

AGENDA
Cascade Charter Township Zoning Board of Appeals
Tuesday, December 08, 2015
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 November 10, 2015 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 #15:3287 Chad Weiss
Public Hearing
Property Address: 7024 Cascade Road
Requested Action: The applicant is requesting a variance to construct an addition to the house that does not meet the minimum 50 foot frontyard setback.**
- ARTICLE 7. Case #15:3288 Cascade Road House
Public Hearing
Property Address: 6817 Cascade Road
Requested Action: The applicant is seeking a variance to allow a sign on the roof.**
- ARTICLE 8. Any other business**
- ARTICLE 9. 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, November 10, 2015
7:00 P.M.
Cascade Library Wisner Center
2870 Jackson Avenue SE

ARTICLE 1. Chairman Casey called the meeting to order at 7:00 P.M.
Members Present: Berra, Casey, McDonald, Milliken, Neal, Waalkes
Members Absent: All were present
Others Present: Community Development Director Steve Peterson and those listed on the sign in sheet.

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

ARTICLE 3. Approve the current Agenda.

Motion made to approve the Agenda as printed by Member McDonald. Support by Member Berra. Motion carried 6-0.

ARTICLE 4. Approve the Minutes of the October 13, 2015 Meeting.

Motion made by Member McDonald to approve the Minutes of the October 13, 2015 Meeting as written. Support by Member Berra. Motion carried 6-0.

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 #15:3278 Mark Bennett

Public Hearing

Property Address: 7690 Cascade Road

Requested Action: The Applicant is requesting a variance to construct an addition to the house that does not meet the minimum 50 foot front yard setbacks. They also are seeking a variance to have one additional accessory structure.

Community Development Director Peterson introduced the case. The reason for the variance is that there is a 50' front yard setback requirement on Cascade Road. The existing building does not meet the setback requirement and they would like to add an attached garage. The way we deal with non-conforming buildings is that we require that any additions meet the current setback requirements or they require a variance. Also included in the variance request is a proposed accessory building. A parcel this size is permitted one detached building. We define any structure as having a roof that is impervious to weather as a building.

In regards to the setbacks, the neighboring property to the north is closer to the right of way than the Applicant. A home across the street is also within the 50' front yard setback. The right of way has expanded since these homes were built in the 1930's. I don't feel that what they are proposing is out of line in terms of the setback variance as

the structure is behind the front of the house. There are others in the neighborhood that have the same set up.

I am recommending approval of the setback variance but not recommending approval of the additional building. There was an identical case on Briarcliff, a few years ago, and how we dealt with it was they made the area around the pool as a "trellis." They had some openings on the roof, so they could have shade and cover from the weather, but it didn't meet our definition of a building. It would cause a problem in other areas if we allowed for the garage building on the site. Recommending approval for the variance for the building addition for the garage and deny request for the additional building, although I think the building can be accommodated if it was made to be like a "trellis" with some openings in the roof.

Member McDonald asked if the building in front of the pool, the existing lean-to will be renovated. Director Peterson stated that is the case and they get one detached building, we define a structure, even if it doesn't have walls enclosing it but has a roof impervious to weather, is considered a building.

Chairman Casey asked the applicant to come forward with comments.

Mark Bennett 7690 Cascade Rd, owner of the property, the most important reason for the accessory building is to get out of the sun. We are looking for an open air structure so you can get out of the sun, nothing big just to get out of the heat. The attached garage needs to be changed if we can't get the other building approved. It is a large expense and big project. We have been in the house since the 1980's and would like to stay, however if this doesn't get approved we will rethink our options.

Member Casey suggests that he talk to Director Peterson, as we can only give you the minimal variance. Member McDonald understands the sun and heat issue and wonders if a pergola would be a good compromise. Mr. Bennett agrees.

Member McDonald made a motion to open the Public Hearing. Second by Member Berra. Motion passes 6-0.

Chairman Casey asked anyone with comments to come forward.

Member Berra made a motion to close the Public Hearing. Second by Member Waalkes. Motion passes 6-0.

Member McDonald moves to approve the variance to construct the addition to the house even though it does not meet the minimum 50 ft. yard setback, but based on the Findings of Facts from Staff, deny the request for the additional building because they have another option like the one Director Peterson suggested. Member Berra supports. Motion passes 6-0.

Public Hearing

Property Address: 5575 Executive Parkway SE

Requested Action: The Applicant is seeking a variance to allow a sign closer to the road than permitted.

Director Peterson introduced the case. If you look closely on the plan you will see that the sign for the new building is adjacent to the right of way. Meadowbrook Business Park is a P.U.D. and we default the sign regulations to the industrial zoning requirements, 5 feet tall 25 feet back from the right of way and 80 sq. feet maximum. Those are the setback requirements, this project did just receive Site Plan Approval from the Planning Commission that is the location of the sign that was on the Site Plan. We don't approve signs as part of Site Plan Approval, that is a separate permit process and this has caused confusion over the years with applicants. This might have been the case for this circumstance. I did write in the Staff Report based on the size of the lot it looks like the size will be limited to 52 Sq. Ft. 5 Ft. tall, they are not asking for any variances in regards to that, it is simply the location, it is a zero setback for the sign setback. If you look at Meadowbrook Business Park, the right of way in the industrial area is quite large, I think we are dealing with 100 Ft. of right of way, in the typical residential subdivision the right of way is 66 Ft. When I met with the contractor we were going over some other signs out in Meadowbrook, tonight they gave me an inventory of some others that they found in the neighborhood that are less than the 25 Ft. Meadowbrook is a mixed bag, there is signage that is closer than 25 Ft. The property right across has a sign that is closer, and I could not find a permit for that particular sign. There are some other signs that are not meeting our requirements, I caution that you do not take measurements from the curb as we take the measurements from the right of way. I generally agree there is a mixed bag of signs in Meadowbrook that are closer than 25 Ft. to the right of way. I would view any irregularity out in Meadowbrook, not as a result of regulations changing over the years, but simply staff not checking where signs were or not having a permit at all and just putting a sign out. I am concerned about permitting a sign especially with a zero setback. There is opportunity on this site to back that off from the right of way a little bit. They have a 25 ft. buffer yard from the right of way to the edge of their parking lot. They couldn't meet our setback requirement without putting the sign in the parking lot but there is ample room to move it away from the right of way even if you went to a 15 Ft. or 10 Ft. setback, which would be much more palatable in terms of any exceptions out there. I am recommending a denial of the variance as it is applied for, but I can see an exception being something less than 25 Ft.

Member McDonald asked if in the Meadowbrook P.U.D. there were any stipulations on signs or did the ordinance override those. Director Peterson states that it was a default to the Industrial Zoning District, which kicks you to the sign ordinance. The current sign ordinance was done in the late 90's, Meadowbrook was done in the 80's.

Member Waalkes says that the right up says that it is 2 Ft. off of the right of way and there is 25 Ft. between the parking lot and the right of way, so there is about 25 Ft. space to work with. They cannot get 25 Ft. off of the right of way without moving the parking lot back. Director Peterson states that the only other option is to put the sign way up in the corner behind the front of the parking lot.

Member McDonald stated for clarification that there is an extenuating circumstance in this case as they would have to move a parking lot in order to meet the setback

requirement. Director Peterson concurred. Member Berra asked if there is a safety issue if they have the sign on the property line. Director Peterson says it is not because of the larger right of way.

Chairman Casey asked the Applicant to come forward with comments.

Brandon Hartel, Wolverine Building Group Project Manager, we are looking for a variance for the sign setback. We took measurements of all the signs that are in the area. Our sign location is in the middle of the property, it is landscaped with flower beds and large Maple trees. With the sign located back further, it will not be visible from the street. It is ideal where it is located, he refers to the drawing. We received a letter from the Meadowbrook Business Park recommending approval on our behalf. We are asking for approval of the sign variance setback.

Todd Geglio, Advantage Label, would like to have the sign fit in and have conformity.

Member Berra asked the width of the sign. The applicant replies that it is approximately 8 Ft. Member Berra agrees that the sign fit in and try to meet as much of the ordinance as possible, yet not disadvantage one property to the others by not having the sign be visible.

Member McDonald appreciates that they have come to the Township to request the variance. He wondered if a 10 Ft. setback would be enough, as we are trying to find a way to provide a variance less than 25 Ft. with the exceptional conditions that would justify granting such a variance for future applicants. Member McDonald suggests either approving the 10 Ft. setback or table it.

The applicant would prefer to take the 10 Ft. setback option as they would like to complete the work before the weather sets in. Member Berra wants to reiterate that if the variance is approved at 10 Ft. the applicant has to work with that number. If they table it they can analyze it and come back with the exact number that they need.

Member McDonald made a motion to open the Public Hearing. Second by Member Berra. Motion passes 6-0.

Chairman Casey asked anyone with comments to come forward. No one wished to speak at the Public Hearing and Director Peterson stated that he had a letter from Meadowbrook Business Park.

Member McDonald made a motion to close the Public Hearing. Second by Member Berra. Motion passes 6-0.

Member McDonald made a motion to provide a variance to allow a sign closer to the road than permitted but no closer than 10 Ft. Second by Member Milliken. Motion passes 6-0.

ARTICLE 8. Any other business.

ARTICLE 9. Adjournment

**Motion by Member McDonald to adjourn the meeting. Support by Member Berra.
Motion Passed 6-0. Meeting adjourned at 7:53 PM.**

Respectfully submitted,

Ann Seykora/Julie Kutchins
Planning Administrative Assistant

DRAFT

STAFF REPORT

STAFF REPORT: Case #15-3287
REPORT DATE: November 16, 2015
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: December 8, 2015
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Chad Weiss
7024 Cascade Rd

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a variance to construct an addition to the house that does not meet the minimum 50 foot frontyard setbacks.

EXISTING ZONING OF
SUBJECT PARCEL(S): R2

GENERAL LOCATION: West side of Cascade Rd just north of Leyton Dr.

PARCEL SIZE: Approximately 1 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: R2

STAFF COMMENTS:

1. The applicant wants to construct an addition to the back of the home. Unfortunately because the homes is so close to the ROW that even the addition in the back is with the 50 foot front setback.

2. The existing home has a front setback of about 10 feet.
 3. Given the fact that the home is non-conforming we require the addition to meet the required setback. Any addition to this home would require a variance since the entire home is within 50 feet of the ROW.
 4. The property also includes an attached garage the addition will require a setback of at least 10 feet between the home and the garage. I have spoken with the property owner about this and they have indicated that they would accommodate this requirement by making a change to the addition to maintain a 10 foot separation.
 5. The home was built in 1924. I think it's safe to assume that the building was placed correctly at the time and changes to our zoning and the road have resulted in the home becoming legal non-conforming due to setbacks.
 6. A review of other homes in the area shows that the others are also located closer than the required 50 feet. However non others with a 10 foot setback.
 7. Although we have granted other variances for non-conforming setbacks this case is unique in that the entire house is within the setback so even an addition off the back of the home requires a front setback variance.
- A. Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all of the findings of fact listed in the table below:

<i>Findings of Fact</i>	<i>Comment</i>
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	The home was built over 90 years ago and other homes in the area have non-conforming setbacks. The addition is behind the home although still not in compliance.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created)	The fact that the home became non-compliant was not the action of the applicant.
That such variance is the minimum	The addition is behind the home.

variance that will make possible the reasonable use of the land, building, or structure.	
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	The fact that others in the area have setbacks less than required I don't believe granting the setbacks variance would be injurious the neighborhood.
That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.	The setback situation seems hard to repeat.
The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.	The variance for the setback is justified.

STAFF RECOMMENDATION

Approve the variance for the setback with the condition that the detached garage maintains at least 10 feet of separation from the house.

Attachments: Application
 Site Plan



7024 Cascade Rd

CASCADE TERRACE DR

BURRWICK DR

30TH ST

SHEPHERD DR

REDFORD AVE

UNAMED

HAYWARD DR

HAYWARD DR

HAYWARD DR

LEYTON DR

BEHLER DR

CASCADE RD

THORNCREST DR

WYCHER DR

7024 Cascade Rd

UNAMED

JEANLIN DR

THORNCREST DR

THORNCREST DR

THORNCREST DR



CASCADÉ CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Chad + Monya Weiss
 Address: 7024 Cascade Rd SE
 City & Zip Code: Grand Rapids MI 49546
 Telephone: 616 293 0024
 Email Address: weiss.chad@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 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:**
To build a 22x24 addition on the back
of the house

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1503

Planning
949-0224

Treasurer
949-0944

LEGAL DESCRIPTION OF PROPERTY:**

Please see the attached site map

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19

ADDRESS OF PROPERTY: 7024 Cascade Rd

PRESENT USE OF THE PROPERTY: Residential home

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)

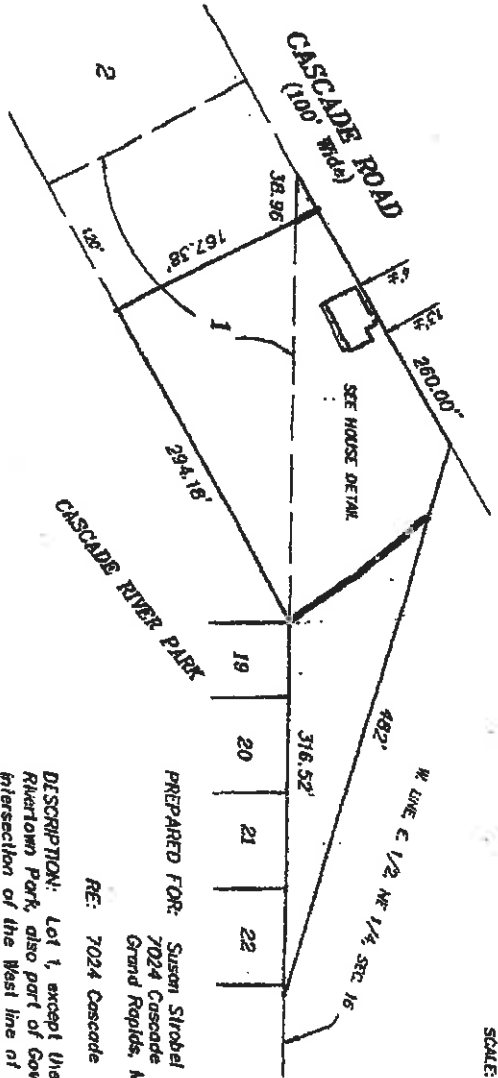
Monya Weiss
Applicant – Print or Type Name

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

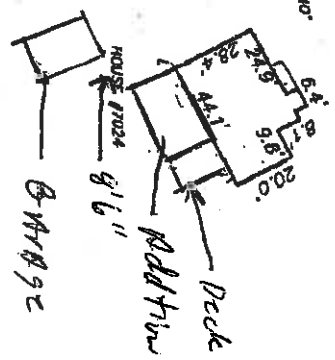
Monya R Weiss 10/28/15
Applicant’s Signature & Date

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

Rev. 7/24/14



HOUSE DETAIL
SCALE: 1" = 40'



PREPARED FOR: Susan Strobel
7024 Cascade
Grand Rapids, MI 49546

RE: 7024 Cascade

DESCRIPTION: Lot 1, except the Northwestern 120 feet and Cascade River Park, also part of Government Lot 2, commencing at the intersection of the West line of the East 1/2 of the NE 1/4 and the Scullery line of Cascade Road (100 feet wide); thence South 29°31' East along said Southerly line 260 feet; thence North to begin the West line of the East 1/2 of the NE 1/4; thence North to begin the West line of Section 16, T6N, R10W, Cascade Township, Kent County, Mich.



By *Randall J. Vagstad*
Randall J. Vagstad, Licensed Professional Surveyor, No. 24872, State of Michigan

We hereby certify that we have examined the premises herein described, find the buildings are located entirely thereon as shown and that they do not encroach except as shown hereon. This report, prepared for mortgage purposes only, does not represent a property for survey; no property corners were set, and it is not to be used for the establishment of any fence, building, or other improvements. The location of fences, walls, or other indications of occupancy along or near boundary lines are not shown. This report was made from the legal description shown above. No description should be compared with the Abstract of Title or Title Policy for accuracy, omissions and exceptions.

- Scale 1" = 100'
- Concrete
 - Masonry
 - Easement dimension
 - Easement dimension
 - Paved dimension
 - Foot from stake
 - Found iron stake
 - X Fence Line

nederveld associates, inc.
engineering • surveying

David F. Nederveld, P.E., PLS, No. 11024-110, Exp. 08/01/00
P.O. Box 10, 6270 22nd Ave., Muskegon, Michigan 49542
Muskegon, Michigan, P.O. Box 10, 6270 22nd Ave., Muskegon, Michigan 49542
575 E. 13th Street, Holland, Michigan 49423
416.466.0110/0182 Fax: 514-0110

Form No. MA 100

Borrower/Client: Susan Strobel
Property Address: 7024 Cascade Rd., SE
City: Grand Rapids
County: Kent
State: MI
Zip Code: 49546

STAFF REPORT

TO: Cascade Township Zoning Board of Appeals
FROM: Steve Peterson, Community Development Director
REPORT DATE: November 13, 2015
MEETING DATE: December 8, 2015
CASE: #15-3288 / Cascade Roadhouse

GENERAL INFORMATION

STATUS
OF APPLICANT: Owner

REQUESTED ACTION: The applicant is seeking a variance to allow a sign
above the roof line.

EXISTING ZONING OF
SUBJECT PARCEL: B1

GENERAL LOCATION: East side of Cascade Rd just north of Orange Ave

PARCEL SIZE: Approximately 1.09 Acres

EXISTING LAND USE
ON THE PARCEL: Restaurant

ADJACENT AREA
LAND USES: N – harvest health/barber shop
S- bridal elegance
E – vacant
W- Gas station

ZONING ON ADJOINING
PARCELS:
BI
PUD

STAFF COMMENTS:

- 1) The applicant is requesting a variance to install a new wall sign on the roof.
- 2) The reason for the variance is because the sign is defined as a roof sign. A roof sign is not permitted. The sign is below the peak but clearly on the roof.
- 3) Other signs are commonly installed over the roof line if they are on a parapet wall or a gable. In those cases they are permitted because they are still on the wall and below the peak.
- 4) The sign is with the size limit for size is just the placement.
- 5) The property has been going through a major renovation and they believe the sign would resemble a traditional roadhouse.
- 6) The only similar case that I have found is the Meijer sign. Target did ask about placing a sign on the roof but it would have only been visible from the air. They did not pursue it.
- 7) According to Section 9.07 of the Sign Ordinance, a variance may be granted by the Zoning Board of Appeals where the literal application of the Ordinance would create a GENUINE hardship for the sign user and the following criteria are met. Before the Zoning Board of Appeals reaches a decision they shall consider the following findings of fact:

Findings of Fact	Staff Comments
The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.	The sign is not that different from others that are placed on the gable or parapet wall. The sign is below the peak so it won't look any different than if they did build an artificial dormer.
The hardship created by a literal interpretation of the Ordinance is due to conditions unique to that property and does not apply	The conditions are not completely unusual but the fact that we do allow other signs over the roof edge if they have a dormer and the fact that the

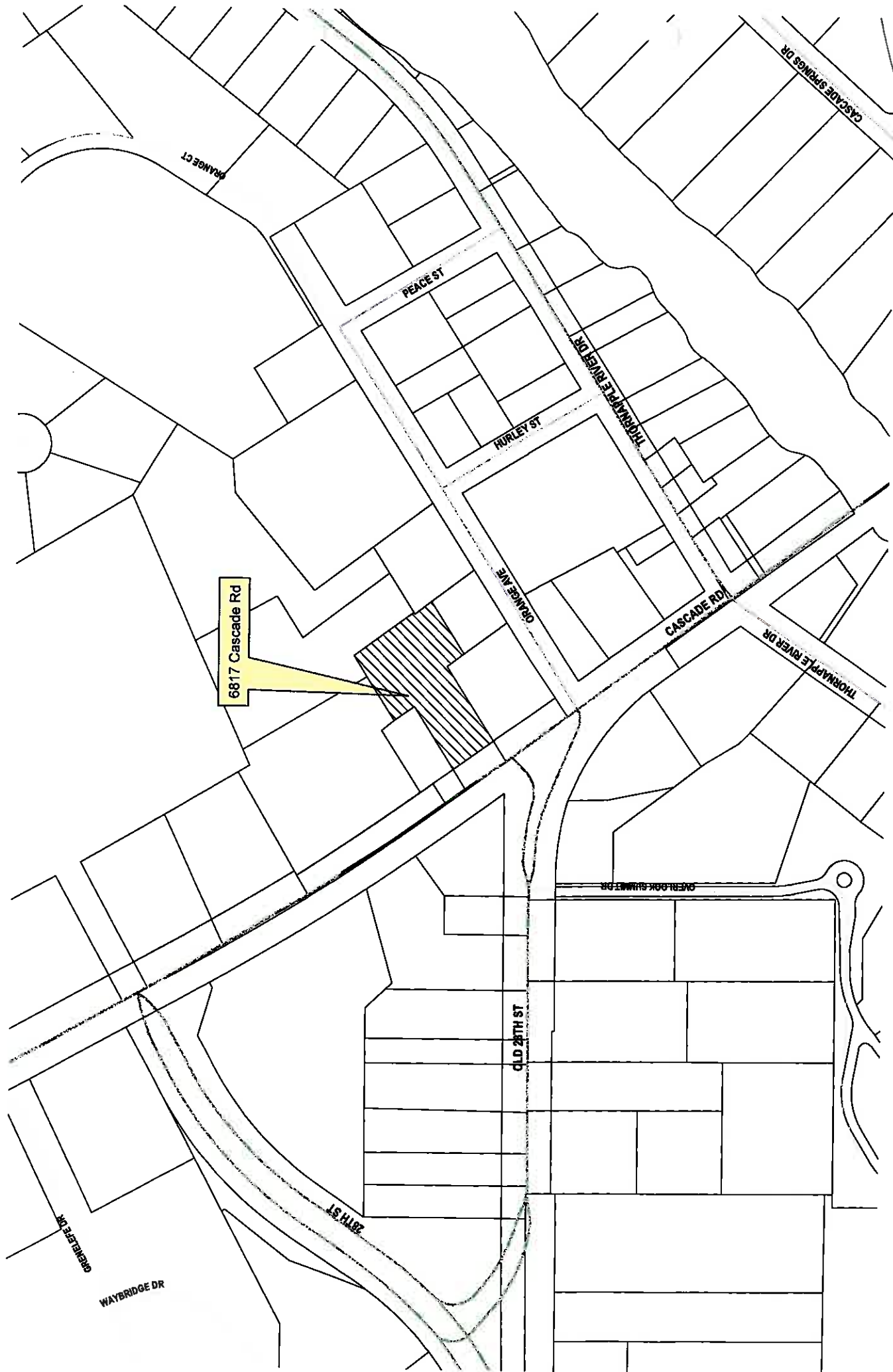
generally to other properties in the Township.	sign would still be under the peak would avoid problems with flat roof buildings.
The granting of the variance would not be contrary to the general purposes of this Ordinance or set an adverse precedent.	Given that the sign is below the peak I don't believe it will cause any issues and is not contrary to the intent. I believe it fits better than installing a fake dormer to attach it to as others have done. .

RECOMMENDATION

Staff would recommend that the variance be APPROVED under the following conditions

1. The top of the sign is still below the peak of the roof.
2. Any lighting will have to comply with township regulations.

Attachments: Application w/attachments



6817 Cascade Rd



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: RJR ENTERPRISES
 Address: 88 Monroe
 City & Zip Code: Grand Rapids, MI 49503
 Telephone: 616-581-7575 (John)
 Email Address: Jim.rabideau@comcast.net

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 checked="" 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:**

REQUESTING A SIGN VARIANCE (AS SHOWN
ON ATTACHED DOCUMENT)

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 _____

ADDRESS OF PROPERTY: 6817 CASCADE RD

PRESENT USE OF THE PROPERTY: RESTAURANT-BAR

**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.)

X John Rabideau

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

Applicant – Print or Type Name

John Paul
Owner's Signature & Date
(*if different from Applicant)

Applicant's Signature & Date

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

Rev. 7/24/14





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Kent County Geospatial Service

DISCLAIMER: This map does not represent a legal document. Kent County Michigan makes no warranty, expressed or implied, regarding accuracy, completeness or usefulness of information presented. Users of this information assume all liability for its fitness for a particular use.