

AGENDA
Cascade Charter Township Planning Commission
Monday, September 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 Sept 10, 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 # 18:3482 Nathan Seeley
Public Hearing
Property Address: 9404 28th St SE
Requested Action: The Applicant is requesting a special use permit to construct
an accessory building over 832 sq ft.**
- ARTICLE 7. Case # 18:3483 William Hillman
Public Hearing
Property Address: 8790 52nd St
Requested Action: The Applicant is requesting a special use permit to construct
an accessory building over 832 sq ft.**
- ARTICLE 8. Case # 18:3480 Mark Stachowiak
Tabled from Meeting on Sept 10, 2018
Property Address: 7871 Shadybrook Dr.
Requested Action: The Applicant is requesting a special use permit to construct
an accessory building over 832 sq ft.**
- ARTICLE 9. Consideration of Resolution for Claude Robinson.**
- ARTICLE 10. Any other business**
- ARTICLE 11. 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, September 10, 2018
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Krieter, Lewis, Rissi and Sperla
Members Absent: Noordyke, Pennington
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 Rissi to approve the Agenda. Supported by Member Krieter. Motion carried 6 to 0.

ARTICLE 4. Approve the Minutes of the August 13, 2018 meeting.

Motion was made by Member Lewis to approve the minutes of August 13, 2018. Supported by Member Rissi . Motion carried 6 to 0.

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

No visitors came forward.

ARTICLE 6. Case #18:3472 Cascade Twp Zoning Map Correction

Public Hearing

Property Address: 3196 Kraft Ave.

Requested Action: To correct the labeling of the Zoning Map.

Director Peterson stated that the East side of Kraft Ave was labeled PUD 42 and for years was part of ordinance 5 of 1986 and after doing research it was supposed to be called 5 of 1987 also called Joseph Pacitti PUD.

Director Peterson suggests doing a formal amendment to fix this error with the recommendation to the Township Board to fix the Zoning Map so the PUD 42 would be labeled as the Joseph Paccitti PUD ordinance 5 of 1987.

Motion was made by Member Rissi to close public hearing. Supported by Member Krieter. Motion carried 6 to 0.

Motion was made by Member Rissi to approve and recommend to the Township Board to make the changes to the Zoning Map. Supported by Member Johnson. Motion carried 6 to 0.

ARTICLE 7. Case #18:3480 Mark Stachowiak

Public Hearing

Property Address: 7871 Shadybrook Dr SE

Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq. ft.

Director Peterson stated that Applicant is requesting a special use permit to construct a 60' x 30' barn in the back yard with it being 10' off one property line and 25' off the other which would limit the building to a 14' height at the midpoint which they propose to do. They have less than 3 acres and this will be the only detached accessory building on the property as they will tear down a small building with no bond necessary but suggest a limitation to make sure that building is removed when the new building is complete. The barn would be used for a boat, car, storage and a hobbyshop. The barn would have wood siding and asphalt shingles to match the home. Owners would like a new curb cut out to Buttrick for their accessory building which would require approval from the Kent Co Road Commission.

Director Peterson recommends approval of the special use permit as required with the following conditions:

1. The building cannot be used for living space or to run a business
2. Any outdoor lighting meets township regulations
3. Permit obtained from Kent Co. Road Commission for access onto Buttrick; and
4. The existing building be removed no more than 30 days after completion.

Member Krieter wondered if the Road Commission doesn't approve the driveway can they modify it and was told by Director Peterson that if the Road Commission denies the curb cut they can use their existing access off Shadybrook.

Motion was made by Member Rissi to open public hearing. Supported by Member Krieter. Motion carried 6 to 0.

Neighbors Jim and Pat Kucera who lives next door asked if 10' ft from the property line is normal and Director Peterson said it is normal. They expressed concern over the size of the building.

Motion was made by Member Rissi to close public hearing. Supported by Member Lewis. Motion carried 6 to 0.

Chairman Sperla stated because the Applicant was not present at the meeting and there are concerns from neighbors that the case be discussed at next weeks' meeting. The Applicant would be notified that his neighbors were present and have questions and concerns.

Motion was made by Member Rissi to table the case until the Applicant can come to the meeting to discuss. Supported by Lewis. Motion carried 6 to 0.

ARTICLE 8. Case #18-3481 Craig Doezema

Public Hearing

Property Address: 5625 Alaska Ave.

Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832sq. ft.

Director Peterson stated that Applicant is requesting a special use permit to construct a building approximately 1900 sq ft and 13ft tall midpoint on 5 acres taking the place of an existing building. Having 5 acres allows them to have two out buildings. It will be used for storage of equipment and have wood siding and metal roof to match the home. It is R1 residential.

Director Peterson recommends approval of the special use permit as required with the following conditions:

1. The building cannot be used for living space or to run a business; and
2. Any outdoor lighting meets township regulations.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Doezema stated the new building will be replacing a structurally unsound old barn that is down already. It will have electric.

Motion was made by Member Rissi to open public hearing. Supported by Member Lewis. Motion carried 6 to 0.

Neighbor Pete Kenny expressed support for the new building.

Motion was made by Member Rissi to close public hearing. Supported by Member Lewis. Motion carried 6 to 0.

Motion was made by Member Rissi to approve the special use permit to construct an accessory building over 832 sq ft with the conditions stated by Director Peterson above. Supported by Member Krieter. Motion carried 6 to 0.

ARTICLE 9. Any other business

ARTICLE 10. Adjournment

Motion was made by Member Johnson to adjourn. Supported by Member Rissi. Motion carried 6 to 0. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Phil Johnson, Secretary

STAFF REPORT

STAFF REPORT: Case #18-3482
REPORT DATE: August 21, 2018
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 17, 2018
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Nathan Seeley
9404 28th st
Cascade MI 49301

STATUS

OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): ARC

GENERAL LOCATION: south side of 28th st just west of Snow Ave.

PARCEL SIZE: Approximately 17 acres.

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: ARC
PUD 34 to the west

STAFF COMMENTS:

1. The applicant is requesting permission to construct a 30' x 56' accessory building. The building will be about 14 feet tall as measured to the midpoint. This requires a minimum of a 10-foot

setback from the side and 25 feet to the rear property lines. The applicant complies with the setback requirements.

2. They have not indicated what they want the building for.
3. With over under 6 acres they are only allowed 3 accessory buildings including an additional detached garage. Currently they have three outbuildings. The plan is to demolish the existing chicken coop building and replace it, in almost the same location, with this new structure.
4. In the end they would still have three outbuildings.
5. A review of past accessory building in the ARC zone on lots of similar size shows that this building is Normal size.
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. | No purpose given |
| The proposed location, type and kind of construction and general architectural character of the building. | The building will have metal siding and asphalt shingles. |
| The size of the building in relation to the house, lot and zoning district. | The property is about 17 acres. The home will have approximately 2,800 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 other detached buildings in the immediate area. This size is consistent with others of similar size. |
| The topography and vegetation in the area. | wooded |

| | |
|--|---|
| 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 building would not have an adverse effect on adjoin property views. |
| 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 recommend that you approve the special use permit as requested with the following conditions.

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.

Attachments: Application package



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Olympic Builders - Greg Seeley
 Address: 9456 28th ST SE.
 City & Zip Code: Ada 49301
 Telephone: 616-897-7722 Cell 616-617-1656
 Email Address: TheMichiganSeeleys@Comcast.net

OWNER: * (If different from Applicant)
 Name: NATHAN Seeley
 Address: 9404 28th ST SE
 City & Zip Code: Ada 49301
 Telephone: 616-291-4871
 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:**

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

LEGAL DESCRIPTION OF PROPERTY**:

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-13-226-001

ADDRESS OF PROPERTY: 9404 28th St SE Ada mi 49301

PRESENT USE OF THE PROPERTY: Homestead

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.)

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

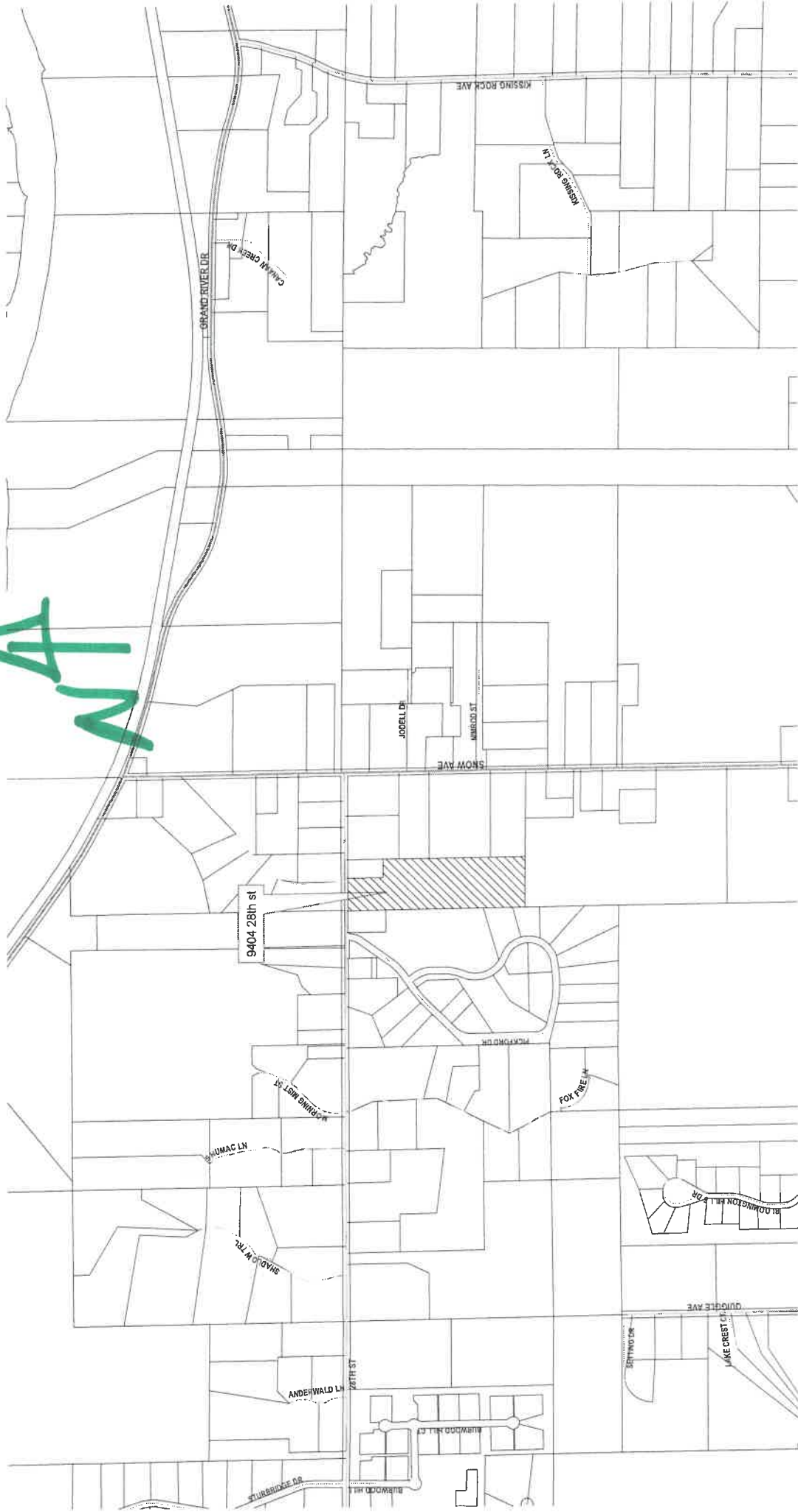
*  8/17/2018
Owner's Signature & Date
(*If different from Applicant)

Olympic Builders - Gregory Seeley
Applicant – Print or Type Name

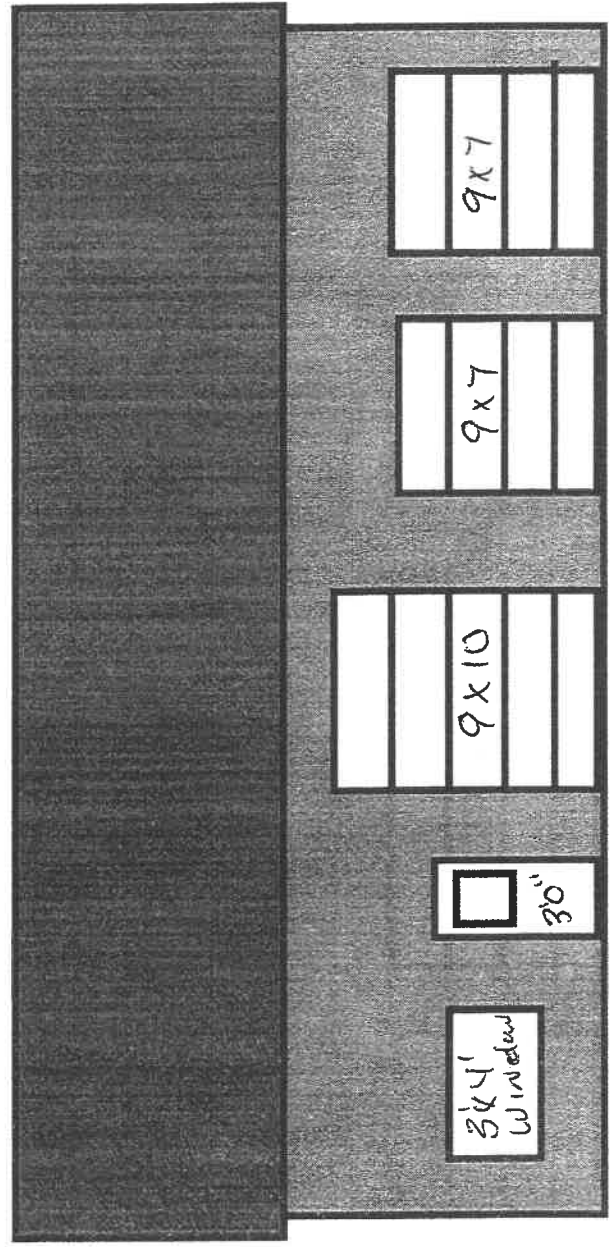
 8/17/18
Applicant's Signature & Date

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

NA



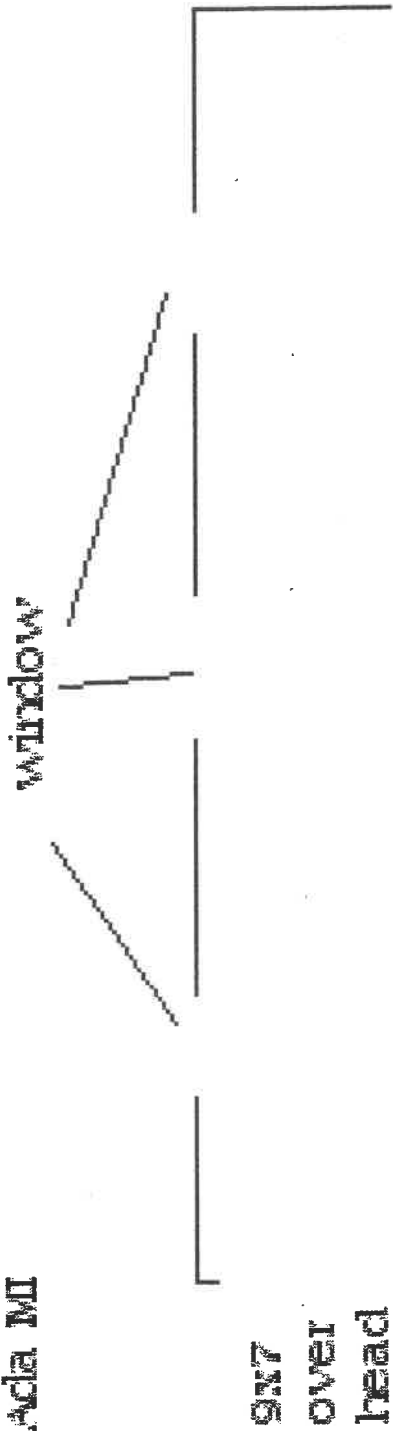
Seeley
9404 28th ST S.E.
Ada mi. 49301



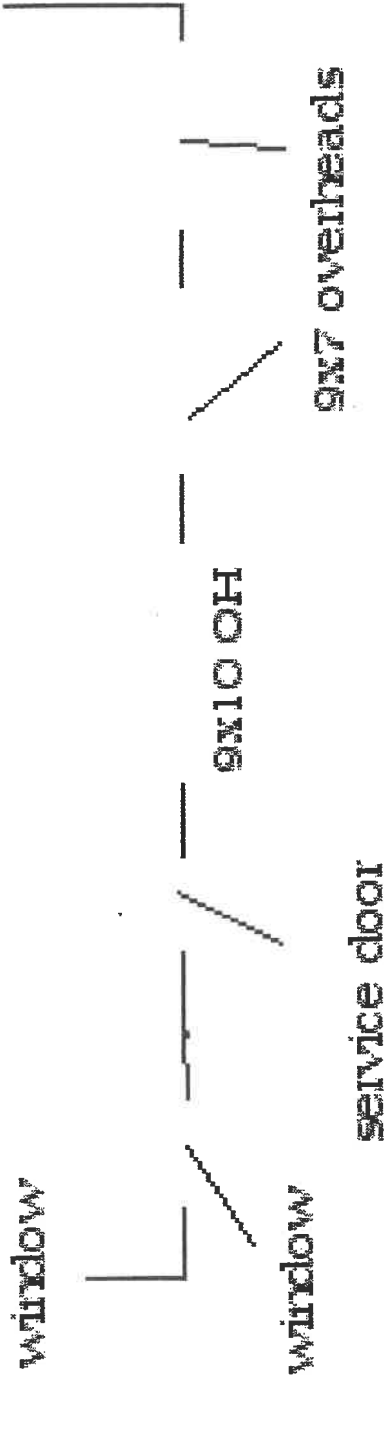
FRONT View

SEBLEY 32 x 56 post building / 10' walls

9404 28 th ST
Ada MI



Floor plan window



window

window

service door

9x10 OH

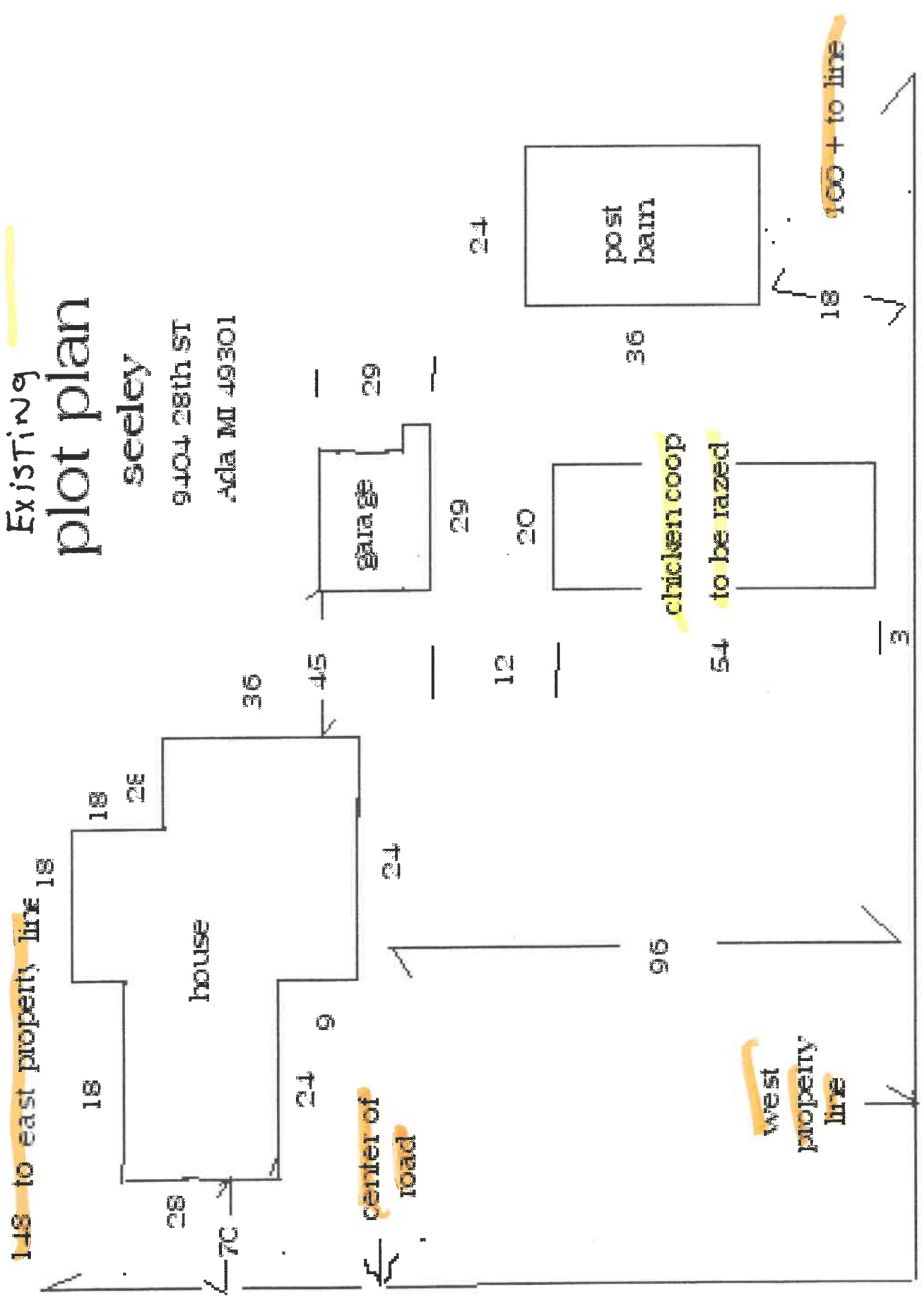
9x7 overheads

window

Existing plot plan

seeley

9404 28th ST
Adla MI 49301

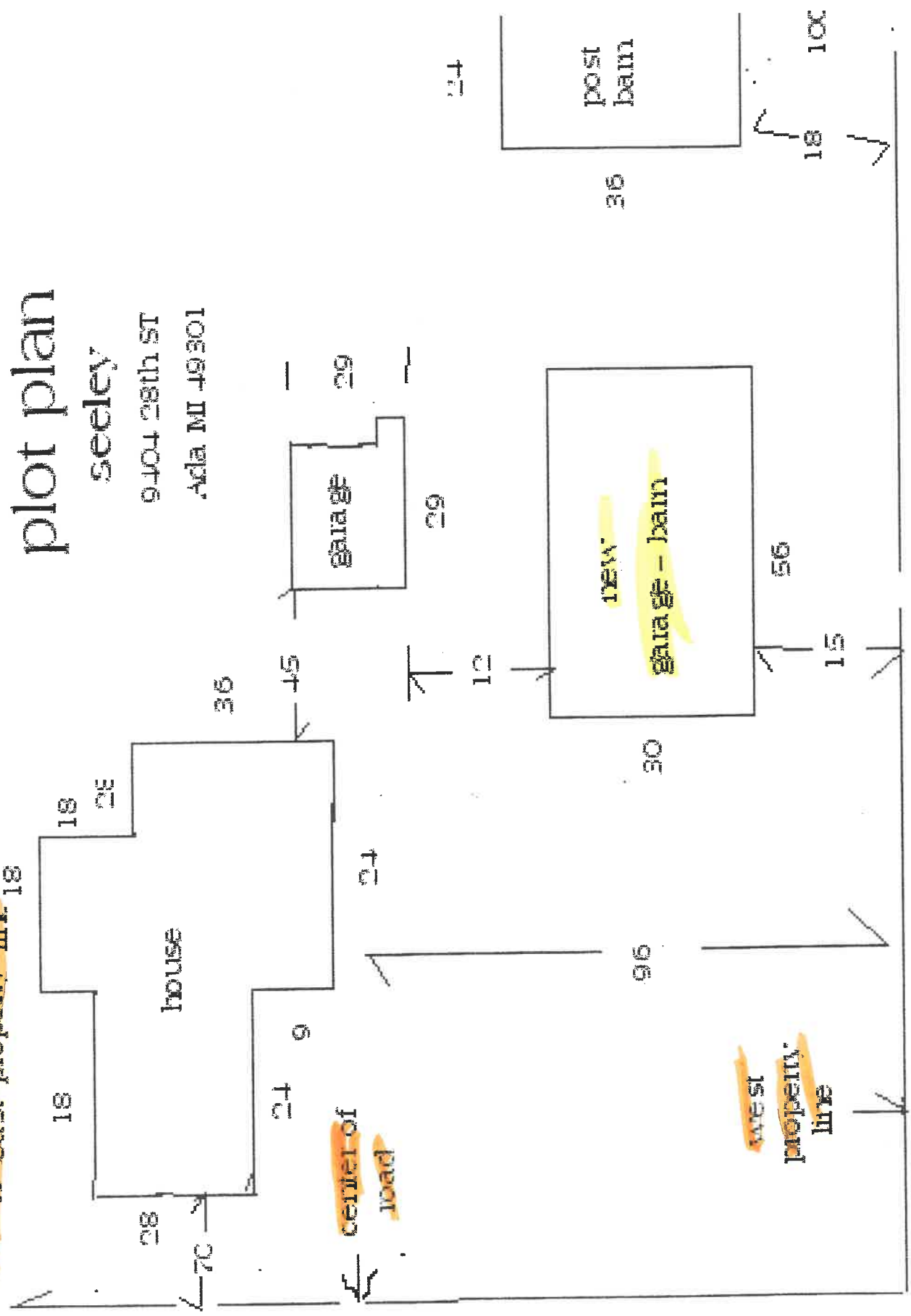


Proposed
plot plan

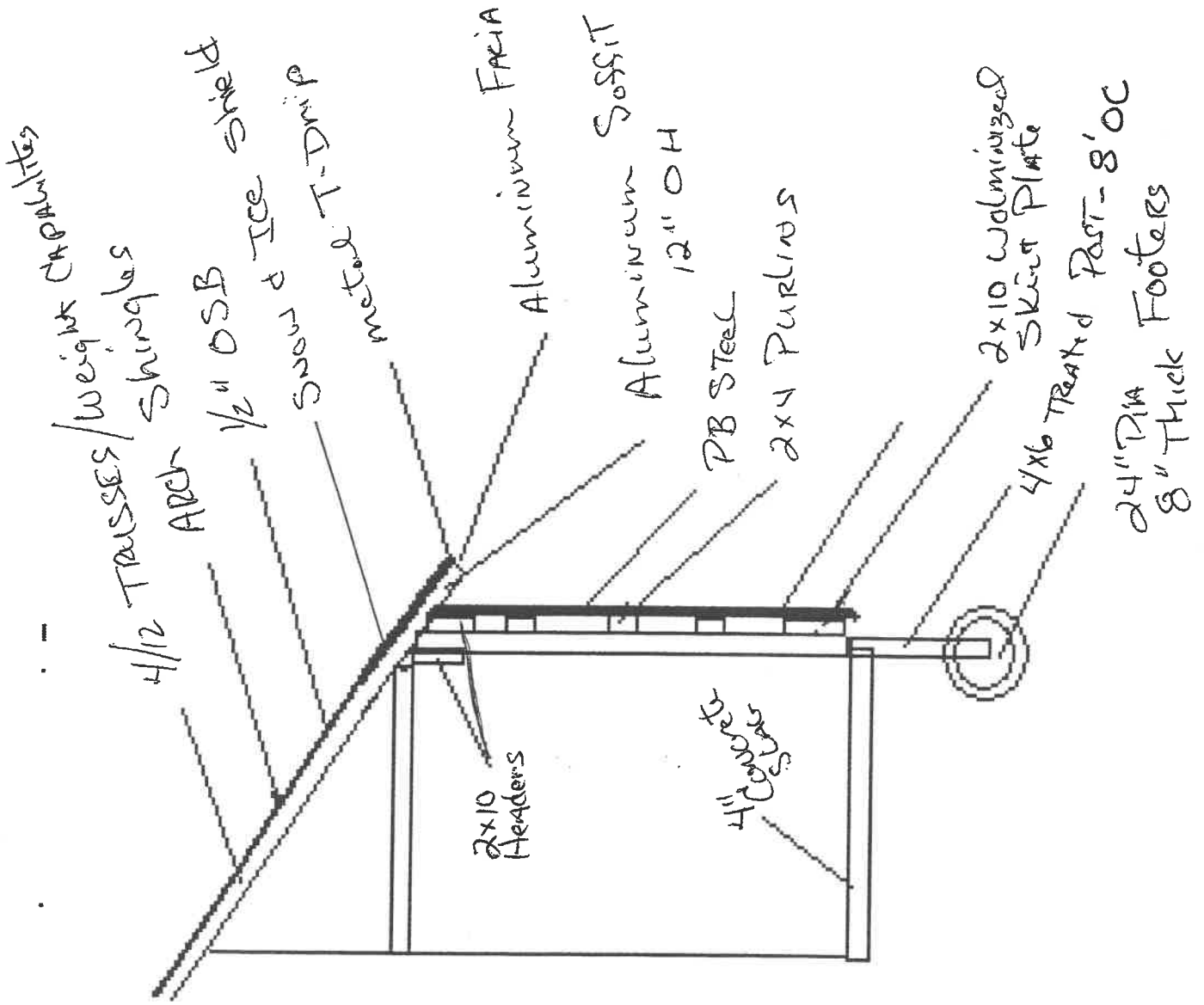
seeley

9404 28th ST
Ada MI 49301

148 to east property line 18



Seeley
9404 28th ST
Ada mi



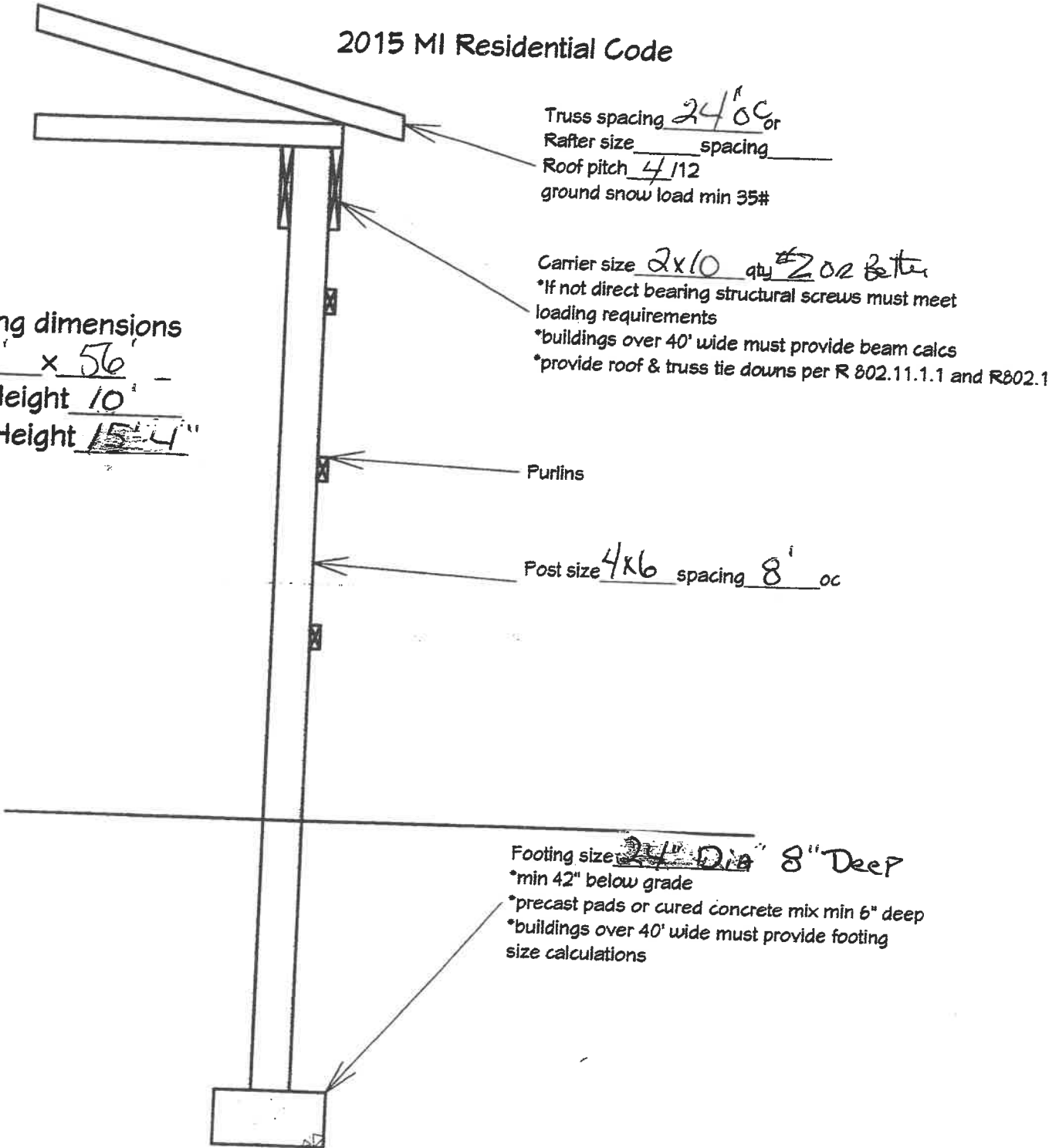
WATHAN Seeley
9404 28th ST SE.
Ada mi 49301

Parcel 41-19-13-226-001

Typical Pole Barn Detail

2015 MI Residential Code

Building dimensions
32' x 56'
Wall Height 10'
Total Height 15'4"



Accessory Building Inventory 2010-2018 (9/11/18)

| Case | Name | address | Zoning | accessory building sq.ft | acres | home (FLS) |
|---------|----------------------|-------------------------|--------|--------------------------|-------|------------|
| 15-3239 | Chad Weldy | 9575 52nd St | ARC | 1,728 | 2.3 | 2,400 |
| 15-3256 | Robert Harmon | 4150 Cherry Lane | ARC | 1,536 | 7.8 | 3,100 |
| 15-3260 | Jay Nehls | 3100 Foxfire Lane | ARC | 1,575 | 5 | 4,000 |
| 15-3267 | Paul Kucharczyk | 9150 52nd St | ARC | 1,728 | 2.9 | 1,500 |
| 14-3216 | Gary Jehnke | 5766 Buttrick Ave | ARC | 1,920 | 7.6 | 1,800 |
| 13-3145 | harold Cornellsse | 8773 Running Deer Lane | ARC | 1,440 | 10 | 2,200 |
| 12-3070 | Thornapple Pointe GC | 7211 48th St | ARC | | | |
| 12-3073 | Burd | 5630 Buttrick Ave | ARC | 1,200 | 4.9 | 2,700 |
| 12-3077 | Morris | 5225 Buttrick Ave | ARC | 2,432 | 5 | 2,000 |
| 12-3101 | Hilbrands | 6482 52nd St | ARC | 1,536 | 80 | 1,500 |
| 11-3029 | Korhorn | 3480 Buttrick Ave | ARC | 900 | 2.5 | 1,800 |
| 11-3052 | Buckius | 4900 Streamside Point | ARC | 2,304 | 4.5 | 3,500 |
| 10 2999 | Downing | 1400 Windy Ridge | ARC | 1,728 | 5.6 | 2,600 |
| 10 3010 | Pepin | 5640 McCords | ARC | 2,400 | 10 | 3,000 |
| 10 3017 | Halfmann | 4590 Quiggle Ave | ARC | 1,020 | 3.6 | 3,000 |
| 16-3315 | Roelofs | 9554 52nd St | ARC | 4,864 | 4.4 | 3,700 |
| 17-3379 | Shaffer | 8665 28th st | ARC | 1,066 | 2.5 | 2,500 |
| 17-3404 | Teppo | 3777 Cherry Lane | ARC | 2,720 | 8.3 | 3,000 |
| 17-3411 | Ruby | 8358 28th St | ARC | 2,192 | 1.9 | 2,500 |
| 18-3439 | McConnell | 5470 McCords | ARC | 15,120 | 160 | 1,600 |
| 18-3448 | Van note | 8233 28th St | ARC | 1,800 | 4.3 | 2,500 |
| 15-3265 | Randy Gaskin | 3505 Snow Ave | FP | 1,536 | 2 | 1,400 |
| 12-3076 | Lash | 8951 Cascade Rd | FP | 1,680 | 2.4 | 1,800 |
| 18-3443 | Carpenter | 8650 36th St | FP | 1,560 | 15 | 3,400 |
| 13-3161 | Epique Homes | 1415 Ballyunion Dr | PUD | 4,500 | 6 | 6,600 |
| 16-3314 | Reynolds | 5701 Buttrick Ave | PUD 52 | 1,256 | 2.2 | 2,500 |
| 10 3008 | Koetje/Proos | 8091 Ashwood Dr | PUD 89 | 1,120 | 2.5 | 4,520 |
| 15-3241 | John Borisch | 5200 Dayenu Dr | R1 | 3,000 | 9 | 6,000 |
| 15-3253 | Derek Benedict | 1961 Stekete Woods Lane | R1 | 1,936 | 2.9 | 6,900 |
| 15-3257 | Jeff Shull | 7500 Buttrick Park Dr | R1 | 1,440 | 3.03 | 3,600 |
| 15-3290 | Hockstra | 1350 Briarcliff | R1 | 1,232 | 1 | 4,000 |
| 14-3184 | Jon DeGraff | 6960 Thornview | R1 | 1,520 | 4.6 | 3,500 |
| 14-3185 | James Hackett | 1547 Briarcliff Dr | R1 | 1,400 | 2.2 | 7,500 |
| 14-3190 | Aaron Schaap | 1910 Laraway Lake Dr | R1 | 2,604 | 13 | 8,200 |
| 14-3197 | John Shipley | 7373 Biscayne Way | R1 | 1,000 | 2.6 | 3,200 |
| 12-3082 | DeVos | 2020 Devonwood Lane | R1 | 8,500 | 35 | 17,000 |

Accessory Building Inventory 2010-2018 (9/11/18)

| Case | Name | address | Zoning | accessory building sq.ft | acres | home (FLS) |
|---------|------------|-----------------------|--------|--------------------------|--------|------------|
| 10-3001 | Ike | 4390 Whitneyville | R1 | 1,200 | 3.8 | 1,000 |
| 10-3014 | Borisch | 5333/5200 Dayenu | R1 | 2,304 | 44 | 6,000 |
| 16-3301 | Keeler | 8100 45th st | R1 | 1,504 | 1.2 | 2,500 |
| 16-3311 | Borisch | 5292 Dayenu | R1 | 5,000 | 3.8 | 5,000 |
| 16-3337 | Romence | 5752 Hall St | R1 | 1,200 | 1.7 | 2,200 |
| 16-3352 | Rise | 8200 48th st | R1 | 1,600 | 1.05 | 3,000 |
| 17-3383 | Popp | 1360 Briarcliff | R1 | 1,200 | 1.16 | 4,800 |
| 17-3417 | Salmon | 6350 Cascade Rd | R1 | 1,440 | 4.6 | 1,300 |
| 18-3452 | Kortman | 4555 Little Harbor Dr | R1 | 1,296 | 0.95 | 3,000 |
| 18-3474 | Rowland | 4250 Whitneyville Ave | R1 | 1,300 | 5 | 2,800 |
| 18-3480 | Stachowiak | 7871 Shadybrook | R1 | 1,800 | 2 | 2,200 |
| 18-3481 | Doezema | 5625 Alaska Ave | R1 | 1,944 | 5 | 2,000 |
| 11-3028 | Slauer | 3824 Goodwood Dr | R2 | 900 | 0.88 | 3,500 |
| Avg | | | | 2,208 | 10.442 | 3,476 |
| Avg ARC | | | | 2,560 | 16.655 | 2,545 |
| Avg FP | | | | 1,592 | 6.4667 | 2,200 |
| Avg PUD | | | | 1,188 | 2.35 | 3,510 |
| Avg R1 | | | | 2,115 | 7.0281 | 4,557 |

STAFF REPORT

STAFF REPORT: Case #18-3483
REPORT DATE: August 24, 2018
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 17, 2018
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
William Hillman
8790 52nd St
Cascade MI 49301

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct 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 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 36' x 48' accessory building with a 10 foot lean to on each side for a total size of 2,688 sq ft. The building will be about 16.5 feet tall as measured to the midpoint. This requires a minimum of a 40 foot setback from the

side and 40 feet to the rear property lines. The applicant complies with the setback requirements.

2. They have indicated they want the building for a horse, motorcycle collection and lawn equipment.
3. With 4 acres they are only allowed two accessory buildings. This is the only building at this time
4. A review of past accessory building in the ARC zone on lots of similar size shows that this building is Normal size.
5. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
6. 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. | Horse, motorcycle collection lawn equipment |
| The proposed location, type and kind of construction and general architectural character of the building. | The building will have metal siding and metal roofing. |
| The size of the building in relation to the house, lot and zoning district. | The property is about 4 acres. The home will have approximately 2,800 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 other detached buildings in the immediate area. This size is consistent with others of similar size. |
| The topography and vegetation in the area. | open |
| Whether the proposed building will affect the light and air circulation of any adjoining properties. | No impact |

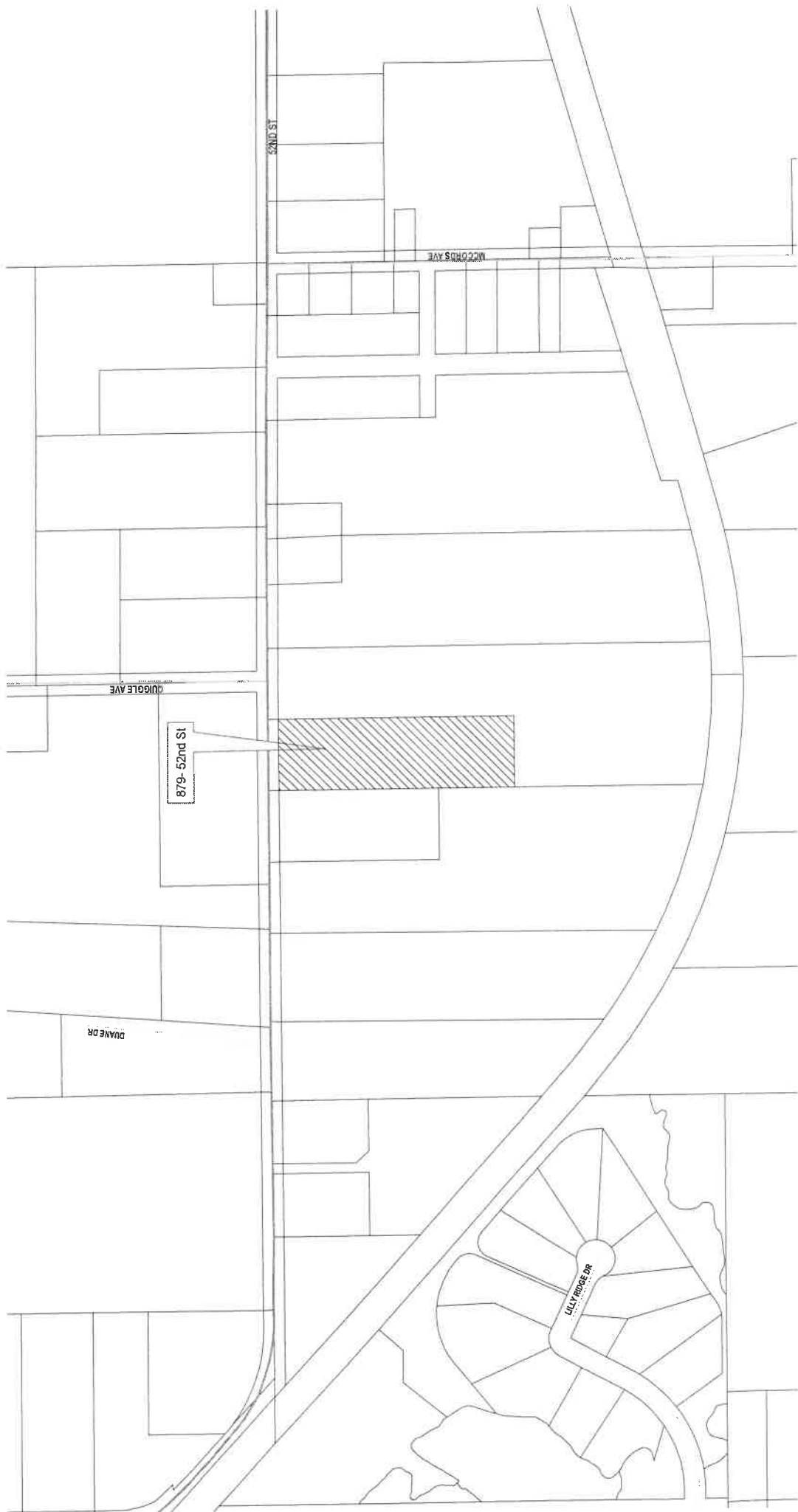
| | |
|--|---|
| Whether the proposed building will adversely affect the view of any adjoining property owner or occupant. | The location of the building would not have an adverse effect on adjoin property views. |
| Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets. | No new access to the street will be created. |

STAFF RECOMMENDATION

I recommend that you approve the special use permit as requested with the following conditions.

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.

Attachments: Application package



SAND ST

MCCORDS AVE

QUIGGLE AVE

879-52nd St

DUANE DR

LILLY RIDGE DR



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT:

Name: William & Kim Hillman
Address: 8790 52nd St
City & Zip Code: Ada Mi 49301
Telephone: 616-634-2208 - Bill / Kim 616-634-2209
Email Address: williamkim5050@yahoo.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:**

See attached

(Use Attachments if Necessary)**

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 _____

ADDRESS OF PROPERTY: _____

PRESENT USE OF THE PROPERTY: _____

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

| Name(s) | Address(es) |
|---------|-------------|
| _____ | _____ |
| _____ | _____ |

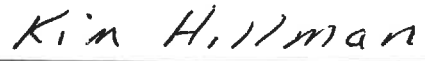
SIGNATURES

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)



Applicant – Print or Type Name

* _____
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

Dutch Brother's Construction

Bid 8-3-2018

36' X48' Pole barn with 10' lean-to, standard trusses will be used. Both sides 12' sides- lean-to headers with approximately 8' clearance.

Barn roof 6/12 pitch, lean-to roof 3/12 pitch' O.C. with 1' overhang soffit and fascia

Trusses 4 OC with 2X4 purlins posts 8' O.C. on sides

Metal roof, metal sides with 3' wainscot 10' tall

1 split 12' sliding door at each end (with trim as pictured)

1 4' sliding door on front

1 cupola square with hip roof, no vane

1 36" entry door on side

Lean-to header will be covered in fascia but not wrapped, post will not be wrapped

Lean-to ceiling will not be finished with soffit or fascia.

Dutch Brothers Construction, LLC

75 W. Brogan Rd. • Hastings, MI 49058
Phone 269-762-3523 Lic. 2102215491

PROPOSAL

| | | |
|---|----------------------------|----------------|
| Contract Submitted To: <u>Kim Hillman</u> | Phone: <u>616-634-2209</u> | Fax: |
| Address: <u>8790 52nd St</u> | Job Location: | |
| <u>Ada MI 49301</u> | Date: <u>8-3-18</u> | Date of Plans: |

We hereby submit specifications and estimates for:

36'x48' Pole barn with 10' lean to on
standard trusses will be used both sides
12' sides - lean to headers approx 8' clearance
barn roof 6/12 pitch lean to roof 3/12 pitch
1' foot overhang with soffit and fascia
trusses 4' o.c. w 2x4 purlins
post 8' o.c. on side
metal roof - metal sides w 3' wainscote 10' tall
1 - split 12' sliding door on both ends (w trim as picture)
1 - 4' sliding door on front
1 - cupola square w hip roof (no vane)
1 - 36" entry door on side
lean to header will be covered in fascia but will
not be wrapped - post will not be wrapped -
lean to ceiling will not be finished with metal or soffit,

No permits - concrete or excavating included

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$39,850.00 DOLLARS

WITH PAYMENTS TO BE MADE AS FOLLOWS: 1/2 ON SIGNED CONTRACT, THE REST THE DAY JOB IS COMPLETE

Respectfully submitted

Samuel R. Havelleyer

Note - this contract may be withdrawn by us if not accepted within 30 days

| Deposit: | Date: | Color: | |
|----------|-------|--------|--|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

ACCEPTANCE OF CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as specified above.

Signature _____

Date _____

Cascade Township

August 15, 2018

To All This May concern,

Request for land use permit:

We would like to build a pole barn on our property at 8790 52nd Street SE. The barn would be thirty six feet by forty eight with lean-to type porch on each side (see proposal for more measurements).

The barn would have multiple uses- horse, motorcycle collection, parking for lawn tractor and equipment, etc.

We pride ourselves on home and yard and the condition in which we keep it. This barn would be no exception. The sides will be the same color as the house, the roof and wainscot will be the color of the roof on our home (see picture).


If necessary our neighbors on all sides of our house and across the street will provide letters of approval.

Please see the enclosed:

- Picture of proposed barn
- Elevation map of property
- Survey of property
- Pictures of the front and back of our home
- Copy of builder's proposal with more complete measurements and details

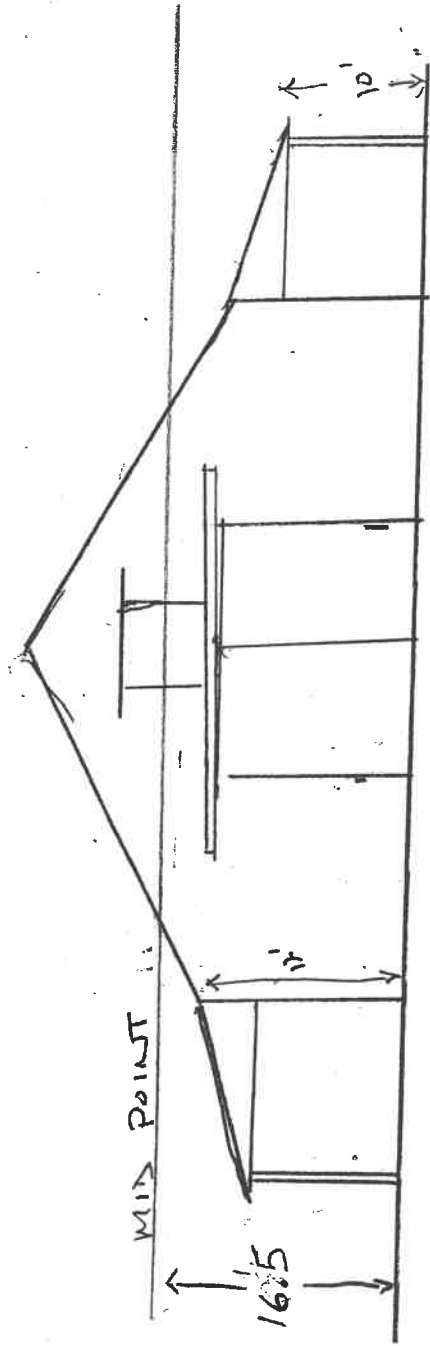
Thank you for considering our proposal. We would like to begin construction in late November or early December.


William Hillman
616-634-2208
8790 52nd Street SE

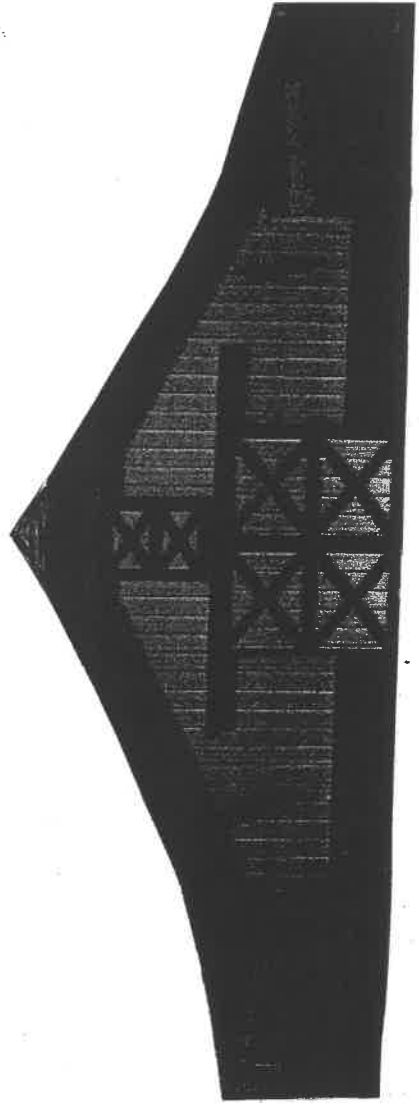

Kim Hillman
616-634-2209

Ada, MI 49301



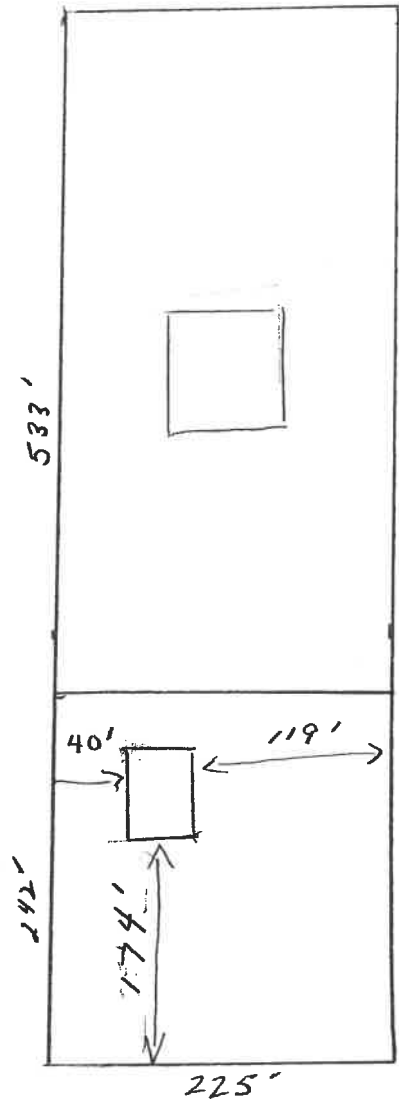


12' wall
 4'5" MID POINT
 16'5" building



8-16-2018
 HUNTERSON

8108-91-8
HILLMAN



Accessory Building Inventory 2010-2018 (9/11/18)

| Case | Name | address | Zoning | accessory building sq.ft | acres | home (FLS) |
|---------|----------------------|--------------------------|--------|--------------------------|-------|------------|
| 15-3239 | Chad Weldy | 9575 52nd St | ARC | 1,728 | 2.3 | 2,400 |
| 15-3256 | Robert Harmon | 4150 Cherry Lane | ARC | 1,536 | 7.8 | 3,100 |
| 15-3260 | Jay Nehls | 3100 Foxfire Lane | ARC | 1,575 | 5 | 4,000 |
| 15-3267 | Paul Kucharczyk | 9150 52nd St | ARC | 1,728 | 2.9 | 1,500 |
| 14-3216 | Gary Jehnke | 5766 Buttrick Ave | ARC | 1,920 | 7.6 | 1,800 |
| 13-3145 | harold Cornelisse | 8773 Running Deer Lane | ARC | 1,440 | 10 | 2,200 |
| 12-3070 | Thornapple Pointe GC | 7211 48th St | ARC | | | |
| 12-3073 | Burd | 5630 Buttrick Ave | ARC | 1,200 | 4.9 | 2,700 |
| 12-3077 | Morris | 5225 Buttrick Ave | ARC | 2,432 | 5 | 2,000 |
| 12-3101 | Hilbrands | 6482 52nd St | ARC | 1,536 | 80 | 1,500 |
| 11-3029 | Korhorn | 3480 Buttrick Ave | ARC | 900 | 2.5 | 1,800 |
| 11-3052 | Buckius | 4900 Streamside Point | ARC | 2,304 | 4.5 | 3,500 |
| 10 2999 | Downing | 1400 Windy Ridge | ARC | 1,728 | 5.6 | 2,600 |
| 10 3010 | Pepin | 5640 McCords | ARC | 2,400 | 10 | 3,000 |
| 10 3017 | Halfmann | 4590 Quiggle Ave | ARC | 1,020 | 3.6 | 3,000 |
| 16-3315 | Roelofs | 9554 52nd St | ARC | 4,864 | 4.4 | 3,700 |
| 17-3379 | Shaffer | 8665 28th st | ARC | 1,066 | 2.5 | 2,500 |
| 17-3404 | Teppo | 3777 Cherry Lane | ARC | 2,720 | 8.3 | 3,000 |
| 17-3411 | Ruby | 8358 28th St | ARC | 2,192 | 1.9 | 2,500 |
| 18-3439 | McConnell | 5470 McCords | ARC | 15,120 | 160 | 1,600 |
| 18-3448 | Van note | 8233 28th St | ARC | 1,800 | 4.3 | 2,500 |
| 15-3265 | Randy Gaskin | 3505 Snow Ave | FP | 1,536 | 2 | 1,400 |
| 12-3076 | Lash | 8951 Cascade Rd | FP | 1,680 | 2.4 | 1,800 |
| 18-3443 | Carpenter | 8650 36th St | FP | 1,560 | 15 | 3,400 |
| 13-3161 | Epique Homes | 1415 Ballybunion Dr | PUD | 4,500 | 6 | 6,600 |
| 16-3314 | Reynolds | 5701 Buttrick Ave | PUD 52 | 1,256 | 2.2 | 2,500 |
| 10 3008 | Koetje/Proos | 8091 Ashwood Dr | PUD 89 | 1,120 | 2.5 | 4,520 |
| 15-3241 | John Borisch | 5200 Dayenu Dr | R1 | 3,000 | 9 | 6,000 |
| 15-3253 | Derek Benedict | 1961 Steketee Woods Lane | R1 | 1,936 | 2.9 | 6,900 |
| 15-3257 | Jeff Shull | 7500 Buttrick Park Dr | R1 | 1,440 | 3.03 | 3,600 |
| 15-3290 | Hockstra | 1350 Briarcliff | R1 | 1,232 | 1 | 4,000 |
| 14-3184 | Jon DeGraff | 6960 Thornview | R1 | 1,520 | 4.6 | 3,500 |
| 14-3185 | James Hackett | 1547 Briarcliff Dr | R1 | 1,400 | 2.2 | 7,500 |
| 14-3190 | Aaron Schaap | 1910 Laraway Lake Dr | R1 | 2,604 | 13 | 8,200 |
| 14-3197 | John Shipley | 7373 Biscayne Way | R1 | 1,000 | 2.6 | 3,200 |
| 12-3082 | DeVos | 2020 Devonwood Lane | R1 | 8,500 | 35 | 17,000 |

Accessory Building Inventory 2010-2018 (9/11/18)

| Case | Name | address | Zoning | accessory building sq.ft | acres | home (FLS) |
|---------|------------|-----------------------|--------|--------------------------|--------|------------|
| 10-3001 | Ike | 4390 Whitneyville | R1 | 1,200 | 3.8 | 1,000 |
| 10-3014 | Borisch | 5333/5200 Dayenu | R1 | 2,304 | 44 | 6,000 |
| 16-3301 | Keeler | 8100 45th st | R1 | 1,504 | 1.2 | 2,500 |
| 16-3311 | Borisch | 5292 Dayenu | R1 | 5,000 | 3.8 | 5,000 |
| 16-3337 | Romence | 5752 Hall St | R1 | 1,200 | 1.7 | 2,200 |
| 16-3352 | Rise | 8200 48th st | R1 | 1,600 | 1.05 | 3,000 |
| 17-3383 | Popp | 1360 Briarcliff | R1 | 1,200 | 1.16 | 4,800 |
| 17-3417 | Salmon | 6350 Cascade Rd | R1 | 1,440 | 4.6 | 1,300 |
| 18-3452 | Kortman | 4555 Little Harbor Dr | R1 | 1,296 | 0.95 | 3,000 |
| 18-3474 | Rowland | 4250 Whitneyville Ave | R1 | 1,300 | 5 | 2,800 |
| 18-3480 | Stachowiak | 7871 Shadybrook | R1 | 1,800 | 2 | 2,200 |
| 18-3481 | Doezema | 5625 Alaska Ave | R1 | 1,944 | 5 | 2,000 |
| 11-3028 | Slauer | 3824 Goodwood Dr | R2 | 900 | 0.88 | 3,500 |
| AVG | | | | 2,208 | 10.442 | 3,476 |
| AVG ARC | | | | 2,560 | 16.655 | 2,545 |
| AVG FP | | | | 1,592 | 6.4667 | 2,200 |
| AVG PUD | | | | 1,188 | 2.35 | 3,510 |
| AVG R1 | | | | 2,115 | 7.0281 | 4,557 |

MEMORANDUM

TO: CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
FROM: STEVE PETERSON, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: SPECIAL USE PERMIT REQUEST AT 7871 SHADYBROOKE DR
MEETING DATE: SEPTEMBER 17, 2018

This matter was tabled at the September 10, 2018 meeting because the applicant was not in attendance. I spoke to the applicant who has indicated that they will be at the September 17 meeting for final consideration of the matter. I have copied the original staff report for your records. Since the public hearing was completed at the September 10 meeting you do not need to take any additional comment.

Attachments:
Original staff report

STAFF REPORT

STAFF REPORT: Case #18-3480
REPORT DATE: September 4, 2018
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 10, 2018
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Mark Stachowiak
7871 Shadybrook Dr
Cascade MI 49301

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): R1

GENERAL LOCATION: corner of Shadybrook and Buttrick

PARCEL SIZE: Approximately 2 acres.

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 30' x 60' accessory building (1800 sq ft). The building will 14 feet tall or less, since they are showing a 25-foot rear setback and 10-foot side setback

2. They have indicated that they want the building for storage of boats, cars and a workshop.
3. With less than 3 acres they are allowed only one accessory building. They have a second building that will be removed once the new building is built. Given the small size of the existing building a bond does not seem necessary but I would suggest a vary short time to remove the existing building once the new one is completed.
4. A review of past accessory building in the R1 zone on lots of similar size shows that this building is Normal size.
5. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
6. 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. | Boat, car storage/ Hobby shop |
| The proposed location, type and kind of construction and general architectural character of the building. | The garage will have wood siding and asphalt roofing to match the home |
| The size of the building in relation to the house, lot and zoning district. | The property is about 2 acres. The home will have approximately 2,200 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 other detached buildings in the immediate area. This size is consistent with others of similar size. |
| The topography and vegetation in the area. | open |
| 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 building would not have an adverse effect on adjoin property views. |

| | |
|--|-------------------------------------|
| Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets. | New access to Buttrick is proposed. |
|--|-------------------------------------|

STAFF RECOMMENDATION

I recommend that you approve the special use permit as requested with the following conditions.

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.
3. Approval from the KCRC for access to Buttrick.
4. Removal of the existing accessory building no more than 30 days after the new building is finished.

Attachments: Application package

Accessory Building Inventory 2010-2015

| Case | Name | address | Zoning | accessory building sq.ft | acres | home (FLS) |
|---------|----------------------|-------------------------|--------|--------------------------|--------|------------|
| 15-3239 | Chad Weldy | 9575 52nd St | ARC | 1,728 | 2.3 | 2,400 |
| 15-3256 | Robert Harmon | 4150 Cherry Lane | ARC | 1,536 | 7.8 | 3,100 |
| 15-3260 | Jay Nehls | 3100 Foxfire Lane | ARC | 1,575 | 5 | 4,000 |
| 15-3267 | Paul Kucharczyk | 9150 52nd St | ARC | 1,728 | 2.9 | 1,500 |
| 14-3216 | Gary Jehnke | 5766 Buttrick Ave | ARC | 1,920 | 7.6 | 1,800 |
| 13-3145 | harold Cornelisse | 8773 Running Deer Lane | ARC | 1,440 | 10 | 2,200 |
| 12-3070 | Thornapple Pointe GC | 7211 48th St | ARC | | | |
| 12-3073 | Burd | 5630 Buttrick Ave | ARC | 1,200 | 4.9 | 2,700 |
| 12-3077 | Morris | 5225 Buttrick Ave | ARC | 2,432 | 5 | 2,000 |
| 12-3101 | Hilbrands | 6482 52nd St | ARC | 1,536 | 80 | 1,500 |
| 11-3029 | Korhorn | 3480 Buttrick Ave | ARC | 900 | 2.5 | 1,800 |
| 11-3052 | Buckius | 4900 Streamside Point | ARC | 2,304 | 4.5 | 3,500 |
| 10 2999 | Downing | 1400 Windy Ridge | ARC | 1,728 | 5.6 | 2,600 |
| 10 3010 | Pepin | 5640 McCords | ARC | 2,400 | 10 | 3,000 |
| 10 3017 | Halfmann | 4590 Quiggle Ave | ARC | 1,020 | 3.6 | 3,000 |
| 15-3265 | Randy Gaskin | 3505 Snow Ave | FP | 1,536 | 2 | 1,400 |
| 12-3076 | Lash | 8951 Cascade Rd | FP | 1,680 | 2.4 | 1,800 |
| 13-3161 | Epique Homes | 1415 Ballybunion Dr | PUD | 4,500 | 6 | 6,600 |
| 10 3008 | Koetje/Proos | 8091 Ashwood Dr | PUD 89 | 1,120 | 2.5 | 4,520 |
| 15-3241 | John Borisch | 5200 Dayenu Dr | R1 | 3,000 | 9 | 6,000 |
| 15-3253 | Derek Benedict | 1961 Stekete Woods Lane | R1 | 1,936 | 2.9 | 6,900 |
| 15-3257 | Jeff Shull | 7500 Buttrick Park Dr | R1 | 1,440 | 3.03 | 3,600 |
| 15-3290 | Hockstra | 1350 Briarcliff | R1 | 1,232 | 1 | 4,000 |
| 14-3184 | Jon DeGraff | 6960 Thornview | R1 | 1,520 | 4.6 | 3,500 |
| 14-3185 | James Hackett | 1547 Briarcliff Dr | R1 | 1,400 | 2.2 | 7,500 |
| 14-3190 | Aaron Schaap | 1910 Laraway Lake Dr | R1 | 2,604 | 13 | 8,200 |
| 14-3197 | John Shipley | 7373 Biscayne Way | R1 | 1,000 | 2.6 | 3,200 |
| 12-3082 | DeVos | 2020 Devonwood Lane | R1 | 8,500 | 35 | 17,000 |
| 10 3001 | Ike | 4390 Whitneyville | R1 | 1,200 | 3.8 | 1,000 |
| 10 3014 | Borisch | 5333/5200 Dayenu | R1 | 2,304 | 44 | 6,000 |
| 11-3028 | Slauer | 3824 Goodwood Dr | R2 | 900 | 0.88 | 3,500 |
| Avg | | | | 1,977 | 9.5537 | 3,994 |
| Avg ARC | | | | 1,675 | 10.836 | 2,507 |
| Avg FP | | | | 1,608 | 2.2 | 1,600 |
| Avg PUD | | | | 2,810 | 4.25 | 5,560 |
| Avg R1 | | | | 2,376 | 11.012 | 6,082 |



CASCADÉ CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: MARK STACHOWIAK
 Address: 7871 Shadybrook Dr SE
 City & Zip Code: Ada, MI 49301
 Telephone: (616) 540-6110
 Email Address: mark.stachowiak@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:**

Request to Add a 30x60 accessory Building

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 03-426-006

ADDRESS OF PROPERTY: 7871 Shady brook Dr SE

PRESENT USE OF THE PROPERTY: _____

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)

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

MARK STACHOWIAK
Applicant – Print or Type Name

 7/30/18
Applicant’s Signature & Date

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

Mark Stachowiak
7871 Shadybrook Dr SE
Ada, MI 49301
(616)540-6110

July 30, 2018

To:

Cascade township planning commission

Topic:

Request for Special use permit – Accessory Building

What:

We are requesting the access to build a 30'x60' residential pole frame building on our property at 7871 Shadybrook Dr SE, Ada, MI 49301. The building would be located in the Northeast corner of the property, 10 feet from the east property line, and a minimum of 25' from the north property line. The Exact placement of the building will be determined after a site survey is completed.

The building will be used primarily for storage of boats and automobiles, with a work shop area in the southeast corner. The work shop area will be used for light personal automotive repair.

The structure of the building will be standard residential post frame construction using treated 4x4 and 4x6 lumber as the main framing members. The floor will be a standard 4" thick concrete floor.

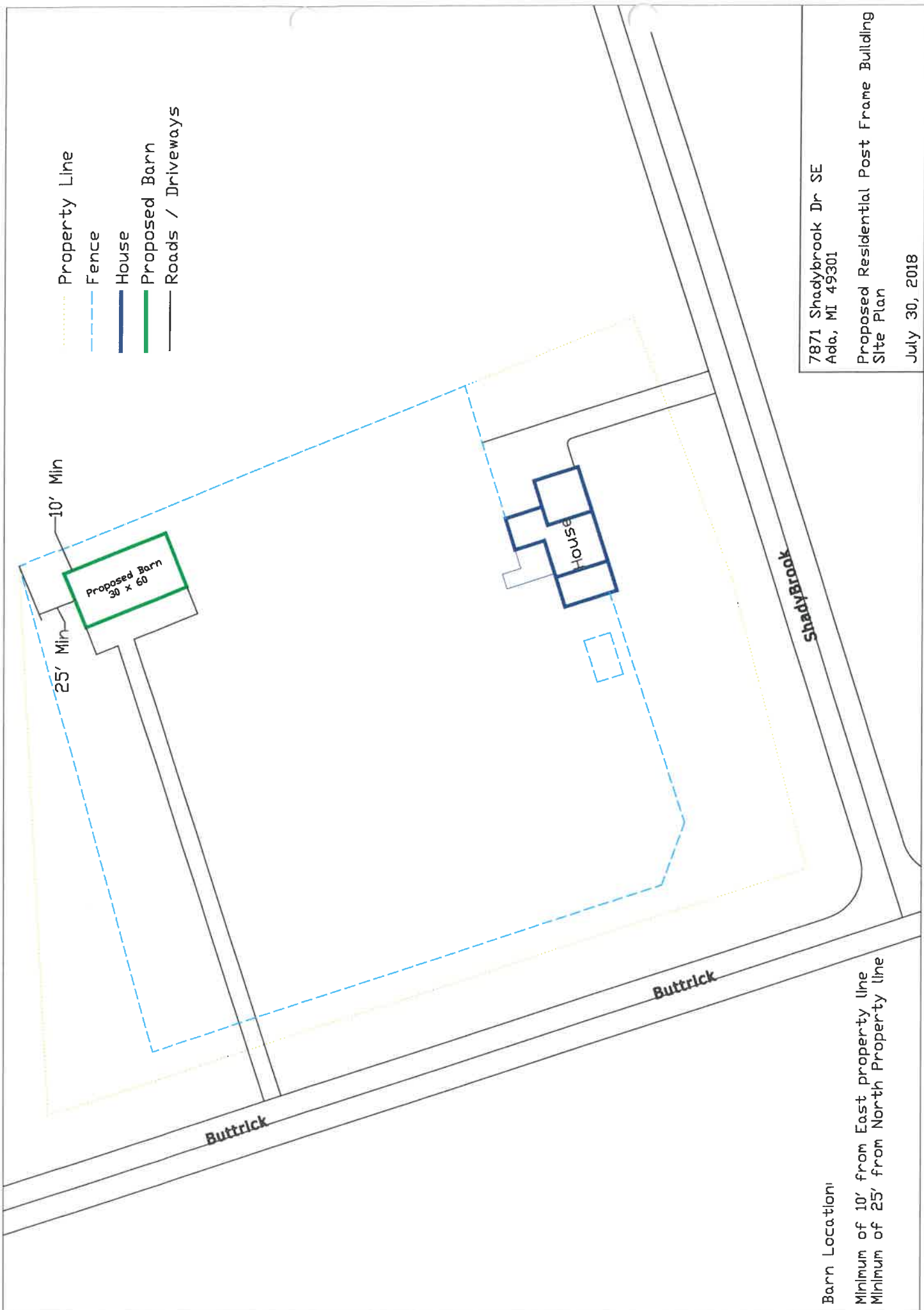
The exterior of the building will match the architectural style of the home. The home is a tudor style home with stucco board exterior trimmed in dark wood. The exterior walls of the structure will be an exterior grade plywood material painted to match the house, trimmed in dark wood to match the house as well. The roof pitch will match the house and asphalt shingles of the same style and color will be used.

We are requesting the access drive for this accessory building come directly off from Buttrick Ave. Due to the nature of the lot, accessing this area of the property off from Shadybrook will require multiple mature trees be removed and the area will need to be re-graded in order to be driven on. Being that this building will be used main for storage, the driveway will see minimal use. It will not be used on a daily basis.

There is currently a smaller accessory building on the property. This building will remain in use for storage during the construction of the building being requested, then removed once construction is complete.

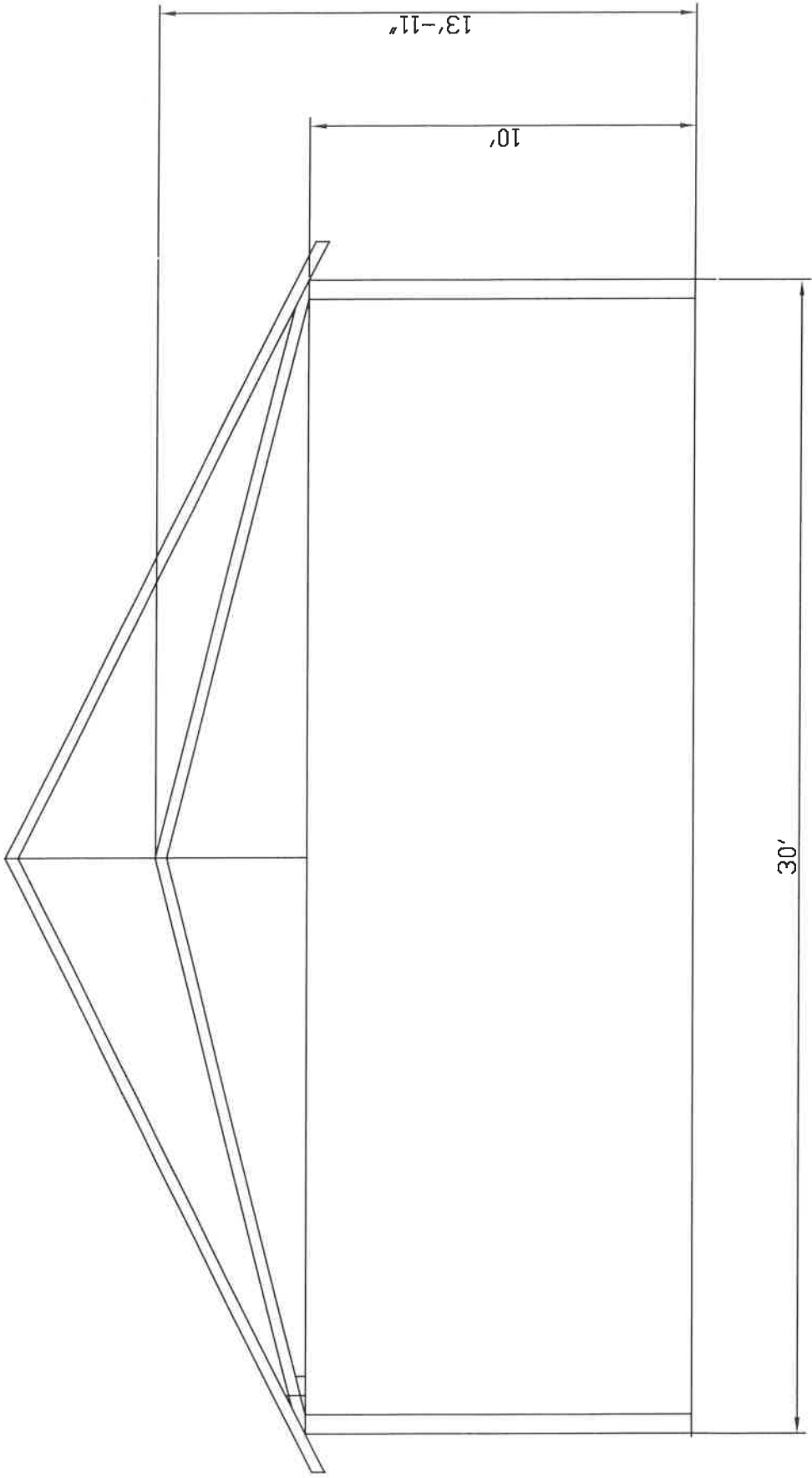
See Attached pages (Site plan, Elevation)

- Property Line
- Fence
- House
- Proposed Barn
- Roads / Driveways



7871 Shadybrook Dr SE
 Ada, MI 49301
 Proposed Residential Post Frame Building
 Site Plan
 July 30, 2018

Barn Location:
 Minimum of 10' from East property line
 Minimum of 25' from North Property line



30'

10'

13'-11"

Elevation

7871 Shadybrook DR SE
Ada, MI 49301

Proposed Residential Post Frame Building
Elevation View

July 30, 2018

Resolution 1 of 2018
Cascade Charter Township
Kent County, Michigan

Whereas, Claude Robinson has served as a member on the Cascade Charter Township Planning Commission since June 1997; and

Whereas, Claude Robinson served three terms as the Planning Commission Chairman; and

Whereas, Claude Robinson also served on the Zoning Board of Appeals; and

Whereas, Claude Robinson has been associated with good and responsible township government for his community; and

Whereas, Claude Robinson showed sincerity and interest, was prepared and formed rational decisions at the meetings; and

Therefore Be It Resolved, that the Cascade Charter Township Planning Commission hereby gives its heartfelt appreciation to Claude for his service to the community.

The foregoing Resolution was adopted on by the Cascade Charter Township Planning Commission.

John Sperla, Chairperson