

AGENDA
Cascade Charter Township Planning Commission
Monday, September 13, 2021
7:00 pm
2870 Jacksmith Ave

Public may access the meeting via video conference software Zoom
<https://us02web.zoom.us/j/86187456388>

Meeting ID: 861 8745 6388
By Phone: +1 (929) 205 6099

- 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. Disclose any Conflict of Interest**
- ARTICLE 5. Approve the Minutes of the August 16, 2021 Meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 7. Case #21-3659/Lange
Property Address: 9205 28th Street
Requested Action: The applicant is requesting approval of a Special Use Permit for an accessory building over 832 sq ft.**
- ARTICLE 8. Case #21-3664/Eggleston
Property Address: 9091 36th Street
Requested Action: The applicant is requesting approval of a Special Use Permit for an accessory building over 832 sq ft.**
- ARTICLE 9. Old Business**
- Thornapple Point Stormwater
 - Safety Measures at Wisner Center
- ARTICLE 10. Any Other Business**
- ARTICLE 11. Adjournment**

Meeting format

- | | |
|---------------------------------|--|
| 1. Staff Presentation | <i>Staff report and recommendation</i> |
| 2. Project presentation- | <i>Applicant presentation and explanation of project</i> |
| a. PUBLIC HEARINGS | |

- | | |
|---------------------------------|---|
| i. <i>Open Public Hearing.</i> | <i>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> | |

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 August 16, 2021
7:00 P.M.
2870 Jacksmith Ave SE

- ARTICLE 1.** Chairman Rissi called the meeting to order at 7:01 P.M.
Members Present: Noordhoek, Moxley, Deering, Rissi, Katsma, Rapin, and Meurlin
Members Absent: Noordyke and Korstange
Others Present: Planner Brian Hilbrands and those listed on the sign-in sheet
- ARTICLE 2.** **Pledge of Allegiance**
- ARTICLE 3.** **Approve the current Agenda**

Motion was made by Member Moxley to approve the current Agenda. Supported by Member Deering. Motion carried 6 to 0.
- ARTICLE 4.** **Disclose any Conflicts of Interest**

There were none.
- ARTICLE 5.** **Approve the Minutes of the August 2, 2021 Meeting.**

Chair Rissi noted some corrections he had for the minutes. In the third line of article 10 he requested the line 'if there is a sidewalk' be struck as it was confusing.

Also in article 10, he wanted 'barrier' changed to 'wall' in the third paragraph so that it read, ". If a house is built on adjoining property and they have a patio that is within 36" of the wall, that would change the situation and a barrier may be required..."

Chair Rissi pointed out that the last name 'Grunki' in the last line of page six should be spelled 'Grunski'.

On page seven in article 11, he requested, "at the south end of the cul-de-sac" be omitted as it doesn't make contextual sense.

Motion was made by Member Katsma to approve the Minutes of July 12, 2021 with the aforementioned corrections. Supported by Member Rapin. Motion carried 6 to 0.
- ARTICLE 7.** **Acknowledge visitors and those wishing to speak to non-agenda items.**

There was no one who wished to speak to non-agenda items.

Member Meurlin joined the meeting.
- ARTICLE 9.** **Case #21-3629/Bob Morse**

Property Address: 6390 and 6420 28th St

Requested Action: Consider recommendation to the Township Board for P.U.D Ordinance Amendment for a car wash and coffee shop.

Planner Brian presented the case. He said that there was a revision to the site plan as the applicant has asked that the square footage of the drive-up coffee shop be increased from 550 sf to 664 sf. Staff does not believe that the increased building size will have a significant impact on the site.

Signage was updated to be in line with site requirements.

There were two grammatical changes to the PUD amendments. Planner Brian explained that on the first page it should read, "The project occupies approximately 15.3 acres of land that formerly was the site of a legal non-conforming industry operation as well as a previously existing Pizza Hut restaurant." That was simply a tense change and the other change was in the signage section. The signage section in 'A' is changed to say, "80 ft from the edge of the pavement of 28th St," not "80 ft from the right of way" as the Culver's and Macatawa signs are currently approximately 80 ft from the edge of the pavement.

The PUD request has been reviewed by the applicant and staff believe it is in line with recommendations from the July 19th meeting. Staff recommend a positive recommendation to the township board for approval of the PUD amendment. The township board will then hold a public hearing for final approval.

Member Meurlin shared that he was having problems understanding the PUD amendment request as previous versions and amendments were referenced within the text of the amendment in question.

Planner Brian clarified that the amendments would be worked into the original document after the PUD amendment is approved.

Member Meurlin asked for clarification as to what a site plan consists of and how it is identified.

Chair Rissi, Member Meurlin, and Planner Brian agreed that, in the future, they will work to put a process into place where the final, approved site plan will be stamped with its approval and date so it is easier for anyone looking at the document in the future.

Member Meurlin expressed concern about the section of the plan that references the need to demolish the coffee shop building should it remain vacant for 18 months. Chair Rissi and Member Katsma concurred and raised the question as to if they are putting too many constraints or not enough on what is allowed to be done with this building. All members want the applicants to succeed but they don't want to set a precedent that other applicants can have too lenient of terms in the future.

Member Rapin shared that he believes this application addresses what they spoke of a few meetings back and that, just because they approve a site plan now, doesn't mean it can't be changed in the future.

The applicant, Bob Morris, and Jim Morgan, their planner, spoke to the investment they are making to the site and said they were comfortable with the requirements as written.

They requested more information on the section of the site plan that references a guard rail around an underground retaining pond. It was in a previous section of the ordinance that was not being amended and did not affect this case.

Member Meurlin expressed his dislike for the combining of parts of old ordinances with new amendments. He said it was confusing when there are sections of the original ordinance that may no longer apply once amendments are made but still live in the ordinance for posterity. He believed this is what was causing comprehension problems with the retaining pond as well as with a section he found that said the applicant would have to get approval for a special use permit in addition to the P.U.D approval.

Planner Brian clarified that getting the P.U.D approved constituted as approving the special use permit as well. Chair Rissi and Member Meurlin determined that this could be solved by simply approving the special use if the application were to be recommended to the township board.

Member Meurlin referenced section nine where it said “paragraphs four and five should be deleted and replaced with,” stating that there wasn’t a ‘paragraph five’ in the ordinance. It should instead say, “paragraph four should be deleted and replaced with what is below and a new paragraph five should be added.”

Motion was made by Member Meurlin to recommend the approval of the P.U.D amendments, site plan, and the special use of the drive thru to the township board with the numbering changes just discussed and the changes referenced at the beginning of the discussion. Supported by Member Noordhoek. Motion carried 7 to 0.

It was clarified by Planner Brian that the pages of the ‘Approved Site Plan’ would be stamped, dated, and marked as such.

Member Meurlin wanted to clarify whose responsibility it is when a neighbor to an approved site is being damaged, even though the developer followed the requirements set forth by the Planning Committee. He was trying to determine if the Planning Commission or the developer holds the liability in this case.

ARTICLE 10. Old Business

Township Email Address Update: Planner Brian spoke with Manager Swayze and the township is still making decisions as to what server they would use as well as working out other details.

Member Meurlin wanted an update as to when the Rules of Conduct would be completed. Chair Rissi suggested that the workload on the legal counsel was quite high and the Rules of Conduct were not currently a high priority. Planner Brian and Chair Rissi stated they would check in with Director Peterson to nudge the legal team and

determine an approximate timeframe as to when they will be providing more information.

Member Meurlin asked if Chair Rissi had spoken with Mr. Bly with any update in reference to problems with the Sequoia property. Chair Rissi said that Director Peterson sent staff to check the site and emailed the developer on August 6th with items they would need to fix. Chair Rissi agreed he would check back with Director Peterson to find out if the problems have been taken care of and comply with Member Meurlin's request that he speak with Mr. Bly and let him know they are pursuing the topic and working on enforcement.

ARTICLE 11. Any Other Business

Member Meurlin wanted to explain a survey that had been distributed to the Planning Committee that pertained to the Strategic Planning Committee. He wanted them filled out and submitted to him so that he could take their responses to the meeting to see what changes they prioritized in their community. Some members had already submitted their surveys, though Member Meurlin had not yet reviewed them. There was further conversation on what was detailed in the survey.

ARTICLE 12. Adjournment

Motion was made by Member Meurlin to adjourn. Supported by Member Katsma. Motion carried 7 to 0. The meeting was adjourned at 8:29 p.m.

Respectfully submitted,

Brett Katsma, Secretary

STAFF REPORT

STAFF REPORT: Case #21-3659/Lange
REPORT DATE: August 27, 2021
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 13, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:

David and Janna Lange
9205 28th Street SE
Ada, MI 49301

STATUS

OF APPLICANT: Property owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building larger than 832 square feet.

EXISTING ZONING OF
SUBJECT PARCEL(S): ARC

GENERAL LOCATION: North side of 28th Street, west of Snow Avenue

PARCEL SIZE: Approximately 3.43 acres

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: All Residential

ZONING ON
ADJOINING PARCELS: All ARC

STAFF COMMENTS:

1. The applicant is requesting permission to construct an accessory building on the property. The building will be 40' x 30' with a 40' x 10' lean-to. (1,600 sq ft).
2. The building will be 13.5' tall as measured to the midpoint of the roof.
3. This requires a minimum of a 10-foot setback to the side property line and a 25-foot setback to the rear property line. The building will have a setback of over 200' to the

nearest side property line, and a setback of 30' to the rear property line. The building will also have to be at least 10' from the house.

4. With between 3-6 acres the applicant is permitted to have two accessory buildings on the property. This will be the second accessory building.
5. The applicant has indicated that the building will be used for storage of vehicles and lawn equipment.
6. The size of the building is “normal” for the zoning district.
7. The building is planned to have painted steel roof and painted steel siding. This is not unusual for the agricultural areas of the Township.
8. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
9. It should be noted that accessory buildings cannot be used for living space or to run a business.

Conditions for Special Use Permit Approval

Upon review of a Type 1 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.

Factors	Comment
The intended use of the building.	The applicant has indicated that the building will be used for storage of vehicles and lawn equipment.
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have painted steel roofing and siding.
The size of the building in relation to the house, lot and zoning district.	The property is about 3.43 acres and the home has about 2,774 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 general area.
The topography and vegetation in the area.	Hilly and 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 adjoining property views.

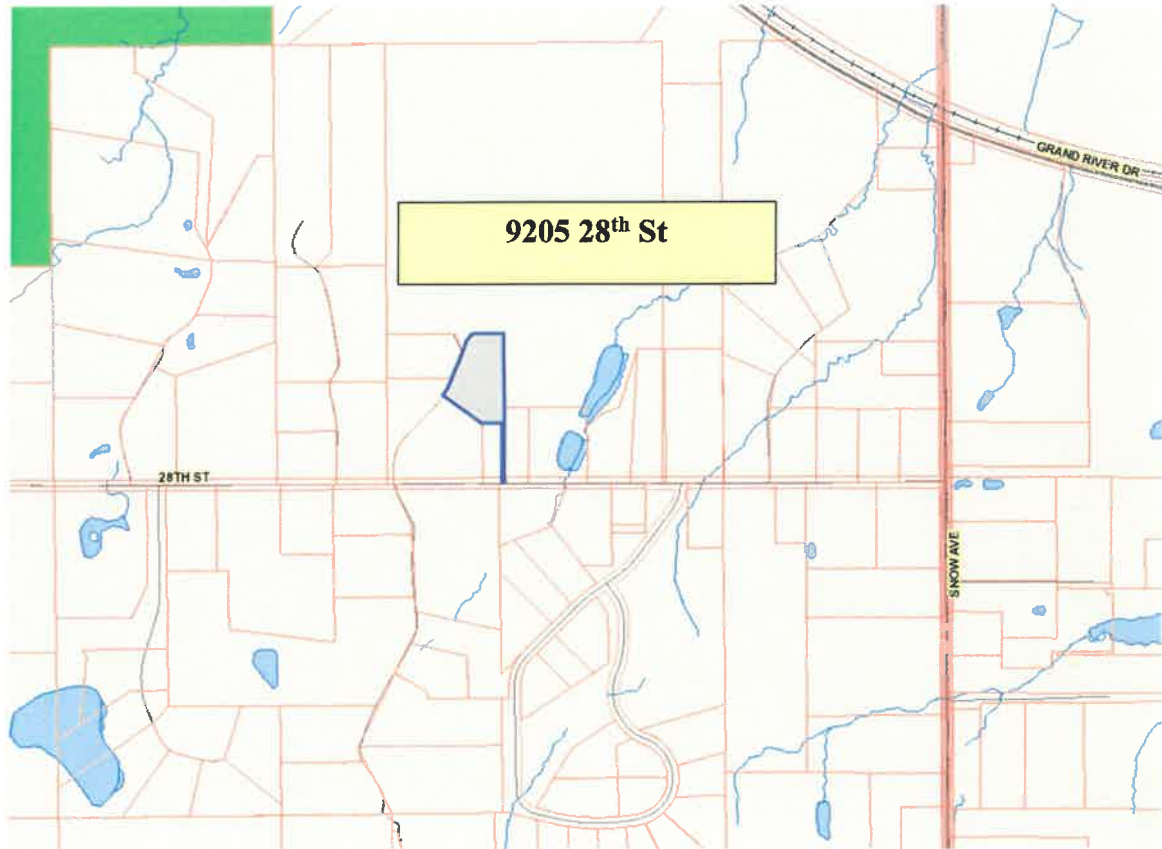
Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	No new access to the street will be created.
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STAFF RECOMMENDATION:

I recommend that you approve the special use permit as requested with the following conditions. The building should be in compliance with all applicable zoning ordinance regulations, including:

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

Attachments: application package, accessory building inventory





CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: DAVID & JANNA LANGE
 Address: 9205 28TH ST SE
 City & Zip Code ADA 49301
 Telephone: (616) 460-6179 (David)
 Email Address: proflange@gmail.com / lovesumr@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 Subdivision
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> 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:**
Install 40x30 pole barn w/ 40x10 lean to on 3.5 acre property.

Site Location for Pole Barn build
41-19-12-400-018
David/Janna Lange
9205 28th St SE, Ada, MI 49301



Total distance from closest part of home to road:



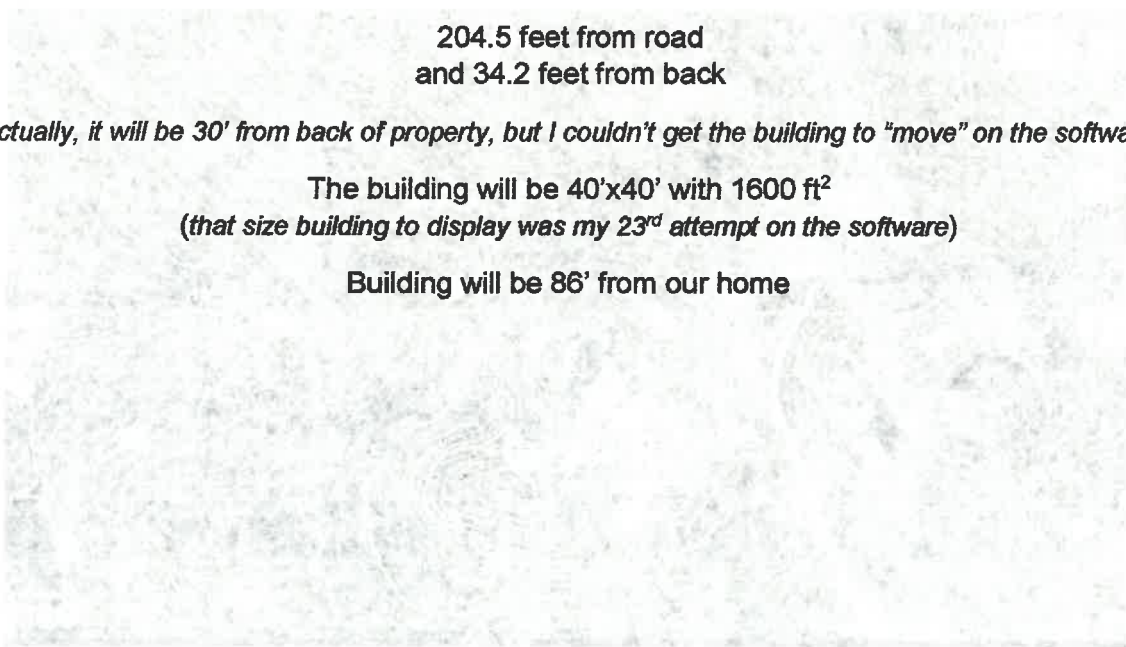
Image showing location of building in relation to read and front of property

204.5 feet from road
and 34.2 feet from back

(actually, it will be 30' from back of property, but I couldn't get the building to "move" on the software)

The building will be 40'x40' with 1600 ft²
(that size building to display was my 23rd attempt on the software)

Building will be 86' from our home





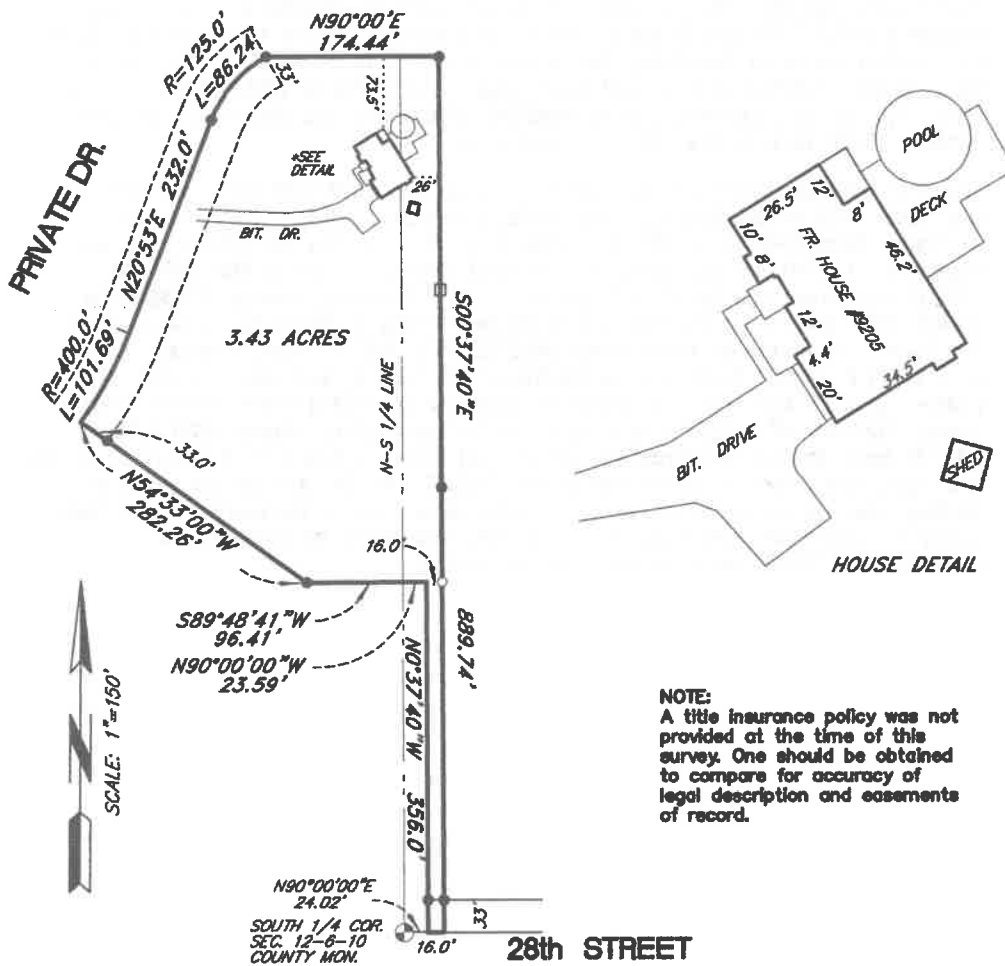
Highest point of building is 16'
Sidewall height is 11'
So, mid height is 13.5'

I'm not trying to put up anything industrial or an eye sore. Just trying to make some storage (since our home is only 2 car garage) for a truck, lawn equipment (tractor, snowblower, chipper shredder, etc), lawn furniture (out of season) and boat. We are not going to run a business. (Too old to start that! I'm a tenured Univ prof and my wife is a Worship Pastor at a church. We have full time jobs.)

Project No. 201387
 Date: November 20, 2020
 For: Kooi, Janna
 9205 28th St SE
 Ada, MI 49301




RE: Boundary survey

LEGAL DESCRIPTION
 (See Sheet 2 of 2)



NOTE:
 A title insurance policy was not provided at the time of this survey. One should be obtained to compare for accuracy of legal description and easements of record.

I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

<p>LEGEND</p> <ul style="list-style-type: none"> ○ - IRON STAKE - SET ● - IRON FOUND ◻ - WOOD STAKE R - RECORDED DIMENSION D - DEED DIMENSION P - PLATTED DIMENSION M - MEASURED DIMENSION ⊙ - CENTERLINE xx - FENCE LINE 	 <p>Roosien & Associates SURVEYING AND ENGINEERING</p> <p>5055 PLAINFIELD AVENUE, NE GRAND RAPIDS, MICHIGAN 49525 TELE. (616) 361-7220 FAX (616) 361-1822</p>		<p>BY </p>
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Accessory Building Inventory 2010-2021 (8/3/21)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
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
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
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
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
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
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
20-3589	Dykhouse	2645 Meadow Crossing	ARC	1,634	13	7,900
20-3598	Maslowski	9585 60th St	ARC	1,296	2	1,900
20-3601	Poolman	6667 60th St	ARC	4,288	4.5	3,800
20-3616	Staples	5288 Buttrick Ave	ARC	1,300	2.3	4,500
21-3637	Seely	4200 Cherry Ln	ARC	1,224	0.97	1,100
21-3638	Davis Fila Construction	6541 60th St	ARC	4,000	14.7	2,900

Accessory Building Inventory 2010-2021 (8/3/21)

12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
20-3600	Grzywacz	8683 Cascade Rd	FP	1,440	3.7	4,000
21-3625	Randall Burri Builder	4670 Quiggle Ave	FP	1,728	3.6	1,700
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
18-3494	Stibitz	3494 Bloomington Hills	PUD 66	1,500	1.39	2,200
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
19-3561	Hayes	3570 Buttrick Ave	PUD 61	1,200	2.2	2,600
21-3619	Krause	2439 Sturbridge Dr	PUD 65	1,728	6.6	4,000
21-3631	Bigger	4983 Clear Ridge Dr	PUD 72	1,200	1.2	2,800
10 3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
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
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
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
19-3567	Brinks	1596 Buttrick Ave	R1	1,296	1.5	2,700
20-3595	Mayton	1468 Buttrick Ave	R1	1,326	1.8	4,700
21-3621	Engler	7080 Hidden Ridge	R1	3,312	4.4	7,000

Accessory Building Inventory 2010-2021 (8/3/21)

21-3652	Waugh	7630 Cascade Rd	R1	1,200	1.8	2,000
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg				2,125	11.00	3,411
Avg ARC				2,318	16.92	2,763
Avg FP				1,857	6.95	2,483
Avg PUD				1,786	3.16	3,603
Avg R1				2,062	6.28	4,484

STAFF REPORT

STAFF REPORT: Case #21-3664/Eggleston
REPORT DATE: July 27, 2021
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: September 13, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:

William and Debera Eggleston
9091 36th Street SE
Ada, MI 49301

STATUS OF APPLICANT: Property owner

REQUESTED ACTION: The applicant is requesting a special use permit to construct an accessory building larger than 832 square feet.

EXISTING ZONING OF SUBJECT PARCEL(S): ARC

GENERAL LOCATION: North side of 36th Street, east of Quiggle Avenue

PARCEL SIZE: Approximately 9.25 acres

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES: W,S – Residential
E – Agricultural
N – Vacant

ZONING ON ADJOINING PARCELS: W,N – ARC
S,E – Farmland Preservation

STAFF COMMENTS:

1. The applicant is requesting permission to construct an accessory building on the property. The building will be 30’ x 40’ with a 12’ x 40’ open lean-to (1,680 sq ft).
2. The building will be 17’ tall as measured to the midpoint of the roof.

3. This requires a minimum of a 40-foot setback to the side and rear property lines. The applicant shows a setback of 98' to the nearest side property line, and there will be a setback of at least 500' to the rear property line. The building will also have to be at least 10' from any other building.
4. The applicant has recently had a lot split application approved, which will create a resultant parcel that is 9.25 acres. With over 6 acres the applicant is permitted to have three accessory buildings on the property. This will be the third accessory building.
5. The applicant has indicated that the building will be used for storage, specifically for an RV and pop-up camper.
6. The size of the building is "normal" for the zoning district.
7. The building is planned to have a steel roof and steel siding. This is not unusual for the agricultural areas of the Township.
8. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
9. It should be noted that accessory buildings cannot be used for living space or to run a business.

Conditions for Special Use Permit Approval

Upon review of a Type 1 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.

Factors	Comment
The intended use of the building.	The applicant has indicated that the building will be used for storage of an RV and pop-up camper.
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have steel siding and a steel roof.
The size of the building in relation to the house, lot and zoning district.	The property is about 9 acres and the home has about 2,871 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 general area.
The topography and vegetation in the area.	Flat and partly wooded.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact.

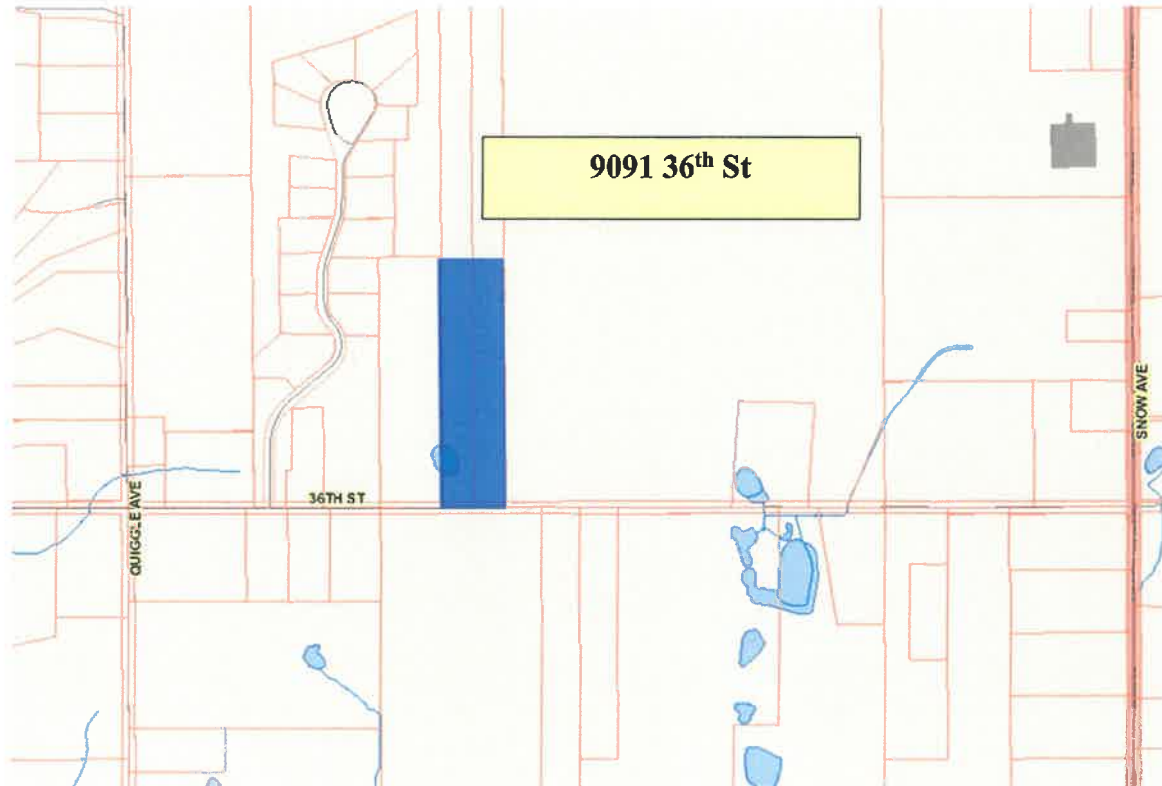
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoining property views.
Points of access to the proposed building and their relationship to adjoining properties and the view from 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. The building should be in compliance with all applicable zoning ordinance regulations, including:

1. The building is not used for living space or to run a business.
2. Any outdoor lighting meets our regulations.
3. Before a building permit is issued the required documents for the lot split must be recorded.

Attachments: application package, accessory building inventory





CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: William + Debera Eggleston
 Address: 9091 36th St SE
 City & Zip Code: ~~9091~~ Ada, MI 49301
 Telephone: (616) 319 - 7961 Cell 517-420-2123 (Bill)
 Email Address: Egglestondeb@gmail.com cell 517-420-2072 (Deb)

OWNER: * (If different from Applicant)
 Name: same
 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 Subdivision
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> 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:**
We would like to build a 30x40' pole barn. Due to the square footage, we are asking for review under a special use permit.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

See sheet 4 of 4, parcel A. of the Certificate of Survey completed by John S. Wiles / Wiles Surveying PLLC. - surveyed Aug 7, 2021

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19

ADDRESS OF PROPERTY:

PRESENT USE OF THE PROPERTY: Currently not being used for anything.

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

Name(s)

Address(es)

None

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.)

William Eggleston

Owner - Print or Type Name

(*If different from Applicant)

Debra Eggleston
* William Eggleston

Owner's Signature & Date

(*If different from Applicant)

Debra Eggleston

William Eggleston

Applicant - Print or Type Name

Debra Eggleston

William Eggleston

Applicant's Signature & Date

Debra Eggleston

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

To Whom It May Concern,

8/18/2021

My husband, William, and I, Debera Eggleston, are seeking to have 3 parcels that we own redefined as 2 parcels. Currently we have 20 acres at 9091 36th St SE, Ada, MI 49301. The twenty acres are currently apportioned into 3 parcels. We would like to make the same 20 acres into 2 parcels. This would then allow us to erect a pole barn on what will be the new parcel A. We believe that widening the parcel A, we have avoided the drain field & septic tanks with a new pole barn and the lot line is even further away from both on the south + west sides.

The new pole barn will be used for additional storage. We have acquired a 20ft RV camper and a pop up camper, which we would like to store in the proposed pole barn.

The pole barn will be made of a 29 GA steel roof and a 29 GA steel siding with wainscoat.

If we can provide any further information, please contact us at egglestondeb@gmail.com or (616) 319-7961.

Sincerely

William + Debera Eggleston

(over)

Current parcels (3) of our 20 acres

- 1) 41-19-13-326-004 9091 36th St SE, Ada MI 49301
- 2) 41-19-13-326-003 9093 36th St SE, Ada MI 49301
- 3) 41-19-13-326-002 9071 36th St SE, Ada, MI 49301

As mentioned, we have applied to have these three parcels consolidated into 2 parcels.

1) parcel A = 9.25 acres

2) parcel B = 10.93 acres.

} see survey done
Aug 7, 2021
by John Wiles.

Brian,

8/18/2021

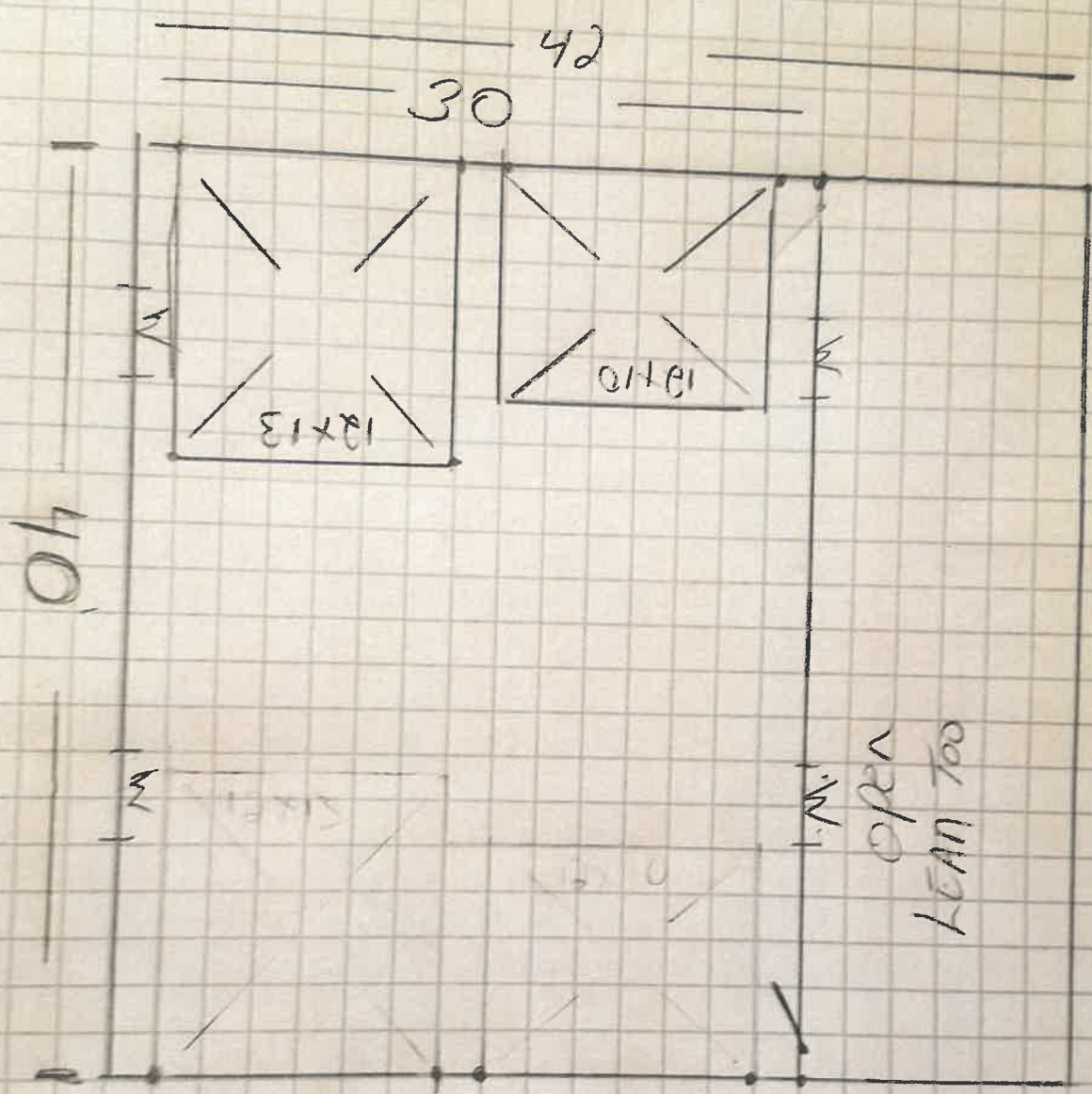
Enclosed is a check for our special use application. I have forwarded all the information to you via email. The only thing I am concerned about is the "rendering/drawing" of the pole barn. We haven't had the contractor provide a drawing so we have asked him to make it similar to our current pole barn. I have taken a picture of the current barn & have submitted it. The current barn faces south. The new barn will face east and have a larger door to allow our RV camper to fit inside. Our current pole barn does not allow the RV to be parked inside.

I hope we have provided enough information to allow the special use permit to move forward at the September 20th meeting.

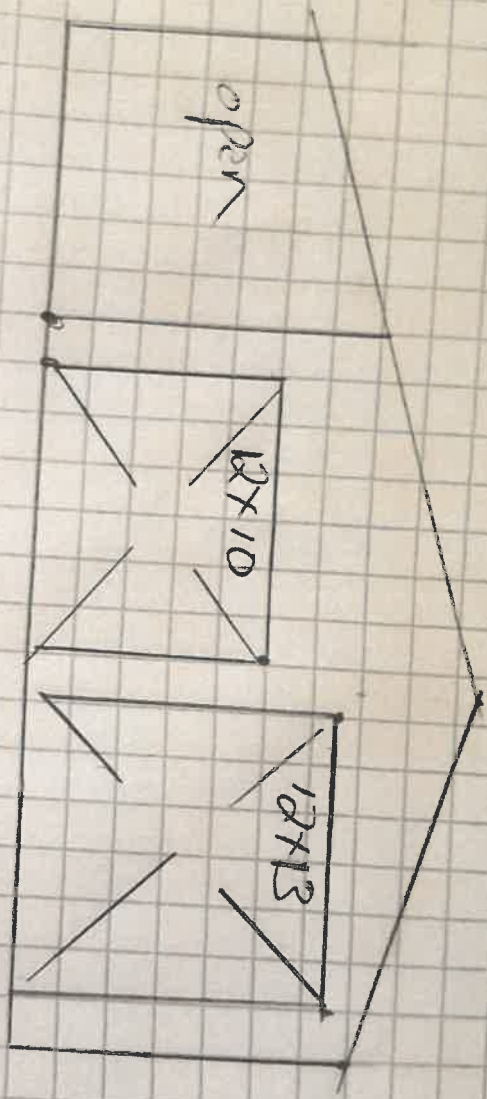
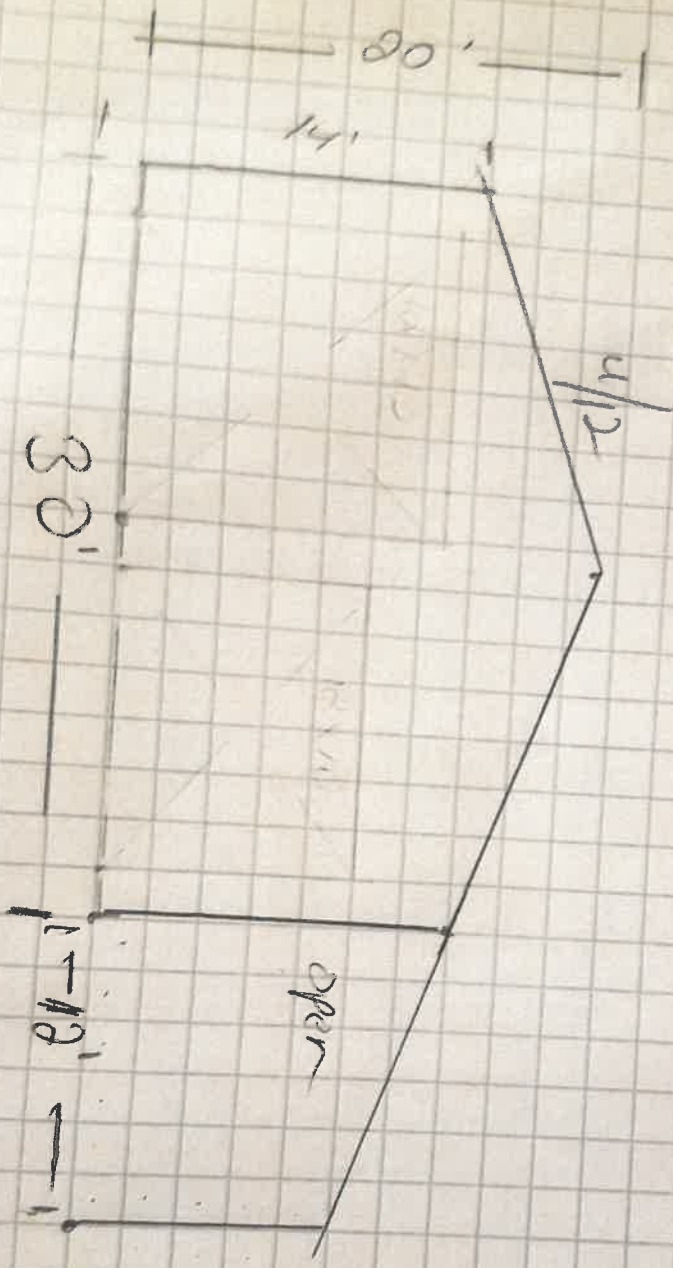
Thank you.

Sincerely,

Wendy + Debra Eggeson



$e = \frac{h}{2}$



$e = 1/4$



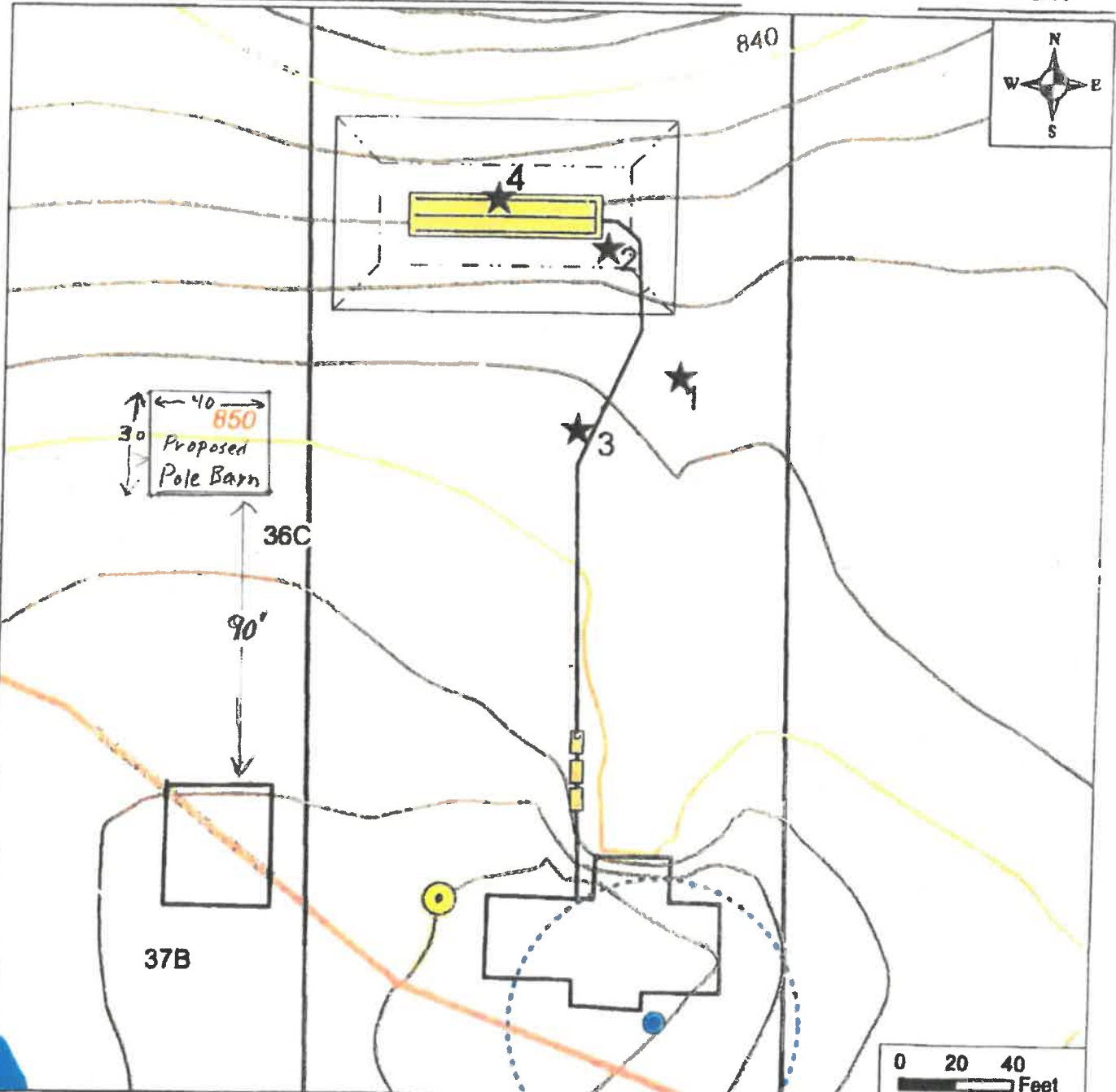
KENT COUNTY HEALTH DEPARTMENT

Water Supply / Waste-Water Disposal Facility Permits
Environmental Health Division (616) 632-6900 FAX (616) 632-6882
700 Fuller Ave NE, Grand Rapids, MI 49503

EH.70.3B

Address: 9091 36th St., SE

Date: 9/15/16



Legend			
	Drain Field		Tree
	Drain Bed		Kent Oil Gas Wells
	Dry Well		Fuel Storage Tank
	Aboveground Drain Bed		Test Hole Location
	Reserve Area		Well Isolation Area
	Existing Septic Comp.		Well, To Abandon
	Clean Out		Well, Existing Active
	Septic Tank		Proposed Well Area
	Abandoned Septic Tank		Utility Pole
	Pump Chamber		Sleeved Pipe
	HydroTek Valve		Contours - 2 ft
	Sewage Sump		Water Services
	Diverter Paddle/Valve		Sanitary Laterals
	Clean Out		Drainage Easements
			Sanitary Lift Station
			Parcels
			FEMA Area - 2005

Kent County, MI makes no warranty, expressed or implied, regarding the accuracy, completeness or usefulness of information presented. Users of this information assume all liability for its fitness for a particular use.

Source: Kent County GIS - Waterscreen 2013

Projection: NAD83 (HARN) - Michigan South (Feet)

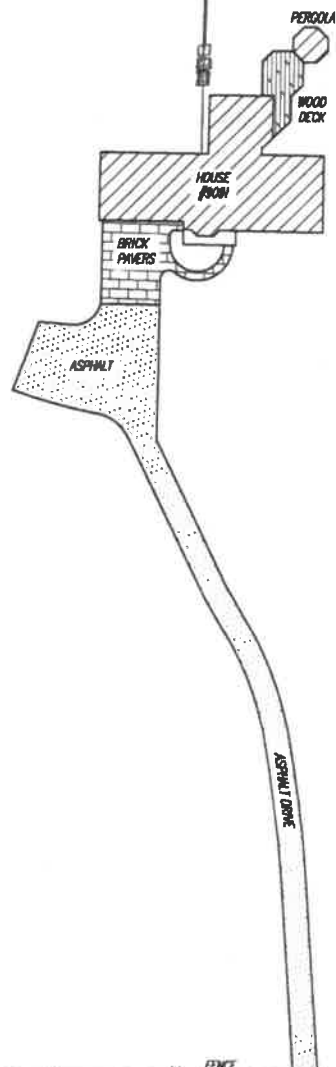
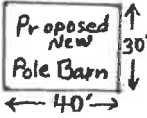
Prepared By: MLM

CERTIFICATE OF SURVEY

SHEET 2 OF 4

N

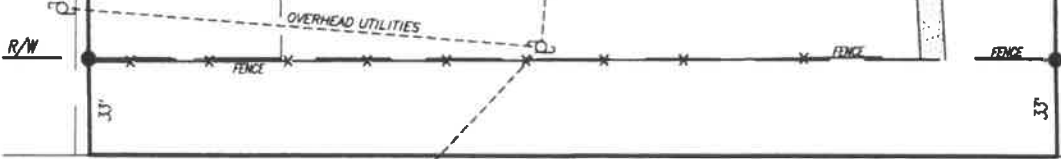
1" = 50'



PROPOSED 66' WIDE EASEMENT FOR INGRESS, EGRESS & UTILITIES (CONTAINS 1.79 ACRES)

PARCEL A

PROPERTY LINE PER LEGAL DESCRIPTION IN INST. #2018020001444



36TH STREET (66' WIDE)

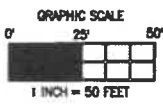
SEE SHEET 1 FOR OVERALL SURVEY INFORMATION

SEE SHEET 3 FOR FURNISHED LEGAL DESCRIPTIONS AND SECTION CORNER INFORMATION AND PROPERTY LINE GAP/OVERLAP DETAILS

SEE SHEET 4 FOR SURVEYED LEGAL DESCRIPTIONS

SURVEY FOR:
BILL & DEBERA EGGLESTON
9091 36TH STREET SE
ADA, MI 49301

SURVEYED BY:
WILES SURVEYING PLLC
14179 HANNA AVE.
CEDAR SPRINGS, MI 49319
(616) 262-4623
JOHNSWILES@AOL.COM



- LEGEND:
- SET CAPPED STEEL NOD
 - FD. CAPPED STEEL NOD
 - MEASURED DIMENSION
 - RECORDED DIMENSION
 - R/W RIGHT OF WAY LINE
 - CSO SET WOOD LATH



BASIS OF BEARINGS:
THE SOUTH LINE OF THE
SOUTHWEST 1/4 AS
N89°56'23"E

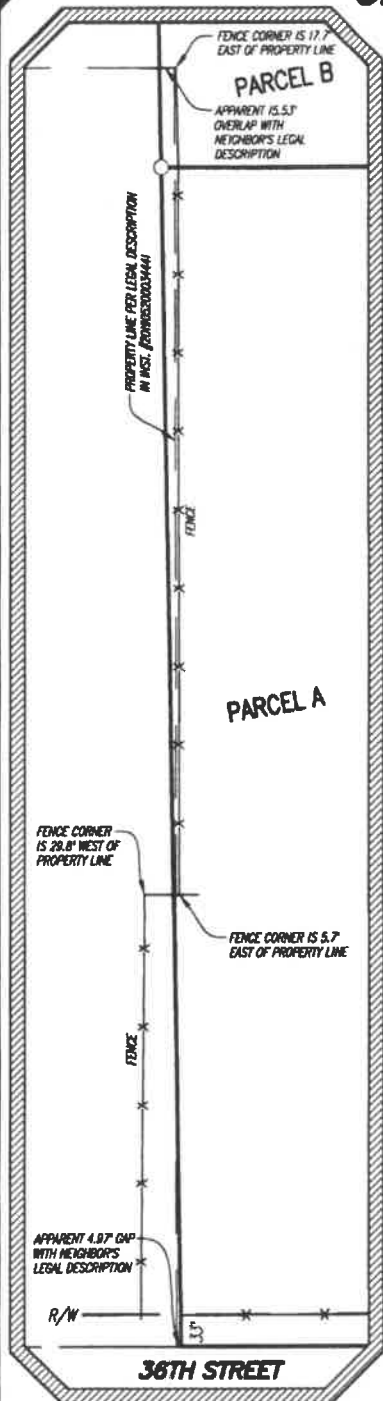
SURVEYOR'S CERTIFICATE:
I, John S. Wiles, A Professional Surveyor licensed in the State of Michigan, hereby certify to BILL & DEBERA EGGLESTON that: on August 7, 2021 I surveyed the land described herein; the relative positional precision of each corner in the survey is less than 0.15 feet plus 1 part per 5000; and, the requirements of Section 3 of PA 132 of 1970, as amended, have been met.

John S. Wiles

P.S. # 43075

CERTIFICATE OF SURVEY

SHEET 3 OF 4



PROPERTY LINE DETAIL
SCALE: 1"=150'

SEE SHEET 1 FOR OVERALL SURVEY INFORMATION

SEE SHEET 2 FOR IMPROVEMENT DETAILS

SEE SHEET 4 FOR SURVEYED LEGAL DESCRIPTIONS

BASIS OF BEARINGS:
THE SOUTH LINE OF THE
SOUTHWEST 1/4 AS
N89°56'23"E



FURNISHED LEGAL DESCRIPTIONS (PER EXHIBIT "A" CONTAINED IN WARRANTY DEED RECORDED IN INSTRUMENT #201703300028356, KENT COUNTY RECORDS):

PARCEL 1: THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 6 NORTH, RANGE 10 WEST, EXCEPT THE EAST 10 ACRES THEREOF.

**PARCEL 2: THE SOUTH 3 ACRES OF THE EAST 10 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 6 NORTH, RANGE 10 WEST.

PARCEL 3: THE NORTH 7 ACRES OF THE EAST 10 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 6 NORTH, RANGE 10 WEST.

**SURVEYOR'S NOTE:
THE LEGAL DESCRIPTION FOR PARCEL 2 IS IN ERROR. IT SHOULD READ "THE SOUTH 3 ACRES OF THE EAST 10 ACRES OF THE EAST 1/2 OF THE WEST 1/2..."

SECTION CORNER INFORMATION:

WEST 1/4 COR. SEC 13, T6N, R10W (K-06)		
FOUND KENT COUNTY MONUMENT (LEANING)		
FD REMON N&T E/S OAK	N28°W	34.13'
FD REMON N&T NW/S HICKORY	N41°E	14.93'
FD REMON N&T E/S P. POLE	S15°E	70.71'
FD REMON N&T SE/S OAK	S56°W	92.28'
FD REMON N&T S/S OAK	N86°E	66.48'
FD REMON N&T S/S HICKORY	N86°W	114.57'

SOUTHWEST COR. SEC 13, T6N, R10W (K-07)		
FOUND KENT COUNTY MONUMENT		
FD REMON N&T SE/S P. POLE	S45°W	67.59'
FD REMON N&T NE/S P. POLE	S28°E	61.91'
FD REMON N&T S/S HICKORY	N79°W	267.02'
FD REMON N&T W/S ELM	S09°E	89.78'
FD CAPPED WITNESS ROD	N36°W	59.19'
FD CAPPED WITNESS ROD	N48°E	60.60'

CENTER 1/4 COR. SEC 13, T6N, R10W (L-06)		
FOUND KENT COUNTY MONUMENT		
FD REMON N&T S/S OAK	EAST	20.71'
FD REMON N&T E/S OAK	N15°E	19.86'
FD REMON N&T SW/S OAK	N45°W	20.11'
FD REMON N&T N/S TW. CHERRY	S65°W	26.18'
FD REMON N&T NW/S WOOD POST	S50°W	7.03'
FD REMON N&T W/S OAK	SOUTH	40.07'

SOUTH 1/4 COR. SEC 13, T6N, R10W (L-07)		
FOUND KENT COUNTY MONUMENT		
FD REMON N&T W/S MAPLE	N02°E	58.59'
FD REMON N&T S/S WALNUT	N80°E	79.92'
FD REMON N&T E/S TR. HICKORY	S12°E	29.07'
FD REMON N&T SE/S CHERRY	N54°E	26.50'
FD REMON N&T SW/S MAPLE	N67°W	81.52'

SURVEY FOR:
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SURVEYED BY:
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CEDAR SPRINGS, MI 49319
(616) 262-4623
JOHNSWILES@AOL.COM



- LEGEND**
- SET CAPPED STEEL ROD
 - FD. CAPPED STEEL ROD
 - MEASURED DIMENSION
 - RECORDED DIMENSION
 - R/W RIGHT OF WAY LINE
 - ≡ SET WOOD LATH

SURVEYOR'S CERTIFICATE:
I, John S. Wiles, A Professional Surveyor licensed in the State of Michigan, hereby certify to BILL & DEBERA EGGLESTON that on August 7, 2021 I surveyed the land described herein; the relative positional precision of each corner in the survey is less than 0.15 feet plus 1 part per 5000; and, the requirements of Section 3 of PA 132 of 1870, as amended, have been met.

P.S. # 43075

CERTIFICATE OF SURVEY

SHEET 4 OF 4

SURVEYED LEGAL DESCRIPTIONS:

PARCEL A:

PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 6 NORTH, RANGE 10 WEST, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 89°56'23" WEST ALONG THE SOUTH LINE OF SAID SECTION FOR 662.02 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE SOUTH 89°56'23" WEST CONTINUING ALONG SAID SOUTH LINE FOR 331.01 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 00°56'59" WEST ALONG SAID WEST LINE FOR 1217.80 FEET; THENCE NORTH 89°56'23" EAST PARALLEL WITH THE SOUTH LINE OF SECTION 13 FOR 330.87 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4; THENCE SOUTH 00°57'22" EAST ALONG SAID EAST LINE FOR 1217.80 FEET TO THE SOUTH LINE OF SAID SECTION AND THE POINT OF BEGINNING; CONTAINING 9.25 ACRES, MORE OR LESS, INCLUDING THE NORTH 33.00 FEET OF 36TH STREET (66' WIDE). THE NORTH 33.00 FEET OF THE RIGHT OF WAY CONTAINS 0.25 ACRES, MORE OR LESS.

ALSO SUBJECT TO A 66.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER PART OF THE SOUTHWEST 1/4 OF SAID SECTION 13 DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 89°56'23" WEST ALONG THE SOUTH LINE OF SAID SECTION FOR 993.03 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 00°56'59" WEST ALONG SAID WEST LINE FOR 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°56'59" WEST CONTINUING ALONG SAID WEST LINE FOR 1184.80 FEET TO THE SOUTH LINE OF PARCEL "B"; THENCE NORTH 89°56'23" EAST PARALLEL WITH THE SOUTH LINE OF SECTION 13 FOR 66.01 FEET; THENCE SOUTH 00°56'59" EAST PARALLEL WITH SAID WEST LINE FOR 1184.80 FEET TO THE NORTH RIGHT OF WAY LINE OF 36TH STREET (66' WIDE); THENCE SOUTH 89°56'23" WEST ALONG SAID NORTH LINE FOR 66.01 FEET TO THE POINT OF BEGINNING; EASEMENT CONTAINS 1.79 ACRES, MORE OR LESS.

PARCEL B:

PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 6 NORTH, RANGE 10 WEST, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 89°56'23" WEST ALONG THE SOUTH LINE OF SAID SECTION FOR 993.03 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 00°56'59" WEST ALONG SAID WEST LINE FOR 1217.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°56'59" WEST CONTINUING ALONG SAID WEST LINE FOR 1438.32 FEET TO THE EAST-WEST 1/4 LINE; THENCE NORTH 89°19'21" EAST ALONG SAID 1/4 LINE FOR 330.87 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4; THENCE SOUTH 00°57'22" EAST ALONG SAID EAST LINE FOR 1441.88 FEET; THENCE SOUTH 89°56'23" WEST PARALLEL WITH THE SOUTH LINE OF SECTION 13 FOR 330.87 FEET TO THE POINT OF BEGINNING; CONTAINING 10.93 ACRES, MORE OR LESS.

TOGETHER WITH A 66.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER PART OF THE SOUTHWEST 1/4 OF SAID SECTION 13 DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 89°56'23" WEST ALONG THE SOUTH LINE OF SAID SECTION FOR 993.03 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 00°56'59" WEST ALONG SAID WEST LINE FOR 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°56'59" WEST CONTINUING ALONG SAID WEST LINE FOR 1184.80 FEET TO THE SOUTH LINE OF PARCEL "B"; THENCE NORTH 89°56'23" EAST PARALLEL WITH THE SOUTH LINE OF SECTION 13 FOR 66.01 FEET; THENCE SOUTH 00°56'59" EAST PARALLEL WITH SAID WEST LINE FOR 1184.80 FEET TO THE NORTH RIGHT OF WAY LINE OF 36TH STREET (66' WIDE); THENCE SOUTH 89°56'23" WEST ALONG SAID NORTH LINE FOR 66.01 FEET TO THE POINT OF BEGINNING; EASEMENT CONTAINS 1.79 ACRES, MORE OR LESS

SEE SHEET 1 FOR OVERALL SURVEY INFORMATION

SEE SHEET 2 FOR IMPROVEMENT DETAILS

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LEGEND

- SET CAPPED STEEL ROD
- FLD. CAPPED STEEL ROD
- MEASURED DIMENSION
- RECORDED DIMENSION
- R/W RIGHT OF WAY LINE
- ☒ SET WOOD LATH

SURVEYOR'S CERTIFICATE:

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P.S. # 43075

BASIS OF BEARINGS:
THE SOUTH LINE OF THE
SOUTHWEST 1/4 AS
N89°56'23"E



Accessory Building Inventory 2010-2021 (8/3/21)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
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
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
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
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
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
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
20-3589	Dykhouse	2645 Meadow Crossing	ARC	1,634	13	7,900
20-3598	Maslowski	9585 60th St	ARC	1,296	2	1,900
20-3601	Poolman	6667 60th St	ARC	4,288	4.5	3,800
20-3616	Staples	5288 Buttrick Ave	ARC	1,300	2.3	4,500
21-3637	Seely	4200 Cherry Ln	ARC	1,224	0.97	1,100
21-3638	Davis Flia Construction	6541 60th St	ARC	4,000	14.7	2,900

Accessory Building Inventory 2010-2021 (8/3/21)

12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
20-3600	Grzywacz	8683 Cascade Rd	FP	1,440	3.7	4,000
21-3625	Randall Burri Builder	4670 Quiggle Ave	FP	1,728	3.6	1,700
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
18-3494	Stibitz	3494 Bloomington Hills	PUD 66	1,500	1.39	2,200
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
19-3561	Hayes	3570 Buttrick Ave	PUD 61	1,200	2.2	2,600
21-3619	Krause	2439 Sturbridge Dr	PUD 65	1,728	6.6	4,000
21-3631	Bigger	4983 Clear Ridge Dr	PUD 72	1,200	1.2	2,800
10 3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
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
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
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
19-3567	Brinks	1596 Buttrick Ave	R1	1,296	1.5	2,700
20-3595	Mayton	1468 Buttrick Ave	R1	1,326	1.8	4,700
21-3621	Engler	7080 Hidden Ridge	R1	3,312	4.4	7,000

Accessory Building Inventory 2010-2021 (8/3/21)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
21-3652	Waugh	7630 Cascade Rd	R1	1,200	1.8	2,000
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Avg				2,125	11.00	3,411
Avg ARC				2,318	16.92	2,763
Avg FP				1,857	6.95	2,483
Avg PUD				1,786	3.16	3,603
Avg R1				2,062	6.28	4,484

Brian Hilbrands

From: Steve
Sent: Thursday, September 2, 2021 8:05 AM
To: Brian Hilbrands
Subject: Fwd: Thornapple Point
Attachments: DOC.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Steve Peterson
Community Development Director
Cascade Charter Township
616-949-0224
speterson@cascadetwp.com

Begin forwarded message:

From: "Berrevoets, Mike" <mberrevoets@fishbeck.com>
Date: September 1, 2021 at 5:42:47 PM EDT
To: Steve <Steve@cascadetwp.com>
Subject: **FW: Thornapple Point**

Steve,

Below (and attached) is the developers response to correcting the grading concerns on the Thornapple Point site.

Some history on this one since early August in case it is helpful:

- * I was able to connect with Adam Feenstra (Developer's Engineer) on August 12 to discuss what we expected to be done with grading on the east side of Lot 6 and around the SE Cul-De-Sac to get the runoff into the storm sewer system and to the detention basin. Adam said he'd visit the site in the next week or so and see what could be done.
- * Adam let us know on Friday the 20th that he had been to the site, took some elevation shots and staked out options for us to review.
- * I visited the site on Monday the 23rd to look at the stakes.

- * They staked a swale along the east side of Lot 6 to capture runoff from Lot 6.
- * They staked for a berm around the east to NE side of the cul-de-sac where the runoff and soil erosion occurred. (Also noted, the silt sack in the CB was removed)
- * They staked on Lot 2 for some filling of the low area that was previously identified after a site visit.
- * Overall, what they staked looked OK however, I had a some questions and wanted confirmation on a few things. The two of us met with Adam on the 24th. I requested that Adam add a swale on the south side of Lot 6 which was done. Adam confirmed that the filling on Lot 2 would maintain drainage to the pond and not push runoff around the pond. Adam also confirmed the proposed swale along the east side of Lot 6 had grade to get to the catch basins. During that meeting I requested a sketch so we are all of the same understanding of what was going to be done.

Overall, I believe their revised approach will address the issues, provided it is graded correctly. I don't see this as a change to site plan but rather a refinement of the grading to comply with the intent of what we believed we were approving originally.

The last we spoke with Adam it sounded like the Contractor would be onsite this month to complete the work.

Please let me know if anything further is needed.

Thanks,

Michael L. Berrevoets | Vice President/Senior Civil Engineer
Fishbeck | w: 616.464.3927 | c: 616.299.2126 | Fishbeck.com<<http://www.fishbeck.com/>>

From: Adam Feenstra <Adam@feenstrainc.com>
Sent: Tuesday, August 24, 2021 2:35 PM
To: Berrevoets, Mike <mberrevoets@fishbeck.com>; Steve<cascadetwp.com
Subject: Thornapple Point

EXTERNAL EMAIL

Mike, Steve,

Attached are a couple sketches of the proposed fixes for Thornapple Point.

1. Extend the berm around the culdesac to ensure water is contained to the catch basin.
2. Cut in a small swale in the back of Lot 6 to direct water to the catch basins. The swale should extend the length of the East line and part of the South line of the lot.
3. Berm up the area behind the catch basin in the SE corner of Lot 6 to ensure water enters the storm sewer.
4. Fill in the back of unit 2 to eliminate the stagnant water.

Respectfully,
Adam Feenstra
Feenstra and Associates, Inc.
(616) 457-7050
www.feenstrainc.com<<http://www.feenstrainc.com/>>



CASCADE CHARTER TOWNSHIP
5920 Tahoe Dr. SE Grand Rapids, Michigan 49546

Date: September 8, 2021
To: Steve Peterson, Community Development Director
Brian Hilbrands, Planner
From: Ben Swayze, Township Manager
Subject: Safety Measures at Wisner Center

At a previous Planning Commission, a concern was raised regarding the grade change between the library property (owned by Cascade Township) and the Roundhill Development property located to the south of the library.

In August I had an opportunity to walk the property with Jordan Wiseman, a Risk Consultant with the Township property and liability insurance carrier. During the walk-through we looked not only at the area mentioned by the Planning Commission, but the area around the property retention basin as well. The report from Ms. Wiseman is attached.

While the report indicates that there is no immediate hazard or the need for fencing or barricades, it also indicates it is an option to put up temporary fencing or caution tape when there will be an excess of visitors. The Township will consider this action during special events on the site. This memo and report will be shared with library administration as well. Please contact me if you have any further questions.



HUB International Limited

1591 Galbraith Avenue SE
Grand Rapids, MI 49546

hubinternational.com

August 10, 2021

Mr. Ben Swayze
Cascade Township

RE: Risk Service Visit of August 6th, 2021

Dear Ben and Team:

This letter is to confirm my recent visit to Cascade township's library facility on August 6, 2021. The purpose of my visit was to conduct a walk-through of the property to look for potential liability hazards. The areas in question are shown below. There is not an immediate hazard or need for fencing and or barricades.

In the instance there is a special event where there will be an excess of visitors, there is the option to put up temporary fencing or caution off with tape to ensure patrons avoid the areas.

If you should have any questions regarding the report or if I can be of any further assistance please feel free to contact me at (616) 710-2728, or by e-mail at jordan.wiseman@hubinternational.com.

Best Regards,

Jordan Wiseman

Jordan Wiseman

Risk Consultant

HUB International Midwest-East

1591 Galbraith Avenue SE

Grand Rapids, MI 49546

Office: 616-233-0162

Mobile: 616-710-2728

Fax: 866-595-8315

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