

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, September 10, 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 August 13, 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 # 18:3472 Cascade Twp Zoning Map Correction  
Public Hearing  
Property Address: 3196 Kraft Ave.  
Requested Action: To correct the labeling of the Zoning Map.**
- 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.**
- 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 832 sq ft.**
- ARTICLE 9. Any other business**
- ARTICLE 10. Adjournment**

**Meeting format**

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

**MINUTES**  
Cascade Charter Township  
Planning Commission  
Monday, August 13, 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, Noordyke, Pennington, Rissi and Sperla  
Members Absent: Robinson (resigned)  
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 Pennington to approve the Agenda. Supported by Member Rissi. Motion carried 8 to 0.**

**ARTICLE 4. Approve the Minutes of the July 16, 2018 meeting.**

**Motion was made by Member Rissi to approve the minutes of July 16, 2018. Supported by Member Johnson. Motion carried 8 to 0.**

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

No visitors came forward.

**ARTICLE 6. Case #18:3477 JHG Real Estate/Slim Chicken  
Public Hearing**

**Property Address: 5039 28<sup>th</sup> Street S.E.**

**Requested Action:** The Applicant is requesting a Type II Special Use Permit to add a drive-thru restaurant.

Director Peterson stated that Applicant is requesting special permit approval in order to convert a portion of the building into a drive-thru restaurant. There is currently an IHOP in one portion and Applicant wants to put in a new Slim Chicken restaurant in another portion. Applicant would relocate one of the drives on Northern Drive, which would be a full-service drive and meets township minimum spacing from the 28<sup>th</sup> Street ROW and the drive on the North side of the property.

To give some history, this site was originally developed in 2002 and allowed for one large building that would allow two restaurants. In 2018, approval was given for a PUD rezoning for the site to be developed into two separate properties. Shortly after approval, then Applicant decided not to pursue the project. Since rezoning never went forward, the property has remained B2 zoned property.

Director Peterson feels that the development of a sidewalk on Northern Drive, as well as an agreement to participate in a Special Assessment District ("SAD") for the redevelopment of Northern Drive as a public street should be included in the approval of this Special Use Permit.

The Township Engineer and Township Fire Chief have reviewed and approved the site plan. However, Applicant was notified that they need to fix an issue from the original design.

Director Peterson recommends forwarding a positive recommendation to the Township Board with the condition that they provide a sidewalk on their frontage of Northern Drive and that they agree to participate in a SAD for the redevelopment of Northern Drive with the same language that was approved as part of the PUD rezoning. This agreement will be required to be recorded prior to a building permit being issued.

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

Mr. Steve Witte, of Nederveld, came forward on behalf of Applicant. He gave a brief overview of the project touching on various points, revamping the front of the building to accommodate outdoor seating, and the drive-thru, which is required for this project to go forward, and that Applicant was more than willing to participate in the SAD. Applicant, however, expressed that that they really did not want to put in a sidewalk along Northern Drive that essentially goes nowhere.

The franchise owner of IHOP (who would also be the franchise owner of Slim Chickens) also stepped forward to add a little history of the business itself. He also explained that at this time the financial burden of the sidewalk would be to great.

**Motion was made by Member Pennington to open public hearing. Supported by Member Rissi. Motion carried 8 to 0.**

No members of the public came forward to speak to this issue.

**Motion was made by Member Rissi to close public hearing. Supported by Member Krieter. Motion carried 8 to 0.**

**Motion was made by Member Rissi to send a positive recommendation to the Township Board with the condition the Applicant participate in the SAD, with the sidewalk being tied into the SAD. Supported by Member Noordyke. Motion carried 8 to 0.**

**ARTICLE 7. Case #18:3474 Ron Rowland**

**Public Hearing**

**Property Address: 4250 Whitneyville S.E.**

**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 17 feet tall, 26' x 46' accessory building, with a 4' x 26' covered porch (1,300 sq. ft.), requiring a 40 foot setback from the side and 40 feet to the rear property lines. The building would be used for storage of an RV and a hobby shop.

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

1. The building is not to 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. Rowland came forward to explain that a tree fell on the old building and it was time for a new one and to simply be available to answer any questions the members may have concerning the project.

**Motion was made by Member Rissi to open public hearing. Supported by Member Johnson. Motion carried 8 to 0.**

No members of the public came forward with any comments on this matter.

**Motion was made by Member Rissi to close public hearing. Supported by Member Johnson. Motion carried 8 to 0.**

**Motion was made by Member Rissi to approve Applicant's request to construct an accessory building over 832 sq. ft., with the conditions stated by Director Peterson above. Supported by Member Johnson. Motion carried 8 to 0.**

**ARTICLE 8. Case #18-3463 Cascade Charter Township  
Public Hearing**

**Requested Action:** Planning Commission recommendation to approve the Zoning Amendment related to short term tent sale/alcohol.

Director Peterson stated that one the provisions in Section 4.18.2, which regulates short term outdoor tent sales, is the prohibition of alcohol for an event. This amendment would simply remove the prohibition for alcohol to be involved in an event that included a tent. If alcohol is involved, the State of Michigan required approval from the KCSD, which allow the Township to review.

Director Peterson recommends a favorable recommendation to the Township for the amendment that would permit alcohol provided an applicant is able to secure their liquor license from the state.

**Motion was made by Member Rissi to open public hearing. Supported by Member Krieter. Motion carried 8 to 0.**

No members of the public came forward with any comments on this matter.

**Motion was made by Member Rissi to close public hearing. Supported by Member Krieter. Motion carried 8 to 0.**

**Motion was made by Member Rissi to forward a positive recommendation to the Township Board for the amendment to Section 4.18.2 zoning ordinance allowing alcohol to be served at tent sales. Supported by Member Johnson. Motion carried 8 to 0.**

**ARTICLE 9. Case #18-3462 Cascade Charter Township  
Public Hearing**

**Requested Action:** Planning Commission recommendation to approve the changes of the Zoning Code regarding pool fencing/covers.

Director Peterson stated that currently pool fencing is addressed in Section 4.10 of the Zoning Ordinance. The building code was updated a within the last couple years to allow for automatic pool covers and both the township attorney and building department feels a similar update should be made to the zoning code.

Director Peterson recommends approval of the change to the zoning code to add automatic pool covers.

**Motion was made by Member Rissi to open public hearing. Supported by Member Johnson. Motion carried 8 to 0.**

No members of the public came forward with any comments on this matter.

**Motion was made by Member Rissi to close public hearing. Supported by Member Johnson. Motion carried 8 to 0.**

**Motion was made by Member Rissi to approve the change in Section 4.10 of the Zoning Code to add automatic pool covers. Supported by Member Johnson. Motion carried 8 to 0.**

**ARTICLE 10. Case #18-3463 Cascade Charter Township  
Property Address: 3196 Kraft Avenue**

**Requested Action:** Correct the labeling of the Zoning Map.

Director Peterson stated that while researching some zoning information, an error in the zoning map was found. PUD #42 is listed as Glenwood Hills #2 (Ordinance #5 of 1986) on the zoning map. It is actually Joe Jacitti PUD (Ordinance #5 of 1987). The change would correct the labeling of the zoning map to show PUD 42 as Joseph Pacitti PUD Ordinance #5 of 1987. PUD #41 would remain as is.

No action is required at this time. This will now proceed to public hearing.

**ARTICLE 11. Case #18-3471 Watermark Property LLC**

**Property Address: 1611 Galbraith Avenue S.E.**

**Requested Action:** Applicant is requesting Basic Site Plan Review for an amendment to add a new office and addition to swim center.

Director Peterson stated Applicant is requesting Basic Plan Review in order to amend the existing PUD to put an approximately 6,000 sq. ft. addition onto the swim center and to add office space in the existing fitness building, essentially moving Snap Fitness to the swim center addition and allowing for the existing fitness building to be used as additional office space.

Upon the last PUD amendment (which included the existing fitness building), there was concern about adding additional office space. This PUD amendment is necessary because, at that time, an addition to the swim center and additional office space was not provided for.

Director Peterson has concern about adding more office space, but is not opposed to the swim center addition (which at this time would need a couple modifications with the setbacks on the North and East sides of the building). He primarily feels this would open up to more, larger, multi-tenants wanting more exposure to Cascade Road. This was asked for in 2008 and not approved then, and is not in line with the long-term plan for Cascade Road.

Director Peterson stated that there is no action required at this time. If the members find that all of the procedural information has been provided, this application should proceed to public hearing and consideration of a Preliminary Development Plan.

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

Ms. Kelly Kuiper, of Nederveld, came forward on behalf of Applicant. She explained that Watermark is in need of additional office space because of their company's growth. They would not be leasing out the space. There are currently a couple of tenants who do lease space with them going back many years and they do not wish to relocate. That is not what Applicant is looking for. There will be no additional tenants. They are simply asking to use an already existing building as additional office space for their own employees. They are not adding additional square footage to accommodate the need. She went on to state that the pool and kitchen facilities are in need of an upgrade and relocating the Snap Fitness facilities only makes sense.

Extensive discussion was held with the board concerning the additional office space.

No action is required at this time.

**ARTICLE 12. Any other business**

**ARTICLE 13. Adjournment**

**Motion was made by Member Pennington to adjourn. Supported by Member Noordyke. Motion carried 8 to 0. The meeting was adjourned at 8:15 p.m.**

Respectfully submitted,  
Phil Johnson, Secretary

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## MEMORANDUM

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**TO:** CASCADE CHARTER TOWNSHIP PLANNING COMMISSION  
**FROM:** STEVE PETERSON, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** ZONING MAP CORRECTION - 3196 KRAFT AVE  
**MEETING DATE:** SEPTEMBER 10, 2018

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While researching some zoning information, we have found a zoning map error. PUD #42 listed on the zoning map as Glenwood Hills#2 (Ordinance #5 of 1986), is actually the Joe Pacitti PUD (Ordinance #5 of 1987). I have attached a copy of the zoning map and both PUD Ordinances for your review.

This change would simply correct the labeling of the zoning map to show PUD 42 as Joseph Pacitti PUD Ordinance #5 of 1987. PUD 41 would remain as is.

This matter has been noticed for public hearing. After holding the public hearing staff recommends that you forward a positive recommendation to the Township Board for this matter.

41-Glenwood Hills - #5 of 1986

42-Glenwood Hills #2 - #5 of 1986



Attachments:  
PUD 41  
PUD 42  
Zoning map



CASCADE CHARTER TOWNSHIP  
Kent County, Michigan  
ORDINANCE NO. 5/1986  
Glenwood Hills Office Park PUD

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING  
ORDINANCE, ZONING MAP, AND LAND USE MAP TO ESTABLISH THE  
GLENWOOD HILLS OFFICE PARK PLANNED UNIT DEVELOPMENT.

THE CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1.

That the application of WW Engineering and Science Group for the Planned Unit Development as recommended by the Cascade Township Planning Commission on September 2, 1986 be and the same is hereby approved and Zoning Map, Land Use Map, and Township Zoning Ordinance No. 2, of 1978 as amended, are hereby amended so as to incorporate said Planning Commission recommendation.

Section 2.

Legal description of said Planned Unit Development includes:

That part of the NE ¼, Section 18, T6N, R10W, Cascade Township, Kent county, Michigan, described as: BEGINNING at a point on the East line of Section 18, which is N1 degree 46'38"W 66.0 feet from the E ¼ corner of Section 18; thence S 88 degrees 09'47"W 1332.29 feet along a line which is 66 feet North of and parallel with the South line of said NE ¼; thence N 1 degree 42'58"W 1637.05 feet along the West line of the E ½ of said NE ¼; thence S 85 degrees 06'45"E 370.73 feet along the Southerly line of Highway I-96 R.O.W.; thence S 47 degrees 05'25"E 1353.55 feet along said Southerly line; thence S 1 degree 46'38"E 640.77 feet along the East line of Section 18 to the place of beginning. Subject to an easement for highway R.O.W. described as: BEGINNING at a point on the east line of Section 18, which is N 1 degree 46'38"W 66.0 feet from the E ¼ corner; thence S 88 degrees 09'47"W 33.0 feet; thence N 1 degree 46'38"W 51.78 feet; thence S 88 degrees 13'22"W 42.0 feet; thence N 1 degree 46'38"W 663.20 feet; thence S 47 degrees 05'25"E 105.49 feet; thence S 1 degree 46'48"E 640.77 feet along the East line of Section 18 to the place of beginning. This parcel contains 37.25 Acres, not including easements for highway R.O.W.

Section 3.

General Provisions: The following provisions shall hereby apply to the above described Planned Unit Development in addition to those provisions outlined in Section 13.11 of the Cascade Charter Township Zoning Ordinance No. 2., as amended through August 28, 1984.

### Section 3.1

Permitted Uses: In this P.U.D. district no building or part thereof shall be erected, altered or used or any area of land in whole or in part used for other than any one or more of the following specific uses:

- A. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.
- B. Professional offices, such as for doctors, dentists, lawyers, architects, engineers, and accountants.
- C. Medical and dental laboratories and clinics.
- D. Radio and television station, not including towers and antennas.
- E. Funeral homes, not including crematories, subject to the following restrictions:
  - a. Sufficient off-street automobile parking and assembly area shall be provided for vehicles to be used in funeral processions. The assembly area shall be provided in addition to otherwise required off-street parking area.
  - b. Loading and unloading areas used by ambulances, hearse, or other such service vehicles shall be obscured from view with an opaque fence or wall not less than six feet in height.
- F. Publicly owned buildings, exchanges, and public utility offices not including storage yards, maintenance facilities, substations, regular stations, and materials handling facilities.
- G. Banks, credit unions, savings and loan institutions, including drive-in facilities.

### Section 3.2

Development Standards:

- A. There shall be a maximum number of nine lots to be platted and developed in general accord with the approved Master Development Plan. No more than one principal building may be erected on each parcel.
- B. There shall be provided a private cul-de-sac or other suitable means of maneuvering area for emergency vehicles at a common access point to Lots 1 A and 1 B.
- C. Drainage and Flood Plain: A 40 foot drainage and easement across the property shall be maintained in open condition or as modified and approved by the Kent County Drain Commission. No structures shall be erected below the elevation of 725.0 feet. No fill shall be placed below existing contour elevation 720, except that minor encroachments may be offset by balancing cuts.
- D. Ingress and Egress: Driveway openings onto the public and private streets shall not be permitted at an interval of less than 200 feet. In the case of Lots 4 A (Lot 5#2) and 4B (Lot 4 of #1) and 4 B (Lot 4 #1) and 5 A (Lot 3 #1) where it would not be possible to maintain the 200 foot spacing if the lots are developed separately, joint access will be required. Joint access is required

between lot 1 A (Lots 6 and 7 Glenwood #2) and 1 B to provide for required emergency vehicle maneuvering area.

Main access to the development shall be provided as shown on the approved Master Development Plan by a public road built to County Road Commission standards and include appropriate tapers for ingress and egress to and from Kraft Avenue as determined by the Kent County Road Commission.

E. The required yard and area regulations are as follows:

1. Front Yard: The minimum distance from any building to the right of way line shall be 50 feet. No vehicle parking shall be permitted within the first 10 feet thereof along public R.O.W. No vehicle parking shall be provided within the first 20 feet thereof along the private R.O.W.
2. Side Yard: The minimum distance from any building to the side property line shall be 25 feet. The first 10 feet as measured from the side property line shall be permanently landscaped.
3. Rear Yard: The minimum rear yard area for lots lying adjacent to the I-96 Expressway shall be 25 feet. All of which shall include berming and suitable permanent landscape plantings.
  - The minimum rear yard area for lots abutting the I-1 zone shall be 35 feet. All of which shall be devoted to permanent landscape area.
  - The minimum rear yard for all other lots shall be fifty feet. A minimum of 20% thereof shall be permanently landscaped and maintained.

F. Height: No buildings shall exceed three stories in height.

G. The required parking ratios shall be as follows:

- zero (0) square feet of parking for each square foot of internal garage or mechanical area.
- One (1) square feet of parking for each square foot of lab, print shop and storage area.
- Two (2) square feet of parking for each square foot of office area including conference rooms, reception area and miscellaneous areas.

H. Landscaping: All yard areas with the exception of paved driveways, parking spaces and walkways shall be used exclusively for landscaping, including trees, shrubs, lawns, and ornamental features. All landscaping to be completed within six months after occupancy.

I. Signs: The following exterior signs shall be permitted:

- a. One wall sign on each main building, provided that the sign surface does not exceed 100 square feet.
- b. One business sign for each building, provided that the sign surface does not

exceed 32 square feet and provided that it is located a minimum of 20 feet from the public or private street R.O.W.

c. Directional signs not to exceed 4 square feet.

J. All existing structures located on the property as described including buildings and signs shall be removed from the property and are hereby made a condition of final plat approval of the proposed Glenwood Hills Office Park.

Section 4.

Staging: Development as outlined above is conditioned upon the approval of a Final Plat in accordance with the State Plat Act. Approval of individual site plans is further subject to the provisions of Chapters 17 and 18 of the Cascade Charter Township Zoning Ordinance No. 2, of 1978 as amended.

Section 5.

Subject to the Approved Master Development Plan, Case #458A.

Section 6.

Effective Date: This ordinance shall become effective upon publication in a newspaper circulated within the Township of Cascade.

The foregoing ordinance was offered by Board Member Ellinger, supported by Board Member Hansen. The roll call vote being as follows:

YEAS: Burlingham, Carpenter, Champion, Ellinger, Hansen, Henning, Rowland

NAYS: None

ABSENT: None

Brenda J. Henning, Clerk  
Cascade Charter Township

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 1<sup>st</sup> day of October, 1986.

Brenda J. Henning, Clerk  
Cascade Charter Township

CASCADE CHARTER TOWNSHIP  
Ordinance #5 / 1987

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE, ZONING MAP AND LAND USE MAP TO ESTABLISH THE JOSEPH PACITTI PLANNED UNIT DEVELOPMENT.

Section 1.

That the request of Joseph Pacitti for the Planned Unit Development as recommended by the Cascade Township Planning Commission on March 2, 1987, be, and the same is hereby approved and the Zoning Map, Land Use Map and the Township Zoning Ordinance No. 2, of 1978 as amended, are hereby amended so as to incorporate said Planning Commission recommendation.

Section 2.

The legal description of said Planned Unit Development includes:

That part of the NW ¼, Section 17, T6N, R10W, Cascade Township, Kent County, Michigan, described as: BEGINNING at the W ¼ corner of Section 17; thence N1 degree 46' 38"W706.77 feet along the West line of Section 17; thence S47degrees 05'25"E 700.94 feet along the Southwesterly line of Highway I-96; thence Southeasterly 317.67 feet along said Southwesterly line on a 5626.58 foot radius curve to the right, the chord of which bears S45 degrees 28' 22" East 317.63 feet; thence S89 degrees 29'04" West 717.94 feet along the South line of said NW ¼ to the place of beginning. Subject to highway R.O.W. for Kraft Avenue over the Westerly 33 feet of the Southerly 117.75 feet and subject to highway R.O.W. for Kraft Avenue over the Westerly 75 feet of the remainder per Liber 1881, Page 1122. Also subject to easements of record. This parcel contains 5.906 Acres, including Kraft Avenue R.O.W. This parcel contains 4.865Acres, excluding Kraft Avenue R.O.W.

Section 3.

General Provisions: The following provisions shall hereby apply to the above described Planned Unit Development in addition to those provisions outlined in Section 13.11, Chapter 78 of the Cascade Charter Township Zoning Ordinance No. 2., as amended through August 28, 1984.

Section 3.1 Permitted Uses: In this P.U.D. district no building or part thereof shall be erected, altered or used or any area of land in whole or in part used for other than any one or more of the following specific uses:

- A. Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.

- B. Professional offices, such as for doctors, dentists, lawyers, architects, engineers and accountants.
- C. Medical and dental laboratories and clinics.
- D. Radio and television stations, not including towers and antennas.
- E. Publicly owned buildings, exchanges, and public utility offices not including storage yards, maintenance facilities, substations, regular stations and materials handling facilities.
- F. Banks, credit unions, savings and loan institutions, excluding drive-in facilities.

Section 3.2 Development Standards:

- A. Development in general accord with the approved Master Site Plan. No more than one principal building may be erected on this parcel.
- B. Access to the development shall be provided as shown on the approved Master Site Plan. It shall include appropriate tapers for ingress and egress to and from Kraft Avenue as determined by the Kent County Road Commission.
- C. Height: Total building height as measured from the average grade at the front of the building to the top of the parapet wall shall not exceed 43-1/2 feet, and shall consist of a maximum of three stories.
- D. Parking: Required improved off-street parking shall be determined and provided as follows:
  - zero (0) square feet of parking for each square foot of internal mechanical area.
  - one (1) square foot of parking for each square foot of storage area.
  - two (2) square feet of parking area for each square foot of office area including conference rooms, reception area and miscellaneous areas.
  - off street parking spaces shall have a nominal dimension of 9 feet of width and area of 180 square feet.
  - Up to 108 spaces shall be permitted having minimum dimensions of 8 feet by 16 feet provided that they are clearly identified for use by compact and sub-compact vehicles only.
- E. Landscaping: All yard areas with the exception of paved driveways, parking spaces and walkways shall be used exclusively for landscaping, including trees, shrubs, lawns, and ornamental features. All landscaping to be completed within six months after occupancy.

F. Signs: The following exterior signs shall be permitted:

a.) Two business identification signs provided that the sign surface does not exceed 32 square feet and provided that each is located a minimum of 20 feet from the public street R.O.W.

b.) Directional signs not to exceed 4 square feet.

G. All existing structures located on the property as described excluding billboard signs shall be removed from the property prior to issuance of an occupancy permit.

H. The required yard and area regulations are as follows:

a.) Total lot coverage of the building shall not exceed 10.7%.

b.) Total gross floor area of the building shall not exceed 82,644 square feet.

c.) Front yard: The minimum distance from any building to the right of way line shall be 75 feet.

No vehicle parking shall be permitted within the first 20 feet thereof along public R.O.W.

d.) Side yard: The minimum distance from any building to the side property line shall be 25 feet. The first 10 feet as measured from the side property line shall be permanently landscaped.

e.) Rear yard: The minimum rear yard area lying adjacent to the I-96 Expressway shall be 25 feet. The first 10 feet as measured from the R.O.W. shall be permanently landscaped.

#### Section 4.

Subject to the approved Master Site Plan, Case #498.

Section 5. Effective Date: This ordinance shall become effective upon publication in a newspaper circulated within the Township of Cascade. The foregoing ordinance was offered by Board Member Burlingham, supported by Board Member Hansen. The roll call being as follows:

YEAS: Burlingham, Champion, Hansen, Henning & Rowland

NAYS: None

ABSENT: Carpenter & Ellinger

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Brenda J. Henning, Clerk

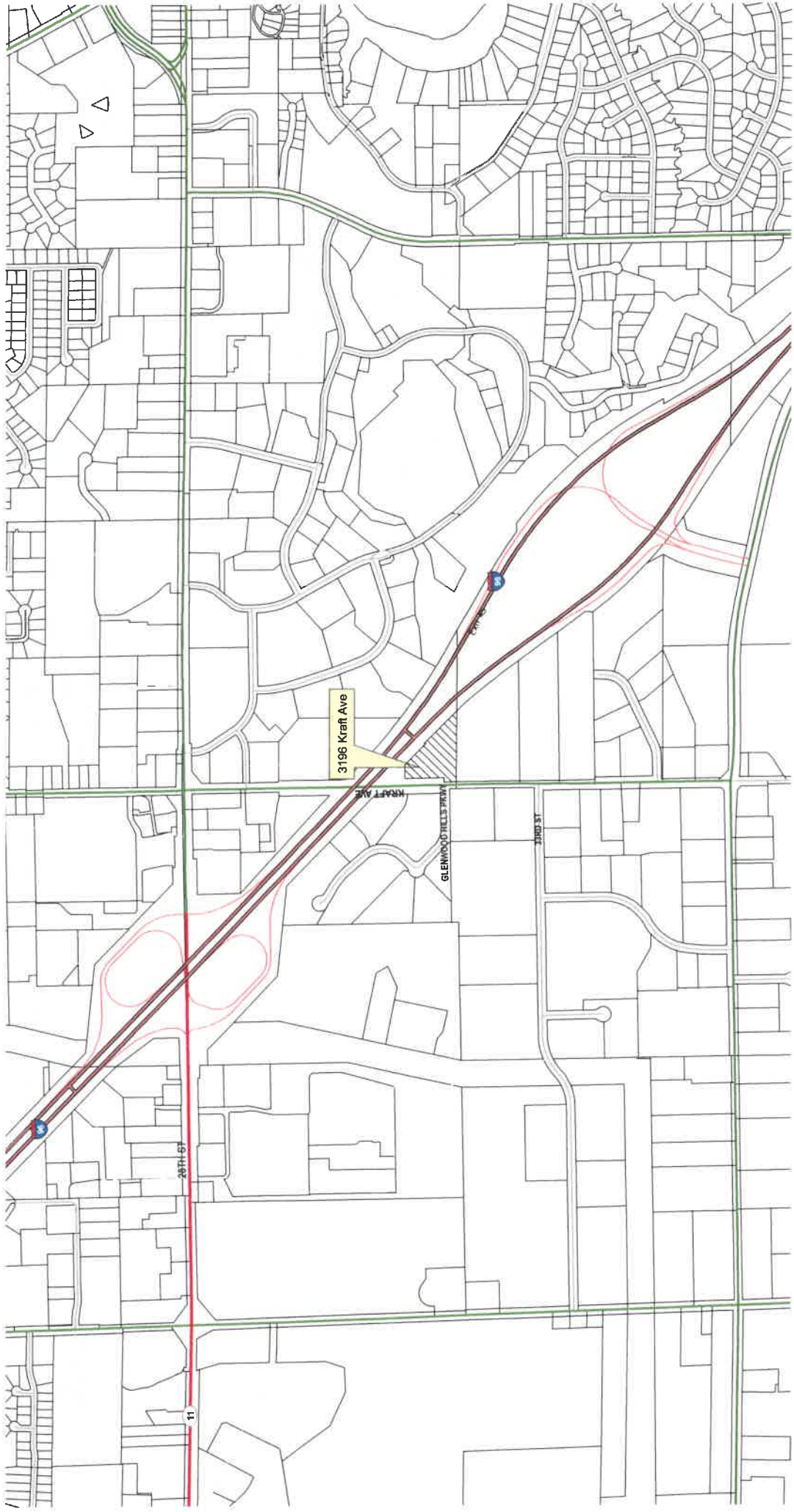
CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 25<sup>th</sup> day of March, 1987.

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Brenda J. Henning, Clerk  
Cascade Charter Township





3196 Kraft Ave

KRAFT AVE

GLENWOOD HILLS DRIVE

28TH ST

29TH ST

11

# Cascade Charter Township

Kent County, Michigan December 2017

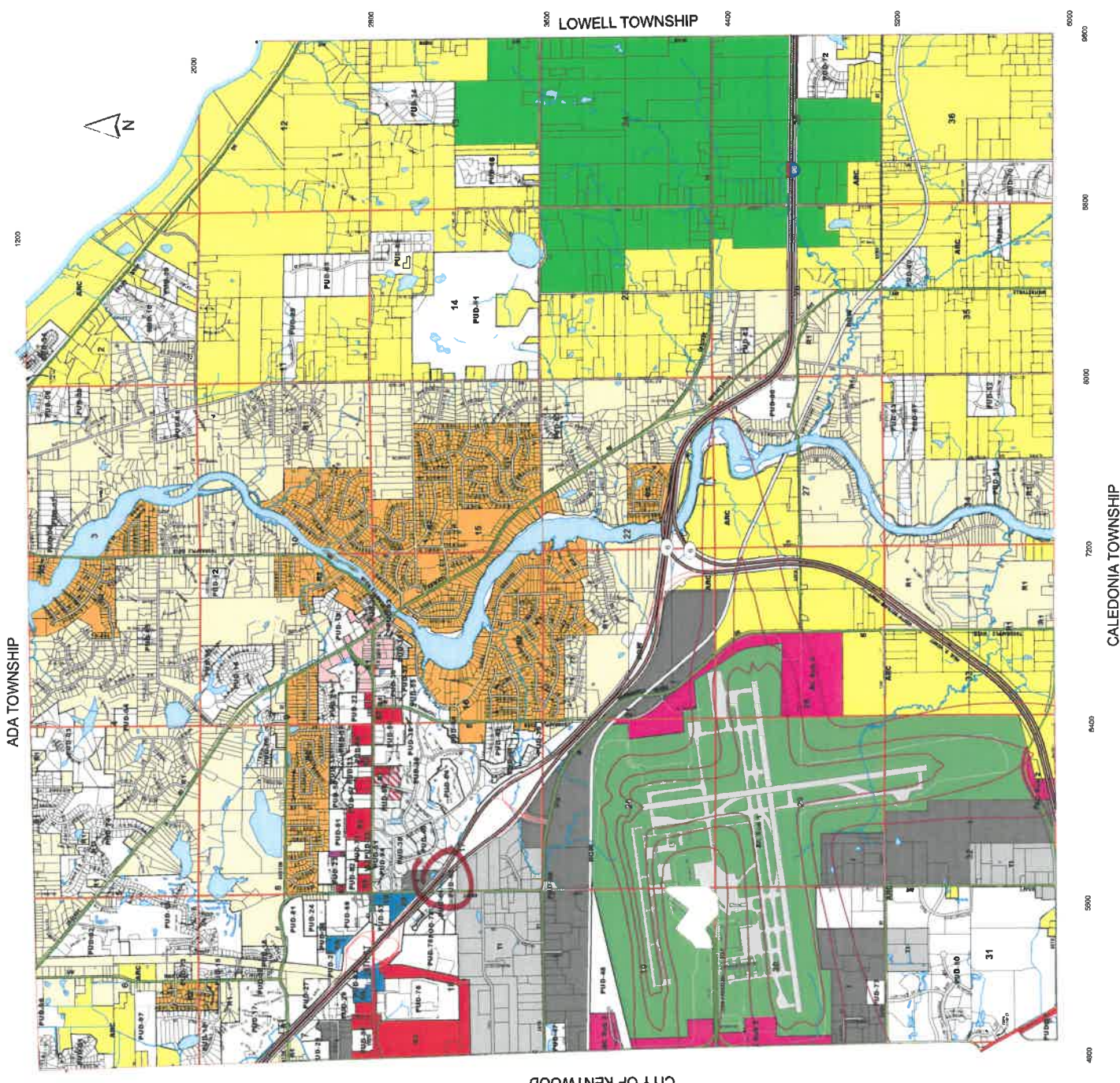
## Official Zoning Ordinance Map

### Legend

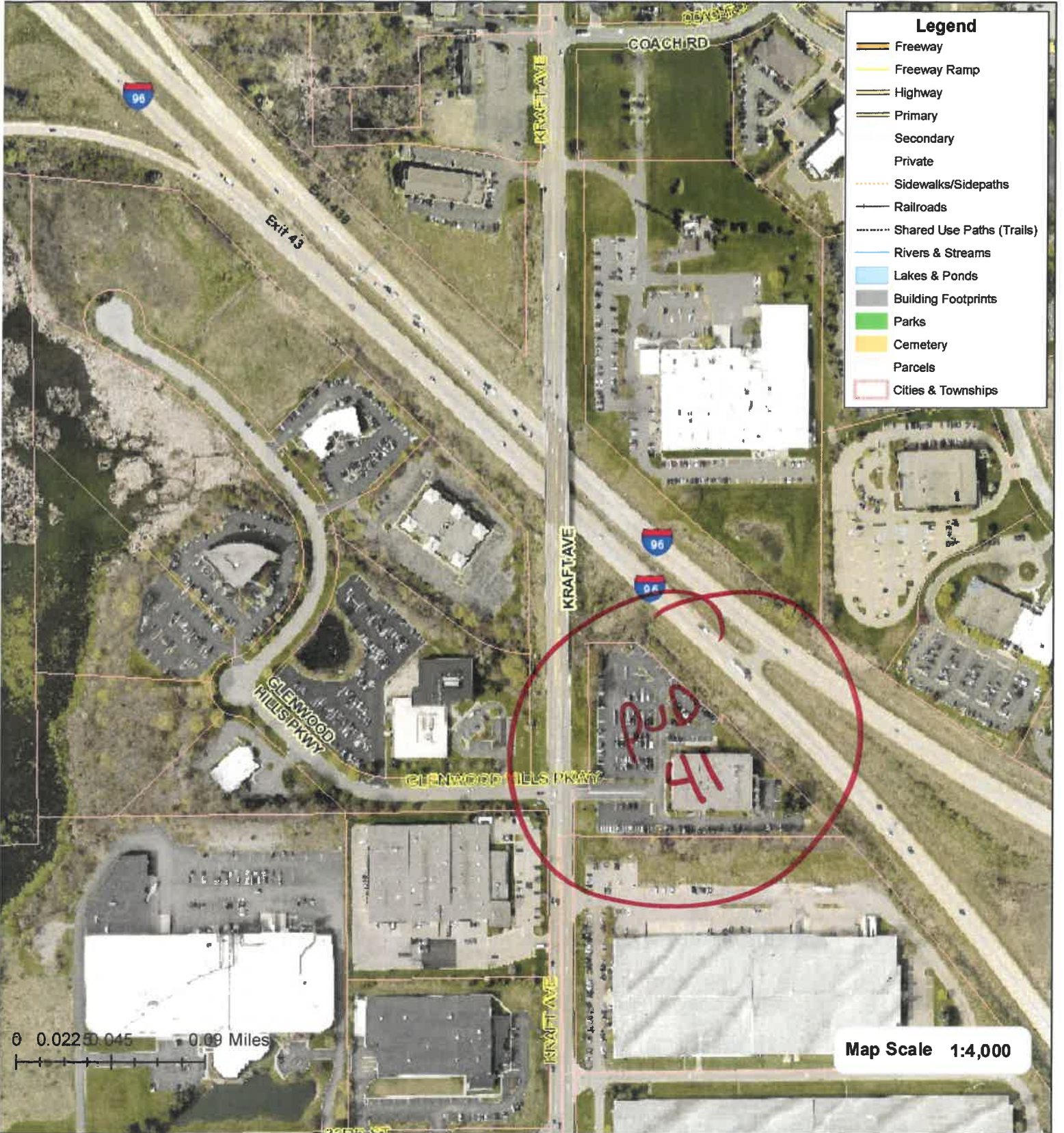
- Airport Noise Contours 2005
- Airport Noise Contours 2005
- FP, Farmland Preservation
- ARC, Agriculture Rural Conservation
- TI, Transitional Industrial
- I, Industrial
- R1
- R2
- B2, General Business
- B1, Village Business
- ES, Expressway Service
- O, Office
- Airport Commerce Sub Zone 1
- Airport Commerce Sub Zone 2
- Centennial Park Overlay Zoning District
- Various Unincorporated Zoning Districts

### Planned Unit Development List

- 1-Eastmont Meadows - #2 of 1992, #6 of 1999
- 2-Coffman Office Park - #9 of 1999
- 3-Tennesson North - #10 of 1980, #6 of 1994
- 4-Fountain Estates - #4 of 1991
- 5-Timbers - #2 of 1991
- 6-Bancroft Acres - #13 of 1993, #6 of 1996
- 7-Winfield - #15 of 1982
- 8-Loyal Pines - #9 of 1991
- 9-Old Elm - #24 of 1994
- 10-Highgrove - #23 of 1994
- 11-Timber Canyon Estates - #7 of 1991
- 12-Riverwood #10 of 1988
- 13-Cascade Lakes #12 of 1996, #1 of 1997
- 14-Cascade Lakes - #10 of 1986, #10 of 1999
- 15-Watermark - #10 of 1997, #6 of 2003
- 16-Fall Pines - #19 of 1994
- 17-Quail Creek - #2 of 1983, #12 of 1996
- 18-Burton Pointe - #14 of 1990, #9 of 1996
- 19-Thompsonville - #3 of 1992, #1 of 2001
- 20-Cascade Christian Church - #15 of 1994
- 21-Granite - #9 of 1986, #9 of 2000
- 22-Cascade East - 1979
- 23-Chatham Woods - 1972
- 24-MVP - #10 of 2000
- 25-Home Design Center - #8 of 1988, #3 of 1993
- 26-Spruce Meadows - #4 of 1994, #1 of 2007
- 27-Highridge - #4 of 1989, #16 of 2000
- 28-Patterson Ice Center - #10 of 1994
- 29-490 Office Park - #11 of 1984, #12 of 1987
- 30-Sports and Recreation - #4 of 1995
- 31-Burger King - 1991
- 32-Espanade - #6 of 1998, #20 of 2000
- 33-Thompson Land Company - 1979
- 34-Crestwood Hills - #4 of 1987
- 35-Summit - #11 of 1990, #5 of 1999
- 36-Kyle - #13 of 1985
- 37-Kilham St. Stephens - #13 of 1989
- 38-Northern Benefits - #15 of 1995
- 39-Centennial Park - 1973, #3 of 2013
- 40-Sunrise Senior Living - #12 of 2006
- 41-Glenwood Hills - #5 of 1986
- 42-Glenwood Hills #2 - #6 of 1998
- 43-Thompsonville Estates - #9 of 1980, #7 of 1988
- 44-Healthmoor - #8 of 1991
- 45-Meadowood Trails - #5 of 1980, #9 of 1988
- 46-Grochala 38th St. - #14 of 1992
- 47-Patterson 96th St. - #6 of 1992
- 48-KCRC Facility - #7 of 1999
- 49-La Toussaine - #6 of 1999
- 50-Meadowbrook Business Park - #2 of 1986, #10 of 2003
- 51-Ridgeview Creek - #2 of 1996
- 52-Burdick Country Estates - #10 of 1980, #9 of 2001
- 53-Signature Inns - #15 of 1987
- 54-Ada Moorings - #13 of 2003
- 55-Southeast Pointe - #6 of 1984, #1 of 2016
- 56-Open
- 57-Caravella Village #7 - #17 of 1996
- 58-Thompson Manor - #2 of 1993, #2 of 2004
- 59-Platinum Falls - #11 of 1998
- 60-Whitneyville Station - #1 of 1999
- 61-Quail Ridge - #7 of 1999
- 62-Subbridge Estates - #9 of 2001
- 63-Bloomington Hills - #7 of 2001
- 64-East Impacts - #1 of 2004, #6 of 2004, #9 of 2017
- 65-Cascade Mount View - #2 of 2002, #10 of 2003
- 66-Meyer/Romano - #11 of 2002
- 70-Summit - #12 of 2002
- 71-Bullfinch - #116 of 2002
- 72-Cher Meadow - #3 of 2003
- 73-Funk Place Condominium - #11 of 2003
- 74-Manchester Woods/Shoreline - #3 of 2004
- 75-Cascade Pointe - #4 of 2004
- 76-Waterfall Shoppes - #8 of 2004
- 77-Spree Realty - #10 of 2004
- 78-Glenwood 18th Office Park - #9 of 2004
- 79-Cascade Engineering Corp Office - #14 of 2004
- 80-Ribbel Development - #2 of 2005, #7 of 2017
- 81-YMCA - #7 of 2014
- 82-Kraft St Partners - #6 of 2005
- 83-Anderson Woods - #6 of 2005
- 84-Gaithouse
- 85-Burnwood - #2 of 2006
- 86-Oak Harbor Preserve - #8 of 2017
- 87-Anderson Woods Phase II and III - #11 of 2006
- 88-Spooks #3 of 2007
- 89-Stonbridge Valley - #4 of 2007
- 90-Sable Valley - #2 of 2010
- 91-Railwood - #6 of 2013
- 92-Urby Hotel - #12 of 2014
- 93-Thompsonville Hilltop - #1 of 2016
- 94-Pavem Road - #2 of 2015
- 95-5505 Broadmoor - #3 of 2016
- 96-Laurea Living - #4 of 2017
- 97-Cascade One - #10 of 2017



# TITLE



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## 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.

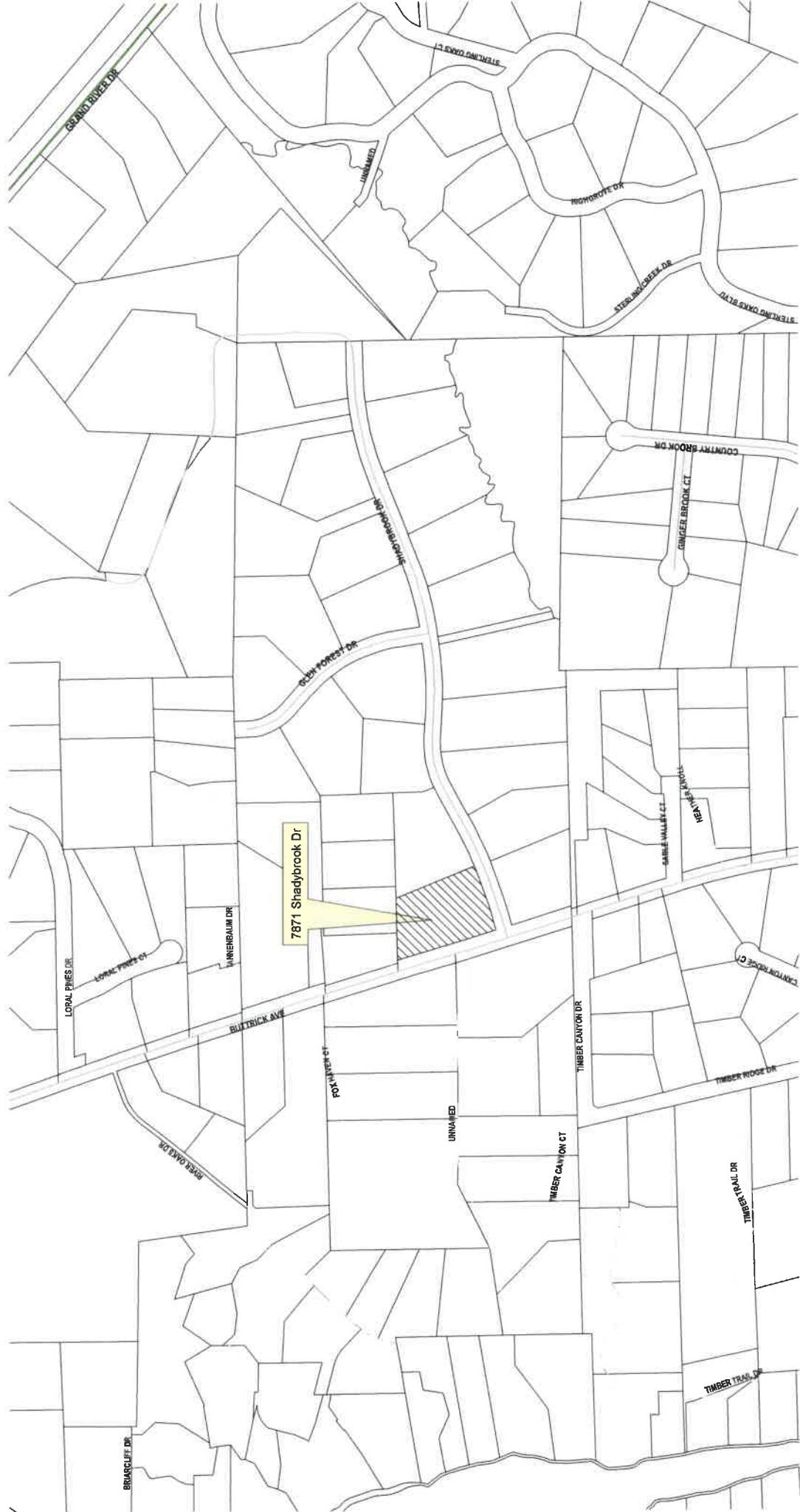
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	New access to Buttrick is proposed.
--	-------------------------------------

### 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



7871 Shadybrook Dr

GRAND RIVER DR

SHADYBROOK

ROWAN DR

STERLING CREEK DR

COUNTRYBROOK DR

GINGERBROOK CT

SHADYBROOK DR

LORAL PINES DR

LORAL PINES CT

INRENBALM DR

BLUETRUCK AVE

POTOMAC CT

UNNAMED

TIMBER CANYON CT

TIMBER CANYON DR

SARIE WALKER CT

SHADYBROOK

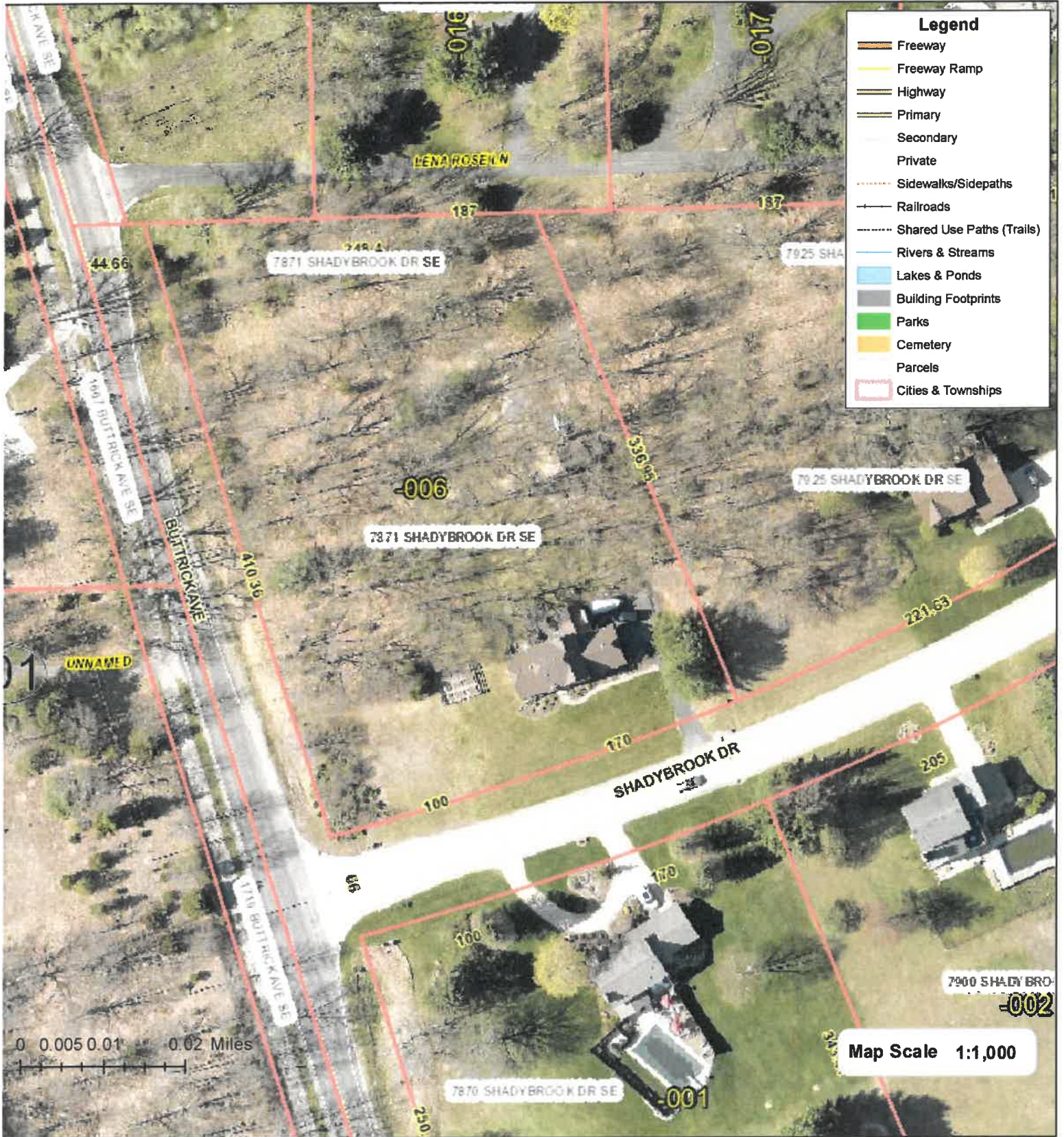
TIMBER RIDGE DR

TIMBER VALLEY DR

TIMBER TRAIL DR

BRIARCLIFF DR

# TITLE



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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 Ballyunion 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



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: MARK STACHOWIAK  
Address: 7871 Shady brook 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 30 x 60 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)

MARK STACHOWIAK  
Applicant – Print or Type Name

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

[Signature] 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.

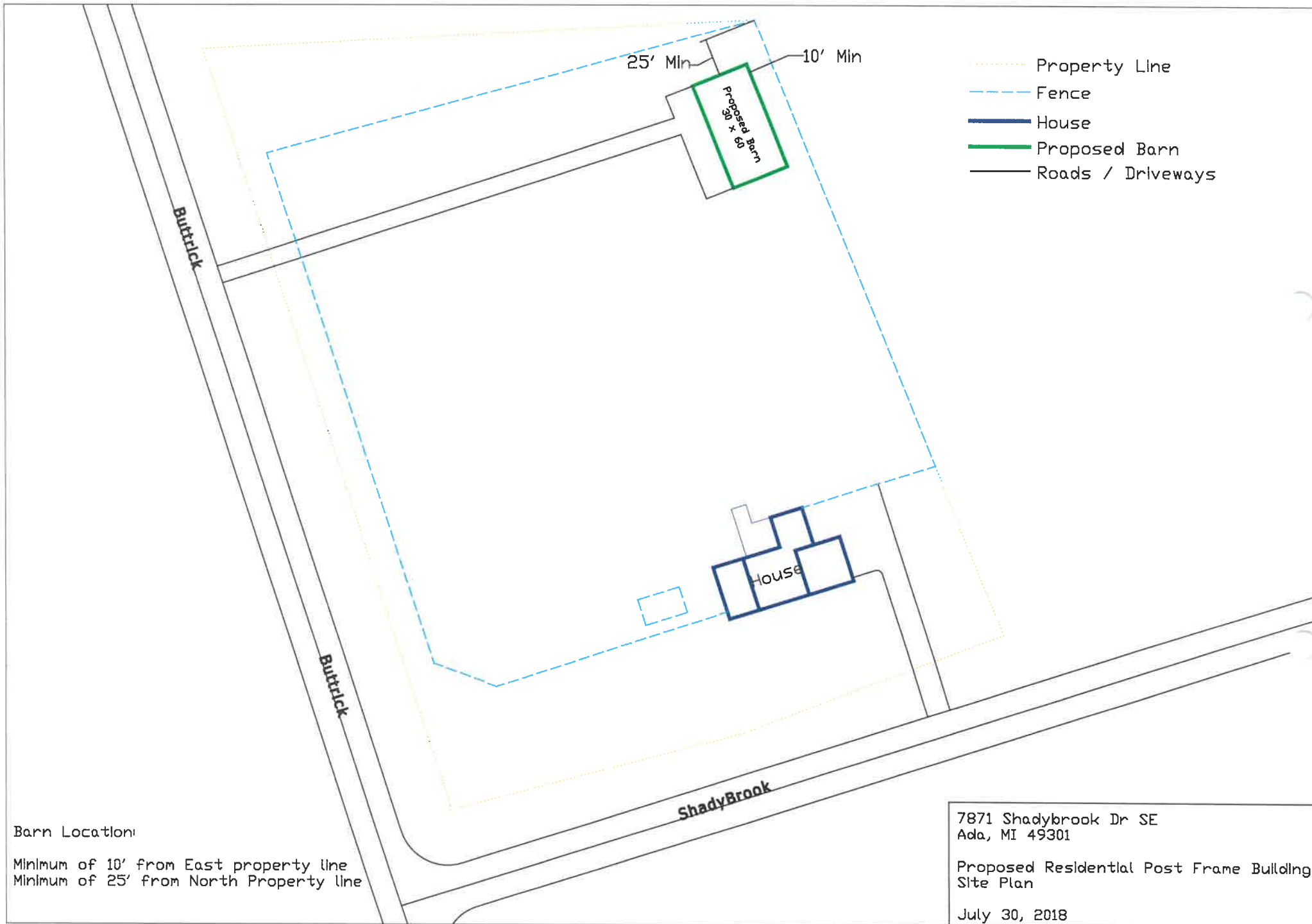
The structure of the building will be standard residential post frame construction using treated 4x4 and 4x6 lumber as the main framing members. The floor will be a standard 4" thick concrete floor.

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.

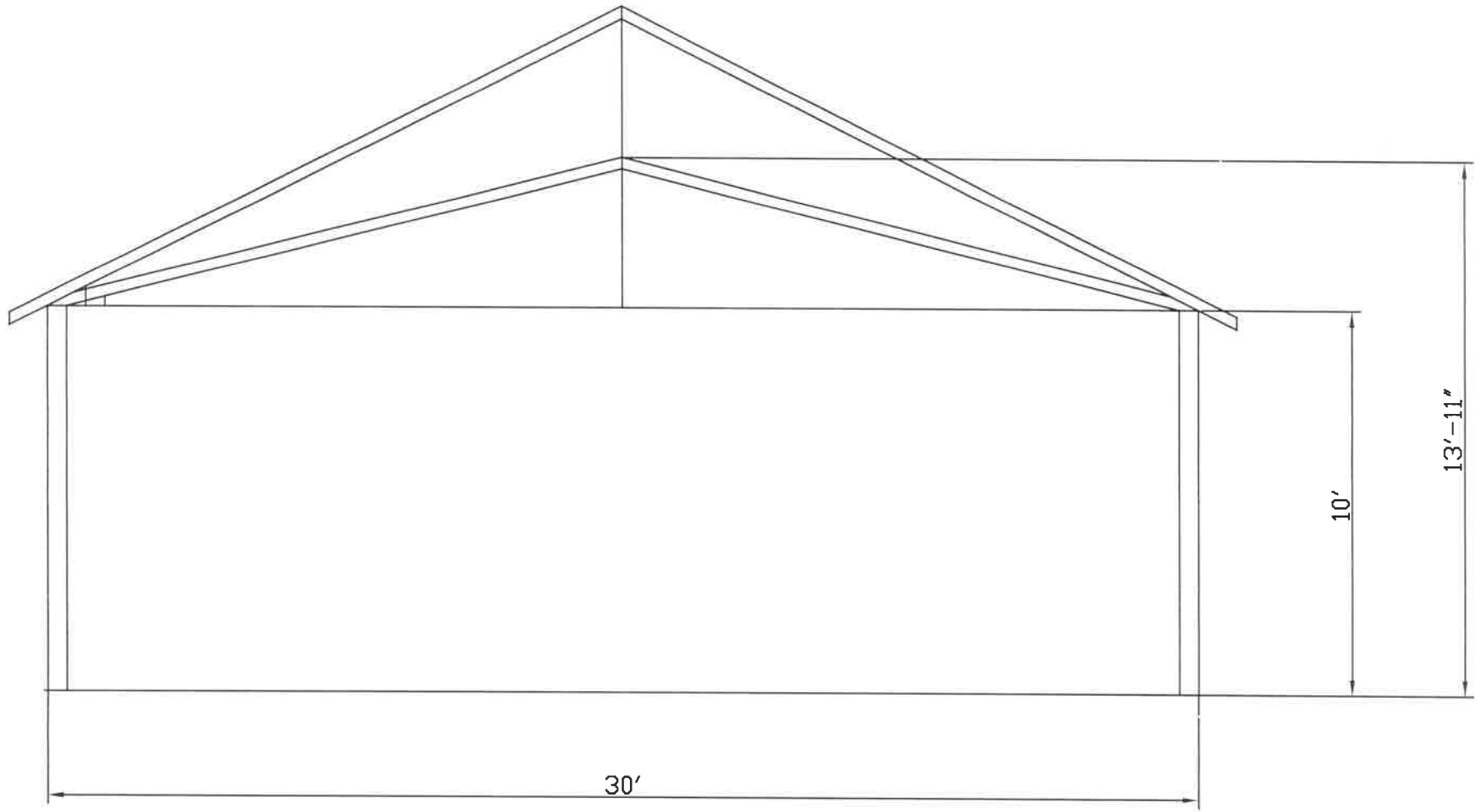
See Attached pages (Site plan, Elevation)



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

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

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



Elevation

7871 Shadybrook DR SE  
Ada, MI 49301  
Proposed Residential Post Frame Building  
Elevation View  
July 30, 2018

## STAFF REPORT

STAFF REPORT: Case #18-3481  
REPORT DATE: September 4, 2018  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: September 10, 2018  
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:  
Craig Doezema  
5625 Alaska Ave  
Cascade MI 49302

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: North end of Alaska Ave

PARCEL SIZE: Approximately 5 acres.

EXISTING LAND USE  
ON THE PROPERTY: Residential

ADJACENT AREA  
LAND USES: Residential

ZONING ON  
ADJOINING PARCELS: R1  
ARC to the East

### STAFF COMMENTS:

1. The applicant is requesting permission to construct a 36' x 54' accessory building (1,944 sq ft). The building will be about 13 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 indicated the purpose for the building is for the storage of yard equipment.
3. With 5 acres they are allowed 2 accessory buildings. They currently have two accessory buildings but don't have an attached garage. They will be removing the existing building where the new building is being constructed.
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.	Storage of yard equipment
The proposed location, type and kind of construction and general architectural character of the building.	The garage will be wood siding and metal roofing to match the home
The size of the building in relation to the house, lot and zoning district.	The property is about 5 acres. The home has approximately 2,000 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are 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



5625 Alaska Ave

UNNAMED

KEMPER DR

ALASKA RIDGE

TRILLIUM WOOD DR

GOLDEN OAK TRL

TANNON TRL

KATYBON CT

ALASKA AVE

GLENWOOD POND DR

BUTTRICK AVE

6TH ST



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Craig Doezema  
Address: 5625 Alaska S.E.  
City & Zip Code: Aito 49302  
Telephone: 616-868-6540  
Email Address: c4doezema@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:\*\***

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**(\*\*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)
Kate Doezema (wife)	5625 Alaska S.E.
_____	_____

**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)

Craig Doezema  
Applicant – Print or Type Name

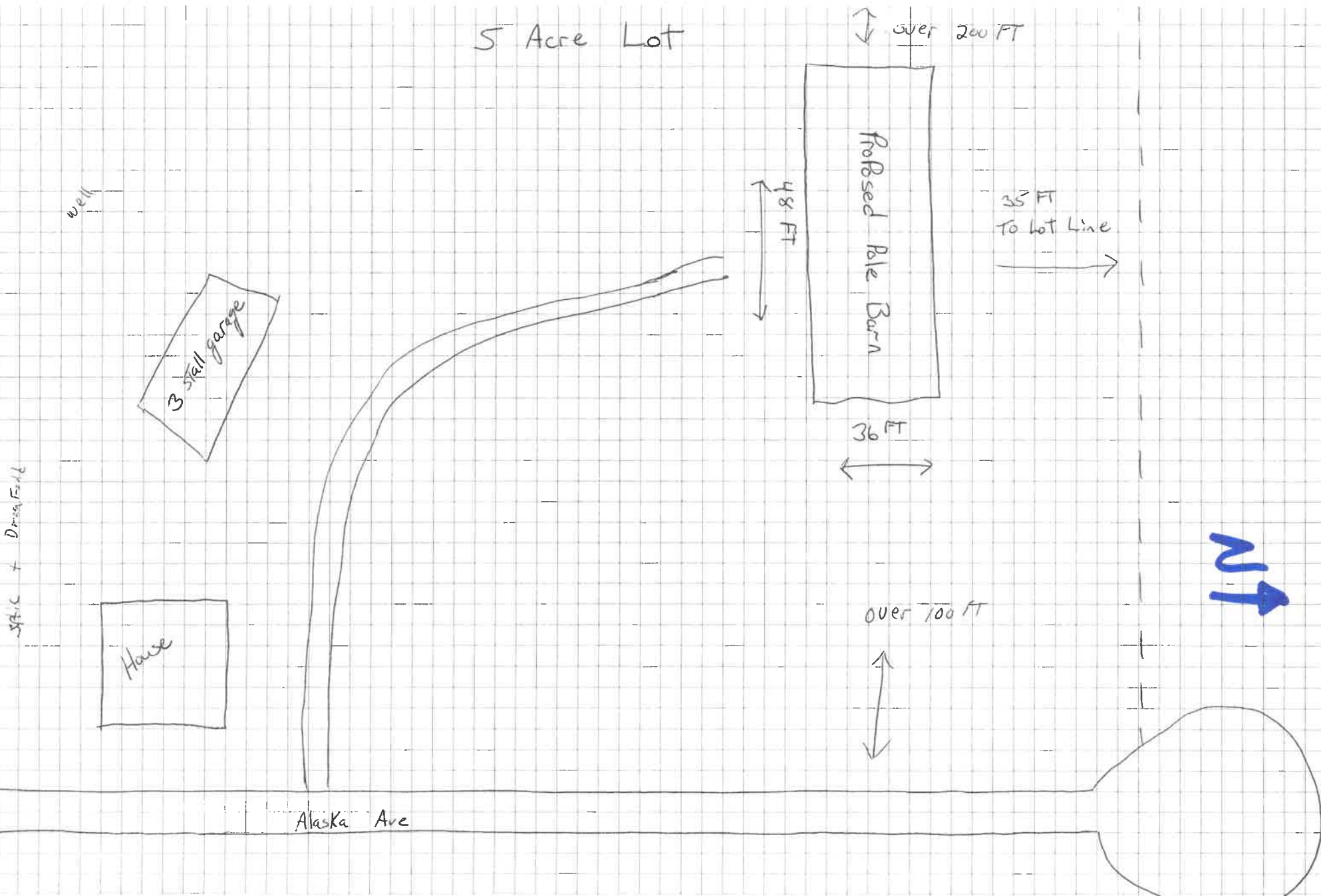
\* \_\_\_\_\_  
Owner's Signature & Date  
(\*If different from Applicant)

Craig Doezema 7/27/18  
Applicant's Signature & Date

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

Rev. 7/24/14

5 Acre Lot

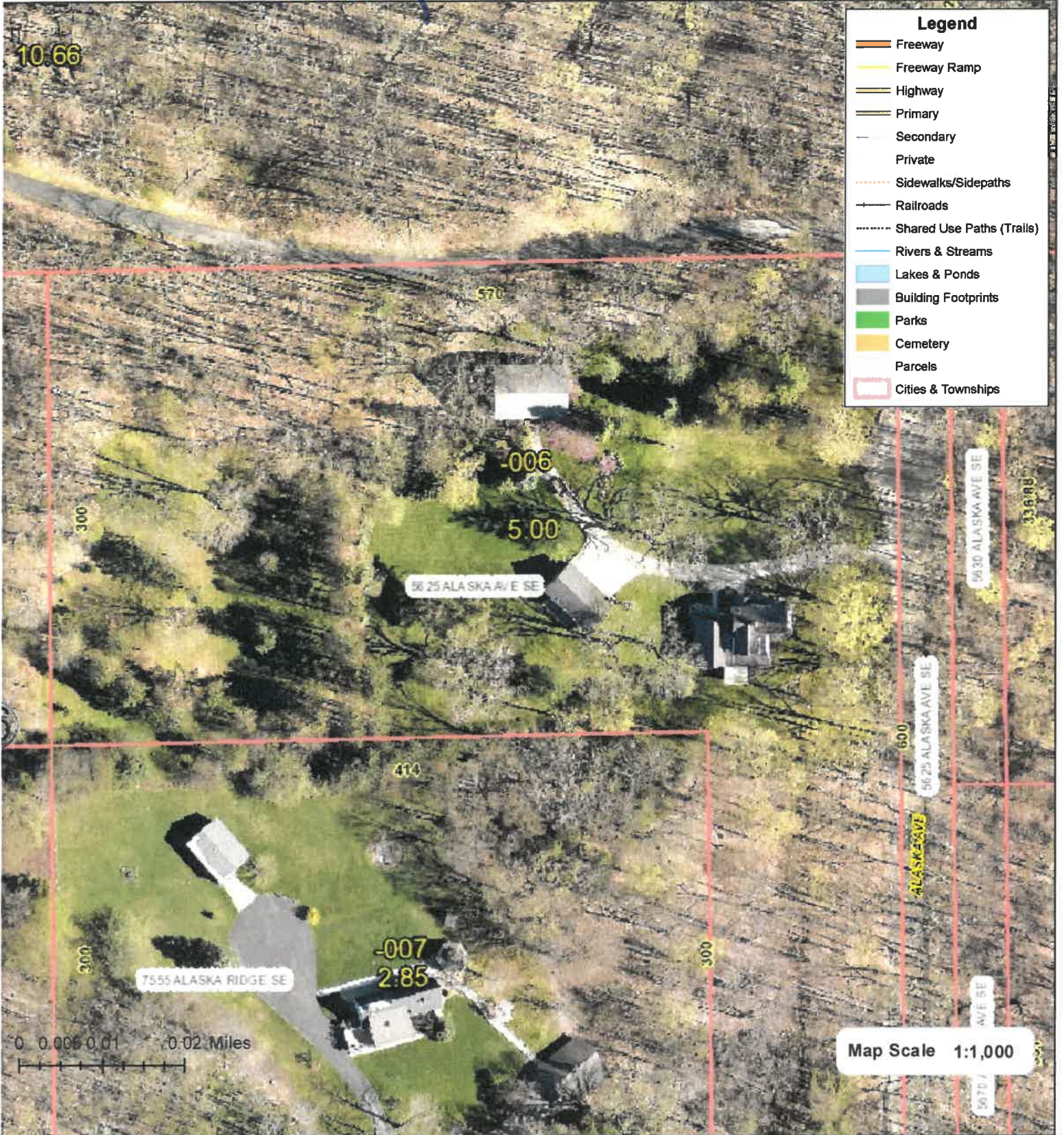


Accessory Building Inventory 2010-2015

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
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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
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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 Hacket	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
<b>Avg</b>				<b>1,977</b>	<b>9.5537</b>	<b>3,994</b>
<b>Avg ARC</b>				<b>1,675</b>	<b>10.836</b>	<b>2,507</b>
<b>Avg FP</b>				<b>1,608</b>	<b>2.2</b>	<b>1,600</b>
<b>Avg PUD</b>				<b>2,810</b>	<b>4.25</b>	<b>5,560</b>
<b>Avg R1</b>				<b>2,376</b>	<b>11.012</b>	<b>6,082</b>

# TITLE

Existing



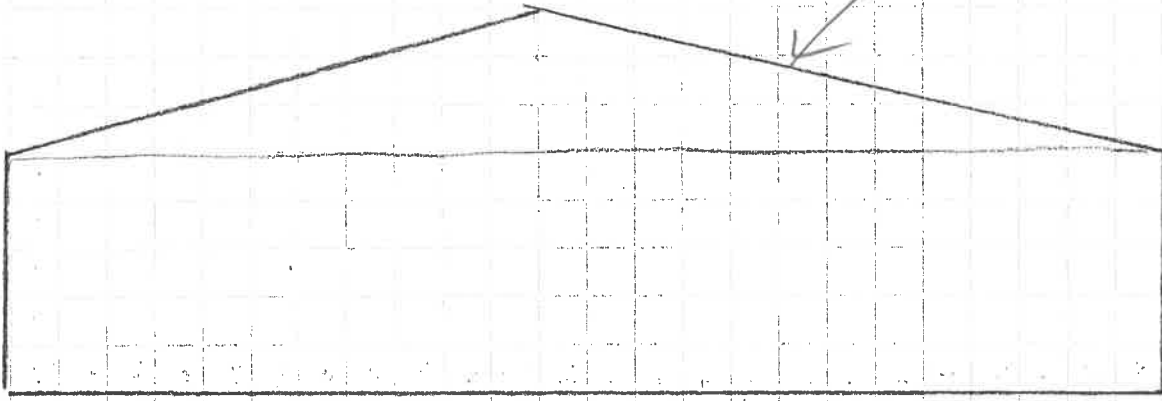
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Printed 9/4/2018

10:49:12 AM

high 10'  
side



Front  
48'

Brown  
Metal  
Roof  
To  
match house Roof

Till 5/8 Thick  
side  
10'  
high



## Steve

---

**From:** Craig Doezema <c4doezema@gmail.com>  
**Sent:** Wednesday, August 22, 2018 11:10 AM  
**To:** Steve  
**Subject:** Re: 5625 alaska permit request

Steve it is going to be used for storage for my yard equipment. Lawn mower, tractor, trailers, and extra vehicles. Is this reply ok or do you need me to stop in.  
Craig

On Wed, Aug 22, 2018, 10:48 AM Steve <[Steve@cascadetwp.com](mailto:Steve@cascadetwp.com)> wrote:

Craig, your application materials did not include the required purpose for the new building.

Steve Peterson

Cascade Charter Township

Community Development Director

2865 Thornhills SE

Cascade MI 49546

616-949-0224