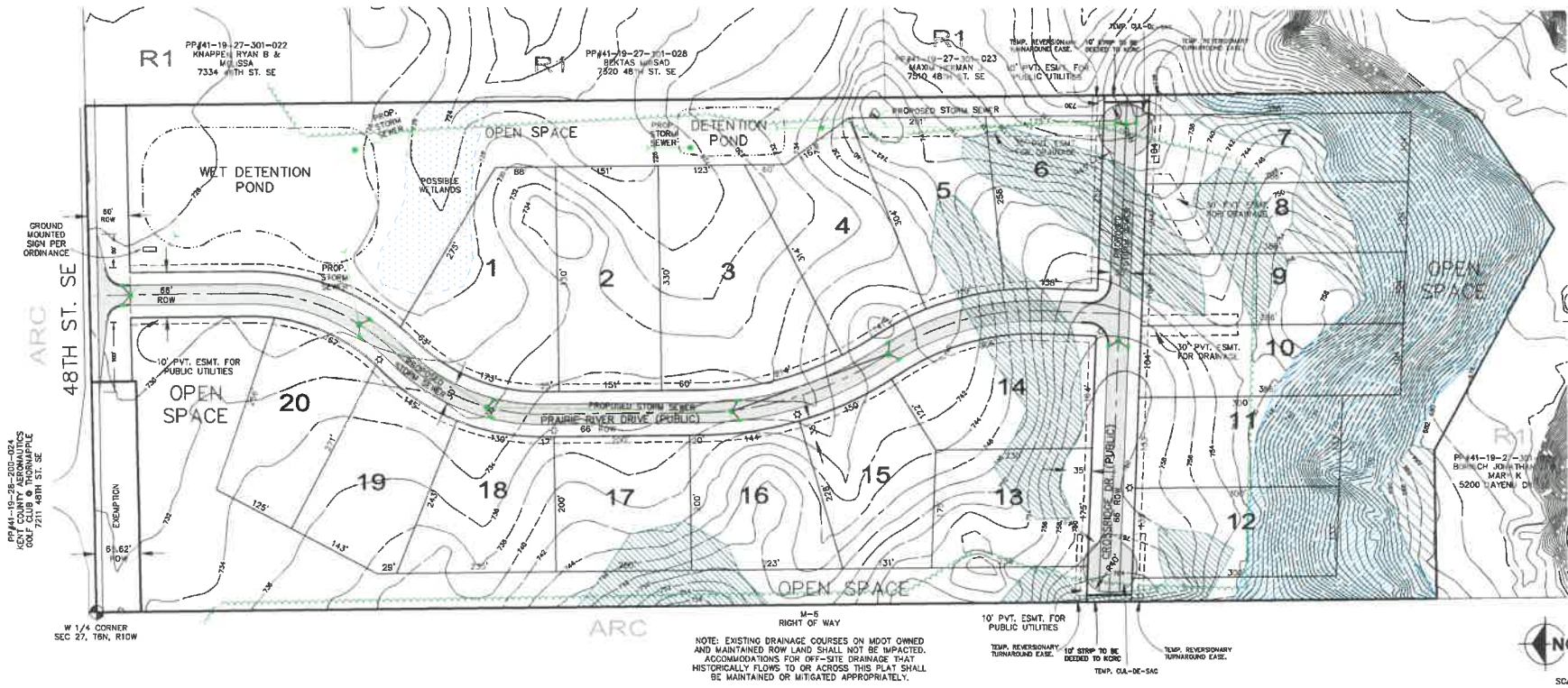
Applicant – Print or Type Name

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

David A Hanko 11/20/2018
Applicant's Signature & Date

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

Gross Site Acreage	34.63 acres
Non-developable areas	
Right of way	3.97
Wetlands	0.71
Floodplain	0
Steep Slopes	4.37
Moderate Slopes (50%)	1.85
(3.70 total)	
Water bodies	<u>0</u>
Developable Acreage	23.73 acres
25% Open Space Required	5.93 acres
Gross Open Space	10.87 acres
Un-credited areas	
Wetlands	0.61
Floodplain	0
Steep Slopes	2.54
Moderate Slopes (50%)	0.37
(0.74 total)	
Water bodies	<u>1.33</u>
Open Space Credited	6.02 acres



NOTE: EXISTING DRAINAGE COURSES ON MDOT OWNED AND MAINTAINED ROW LAND SHALL NOT BE IMPACTED. ACCOMMODATIONS FOR OFF-SITE DRAINAGE THAT HISTORICALLY FLOWS TO OR ACROSS THIS PLAT SHALL BE MAINTAINED OR MITIGATED APPROPRIATELY.



LEGAL DESCRIPTION

Part of the Southwest 1/4 of Section 27, T6N, R10W, Commencing 663.25 feet North along the West section line from the Southwest corner of said section; thence East 221.00 feet; thence S60°37'00"E 368.00 feet; thence N56°32'00"E 199.00 feet; thence N39°05'00"E 63.96 feet to the East line of the West 747.2 feet of the Southwest 1/4; thence North along said East line 2003.53 feet to the East & West 1/4 line; thence West along the East & West 1/4 line 747.2 feet to the West 1/4 corner; thence South along the West section line 1979.25 feet to the beginning. Exclusion commencing at the West 1/4 corner; thence N88°53'31"E along the East & West 1/4 line 340.44 feet; thence S01°06'29"E 65.62 feet; thence S88°53'31"W 340.94 feet to the West section line; thence N00°40'24"W along the West section line 65.62 feet to the beginning.

ZONING REQUIREMENTS
R1 - SINGLE FAMILY RESIDENTIAL
(25% OPEN SPACE PUD)

MINIMUM AREA 40,000 SF
MINIMUM WIDTH 100 FT.
MINIMUM SETBACKS
FRONT 35 FT.
SIDE 10' MIN., 25' COMBINED
REAR 25 FT.

OPEN SPACE CALCULATION

OVERALL PARCEL AREA - 34.66 ACRES
MODERATE SLOPE AREA - 3.70 ACRES
X 50% - 1.85 ACRES
STEEP SLOPE AREA - 4.37 ACRES
USABLE ACREAGE - 28.44 ACRES
MIN. OPEN AREA (25%) - 7.11 ACRES
ACTUAL OPEN AREA - NO CREDIT
STEEP SLOPES - NO CREDIT
MODERATE SLOPES (0.74 ACRES @ 50% CREDIT) - 0.37 ACRES
MILD SLOPE OR FLAT AREAS - 7.57 ACRES
TOTAL OPEN AREA - 7.94 ACRES

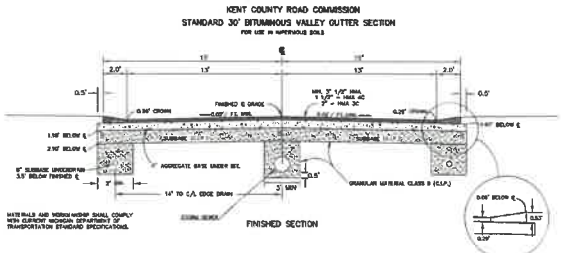
PROPOSED IMPROVEMENTS

- All street right of ways shall be public, 66 feet in width
- Streets shall be 30 foot bituminous valley curb and gutter per Kent County Road Commission Standards and Specifications.
- This plot shall be serviced with private water wells and private drainfields.
- Drainage design shall conform to the Kent County Drain Commission Standards and Specifications.
- Gas mains shall be installed within the street ROWs, 18 feet North or East of centerline
- There shall be a 10 foot private easement for public utilities adjacent to all street right of ways.
- First top street lights will be installed at the locations shown.
- One tree, a 2-1/2" caliper Norway Maple, will be placed in the parkway in front of each lot.

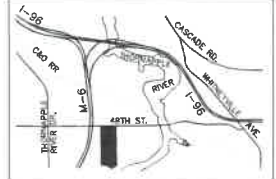
LOT INFORMATION

NUMBER OF LOTS = 20
TYPICAL LOT SIZE = 40,092 SF
SMALLEST LOT AREA = 40,000 SF
AVERAGE LOT AREA = 43,099 SF

Lot Number	Area (SF)	Area (Acres)	Lot Number	Area (SF)	Area (Acres)
1	51672	1.73	12	40000	0.92
2	49909	1.15	13	40302	0.93
3	69211	1.59	14	42186	0.97
4	49516	1.04	15	40629	0.93
5	43452	1.00	16	40018	0.92
6	49557	0.92	17	40000	0.92
7	49092	0.92	18	40016	0.92
8	49092	0.92	19	40121	0.92
9	49092	0.92	20	40184	0.92
10	49092	0.92			
11	40050	0.92			



LOCATION MAP



NOT TO SCALE



REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY SITE CONDOMINIUM THORNAPPLE POINTE ESTATES (PP# 41-19-27-301-027)

FOR: SUFFLUM BUILDERS
144 44TH STREET, SW
GRAND RAPIDS, MI 49548
PHONE: (616) 538-4663

PART OF THE SW 1/4, SECTION 27, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
7482 46th Street
Ann Arbor, MI 49428
Phone: 616 997 7000
www.feenstra.com

27-E-10
11-20-2018

