



## CASCADE CHARTER TOWNSHIP

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

### NOTICE OF PUBLIC MEETING VIA VIDEO CONFERENCE

In accordance with Public Act 228 of 2020, which declares that public bodies subject to the Open Meetings Act can use telephone and/or video conferencing technology to meet and conduct business during the ongoing COVID-19 pandemic, the Cascade Charter Township Planning Commission will conduct a regular meeting on Monday, June 21, 2021 at 7:00pm utilizing the Zoom video conferencing platform, for the purpose of conducting official business while complying with the Michigan Department of Health and Human Services orders and recommendations designed to help prevent the spread of COVID-19. For up-to-date information regarding the ongoing public health crisis, please visit:

<http://www.Michigan.gov/coronavirus> or <http://www.CDC.gov/coronavirus>

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### PUBLIC PARTICIPATION

Members of the public will be able to listen to and view all discussion by the Planning Commission, and all official materials for this meeting prepared for the Planning Commission

will be included in the meeting packet and available to the public on the Township website.

[www.cascadetwp.com](http://www.cascadetwp.com)

Individuals will be permitted to speak during public comment periods in accordance with the Township Remote Public Meeting Procedure Policy.

If you would like to contact the Township about any matter, on the agenda or otherwise, please do so via email at the addresses below a minimum of 8 hours prior to the meeting. If you wish comments to be read into the public record during the public comment period, you must indicate so and draft communication that can be read in the allotted 3-minute timeframe.

Clerk Sue Slater: [sslater@cascadetwp.com](mailto:sslater@cascadetwp.com)

Manager Ben Swayze: [bswayze@cascadetwp.com](mailto:bswayze@cascadetwp.com)

Community Dev. Director: [speterson@cascadetwp.com](mailto:speterson@cascadetwp.com)

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, June 21, 2021**  
**7:00 pm**  
**2870 Jacksmith Ave**  
**Hybrid Meeting**

- 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 June 7, 2021 Meeting**
- ARTICLE 5.      Acknowledge visitors and those wishing to speak.**  
                      **(Comments are limited to five minutes per speaker)**
- ARTICLE 6.      Case #21-3637/Seely, Jason**  
                      **Public Hearing**  
                      **Property Address:** 4200 Cherry Lane  
                      **Requested Action:** The applicant is requesting a special use permit to construct an  
                      accessory building larger than 832 square feet.
- ARTICLE 7.      Case #21-3638/Davis Flia Construction**  
                      **Public Hearing**  
                      **Property Address:** 6541 60<sup>th</sup> St SE  
                      **Requested Action:** The applicant is requesting a special use permit to construct an  
                      accessory building larger than 832 square feet.
- ARTICLE 8.      Old Business**  
                      Burton Pathway Update
- ARTICLE 9.      Any Other Business**
- ARTICLE 10.     Adjournment**

**Meeting format**

- |   |   |
|---|---|
| 1. <b>Staff Presentation</b>            | <i>Staff report and recommendation</i>  |
| 2. <b>Project presentation-</b>         | <i>Applicant presentation and explanation of project</i>  |
| a. <b>PUBLIC HEARINGS</b>               |   |
| 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. <b>Commission discussion –</b>       | <i>May ask for clarification from applicant, staff or public</i>  |
| 4. <b>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, June 7, 2021  
7:00 P.M. Hybrid Meeting  
2870 Jacksmith Ave SE

**ARTICLE 1.** Chairman Rissi called the meeting to order at 7:00 P.M.  
Members Present: Katsma, Noordhoek, Rapin, Deering, Rissi, Moxley, Korstange, Meurlin, and Noordyke  
Members Absent: None  
Others Present: Director Steve Peterson, 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 Noordyke to approve the current Agenda. Supported by Member Deering. Motion carried 9 to 0.

**ARTICLE 4.** Approve the Minutes of the April 19, 2021 meeting.

Motion was made by Member Katsma to approve the Minutes of April 19, 2021. Supported by Member Noordyke. Chairman Rissi asked for a typo correction on page 4, 4<sup>th</sup> paragraph down (single sentence) of "is" to "if". Motion carried with this correction 9 to 0.

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

Mr. Mark Rohde (3087 Thornapple River Drive) came forward to state that he is an adjacent landowner to the Roundhill project, and expected to be invited to the meeting tonight as landowners adjacent to a possible PUD amendment should be notified in writing two weeks prior to the meeting. Mr. Rohde expressed his concern that there is a retaining wall up to 16 ft high without a guardrail on the Roundhill property and believes this to be a safety issue. Mr. Rohde also expressed his concern that there is a retaining wall shown in the middle of a property line setback. Mr. Rohde stated that he does not have a problem with a pool going in, but would like to see it done correctly and according to ordinances if it is approved.

Chairman Rissi stated that this is a basic preliminary review, and if the applicant wishes to proceed after hearing comments of this review, there will be a public hearing in which Mr. Rohde and other adjacent property owners will be notified of.

Mr. Jeff Dionne (2984 Thornapple River Drive) stated that in relation to Article 9 on the Agenda, he believes the Planning Commission Board should have an active role in controlling and planning the direction and speed of traffic throughout the Township,

specifically through neighborhoods. Mr. Dionne stated that he would like to see all Township rules and ordinances enforced equally.

**ARTICLE 6.**

**Case #21-3629/Bob Morse**

**Property Address: 6390 and 6420 28<sup>th</sup> St**

**Requested Action:** Basic Plan Review for an amendment to the PUD to accommodate a new car wash.

Planner Hilbrands stated that the applicant has submitted three plan options for review. Plan A is very similar to their original plan introduced at the meeting in April; this would combine all parcels and right of way, and place both a carwash building and drive thru coffee shop on the one parcel. Planner Hilbrands noted that the zoning ordinance only allows for one building with a primary use on a parcel, which in this case would be the car wash with the coffee shop being the second building with a primary use; the second building would not be permitted. Planner Hilbrands stated that there are a few examples in the Township of multiple commercial buildings on one parcel, however each of those properties is being used a retail strip center, and although there are multiple tenants in each one, so the use is the same for each building. None of these examples are standalone buildings as the applicant is proposing. The example parcels are also much larger in size than the applicants proposed 2.1-acre parcel that would have two buildings with two separate uses on it. The number of buildings allowed is also based on the minimum lot size requirements of the underlying zoning. The underlying B2 zoning has a minimum size of 3 acres, so in order for the parcel to have two buildings, it would need to be at least 6 acres in size.

Planner Hilbrands stated that the applicants Plan B is similar to Plan A, except each building would be on its own parcel, and the applicant is proposing that the eastern parcel be reduced from .7 acres (153 feet wide) to .48 acres (104 feet wide). Planner Hilbrands stated that the existing parcel is already well under the minimum size requirements of 3 acres and 300-foot width for B2 zoning, so this would be considered a legal, nonconforming parcel. Planner Hilbrands stated that the expectation for a legal, non-conforming parcel is that they are brought closer to compliance when there is a change being made to them, this would bring the parcel further from compliance as the size would be shrinking. Planner Hilbrands stated that if the applicant would like to have two parcels, the property lines should remain the same.

Planner Hilbrands stated that Plan C also proposes to combine the parcels and right of way into one parcel, however it would only include the carwash. This is in line with comments provided after the initial basic plan review and it is the plan that staff would prefer moving forward since its asking for the fewest exceptions, and most closely follows zoning requirements.

Planner Hilbrands stated that after a plan has been decided on, the applicant must submit required documents for a site plan review, all of which are listed in the Staff report. The next phase will be a public hearing for a preliminary development plan review.

Member Korstange asked to see where the original property lines are between the two parcels on Plan A, Planner Hilbrands drew the lines on the plan for Members to view.

Member Moxley asked about the obvious grade difference between the east and west side of the property, and if the applicant has taken any steps to address the slope. Planner Hilbrands stated that he is unsure, but the applicant may be able to answer this.

Member Noordyke asked if the vacuums at the end of the car wash have been removed from the plan. Planner Hilbrands stated that it appears they have been removed from both plan A and B.

Member Noordyke stated that he does not believe it to be unrealistic to have two buildings with separate uses where there are already two buildings with separate uses. Planner Hilbrands stated that the two buildings currently on the property are on two separate parcels, and that the applicant is combining the parcels for the ability to have a larger car wash, therefore losing the ability to have a second building.

Member Rapin asked if there is a plan to correct the vacuum setback to 50 feet on Plan C since there is more space available than the 36-foot setback shown on Plan A. Planner Hilbrands stated that the vacuums are in the same position on all plans and he is unsure if the applicant will be using that space on the east side for stormwater retention, however there may be an opportunity to move the vacuums closer to the 50-foot setback.

Member Meurlin asked how long the two parcels have been vacant. Planner Hilbrands stated that the motel was in use until recently, and the Pizza Hut has been vacant for about a year. Member Meurlin stated that he believes the Township does not need to stick absolutely to the rules if there is an opportunity to enhance an area.

Member Meurlin asks what exceptions to the rules Plan C would require. Planner Hilbrands stated that Plan C has exceptions to setbacks for both the vacuums and the building (from 28<sup>th</sup> St.).

Member Noordyke asked about vacuum setbacks for other car washes in the Township as he says they are not 50 feet from a setback line. Director Peterson stated that the vacuums in question (Mr. Car Wash) have been there for quite a while, and they are in the B1 district which allows for different setbacks. Chairman Rissi asked if the setbacks for the vacuums can be reduced since this is a PUD, Director Peterson stated that is possible. Director Peterson stated that there is a concern of two businesses that both have heavy traffic flow in close proximity causing traffic backups. Member Noordyke stated that he has been to other Tommy's car wash locations, and believes they have found a way to successfully route traffic while sharing lots with other businesses.

Member Moxley stated that erosion control and a detention basin will be important with this plan as there is a lot of paved area, and with the grades, water will run downhill towards the east.

Member Deering asked if exceptions to setbacks will need to be made for each plan. Planner Hilbrands stated yes, as each plan has the same setbacks. Member Deering asked if the only other exception for Plan A is to add the second business, Planner Hilbrands stated yes, from his perspective at this time, however he would have to look at the plan in further detail as it is provided.

Planner Hilbrands stated that as the PUD is currently written, it does not allow for fast food restaurants, and that is what a drive thru coffee shop would have to be considered. The PUD would need to have its language changed.

Chairman Rissi stated that Starbucks in The Village did not need to be classified as a fast-food restaurant as it does not prepare food on site. Director Peterson stated that is correct, and that parking calculations/requirements are much higher for a fast-food restaurant than for a restaurant or drive thru.

Member Deering asked for confirmation that the coffee shop will only be a drive thru. Planner Hilbrands stated that is what the applicant is proposing.

Member Katsma asked for clarification of parcel sizes for Plan B. Planner Hilbrands stated that minimum size and width is based on underlying zoning, which is B2 in this area, and that requires 3 acres and a 300-foot width. Planner Hilbrands stated that the smaller parcel is currently only 153 feet wide, and with the applicant proposing to move the property line, that would leave the parcel only 103 feet wide, and less than an acre in size.

Chairman Rissi asked if Planner Hilbrands is aware of why the lot line is being moved to its proposed location. Planner Hilbrands stated that there is not enough setback for the building, and the current lot line would go right through a needed component for the car wash.

Member Noordhoek asked about the vacuums near the west exit, and how wide the parking spots for those are. Planner Hilbrands stated that they are 90-degree spaces that can be pulled straight into, and the travel lanes are a typical width for parking spaces on each side, which is a 24-foot width between the two sides, and 18-foot parking spaces.

Member Katsma expressed concern regarding what would happen if the coffee shop closes in the future and the owner wants to have another business move in. The concern is because if the coffee shop is approved as part of this plan, there would be restrictions on what kind of business could operate in that space in the future.

Member Meurlin asked if the applicant will own each business, or if they will operate independently. Planner Hilbrands stated that he believes each business will be owned and operate independently.

Chairman Rissi invited the applicant to comment.



Mr. Robert Morse stated that his goal is to focus on Plan A, and that they've made several changes to the plan since the Planning Commission has last seen it. The bank of vacuums that were going to be at the exit of the car wash (38 feet away) has been eliminated and is now proposed to be a landscape buffer, north and south driveways have been removed, and a buffer yard to the east has been added (near the Electric Cheetah). Mr. Morse believes that making these changes will simplify the traffic flow and eliminate conflicts.

Mr. Morse stated that the coffee shop is/will typically be busiest in the morning, and the car wash is/will typically be busiest in the afternoon going into evening hours, so he believes that these two uses go well together.

Mr. Morse stated that the currently approved land coverage for the property in question is 52%, and that he is asking for 51%, so less than what is already approved. Mr. Morse stated that his requested land coverage usage is less than many other commercial use PUDs in the Township.

Mr. Morse stated that there will be a land lease for the coffee shop.

Mr. Morse stated that they have support from the Kent County Road Commission to vacate the right of way on the property.

Mr. Doug Stalsonburg (Engineer for this project) stated that if a two-building concept is approved, stormwater detention will be handled underground; they do have a preliminary design in place for that.

Mr. Stalsonburg stated that in addition to the Road Commission supporting the vacation of the public street, they are ok with the storm sewer outlet connecting to an existing catch basin on 28<sup>th</sup> Street, and they also approve of eliminating one curb cut along 28<sup>th</sup> Street, and moving the other one to align with an existing curb cut that is across the street. Mr. Stalsonburg stated that the KCRC was concerned about the "stacking" of cars (line of cars waiting to get into the wash) and does not want them lined up on 28<sup>th</sup> St., however a plan was provided that was able to satisfy that concern.

Mr. Stalsonburg stated that they have provided a plan showing how the extreme difference in grading across the property can be accomplished so that a cross access connection to The Electric Cheetah can be made if it is still a requirement.

Chairman Rissi asked about a small part of parcel that shows to be in the right of way and asks if it is an error, Planner Hilbrands stated that the applicant is purchasing that part of the parcel from the southern parcel.

Member Moxley asks what the primary difference between Plan A and Plan B is, Planner Hilbrands stated that there is a difference of combining the two parcels to make one, or having the two parcels.

Member Meurlin asked if it can be required that the coffee shop building be torn down if it becomes vacant for a period of time. Director Peterson stated that has never been a



requirement in the past, and the way the PUD ordinance would be written, it would allow only for another coffee shop to go into that space, any other use would need to go in front of the Commission again for an amendment request.

Member Rapin prefers Plan C, but believes that if Plan A moves forward, every exception that can be removed should be removed.

Member Moxley also prefers Plan C, and believes that Plan A is too congested. Member Noordyke asked if Plan A moves forward, can an agreement be made with the applicant to raze the coffee shop if it sits vacant for a predetermined period of time. Director Peterson stated that is possible if the applicant would volunteer to do that.

Member Korstange asked for an explanation as to why the applicant was asked to connect the business via the cross-access point. Planner Hilbrands stated that the driveway currently there allows access to those parcels from 28<sup>th</sup> Street, so eliminating that would make it more difficult to turn into or out of those businesses.

Planner Hilbrands stated that he would like the Planning Commission to give the applicant a direction to head in (Plan A/B/C), and if there is going to be two businesses on one parcel, he would like very specific reasoning as to why it's allowed in this instance so it won't be assumed as possible in the future.

Member Noordyke asked if they could ask the applicant right now if they would be willing to sign an agreement stating that they will raze the coffee shop building after a period of vacancy. Mr. Morse stated that he would be happy to sign that agreement.

Member Noordyke asked if the applicant would be willing to remove the southwest bank of vacuums (to presumably ease congestion), Mr. Morse stated that he would not want to underserve the community and that they typically have 15 vacuums, which is a number they are already under. Mr. Morse stated that this same setup is in other locations, and they have not had problems with congestions.

Conversation was held between Members on how to suggest the applicant move forward. Six Members are comfortable with "Plan A to C" with an agreement to raze the coffee shop building after a period of vacancy, three prefer Plan C.

**ARTICLE 7. Case #21-3636/Roundhill**

**Property Address: 3000 Thornhills**

**Requested Action:** Amend PUD to allow for a retaining wall and pool within the 25-foot setback for unit 4 (6569 Roundhill Ct.)

Director Peterson stated this is a basic plan review to intended to introduce the project to the Planning Commission, and then to give the Planning Commission the opportunity to ask for any additional information they need to move forward.

Director Peterson stated that Roundhill is the ten-unit subdivision that was built a couple of years ago. This project has a long history with compliance issues during the 2019 amendments. One of those amendments is that there was nothing to be placed in

required 25-foot setback; specifically including retaining walls, excluding the large retaining wall approved as part of the project. Director Peterson stated that the applicant has come forward with a proposed amendment to add a pool, and a retaining wall within the 25-foot setback. Director Peterson stated that in normal subdivisions, pools are allowed as close as ten feet to the property line, which is measured to the water. In the current PUD language, this would not be permitted because it's inside the 25-foot rear yard setback.

Director Peterson stated that the original project had a retaining wall along the north side, however the developer removed it during the 2019 amendment. As a result, the stormwater system was designed accordingly, and has been complied with.

Member Noordyke asked if any citations have been issued to Roundhill since the 2019 amendments. Director Peterson stated that no citations have been issued. Member Noordyke asked if every timeline agreed to has been met by the builder. Director Peterson stated they have hit every timeline, however there have been instances of one thing needing to be completed before something else can be started.

Member Moxley stated that he is concerned about the way the retaining wall is designed, and believes it should be raised to divert water away from washing over the top of the wall.

Member Meurlin asks if this request is from one owner because of something he wants to do, or if this is the builder making the request after agreeing to the 25-foot setback rule. Director Peterson stated that should be asked of the applicant.

Chairman Rissi asked Director Peterson how far the house is from the back lot line at the nearest corner. Director Peterson stated approximately 30 feet. Chairman Rissi asked if there is a rule stating how far a pool needs to be from a building/structure, Director Peterson stated there is no rule. Chairman Rissi asked what the side yard setback is for a pool, Director Peterson stated it is ten feet to property lines, and it cannot be in the front yard.

Chairman Rissi invited the applicant to come forward.

Mr. Tom Giusti came forward as the builder/developer for this project. Mr. Giusti stated that he is proposing the retaining wall within the setback as it is on the south side of the project. Mr. Giusti stated that although it was approved originally on the north side, the wall wasn't necessary at that point. Mr. Giusti stated that units 3 and 4 are the units with the highest slope from the Township property, and there are catch basins along that area.

Mr. Giusti states that the drawing shows where the retaining wall would be, where the pool would be, and where the drainage heading to the furthest east catch basin is (which is outside of the retaining wall). Mr. Giusti states there is no issue with unit 3 or 5, and units 1 and 2 do not have the elevation changes that would require a retaining wall.

Mr. Meurlin asked if the owner of unit 3 has a problem with the wall and its design that seems likely to push water into his yard. Mr. Giusti stated no, not that he is aware of. Mr. Giusti stated that there is a catch basin behind every unit.

Member Moxley asked if there is a way to create a swale to divert the water to either side so it does not wash over the top edge and into the pool. Mr. Giusti stated that is possible.

Member Noordhoek stated that he has a concern with a retaining wall going in behind lot 4 as there seemed to be problems with the rules last time. Mr. Giusti stated that the last wall was approved by the Township to be where it was, and he was also trying to be compliant with the neighbor. Member Noordhoek stated that he would like to have an owner's rep to make sure that conditions are met with a new wall.

Member Meurlin asked where water between units 4 and 5 goes as he does not see a storm sewer or drain. Director Peterson reminded Members that this is a basic plan review, and what Member Meurlin is looking for (detailed engineering plans) is part of what he is asking the developer to provide in order to do an evaluation.

Member Noordyk asked Mr. Giusti if he intended to install guardrails in certain areas at the property. Mr. Giusti stated that has not been decided yet, however something may be installed in the future depending on the homeowner.

Member Meurlin asked if installing a pool is Mr. Giusti's decision, or the buyers. Mr. Giusti stated this is something the buyer wants to do.

Chairman Rissi asked if the catch basin could move and the pool be located there, and if so, would a retaining wall or PUD amendment be needed. Director Peterson stated if the pool and/or wall was outside of the 25-foot setback no amendment would be needed. Director Peterson stated a pool could go in the side yard as far as the front corner of the house.

Chairman Rissi stated that he would like to explore all options in order to avoid amending the PUD.

Mr. Giusti asked for clarification of if the PUD is amended, will that only apply to unit 4, or for the entire project. Chairman Rissi stated it would be amended to show this change only for unit 4, the change will not follow each lot.

Member Katsma asked if there are any other projects where the retaining wall is in the setback. Chairman Rissi stated that is a concern the neighbor has (that the wall is in the setback), but that anywhere else, retaining walls can be in the setback. Director Peterson stated that setbacks are not taken for retaining walls, but in 2019 it was established in the (current) PUD ordinance that nothing be in that 25-foot setback.

Member Noordyk asked if it is fair to say that Staff will recommend to not approve this because of the 2019 PUD amendment. Director Peterson stated he would like to see the

detailed plans of the whole project/stormwater system before any recommendation at this point.

Mr. Giusti asked why this (the retaining wall) was allowed on the south side of the project, but is now not allowed on the north side. Chairman Rissi stated that had it not been removed from the 2019 plan it would already be there.

Member Meurlin stated that he would be opposed because of precedent setting as he can see the other parcels having this same issue.

Member Katsma stated that he likes the alternative of moving the catch basin to install a pool in a different location.

Member Rapin asked Director Peterson if the engineering he is asking for would be necessary if the pool is moved to a spot that did not fall in that 25-foot setback. Director Peterson stated that if the pool could be put in a spot that didn't need the retaining wall or the pool in that setback, it would not need a PUD amendment. Director Peterson stated that moving the catch basin would need the approval of the Township engineer and would be a minor administrative change that would need to be applied for, but would not require the Planning Commissions approval.

Member Noordyke stated that he is not in favor of approving this because of the time it took to get to the current 25-foot setback amendment, and in fairness to the applicant thinks he should know before spending any additional time or money on this process. Member Noordyke stated that if there is a way to have the pool moved to fit within the parameters, that is something completely different and could be supported.

Members Moxley, Deering, and Meurlin also state their agreeance with Member Noordykes comments.

**ARTICLE 8.     Case #21-3640/Cascade Township**  
**Discussion of Temporary Outdoor Uses**

Director Peterson stated that as a result of Covid, Township Staff has come up with a way to administratively approve businesses to utilize their outdoor space to safely accommodate patrons. As a result of the last extension by the Township Board, Director Peterson stated that the Board has asked the Planning Commission to look at approving requests this way permanently. There are two uses allowed right now; a short-term event, which would be 72 hours or less, or a long-term use, which would be a permanent outside use that requires a Type 2 Special Use Permit, which requires a Planning Commission public hearing, and a Township Board approval. Director Peterson stated that this process takes about six weeks.

Director Peterson stated that tonight he is introducing this idea to the Planning Commission, and would like to have this on the agenda for public hearing at the July 12 meeting.

Member Katsma asked if there will be a design or standard that will need to be followed, Director Peterson stated that there are none at this time, but it will be up to the Planning Commission if they would like to require any.

Member Katsma asked if there is a plan to reach out to businesses for their input. Director Peterson stated that Sandra Korhorn (Economic Development) has reached out to many businesses already, but will continue to reach out during a public notice phase.

Member Katsma stated that seasonal requirements (example: an "igloo" works well in the winter, but may not in the summer) should be something to think about if any requirements will be set in place.

Member Korstange asked if there is a time frame that a permit is good for at this time. Director Peterson stated that permits are good until the current provision expires, but time frames can be discussed if desired as part of this amendment.

Member Meurlin stated that he would like to see standards set so that aesthetics from the outside are acceptable.

Chairman Rissi and Members agreed to set the public hearing for July.

#### **ARTICLE 9. Review Kent County Road Commission Five Year Road Improvement Plans**

Director Peterson stated that this is an annual report that the Planning Commission receives, and is a summary of the work that is, or will be, going on in Cascade Township.

Chairman Rissi asked how much say the Township has with the Road Commission regarding what happens in the Township. Director Peterson stated that the Township does not have much say at all.

Member Moxley asked what the status of the non-motorized trail and bridge over I96 is. Director Peterson stated that "behind the scene" work is underway right now, and because it's a bridge over a highway it will need to be reviewed by the federal highway department, and then move on to the state approval process. Director Peterson stated that it's hopeful to start on site work this fall, and reminds the Commission that it is a separate pedestrian bridge.

Member Meurlin asked what the projected cost is now versus what it was in the beginning. Director Peterson stated that he does not have those numbers at this time, but knows that there has been added cost as it relates to soil underneath the area. Director Peterson stated that he will get the cost projection numbers for the next meeting. Member Meurlin asks how much the grant was, Director Peterson stated that he believes it is 1.3 million dollars.

Member Meurlin asks if anything is or will be done about the bridge over the Thornapple River in Cascade. Director Peterson stated there has been talks about that area, however it has not been made a priority by the Township Board yet at this point.



**ARTICLE 10. Election of Vice Chairperson**

**Member Moxley nominated Member Chris Noordyke as Vice Chairman. Supported by Member Meurlin. Motion carried 9 to 0.**

**ARTICLE 11. Any Other Business**

Chairman Rissi stated that he believes the agenda should be changed to state “public comment – anything *not* slated for public hearing”. Director Peterson stated that it has been the discretion of the Planning Commission Chair to allow public comment at a certain time, however this change can be made if desired.

Director Peterson stated that he will work on the language of the agenda, and send it to Chairman Rissi for review.

Member Deering asked if there is a way to receive the information packet for meetings earlier in the week to review. Director Peterson stated that it is possible to try to provide this earlier, however sometimes Staff is waiting for items from an applicant or other government agencies.

Director Peterson stated that this will be worked on with Staff, and will be reported back to The Planning Commission.

Member Korstange asked if there can be an “Old Business” item line added to the agenda to be able to discuss recent cases or activity. Director Peterson stated that can be done.

Discussion was held about rules of conduct for Members, Member Meurlin stated that he would like to have the Township General Counsel review the rules of conduct and provide his view of them. Member Meurlin stated that he would also like Counsel to draft new rules of conduct for the Planning Commission.

Chairman Rissi stated that he would like Committee Members to come up with questions they would like to ask Legal Counsel, and then invite Counsel to a meeting where those questions are presented to both Staff and Counsel.

Member Meurlin stated that he would like to hear what Counsel finds to be typical rules of conduct for a Planning Commission.

Member Noordyke stated that he believes Members should have Township email addresses for FOIA protection as he does not want his personal email used in a discovery request. Member Noordyke states that this would also help Members communicate with each other outside of the meeting.

Chairman Rissi stated that the Township Attorney had indicated to him that he does not know of any other Township that does not provide email addresses for Commission and Board Members.

(Zoom audio was lost at this time for a brief moment)

Member Meurlin stated that he believes the Planning Commission should have a significant input to the Townships Four Year Strategic Plan.

Member Meurlin stated the he believes Chairman Rissi should receive the agenda before it is made viewable to other Members or the public in order to be able to comment or add items to it.

Chairman Rissi asked if Director Peterson has been a part of any discussion about including the Planning Commission in the creation of the strategic plan. Director Peterson states that he has not seen anything in regards to the strategic plan. Chairman Rissi asks Assistant Manager Fast (who is in attendance) if she has been made aware of the Planning Commission being part of the strategic plan, she stated that is being handled by Manager Swayze, and she has not seen anything in regards to it. Chairman Rissi suggested that Township Board Representative Noordhoek relays to the Township Board that the Planning Commission would like to be part of this process.

Chairman Rissi asked if Staff is aware of what will be on the upcoming agenda a week before the scheduled meeting, and stated that he would like to receive the agenda at that time if possible. Director Peterson stated that is possible.

Member Korstange stated that she believes it would be nice for all Members to receive the agenda early if possible. Chairman Rissi stated that he can forward the agenda to Members once he receives and approves it.

Conversation was held about the timing of creation and distribution of the agenda and meeting information packet.

Member Merlin asked Director Peterson if the Planning Commission does an annual report. Director Peterson states that he does and gives it to the Township Manager. Member Meurlin stated that the annual report he read was for the Community Development Department, not just for the Planning Commission. Member Meurlin stated that there is statute that states the Planning Commission has an obligation to write an annual report, and that Staff should draft the report, it should be reviewed and modified by the Planning Commission, and then given to the Board of Trustees, not the Manager. Chairman Rissi stated that this conversation should be picked up closer to the end of the year.

Chairman Rissi asks Director Peterson if a resolution can be made to have the Planning Commission included in the creation of the strategic plan. Member Noordhoek (Township Board Rep) stated that Board Members, Department Heads, and citizens will be interviewed to gather information for the plan.

Member Meurlin stated that under the State statute, the Master Plan should be approved by the Planning Commission before it goes to the Township Board for their approval. If they disapprove part of it, they should note comments, and then send it



back to the Planning Commission for review and adjustment. Director Peterson stated that during the last Master Plan, the Board asserted their right to approve the Plan.

**ARTICLE 12. Adjournment**

**Motion was made by Member Meurlin to adjourn. Supported by Member Deering. Motion carried 9 to 0. The meeting was adjourned at 10:08 p.m.**

Respectfully submitted,  
Brett Katsma, Secretary

## STAFF REPORT

STAFF REPORT: Case #21-3637/Seely  
REPORT DATE: June 14, 2021  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: June 21, 2021  
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:  
Jason Seely  
4200 Cherry Lane  
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: East side of Cherry Lane, north of Cascade Road

PARCEL SIZE: Approximately 0.97 acres

EXISTING LAND USE  
ON THE PROPERTY: Residential

ADJACENT AREA  
LAND USES: N,S - Residential  
E,W – Agriculture and Open Fields

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 24' x 51' (1,224 sq ft).
2. The building will be 14' 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 applicant shows a setback of 20' to the nearest side

property line, and a setback of 45' to the rear property line. The building will also have to be at least 10' from the house.

4. With less than 3 acres the applicant is only permitted to have one accessory building on the property. This will be the first accessory building.
5. The applicant has indicated that the building will be used for storage for vehicles and a boat.
6. The size of the building is "normal" for the area. The lot and the size of the home are a little smaller than we typically see, but the building is not unusual in size for the agriculturally zoned areas.
7. The building is planned to have metal roofing and 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 a boat.
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have metal siding and roofing.
The size of the building in relation to the house, lot and zoning district.	The property is about 0.97 acres and the home has about 1,080 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 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:

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

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

### APPLICANT:

Name: Jason Seely

Address: 4200 Cherry Lane

City & Zip Code Ada 49301

Telephone: 616 819-7352

Email Address: Jason Seely HVAC@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:\*\*

Would like to build a pole barn over the 800 sq ft requirement

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

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(\*\*Use Attachments if Necessary)

**PERMANENT PARCEL (TAX) NUMBER:** 41-19 \_\_\_\_\_

**ADDRESS OF PROPERTY:** 4200 Cherry Lane Dr \_\_\_\_\_

**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.)*

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

\_\_\_\_\_  
Applicant – Print or Type Name

\* 5-20-21  
Owner's Signature & Date  
(\*If different from Applicant)

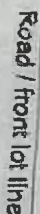
\_\_\_\_\_  
Applicant's Signature & Date

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

Site Plan  
4200 Cherry Lane  
018-9352

Tyson

Tyson




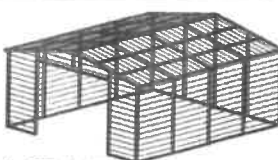
**\*\*Please note existing building locations and distances from lot lines for any additions or decks.**





24' michigan e...



## REGULAR / A-FRAME 24'-0" WIDE CARPORT STYLE BUILDINGS

### DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2015, IBCA, ASCE 300, ASH 100, ASCE 7-10, AND 13 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOT CONNECTIONS SHALL BE WELDED CONNECTIONS.
5. ALL FIELD CONNECTIONS SHALL BE #12X1 SPS (ESK 2106 OR EQ).
6. STEEL SHEATHING SHALL BE 29GA CORRUGATED GALV OR PAINTED STEEL. MAIN RIB HT. 3/4" (FY=50KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
8. STRUCTURAL TUBE 152 X2X2 1/2" - MGA IS EQUIVALENT TO 152 X1X2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
9. ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

### DESIGN CRITERIA

PREVAILING CODE: IBC (2015)  
USE GROUP: U (CARPORTS, BARNES)  
RISK CATEGORY: 1

1. DEAD LOAD (D)  $D = 4 \text{ PSF}$

2. ROOF LIVE/SNOW LOAD (L<sub>S</sub>)  
 $L_r = 20 - 61 \text{ PSF}$   
(AS PER SNOW LOAD SEE TABLE 4)

3. SNOW LOAD (S)  
GROUND SNOW LOAD  $S_g = 20 - 80 \text{ PSF}$   
IMPORTANCE FACTOR  $I_s = 0.8$   
THERMAL FACTOR  $C_e = 1.2$   
EXPOSURE FACTOR  $C_e = 1.0$   
ROOF SLOPE FACTOR  $C_s = 1.0$   
WIND LOAD (W)  
BASIC WIND SPEED  $V_{50} = 105 - 150 \text{ MPH}$   
EXPOSURE  $C$

4. SEISMIC LOAD (E)  
DESIGN CATEGORY: D  
IMPORTANCE FACTOR  $I_h = 1.00$

LOAD COMBINATIONS:  
1.  $D + (L \text{ OR } S)$   
2.  $D + (L \text{ OR } S) + W$   
3.  $D + 0.75 (0.6W \text{ OR } 0.7S) + 0.75 (L \text{ OR } S)$   
4.  $0.6D + (0.6W \text{ OR } 0.7S)$

### DRAWING INDEX

COVER SHEET — 1

SCHEDULES & MEMBER — 2

SECTIONS — 3-A, 3-B

FRAME SECTIONS & DETAILS — 4

SPACING SCHEDULES — 5

& ENCLOSURE NOTES — 6

FURLIN & GRV SCHEDULES — 7-A, 7-B

SHEATHING OPTIONS — 8

SIDE WALL FRAMING — 9

& OPENINGS — 10

END WALL FRAMING — 11

& OPENINGS — 12

CORNER DRIVING DETAILS — 13

OPTIONAL LEAN-TO ADDITION — 14

FOUNDATION OPTIONS — 15-A TO 15-D

#### CUSTOMER INFORMATION

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

#### DESIGN LOADS

GROUND SNOW: \_\_\_\_\_  
ROOF LIVE LOAD: \_\_\_\_\_  
BASIC WIND SPEED: \_\_\_\_\_

#### BUILDING INFORMATION

WIDTH: \_\_\_\_\_  
LENGTH: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_

FRAME TYPE: ☐ A-FRAME ☐ REGULAR  
☐ FULL ☐ PARTIAL ☐ OPEN

ENCLOSURE TYPE: \_\_\_\_\_

#### CERTIFICATION VALIDITY NOTICE

DATE OF EXPIRATION: **FEB 01 2021**  
CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE.

#### DRAWING INFO

PROJECT: 24'-0" WIDE

LOCATION: STATE OF MI

PROJECT NO.: 034-20-C

SHEET TITLE: COVER SHEET

SHEET NO.: 1 / 11

DRAWN BY: AW

CHECKED BY: CAA

LEGAL INFO:

ANY REVISION OF THIS IS PART IS SPECIFICALLY FORWARDED. A RE PROHIBITED UNDER THE ALL. DRAWINGS VALID UP TO 1 YEAR.

DATE EXPIRES: 10/31/21

DATE ISSUED: FEB 01

### TABLE 2.1: MEMBER PROPERTIES

ITEM	DESCRIPTION	PROPERTY	DETAIL
1	COLUMN POST	2" X 2" X 2" MGA TUBE	1
2	ROOF BEAM	2" X 2" X 2" MGA TUBE	1
3	BASE RAIL	2" X 2" X 2" MGA TUBE	1
4	FRONT BRACE	2" X 2" X 2" MGA CHANNEL	4
5	BACK BRACE	2" X 2" X 2" MGA CHANNEL	4
6	CONNECTOR SLEEVE	2" X 2" X 2" MGA TUBE	2
7	BASE ANGLE	2" X 2" X 2" LG 50K ANGLE	10
8	FURLIN	4.25" X 1.5" X 12GA / MGA HAT CHANNEL	5
9	ORT	4.25" X 1.5" X 12GA / MGA HAT CHANNEL	5
10	OPT END WALL GIRT	2" X 1.5" MGA CHANNEL	1
11	SHEATHING	29 GA CORRUGATED SHEET	8
12	END WALL POST	2" X 2" X 2" MGA TUBE	1
13	DOOR POST	2" X 2" X 2" MGA TUBE	1
14	SINGLE HEADER	2" X 2" X 2" MGA TUBE	1
15	DOUBLE HEADER	2" X 2" X 2" MGA TUBE	1
16	SERVICE CODE / WINDOW FRAMING	2" X 2" X 2" MGA TUBE	1
17	ANGLE BRACKET	2" X 2" X 2" LG MGA ANGLE	7
18	STRAIGHT BRACKET	2" X 2" X 2" LG MGA PLATE	6
19	FB SUPPORT	2" X 2" X 2" MGA TUBE	1
20	DIAGONAL BRACE	2" X 2" X 2" MGA TUBE	3
21	GAUZE BRACE	2" X 2" X 2" MGA TUBE	3
22	DB BRACKET	2.25" X 2.25" X 1/4" LG MGA ANGLE	9
23	TRUSS SPACER	2" X 2" X 2" MGA TUBE	1
24	ALL FASTENERS	#12 X 1/2" SELF-DRILL SCREWS (ESK 2106 OR EQ) W/ NEOPRENE/STEEL WASHER	

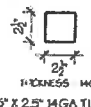
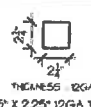
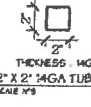
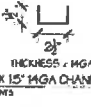
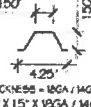


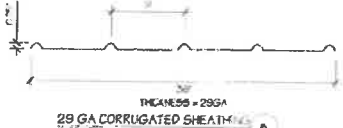


### TABLE 2.2: SHEATHING FASTENER SCHEDULE

ORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
9" OC	MIN 1	4" OC	9" OC

THIS TABLE TYPE #12X1/2 SELF-DRILL SCREWS (ESK 2106 OR EQ) W/ NEOPRENE/STEEL WASHER  
SEE TYP SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6

### TABLE 2.3: GAUGE THICKNESS

29	30	31	32
0.006	0.008	0.009	0.010

#### DRAWING INFO

PROJECT: 24'-0" WIDE

LOCATION: STATE OF MI

PROJECT NO.: 034-20-C

SHEET TITLE: SCHEDULE MEMBER SE

SHEET NO.: 2 / 11

DRAWN BY: AW

CHECKED BY: CAA

LEGAL INFO:

ANY REVISION OF THIS IS PART IS SPECIFICALLY FORWARDED. A RE PROHIBITED UNDER THE ALL. DRAWINGS VALID UP TO 1 YEAR.

DATE EXPIRES: 10/31/21

DATE ISSUED: FEB 01

# ALL STEEL CARPORT

2200 North Granville Av  
Muncie, IN 47303  
Tel: 1-800-730-7906  
Fax: 1-765-284-2681

ENGINEERED BY:



**AAA ENGINEERING**  
CIVIL - STRUCTURAL  
2200 North Granville Av • Toledo, OH 43606  
Tel: 1-800-730-7906 • Fax: 1-765-284-2681  
WWW.AAAENGINEERING.COM

## DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDING  
LOCATION: STATE OF MICHIGAN  
PROJECT NO.: 034-20-0073  
SHEET TITLE:

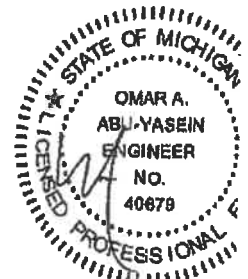
## OPTIONAL LEAN-TO ADDITION

SHEET NO.: 10 / 11  
DRAWN BY: AW DATE: 1/15/20  
CHECKED BY: OAA DATE: 1/15/20

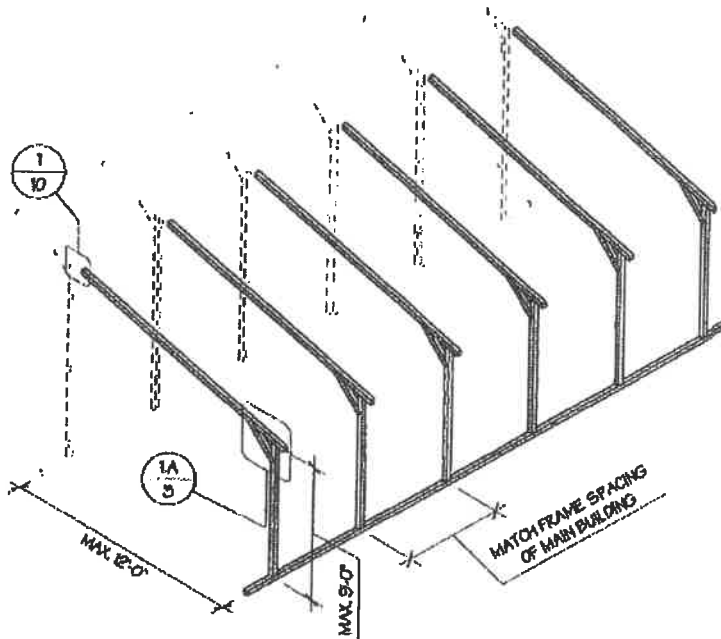
## LEGAL INFORMATION

ANY DUPLICATION OF THIS DRAWING IN WHOLE OR IN PART IS STRICTLY FORBIDDEN. ANYONE WHO DOES SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. THIS DRAWING IS VALID UP TO 1 YEAR FROM DATE.

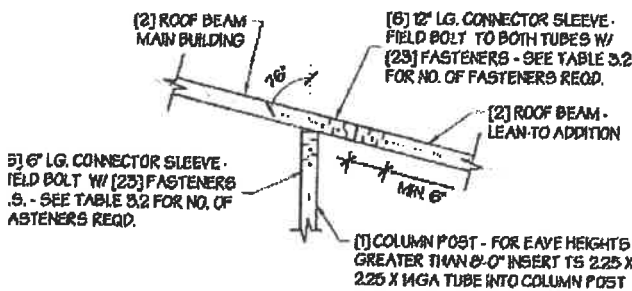
SEAL:



DATE EXPIRES: 10/31/2021  
DATE SIGNED: FEB 01 2020



OPTIONAL LEAN-TO ADDITION  
SCALE: NTS



LEAN-TO ATTACHMENT DETAIL  
SCALE: NTS

## LEAN-TO ADDITION NOTES:

- LEAN-TO ADDITIONS CAN BE ADDED ON EITHER OR BOTH SIDES OF THE BUILDING.
- ROOF SLOPE, PURLIN, GIRT AND FRAME SPACING OF THE ADDITION HAVE TO MATCH THAT OF THE MAIN STRUCTURE.
- IF THE LEAN-TO ADDITION IS "OPEN" (BOTH END WALLS OR SIDE WALL IS NOT ENCLOSED), THE DESIGN OF THE MAIN BUILDING HAS TO USE THE FRAME SPACING OF AN OPEN BUILDING FROM TABLE 4.

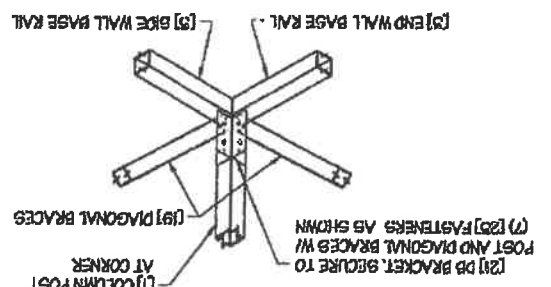
- CORNER BRACING NOTES:
- DIAGONAL BRACING AT BUILDING CORNERS IS REQUIRED FOR ALL BUILDINGS IN LOCATIONS WHERE WIND SPEED IS 140 MPH OR GREATER.
  - IF CORNER BRACING IS REQUIRED BUT THE BUILDING IS DESIGNED AS AN OPEN BUILDING AND SIDE WALL DIAGONAL BRACING IS REQUIRED (USE SPACING FOR OPEN BUILDING IN TABLE 4.1).
  - DIAGONAL BRACING IS ALSO REQUIRED ON THE CORNERS ON THE SIDE WALLS WHEN THE ADJACENT END WALL IS PARTIALLY ENCLOSED.

## DIAGONAL BRACING AT CORNERS



INSIDE VIEW SHOWN FOR CLARITY

## DIAGONAL BRACE BOT. CORNER CONN. DETAIL



## DIAGONAL BRACE - POST CONN. DETAIL



DATE SIGNED: 10/31/2021  
DATE EXPIRES: FEB 01 2022



SEAL:

ANY DUPLICATION OF THIS DRAWING IN WHOLE OR IN PART IS STRICTLY FORBIDDEN. ANYONE WHO DOES SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. THIS DRAWING IS VALID UP TO 1 YEAR FROM DATE.

LEGAL INFORMATION  
CHECKED BY: OAA DATE: 1/15/20  
DRAWN BY: AW DATE: 1/15/20  
SHEET NO.: 9 / 11  
CORNER BRACING DETAILS



2200 North Granville /  
Muncie, IN 4730  
Tel: 1-800-730-79  
Fax: 1-785-284-26

ENGINEERED BY:  
  
**AAA ENGINEERING**  
CIVIL-STRUCTURAL  
6043 Renaissance Place • Toledo, OH  
Tel: 419-222-1963 • Fax: 419-222-0727  
www.aaa-engineers.com

**DRAWING INFORMATION**

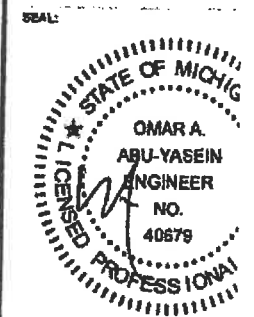
PROJECT: 24'-0" WIDE BUILD  
LOCATION: STATE OF MICHIGAN  
PROJECT NO.: 034-20-0073  
SHEET TITLE:

**SIDE WALL FRAME & OPENINGS**

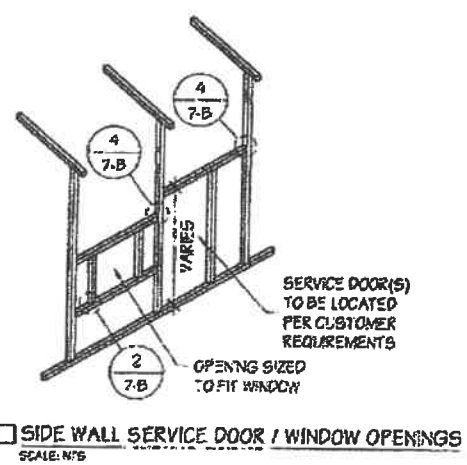
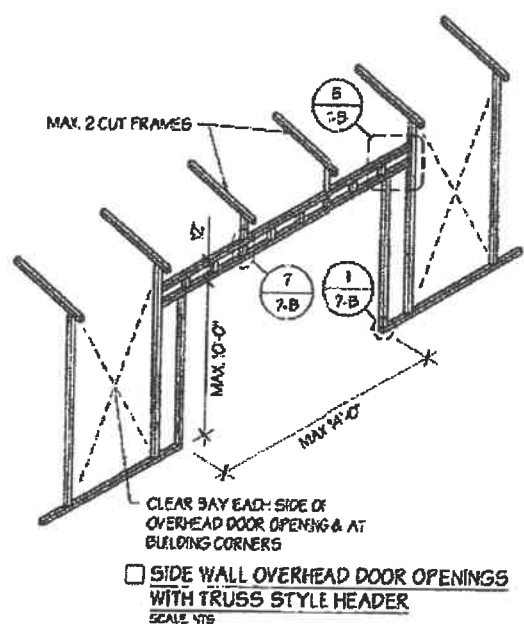
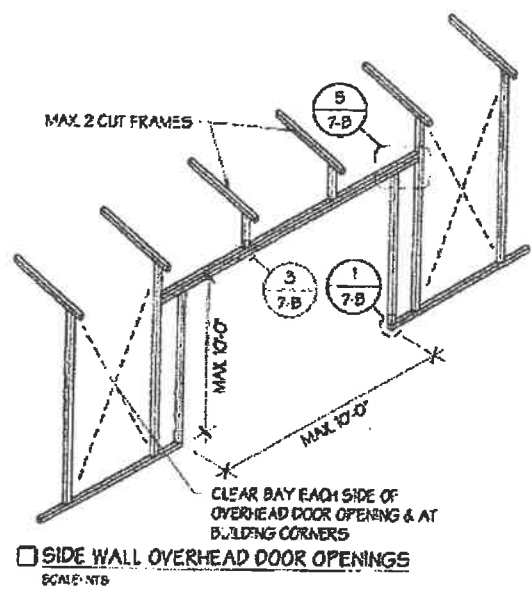
SHEET NO.: 7-A / 11  
DRAWN BY: AW DATE: 1/11  
CHECKED BY: OAA DATE: 1/11

**LEGAL INFORMATION**

ANY DUPLICATION OF THIS DRAWING IN PART IS STRICTLY FORBIDDEN. ANYONE IN VIOLATION WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.  
DRAWINGS VALID UP TO 1 YEAR FROM DATE



DATE EXPIRES: 10/31/2021  
DATE SIGNED: FEB 01 2021



**SIDE WALL FRAMING NOTES:**

1. TRUSS-STYLE HEADERS ARE REQUIRED FOR WHERE THE GROUND SNOW LOAD IS 40 PSF OR GREATER.
2. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
3. MAX HEIGHT OF SIDE WALL OVERHEAD DOOR OPENINGS IS 2 FT LESS THAN THE EAVE HEIGHT.
4. OVERHEAD DOOR OPENINGS CANNOT CUT THROUGH MORE THAN 2 FULL FRAMES
5. MIN 1 CLEAR BAY MUST BE MAINTAINED BETWEEN ANY 2 OVERHEAD DOOR OPENINGS. A CLEAR BAY IS A SPACE BETWEEN TWO FRAMES THAT HAS NO OVERHEAD DOOR OPENINGS.
6. MIN 1 CLEAR BAY MUST ALSO BE MAINTAINED FROM THE BUILDING CORNERS
7. SERVICE DOORS AND WINDOWS CAN BE PLACED IN CLEAR BAYS OR ANY WHERE ELSE AS NEEDED

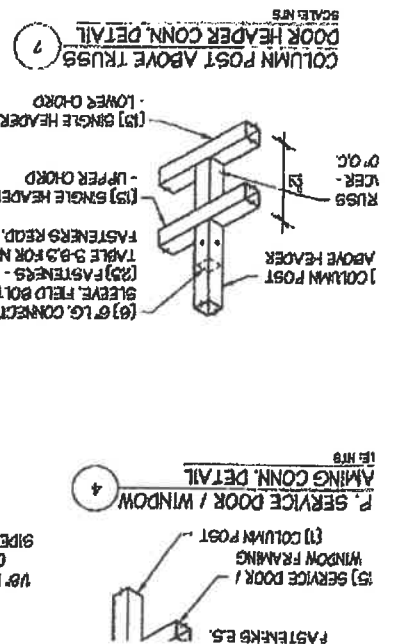
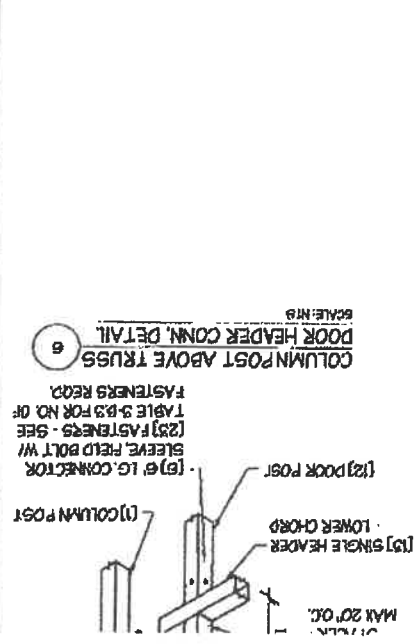
DATE EXPIRES: 10/31/2021  
DATE SIGNED: FEB 01 2021

PROJECT NO.: 034-20-0073  
SHEET TITLE: SIDE WALL FRAMING DETAILS

SHEET NO.: 7-B / 11  
DRAWN BY: AW DATE: 1/11  
CHECKED BY: OAA DATE: 1/11

LEGAL INFORMATION  
ANY DUPLICATION OF THIS DRAWING IN PART IS STRICTLY FORBIDDEN. ANYONE IN VIOLATION WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.  
DRAWINGS VALID UP TO 1 YEAR FROM DATE

SEAL:  
OMAR A. ABU-YASEIN  
ENGINEER  
NO. 40679  
STATE OF MICHIGAN  
LICENSED PROFESSIONAL



# FRAME SECTIONS & DETAILS

PROJECT NO.: 034-20-0073  
 LOCATION: STATE OF MICHIGAN  
 PROJECT: 24'-0" WIDE BUILDING

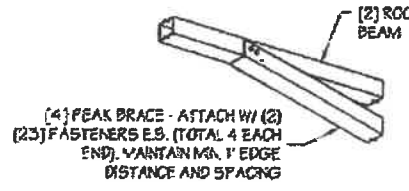
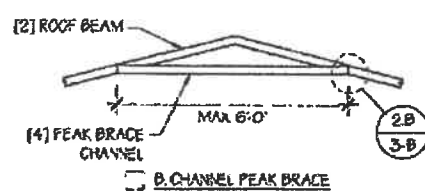
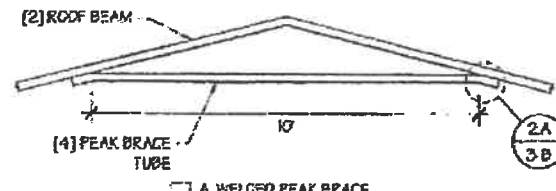
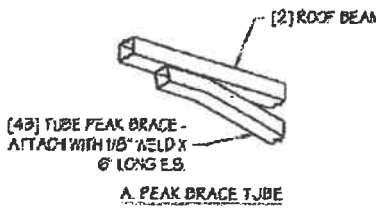
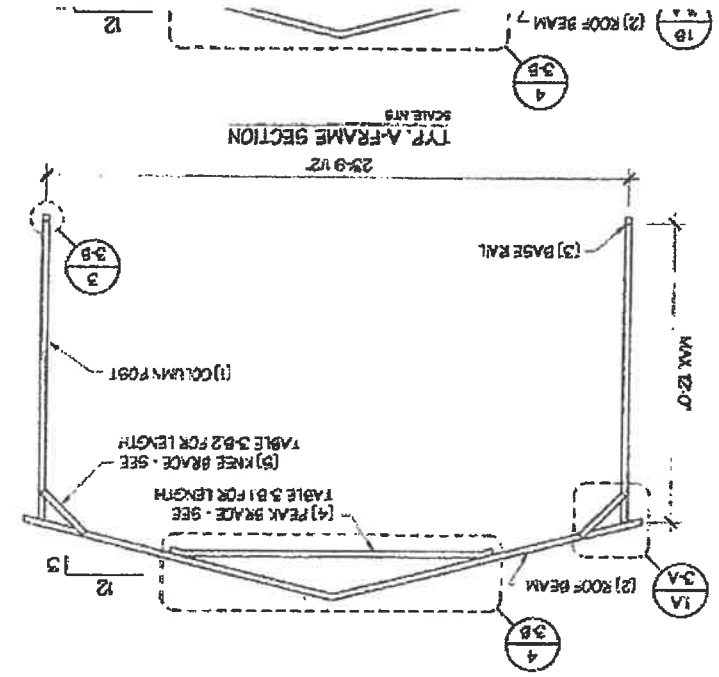
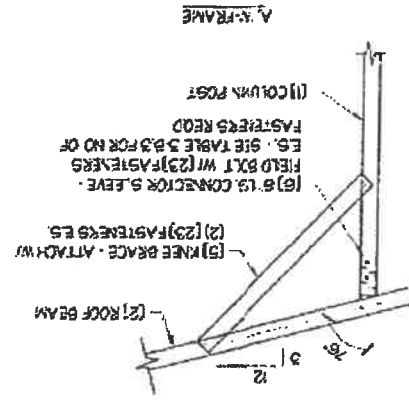
DRAWING INFORMATION  
 A&A ENGINEERING  
 CIVIL - STRUCTURAL  
 2200 North Granville Ave.  
 Muncie, IN 47303  
 Tel: 1-800-730-7903  
 Fax: 1-765-284-2681



ENGINEERED BY:  
 2200 North Granville Ave.  
 Muncie, IN 47303  
 Tel: 1-800-730-7903  
 Fax: 1-765-284-2681

**ALL STEEL CARPORT**

MANUFACTURED BY:



## PEAK BRACE DETAILS

SCALE: NTS

## B. PEAK BRACE CHANNEL

## PEAK BRACE CONNECTION DETAILS: 2

SCALE: NTS

TABLE 3-B.1: PEAK BRACE SCHEDULE

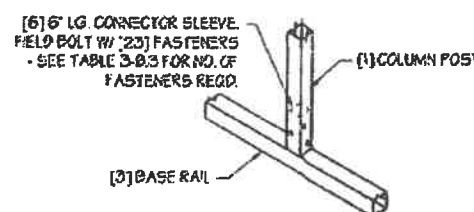
WIND DATA (PSF)	WIND SPEED	WIND SPEED
WIND DATA (PSF)	105 TO 130	140 TO 180
30 TO 20	6"	10"
35 TO 25 TO 80 TO 61	10"	10"

TABLE 3-B.2: KNEE BRACE SCHEDULE

WIND DATA (PSF)	WIND SPEED
30 TO 20	24"

TABLE 3-B.3 FASTENER SCHEDULE

WIND DATA (PSF)	WIND SPEED
105 TO 125	4



## BASE DETAIL

SCALE: NTS

MANUFACTURED BY:



2200 North Granville A  
 Muncie, IN 47303  
 Tel: 1-800-730-7903  
 Fax: 1-765-284-2681

ENGINEERED BY:



A&A ENGINEERING  
 CIVIL - STRUCTURAL  
 2200 North Granville Ave.  
 Muncie, IN 47303  
 Tel: 1-800-730-7903  
 Fax: 1-765-284-2681  
 www.aandengineering.com

## DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDING  
 LOCATION: STATE OF MICHIGAN  
 PROJECT NO.: 034-20-0073  
 SHEET TITLE:

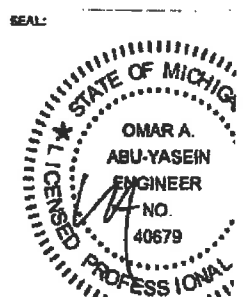
## FRAME DETAILS

SHEET NO.: 3-B / II  
 DRAWN BY: AW DATE: 1/15  
 CHECKED BY: OAA DATE: 1/15

## LEGAL INFORMATION

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 BE PROSECUTED UNDER THE FULL EXTENT  
 - DRAWINGS VALID UP TO 1 YEAR FROM DR

SEAL:



# NOTES:

1. ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
2. MIN. EMBEDMENT DEPTH TO BE 2'.
3. ANCHORS TO BE SPACED NO MORE THAN 6' FROM POSTS.

TABLE 11-B.2: CONC. STRIP SCHEDULE

WIND SPEED (MPH)	MIN. SIZE (INCHES)
105 TO 130	15" X 12"
140 TO 155	24" X 12"
165 TO 180	30" X 12" 24" X 15" 20" X 18"

# NOTES:

1. WIDTH AND DEPTH DIMENSIONS CAN BE INTERCHANGED.

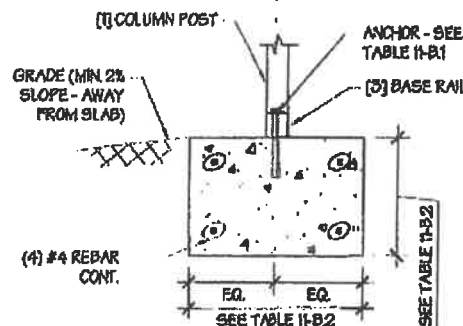
FOOTING OPTIONAL AT OPEN END WALLS AND OVERHEAD DOOR OPENINGS

## CONCRETE STRIP FOUNDATION

SCALE: NTS

### CONCRETE STRIP FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE STRIP FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
3. MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE 11-B.1.
4. ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
5. DEPTH OF CONCRETE STRIP FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
6. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
7. CONCRETE STRENGTH TO BE A MIN. OF 2500 PSI @ 28 DAYS.
8. BUILDING IS TO BE MOUNTED ON THE CENTER OF THE STRIP FOUNDATION.



### CONCRETE STRIP FOUNDATION DETAIL

SCALE: NTS

Muncie, IN  
Tel: 1-800-7  
Fax: 1-785-2

ENGINEERED BY:

**AAA ENGINE**  
CIVIL - STRUCT  
603 Remington Place #11  
Tel: 1-800-785-2100 • Fax: 1-785-2100

### DRAWING INFO

PROJECT: 24'-0" WIDE  
LOCATION: STATE OF IN  
PROJECT NO.: 034-20-0  
SHEET TITLE:

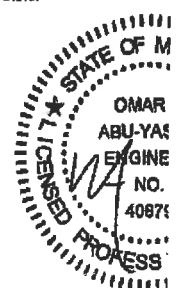
### FOUNDATION (CONCRETE)

SHEET NO.: 11-B / 11  
DRAWN BY: AW DJ  
CHECKED BY: OAA DJ

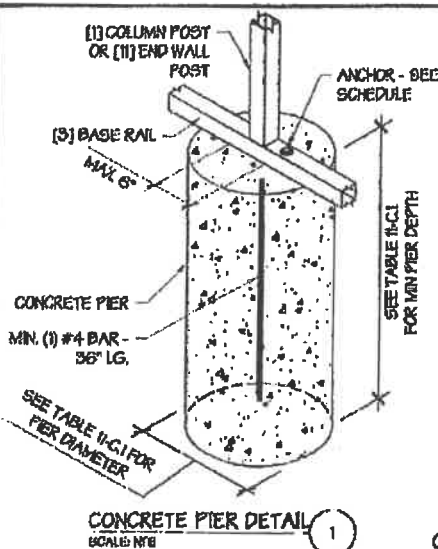
### LEGAL INFO

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SEAL:

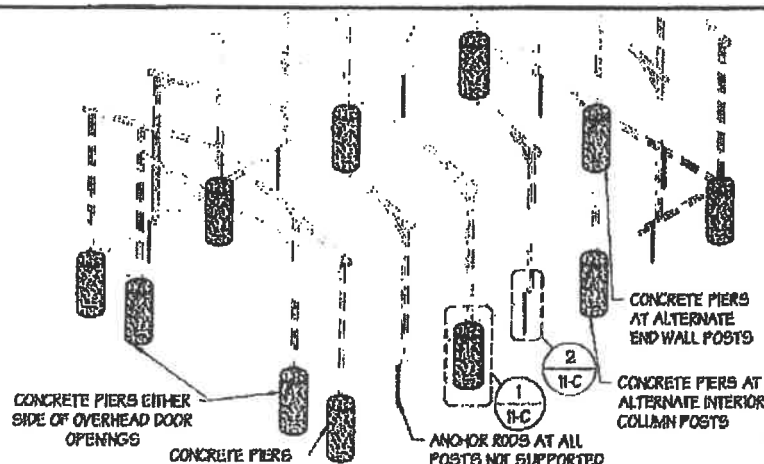


DATE EXPIRES: 10/31/21  
DATE SIGNED: FEB 01



### CONCRETE PIER DETAIL

SCALE: NTS



### CONCRETE PIER FOUNDATION

SCALE: NTS

### CONCRETE PIER FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE PIER FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. CONCRETE PIERS SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
3. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST WITH A PIER.

TABLE 11-C.2: ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SCHEDULE
ENCLOSED	105 TO 130	(1) 1/2" X 7"
ENCLOSED	140 TO 155	(2) 1/2" X 7"
OPEN	165 TO 180	(1) 1/2" X 7"
OPEN	185 TO 200	(2) 1/2" X 7"

# NOTES:

1. ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
2. MIN. EMBEDMENT DEPTH TO BE 2'.
3. ANCHORS TO BE SPACED NO MORE THAN 6'.

MANUFACTURED BY:

**ALL STAR CARPO**

2200 North Gar  
Muncie, IN  
Tel: 1-800-7  
Fax: 1-785-2

ENGINEERED BY:

**AAA ENGINE**  
CIVIL - STRUCT  
603 Remington Place #11  
Tel: 1-800-785-2100 • Fax: 1-785-2100

### DRAWING INFO

PROJECT: 24'-0" WIDE  
LOCATION: STATE OF IN  
PROJECT NO.: 034-20-0  
SHEET TITLE:

### FOUNDATION (CONCRETE)

SHEET NO.: 11-C / 11  
DRAWN BY: AW DJ  
CHECKED BY: OAA DJ

### LEGAL INFO

- ANY DUPLICATION OF THIS DRAWING IS STRICTLY PROHIBITED. A SEAL IS REQUIRED UNDER THE PENALTY OF PERSECUTION UNDER THE LAW.

TABLE 5.1: PURLIN SPACING SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	14GA 14" CHANNEL PURLIN								10GA 14" CHANNEL PURLIN							
	WIND SPEED (MPH)								WIND SPEED (MPH)							
	105	115	130	140	155	165	180	190	105	115	130	140	155	165	180	190
30/20	54	48	42	36	30	24	24	24	56	50	44	38	32	26	21	18
40/27	42	42	42	36	30	24	24	24	50	44	38	32	26	21	18	18
50/34	40	40	40	36	30	24	24	24	44	38	32	26	21	18	18	18
60/41	36	36	36	36	30	24	24	24	38	32	26	21	18	18	18	18
70/47	32	32	32	32	30	24	24	24	32	26	21	18	18	18	18	18
80/54	30	30	30	30	30	24	24	24	26	21	18	18	18	18	18	18
90/61	24	24	24	24	24	24	24	24	21	18	18	18	18	18	18	18
30/20	54	48	42	36	30	24	24	24	56	50	44	38	32	26	21	18
40/27	42	42	42	36	30	24	24	24	50	44	38	32	26	21	18	18
50/34	40	40	40	36	30	24	24	24	44	38	32	26	21	18	18	18
60/41	36	36	36	36	30	24	24	24	38	32	26	21	18	18	18	18
70/47	32	32	32	32	30	24	24	24	32	26	21	18	18	18	18	18
80/54	30	30	30	30	30	24	24	24	26	21	18	18	18	18	18	18
90/61	24	24	24	24	24	24	24	24	21	18	18	18	18	18	18	18
30/20	54	48	42	36	30	24	24	24	56	50	44	38	32	26	21	18
40/27	42	42	42	36	30	24	24	24	50	44	38	32	26	21	18	18
50/34	40	40	40	36	30	24	24	24	44	38	32	26	21	18	18	18
60/41	36	36	36	36	30	24	24	24	38	32	26	21	18	18	18	18
70/47	32	32	32	32	30	24	24	24	32	26	21	18	18	18	18	18
80/54	30	30	30	30	30	24	24	24	26	21	18	18	18	18	18	18
90/61	24	24	24	24	24	24	24	24	21	18	18	18	18	18	18	18
30/20	54	48	42	36	30	24	24	24	56	50	44	38	32	26	21	18
40/27	42	42	42	36	30	24	24	24	50	44	38	32	26	21	18	18
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60/41	36	36	36	36	30	24	24	24	38	32	26	21	18	18	18	18
70/47	32	32	32	32	30	24	24	24	32	26	21	18	18	18	18	18
80/54	30	30	30	30	30	24	24	24	26	21	18	18	18	18	18	18
90/61	24	24	24	24	24	24	24	24	21	18	18	18	18	18	18	18

- NOTES:  
1. PURLIN SPACING UNITS ARE IN INCHES.  
2. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

TABLE 5.2: GIRT SPACING SCHEDULE

FRAME SPACING	WIND SPEED (MPH)							
	105	115	130	140	155	165	180	190
05'-0"	80	68	56	44	32	24	24	18
04'-6"	80	68	56	44	32	24	24	18
04'-0"	80	68	56	44	32	24	24	18
03'-6"	80	68	56	44	32	24	24	18
02'-0" TO 3'-0"	80	68	56	44	32	24	24	18

- NOTES:  
1. GIRT SPACING UNITS ARE IN INCHES.  
2. THIS SCHEDULE IS TO BE USED FOR BOTH 14GA AND 10 GA FURLINS.  
3. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

MANUFACTURED BY:



2200 North Granville Ave  
Muncie, IN 47303  
Tel: 1-800-730-7808  
Fax: 1-765-284-2688

ENGINEERED BY:



A.A. ENGINEERING  
CIVIL - STRUCTURAL  
6153 Resumore Place • Toledo, OH 43623  
Tel: 419-592-1988 • Fax: 419-592-2823  
www.a-a-engineering.com

DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUILDING  
LOCATION: STATE OF MICHIGAN  
PROJECT NO.: 034-20-0073  
SHEET TITLE:

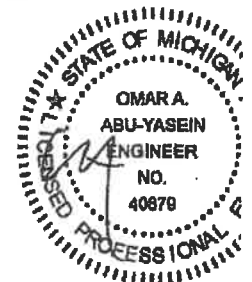
PURLIN & GIRT  
SPACING SCHEDULE

SHEET NO.: 5 / 11  
DRAWN BY: AW DATE: 1/15/21  
CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

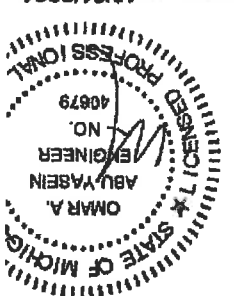
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SEAL:

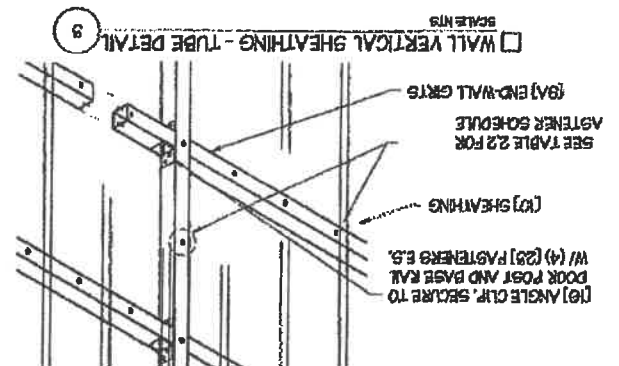
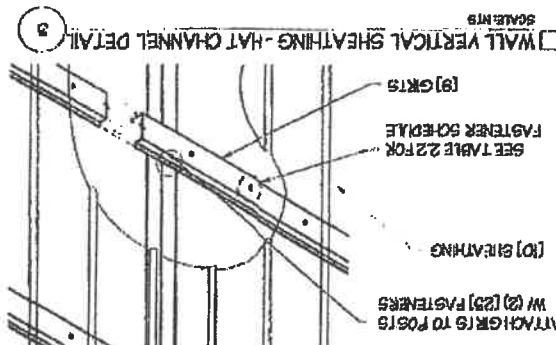


DATE EXPIRES: 10/31/2021  
DATE SIGNED: FEB 01 2020

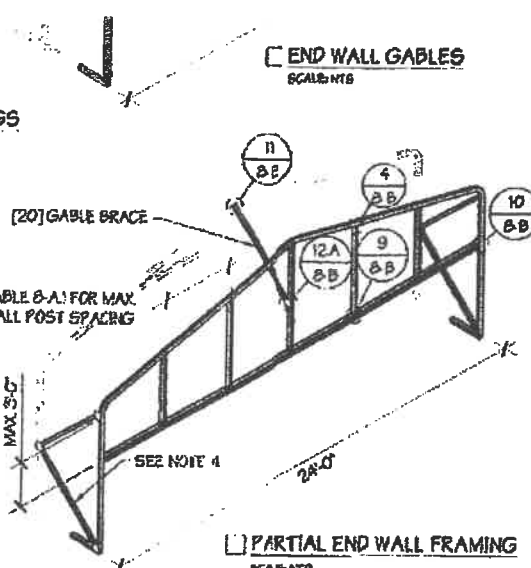
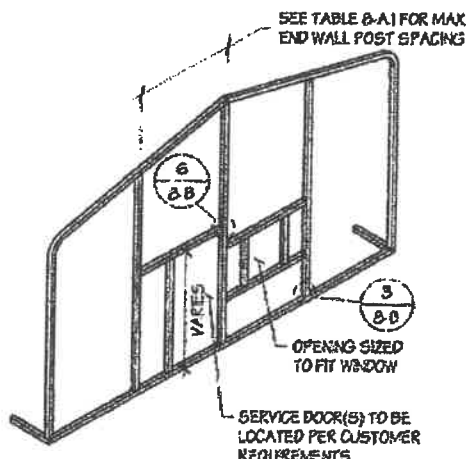
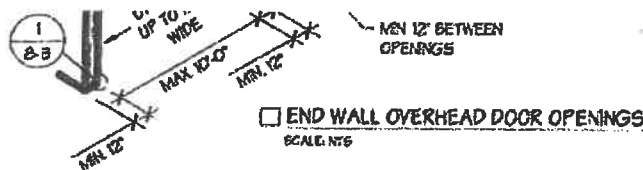
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**PARTIAL END WALL FRAMING**  
SCALE: NTS

**TABLE B-A1: END WALL POST SPACING SCHEDULE**

WIND SPEED (MPH)	105	115	130	140	150	160-180
SPACING (FT)	5'	5'	4.5'	4.5'	4'	3.5'
SPACING (FT)	5'	5'	4.5'	4.5'	4'	3'
SPACING (FT)	5'	4.5'	4'	3'	2.5'	2'

**END WALL FRAMING NOTES:**

DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS. MIN. 12' CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS. SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED. DIAGONAL BRACES NEED TO BE ADDED FOR PARTIAL END WALL ENCLOSURES. SEE SHEET 9 FOR DIAGONAL BRACE CONNECTION DETAILS.

CIVIL - STRUCTURAL  
6053 Rockwood Drive, Toledo, OH 43613  
Tel: 419-272-1981 Fax: 419-272-1982  
www.aae-engineering.com

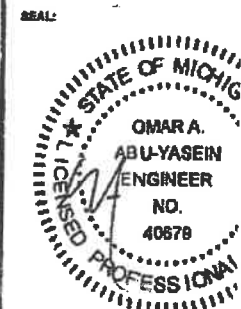
**DRAWING INFORMATION**

PROJECT: 24'-0" WIDE BUILDING  
LOCATION: STATE OF MICHIGAN  
PROJECT NO.: 034-20-0073  
SHEET TITLE: END WALL FRAMING

SHEET NO.: B-A / 11  
DRAWN BY: AW DATE: 1/15  
CHECKED BY: OAA DATE: 1/15

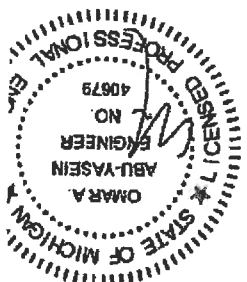
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DATE SIGNED: FEB 01 2022

DATE EXPIRES: 10/31/2021  
DATE SIGNED: FEB 01 2022



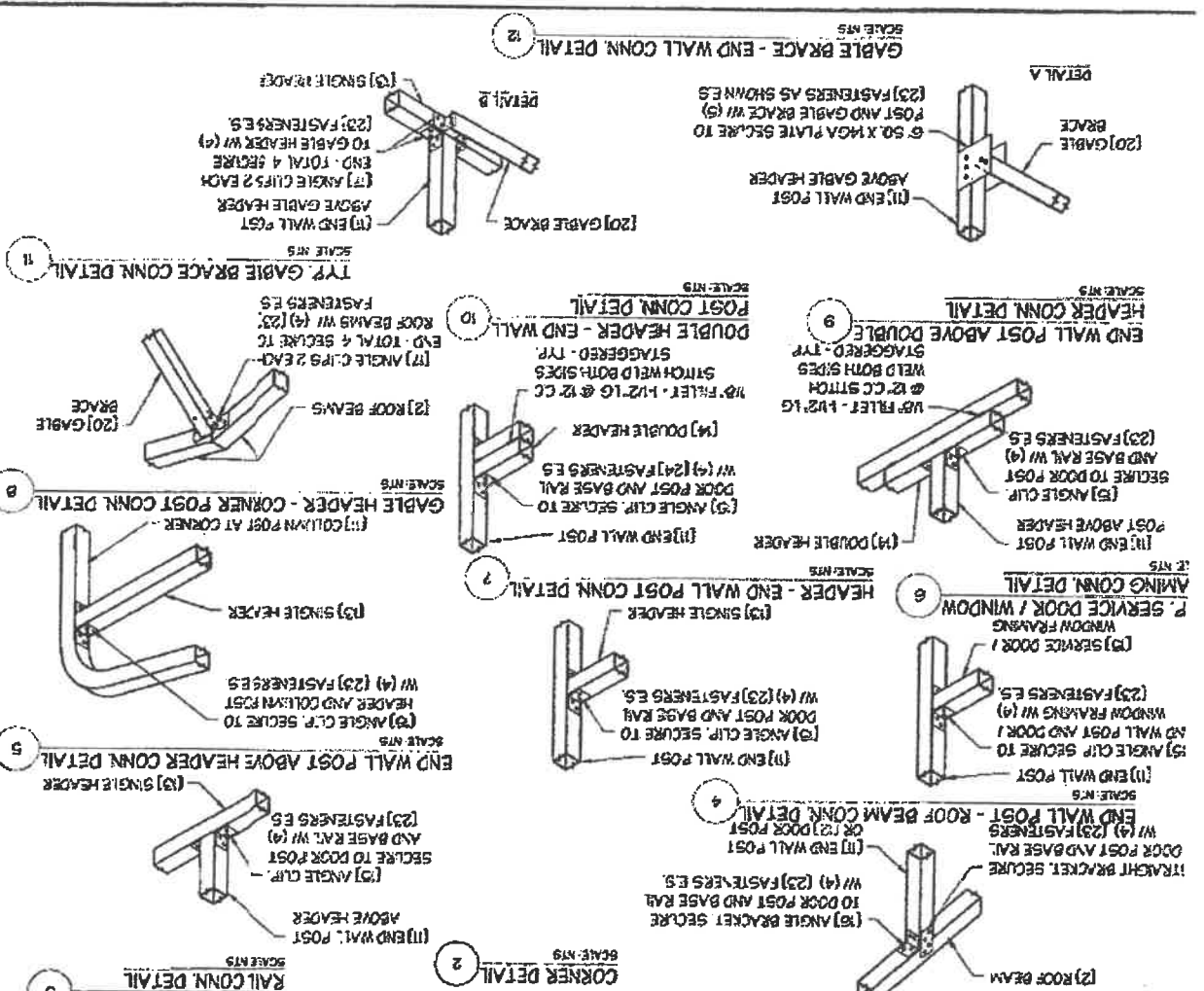
DATE EXPIRES: 10/31/2021  
DATE SIGNED: FEB 01 2022

CHECKED BY: OAA DATE: 1/15/22  
DRAWN BY: AW DATE: 1/15/22  
SHEET NO.: B-A / 11

**END WALL FRAMING DETAILS**

PROJECT: 24'-0" WIDE BUILDING  
LOCATION: STATE OF MICHIGAN  
PROJECT NO.: 034-20-0073  
SHEET TITLE: END WALL FRAMING

AAE ENGINEERING  
CIVIL - STRUCTURAL  
6053 Rockwood Drive, Toledo, OH 43613  
Tel: 419-272-1981 Fax: 419-272-1982  
www.aae-engineering.com  
Muncie, IN 47303  
Tel: 1-800-730-7908  
Fax: 1-766-284-2689





# REGULAR / A-FRAME 24'-0" WIDE CARPORT STYLE BUILDINGS

## DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2015, OSMA, AISC 360, AISI 100, ASCE 7-10, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
5. ALL FIELD CONNECTIONS SHALL BE #12X7 SDS (ESR-2198 OR EQ).
6. STEEL SHEATHING SHALL BE 28GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=50KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
8. STRUCTURAL TUBE T52 1/2"X2 1/2" - 14GA. IS EQUIVALENT TO T52 1/4"X2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
9. ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

## DESIGN CRITERIA

PREVAILING CODE:	IBC (IBC 2015)
USE GROUP:	U (CARPORTS, BARN)
RISK CATEGORY:	1
1. DEAD LOAD (D)	D = 4 PSF
2. ROOF LIVE/SNOW LOAD (Lr)	Lr = 20 - 61 PSF (AS PER SNOW LOAD SEE TABLE 4)
3. SNOW LOAD (S)	S = 20 - 80 PSF
GROUND SNOW LOAD IMPORTANCE FACTOR	I <sub>s</sub> = 0.8
THERMAL FACTOR	C <sub>t</sub> = 1.2
EXPOSURE FACTOR	C <sub>e</sub> = 1.0
ROOF SLOPE FACTOR	C <sub>s</sub> = 1.0
4. WIND LOAD (W)	
BASIC WIND SPEED EXPOSURE	V <sub>ULT</sub> = 105 - 150 MPH C
5. SEISMIC LOAD (E)	
DESIGN CATEGORY	D
IMPORTANCE FACTOR	I <sub>s</sub> = 1.00

## LOAD COMBINATIONS:

1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

## DRAWING INDEX

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SCHEDULES & MEMBER SECTIONS	2
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SHEATHING OPTIONS	6
SIDE WALL FRAMING & OPENINGS	7-A, 7-B
END WALL FRAMING & OPENINGS	8-A, 8-B
CORNER BRACING DETAILS	9
OPTIONAL LEAN-TO ADDITION	10
FOUNDATION OPTIONS	11-A TO 11-D

Tel: 1-800-7  
Fax: 1-785-2

ENGINEERED BY:



AAA ENGINE  
CIVIL & STRUCTURAL

6063 Resurrection Place • Ft. Worth, TX 76116-4153 • Fax: 1-785-219-1993  
www.aaa-engine.com

## DRAWING INFO

PROJECT: 24'-0" WIDE  
LOCATION: STATE OF TX  
PROJECT NO.: 034-20-C  
SHEET TITLE:

## COVER SHEET

SHEET NO.: 1 / 11

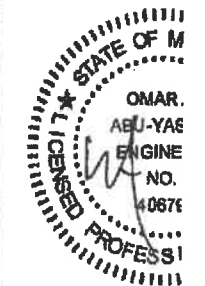
DRAWN BY: AW

CHECKED BY: OAA

## LEGAL INFO

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SEAL:



DATE EXPIRES: 10/31/21  
DATE SIGNED: FEB 01

## CUSTOMER INFORMATION

OWNER:  
ADDRESS:

## DESIGN LOADS

GROUND SNOW:

ROOF LIVE LOAD:

BASIC WIND SPEED:

## BUILDING INFORMATION

WIDTH:

LENGTH:

HEIGHT:

FRAME TYPE:

ENCLOSURE TYPE:

- ☐ A-FRAME  
☐ REGULAR  
☐ FULL  
☐ PARTIAL  
☐ OPEN

## CERTIFICATION VALIDITY NOTICE

DATE OF EXPIRATION: FEB 01 2021  
CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

TABLE 2.1: MEMBER PROPERTIES

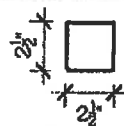
NO.	MEMBER	PROPERTIES	SECTION NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE	1
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" 14GA CHANNEL	4
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE	10
8	PURLIN	4.25" X 1.5" X 18GA / 14GA HAT CHANNEL	5
9	GIRT	4.25" X 1.5" X 18GA / 14GA HAT CHANNEL	5
9A	OPT. END WALL GIRT	2.5" X 1.5" 14GA CHANNEL	1
10	SHEATHING	28 GA CORRUGATED SHEET	6
11	END WALL POST	2.5" X 2.5" X 14GA TUBE	1
12	DOOR POST	2.5" X 2.5" X 14GA TUBE	1
13	SINGLE HEADER	2.5" X 2.5" X 14GA TUBE	1
14	DOUBLE HEADER	DBL. 2.5" X 2.5" X 14GA TUBE	1
15	SERVICE DOOR / WINDOW FRAMING	2.5" X 2.5" X 14GA TUBE	1
16	ANGLE BRACKET	2" X 2" X 2" LG. 14GA ANGLE	7
17	STRAIGHT BRACKET	2" X 2" X 4" LG. 14GA PLATE	8
18	PB SUPPORT	2.5" X 2.5" X 14GA TUBE	1
19	DIAGONAL BRACE	2" X 2" X 14GA TUBE	3
20	GABLE BRACE	2" X 2" X 14GA TUBE	3
21	DB BRACKET	2.25" X 2.25" X 6" LG. 14GA ANGLE	9
22	TRUSS SPACER	2.5" X 2.5" X 14GA TUBE	1
23	ALL FASTENERS	#12 X 1" SELF-DRILL SCREWS (ESR-2198 OR EQ) W/ NEOPRENE/STEEL WASHER	

TABLE 2.2: SHEATHING FASTENER SCHEDULE

LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
FASTENER TYPE:	5" C/C	MIN 1	1 1/2" C/C	5" C/C

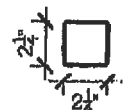
FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2198 OR EQ) W/ NEOPRENE/STEEL WASHER

\*SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 8.



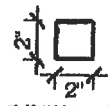
THICKNESS = 14GA

2.5" X 2.5" 14GA TUBE  
SCALE: NTS



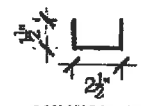
THICKNESS = 12GA

2.25" X 2.25" 12GA TUBE  
SCALE: NTS



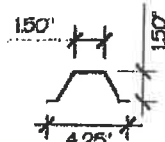
THICKNESS = 14GA

2" X 2" 14GA TUBE  
SCALE: NTS



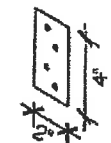
THICKNESS = 14GA

2.5" X 1.5" 14GA CHANNEL  
SCALE: NTS

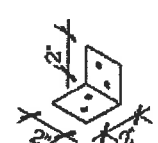


THICKNESS = 18GA / 14GA

4.25" X 1.5" X 18GA / 14GA HAT CHANNEL  
SCALE: NTS



THICKNESS = 14GA



THICKNESS = 14GA

MANUFACTURED BY:



2200 North Gran  
Muncie, IN  
Tel: 1-800-7  
Fax: 1-785-2

ENGINEERED BY:



AAA ENGINE  
CIVIL & STRUCTURAL

6063 Resurrection Place • Ft. Worth, TX 76116-4153 • Fax: 1-785-219-1993  
www.aaa-engine.com

## DRAWING INFO

PROJECT: 24'-0" WIDE  
LOCATION: STATE OF TX  
PROJECT NO.: 034-20-C  
SHEET TITLE:

## SCHEDULE MEMBER SE

SHEET NO.: 2 / 11

DRAWN BY: AW

CHECKED BY: OAA

## LEGAL INFO

- ANY DUPLICATION OF THIS OR PART IS STRICTLY FORBIDDEN. A SE PROSECUTED UNDER THE FLA - CRIMINALS VALID UP TO 1 YEAR

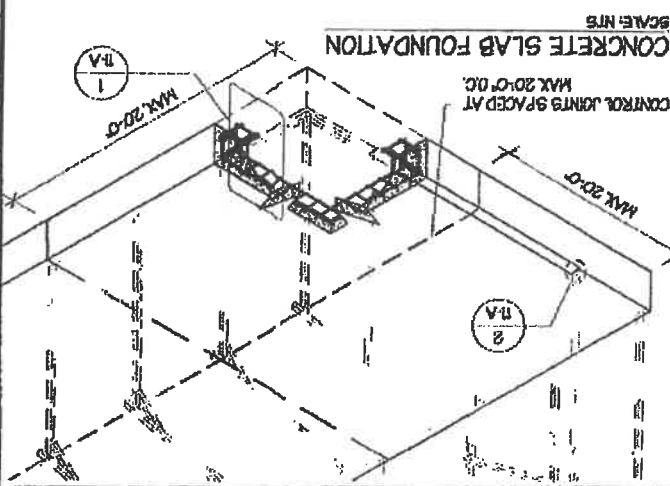
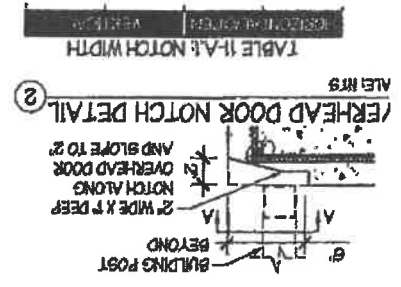
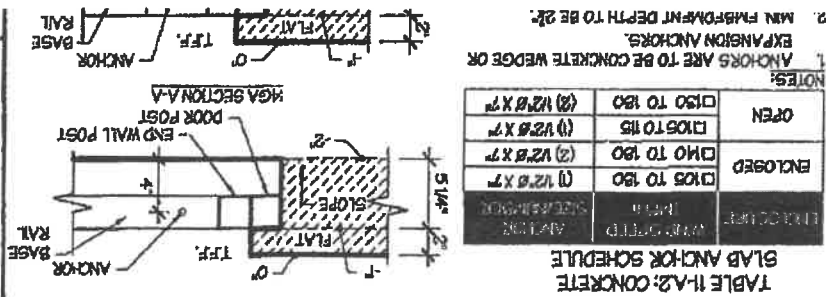
**LEGAL INFORMATION**  
 CHECKED BY: OAA DATE: 1/15/16  
 DRAWN BY: AW DATE: 1/15/16  
 SHEET NO.: 11-A / 11

**FOUNDATION OPTION**  
 CONCRETE SLAB

**DRAWING INFORMATION**  
 PROJECT NO.: 034-20-0073  
 LOCATION: STATE OF MICHIGAN  
 PROJECT: 24'-0" WIDE BUILDING  
 CIVIL - STRUCTURAL  
 6088 Residences West & Toledo, CLE  
 TEL: 418-288-1993 • FAX: 418-288-1994  
 WWW.AA-ENGINEERING.COM

**ENGINEERED BY:**  
 AAA ENGINEERING  
 2200 North Granville Ave  
 Muncie, IN 47303  
 Tel: 1-800-730-7808  
 Fax: 1-765-284-2686

**MANUFACTURED BY:**  
**ALL STEEL CARPORT**

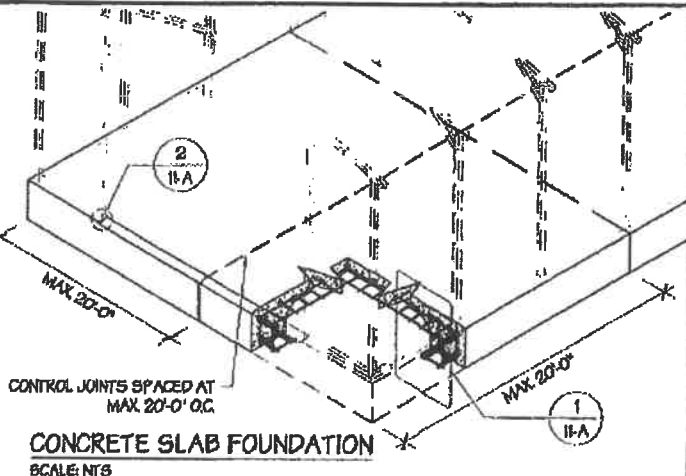


**CONCRETE SLAB FOUNDATION NOTES:**

- DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION.
- CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
- ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
- MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE 11-A.1.
- THE SIZE OF THE SLAB SHALL BE THE SIZE (WIDTH AND LENGTH) OF THE BUILDING PLUS 1/2" FOR 14GA MATERIAL AND 1" FOR 12GA MATERIAL.
- DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONCRETE STRENGTH TO BE A MIN. OF 2800 PSI @ 28 DAYS.

**CONCRETE SLAB FOUNDATION NOTES:**

- DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
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- CONCRETE STRENGTH TO BE A MIN. OF 2800 PSI @ 28 DAYS.



**MANUFACTURED BY:**  
**ALL STEEL CARPORT**

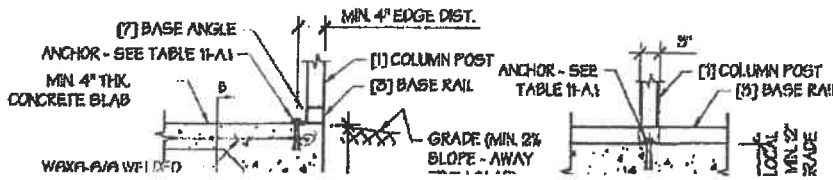
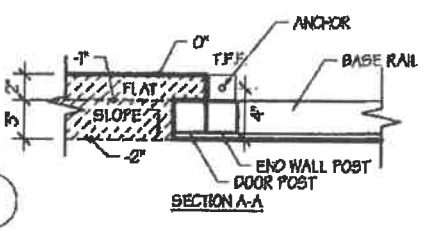
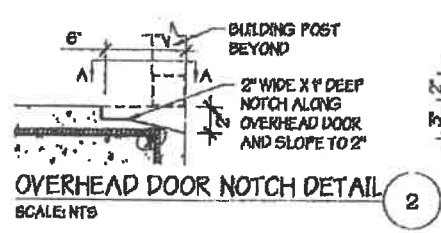
2200 North Granville Ave  
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 Fax: 1-765-284-2686

**ENGINEERED BY:**  
**AAA ENGINEERING**  
 CIVIL - STRUCTURAL  
 6088 Residences West & Toledo, CLE  
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**TABLE 11-A.1: CONCRETE SLAB ANCHOR SCHEDULE**

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE AND ANCHOR
ENCLOSED	0105 TO 130	(1) 1/2" Ø X 7"
	0140 TO 150	(2) 1/2" Ø X 7"
OPEN	0105 TO 115	(1) 1/2" Ø X 7"
	0130 TO 130	(2) 1/2" Ø X 7"

- NOTES:**
- ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
  - MIN. EMBEDMENT DEPTH TO BE 2 1/2".
  - ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.



**DRAWING INFORMATION**

PROJECT: 24'-0" WIDE BUILDING  
 LOCATION: STATE OF MICHIGAN  
 PROJECT NO.: 034-20-0073  
 SHEET TITLE: FOUNDATION OPTION CONCRETE SLAB

SHEET NO.: 11-A / 11

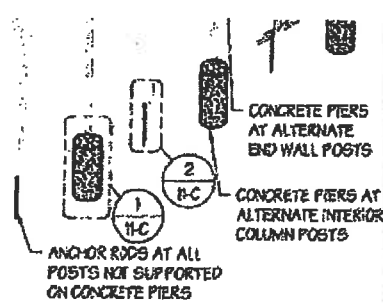
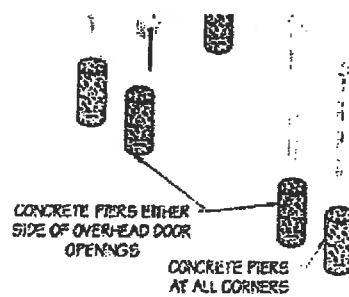
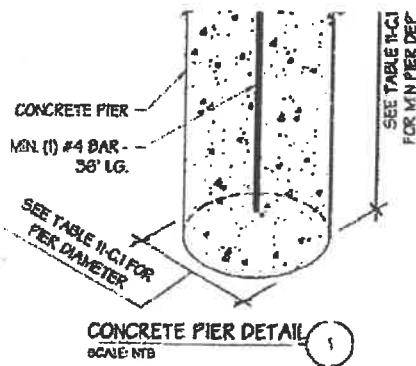
DRAWN BY: AW DATE: 1/15/16  
 CHECKED BY: OAA DATE: 1/15/16

**LEGAL INFORMATION**

- ANY DUPLICATION OF THIS DRAWING IN PART IS STRICTLY FORBIDDEN. ANYONE WHO BE PROSECUTED UNDER THE FULL EXTENT OF DRAWINGS VALID UP TO 1 YEAR FROM DATE.

**SEAL:**

STATE OF MICHIGAN  
 OMAR A. ABU-YASEIN  
 ENGINEER  
 NO.



CONCRETE PIER FOUNDATION  
SCALE: NTS

#### CONCRETE PIER FOUNDATION NOTES:

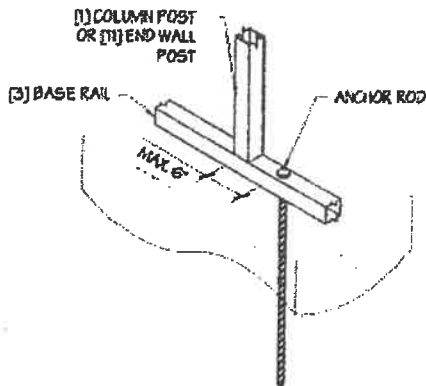
- DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE PIER FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
- CONCRETE PIERS SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
- TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST WITH A PIER.
- ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
- MIN. NUMBER OF CONCRETE ANCHORS PER POST WITH A PIER SHALL BE AS SHOWN IN TABLE 11-C2
- TWO ANCHORS AND A PIER ARE REQUIRED AT DIAGONAL BRACING LOCATIONS WHEN REQUIRED.
- ALL POSTS NOT SUPPORTED ON CONCRETE PIERS SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. THREADED ROD. RODS WILL HAVE A PRE-FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
- PIERS SHALL BE FORMED BY DIGGING A HOLE OF THE SAME SIZE AS THE PIER ON LEVEL GRADE AND FILLING IT WITH CONCRETE. THRD. ROD ANCHORS SHOULD BE DROPPED INTO THE PIERS PRIOR TO POURING THE CONCRETE.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONCRETE STRENGTH TO BE A MIN. OF 2500 PSI @ 28 DAYS.

#### TABLE 11-C2: ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	105 TO 130	(1) 1/2" X 7"
	140 TO 160	(2) 1/2" X 7"
OPEN	105 TO 115	(1) 1/2" X 7"
	130 TO 160	(2) 1/2" X 7"

#### NOTES:

- ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
- MIN. EMBEDMENT DEPTH TO BE 2 1/2".
- ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.



ANCHOR ROD INTO SOIL DETAIL  
SCALE: NTS

TABLE 11-C1: CONC. PIER SCHEDULE

WIND SPEED (MPH)	MIN. PIER SIZE
105 TO 130	24" X 36"
140 TO 160	24" X 42"
165 TO 180	24" X 48"

Muncie, IN 47:  
Tel: 1-800-730-  
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ENGINEERED BY:



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6063 Remembrance Place • Toledo,  
IN 46192  
Tel: 419-292-1580 • Fax: 419-292-1581  
www.a-a-engineer.com

#### DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUI  
LOCATION: STATE OF MICH  
PROJECT NO.: 034-20-007  
SHEET TITLE: FOUNDATION OF 1  
CONCRETE PIE

SHEET NO.: 11-C / 11

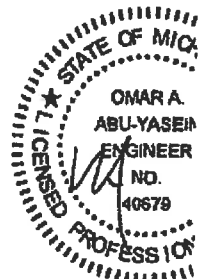
DRAWN BY: AW DATE:

CHECKED BY: OAA DATE:

#### LEGAL INFORMATION

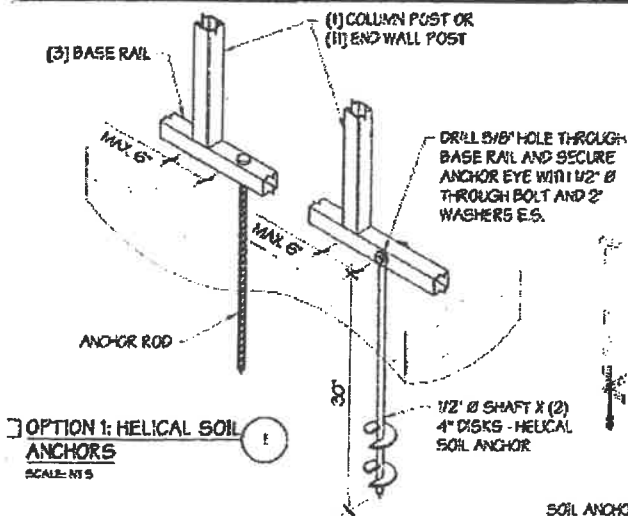
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- DRAWINGS VALID UP TO 1 YEAR FROM

SEAL:



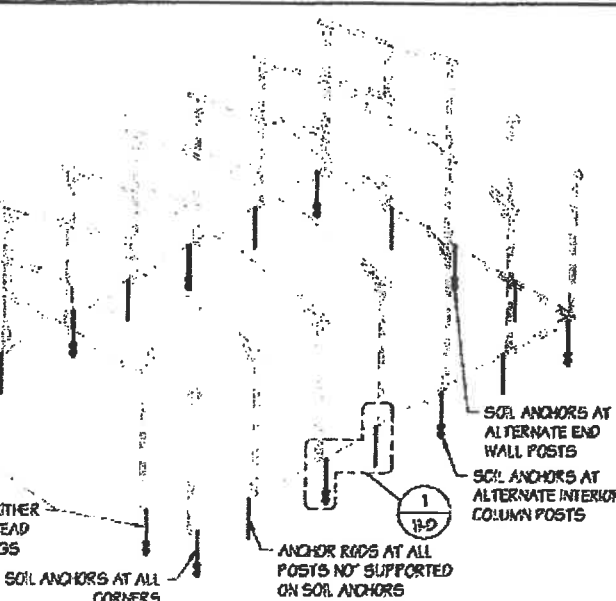
DATE EXPIRED: 10/31/202

DATE SIGNED: FEB 01 21

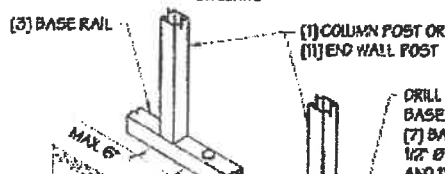


#### SOIL FOUNDATION NOTES:

- DESIGNS SHOWN ON THIS SHEET ARE FOR SOIL ANCHOR FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
- SOIL ANCHORS (HELICAL OR ROCK/ASPHALT) SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS, ON POSTS WITH DIAGONAL BRACING IF REQUIRED, AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
- HELICAL ANCHORS ARE TO BE USED ONLY IF THE DRIVING TORQUE INTO THE GROUND IS 100 FT-LB OR GREATER. MANUFACTURER IS NOT RESPONSIBLE



SOIL FOUNDATION  
SCALE: NTS



MANUFACTURED BY:



2200 North Granville  
Muncie, IN 47:  
Tel: 1-800-730-  
Fax: 1-765-284-

ENGINEERED BY:



A.A. ENGINEER  
CIVIL-STRUCTURAL  
6063 Remembrance Place • Toledo,  
IN 46192  
Tel: 419-292-1580 • Fax: 419-292-1581  
www.a-a-engineer.com

#### DRAWING INFORMATION

PROJECT: 24'-0" WIDE BUI  
LOCATION: STATE OF MICH  
PROJECT NO.: 034-20-007  
SHEET TITLE: FOUNDATION OF 1  
SOIL ANCHOR

SHEET NO.: 11-D / 11

DRAWN BY: AW DATE:

CHECKED BY: OAA DATE:

#### LEGAL INFORMATION

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- DRAWINGS VALID UP TO 1 YEAR FROM

Accessory Building Inventory 2010-2021 (4/20/21)

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	Dykhous	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
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

Accessory Building Inventory 2010-2021 (4/20/21)

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	Koetjie/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
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500

Accessory Building Inventory 2010-2021 (4/20/21)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg				2,186	11.55	3,571
Avg ARC				2,300	17.48	2,809
Avg FP				1,857	6.95	2,483
Avg PUD				1,786	3.16	3,603
Avg R1				2,098	6.47	4,588

## STAFF REPORT

STAFF REPORT: Case #21-3638/Davis Flia Construction  
REPORT DATE: June 14, 2021  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: June 21, 2021  
PREPARED BY: Brian Hilbrands, Planner

### APPLICANT:

Davis Flia Construction, LLC, Juan Davis  
350 Collindale Ave NW  
Grand Rapids, MI 49504

### STATUS OF APPLICANT:

Contractor

PROPERTY ADDRESS: 6541 60<sup>th</sup> St SE, Grand Rapids, MI 49512

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: Between 60<sup>th</sup> St and M-6, west of Thornapple River Dr

PARCEL SIZE: Approximately 14.7 acres

EXISTING LAND USE  
ON THE PROPERTY: Residential

ADJACENT AREA  
LAND USES: E,S - Residential  
W – Agriculture and Open Fields  
N – M-6

ZONING ON  
ADJOINING PARCELS: N,E,W – ARC  
S – Caledonia Township

### STAFF COMMENTS:

1. The applicant is requesting permission to construct an accessory building on the property. The building will be 40' x 100' (4,000 sq ft).



2. The plans show that the building will be 16'7" tall as measured to the midpoint of the roof. When measuring the building it looks like the height might be closer to 18', but both heights require the same setback.
3. This requires a minimum of a 40-foot setback to the side and rear property lines. The applicant shows a setback of over 300' to the nearest side property line, and even further to the rear property line. The building will also have to be at least 10' from any other building, and it is shown to be 12' from an existing accessory building.
4. With over 6 acres the applicant is permitted to have three accessory building on the property. This will be the second accessory building.
5. The applicant has indicated that the building will be used for storage for recreational vehicles and a boat, as well as a space to maintain them.
6. The size of the building is larger than normal for the area. However, the parcel is also larger than normal.
7. The building is planned to have shingled roofing and aluminum siding. This is normal for the area.
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 recreational vehicles and a boat.
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have aluminum siding and shingled roofing.
The size of the building in relation to the house, lot and zoning district.	The property is about 14.7 acres and the home has about 2,905 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.

**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, accessory building inventory



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: DAVIS FLIA CONSTRUCTION, LLC JUAN DAVIS  
Address: 350 COLLINGDALE AVENUE, NW  
City & Zip Code: GRAND RAPIDS, MI 49504  
Telephone: 616-813-5195  
Email Address: judat7@comcast.net

**OWNER: \* (If different from Applicant)** Name: Y VINH HUA  
Address: 6541 60th STREET, SE  
City & Zip Code: GRAND RAPIDS, MI  
Telephone: 616-301-5587  
Email Address: yhua282@gmail.com

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

- |  |  |
|--|--|
| <input type="checkbox"/> Administrative Appeal         | <input type="checkbox"/> Administrative Site Plan Review |
| <input type="checkbox"/> Deferred Parking              | <input type="checkbox"/> P.U.D. - Rezoning *             |
| <input 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:\*\*

INSTALL 40'x100' BARN 6' FROM EXISTING BUILDING

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY\*\*:

- STORAGE & MAINTENANCE OF RECREATIONAL EQUIPMENT
- ROOF WILL MATCH EXISTING HOUSE
- SIDING MATERIAL WILL BE ALUMINUM

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 33-300-036

ADDRESS OF PROPERTY: 6541 60th Street SE

PRESENT USE OF THE PROPERTY: RESIDENTIAL

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.)

Yuan J - YVINTHUA  
Owner - Print or Type Name  
(\*If different from Applicant)

JUAN DAVIS  
Applicant - Print or Type Name

\* 5/18/21  
Owner's Signature & Date  
(\*If different from Applicant)

Juan Davis 5.18.2021  
Applicant's Signature & Date

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



Flight Date:  
April 2020

41-19-33-300-030  
6541 60th St SE

April 16, 2021



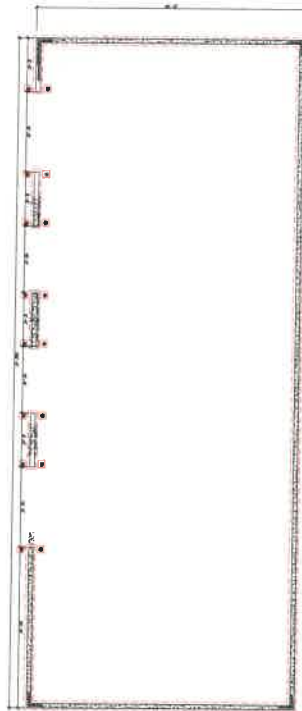
This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy and should be verified through other means.



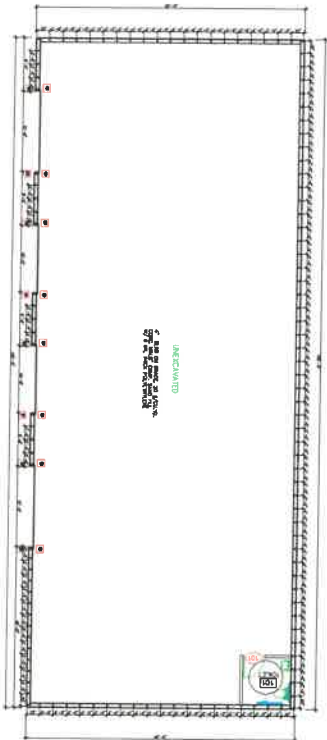
Kent County Bureau of Equalization  
Property Description & Mapping Division

1 inch equals 200 feet

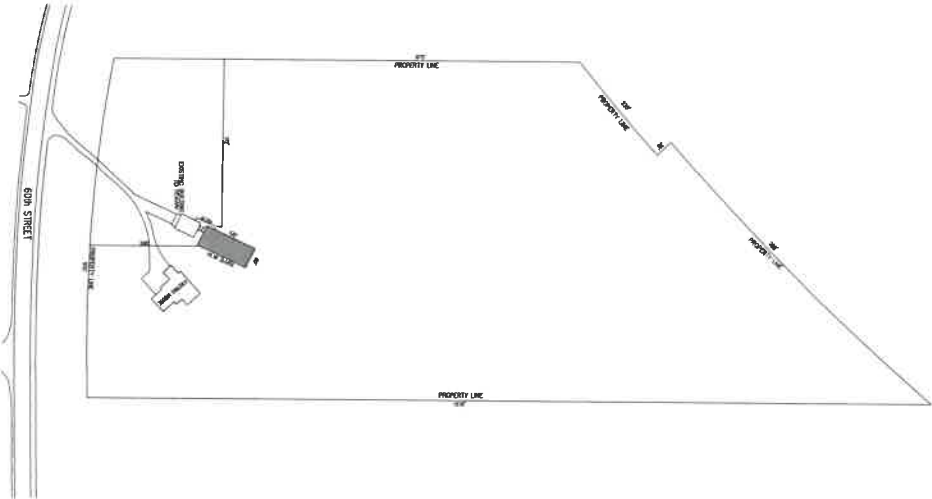




3 FOUNDATION PLAN  
SCALE: 3/8" = 1'-0"



2 FLOOR PLAN  
SCALE: 3/8" = 1'-0"



1 SITE PLAN  
SCALE: 1" = 100'-0"

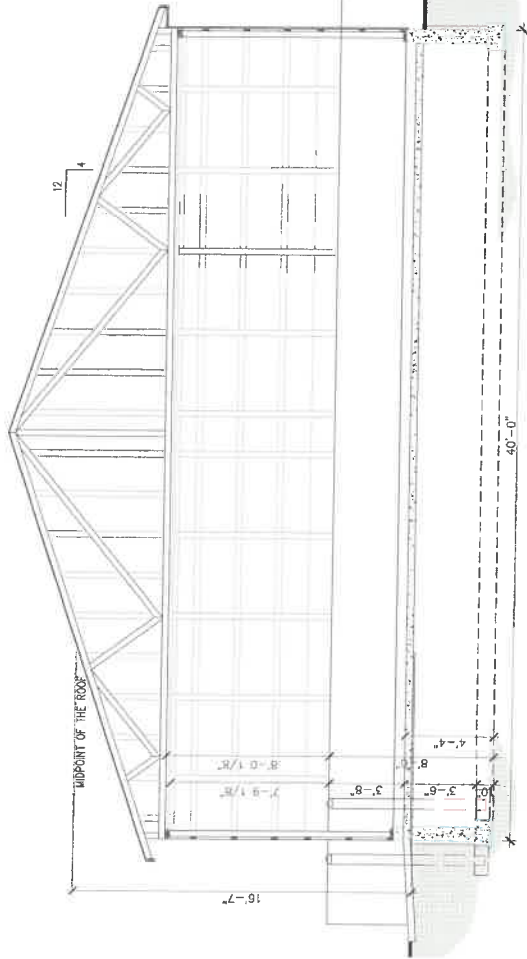
ACCESSORY STRUCTURE  
6541 60th Street  
Grand Rapids, MI  
PLOT PLAN & FLOOR PLAN

SHEET NO  
1

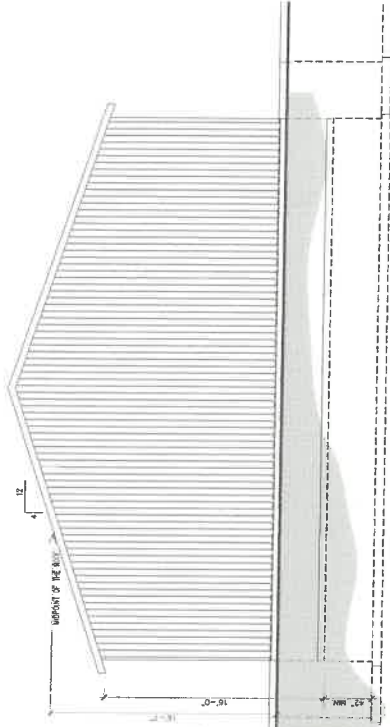
APPROVED BY  
DATE  
PROJECT NO.

ALLA CONSTRUCTION  
2000 GRAND RAPIDS, MI  
(616) 853-7975  
info@allaconstruction.com

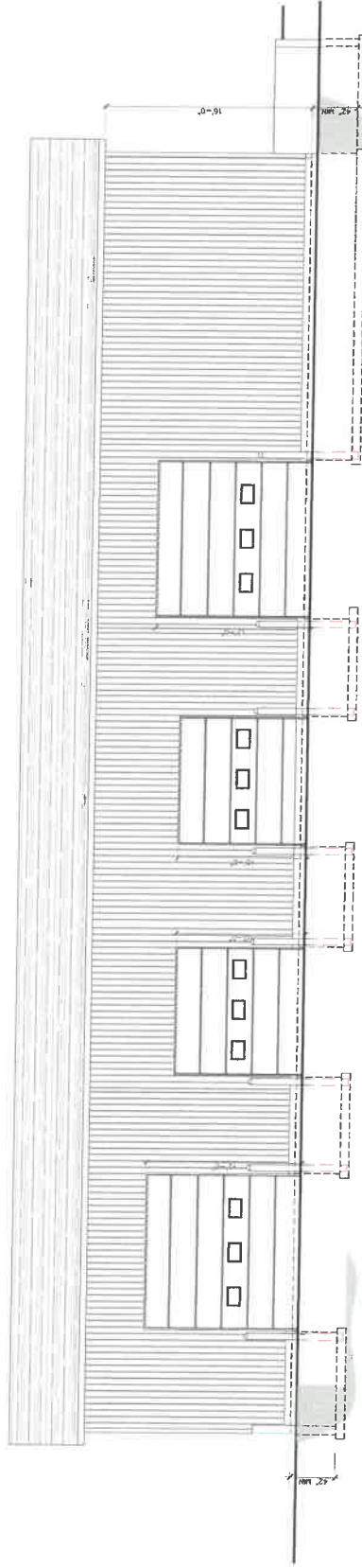
DATE	6-7-2020	DATE	6-12-2020
DESIGNED BY	J. DAVIS	CHECKED BY	J. DAVIS
CAD OPERATOR	J.D.	DATE	6-29-2021
CONVERTED BY	J. DAVIS		



3 BUILDING SECTION  
SCALE: 3/8"=1'-0"



2 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



1 EAST ELEVATION  
SCALE: 1/4"=1'-0"

ACCESSORY STRUCTURE  
6541 60th Street  
Grand Rapids, MI  
ELEVATION

SHEET NO.  
2

DATE: 10-10-2020  
DRAWN BY: J. COOPER  
CHECKED BY: J. COOPER  
PROJECT: 6541 60th Street  
ACCESSORY STRUCTURE  
ELEVATION

PROJECT: 6541 60th Street  
ACCESSORY STRUCTURE  
ELEVATION  
DATE: 10-10-2020  
DRAWN BY: J. COOPER  
CHECKED BY: J. COOPER

DATE: 10-10-2020  
DRAWN BY: J. COOPER  
CHECKED BY: J. COOPER  
PROJECT: 6541 60th Street  
ACCESSORY STRUCTURE  
ELEVATION



Accessory Building Inventory 2010-2021 (4/20/21)

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	Dykhous	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
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



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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
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## Memo

**TO:** Steve Peterson – Cascade Charter Township Planner

**FROM:** Michael L. Berrevoets, PE

**DATE:** June 11, 2021

**PROJECT NO.:** 181734

**RE:** Burton Street Pathway over I-96

---

Information regarding the estimated cost for the Burton Street pathway and bridge over I-96.

In 2018 the Township and Kent County Road Commission (KCRC) partnered to pursue grant funding for the Burton Street pathway extension and bridge over I-96. Fishbeck provided estimated costs for the pathway portion and the KCRC provided an estimated cost for a prefabricated bridge section, based on some of their past project costs. The original construction estimates were between 1.9 and 2.1 million dollars, with \$1.29 million in TAP grant funding and the remainder being the Township match. The current cost estimate, which was presented to the Township Infrastructure committee on May 5, 2021 is approximately \$3.1 million dollars.

As a project progresses and more information is gathered, the design is refined and construction cost estimates (Engineer's Opinion of Probable Cost) are updated to reflect the current expected construction scope.

In this case, there are some major items that have resulted in the estimated construction cost increase. Those items are as follows:

1. The largest contributor to the estimated cost increase is the very poor soils that are present at the bridge abutment locations. As part of the design process (after the original cost estimates were prepared for the grant), soil borings were taken at the abutment locations to determine type of soil and bearing capacity. Borings had to be drilled to approximately 150' to gather the information needed. The poor soils in this location will require additional piles (steel beams driven into the ground) and additional depth of those piles to achieve the bearing capacity to support the bridge abutments and bridge. In this case, there needs to be 32 piles driven approximately 110' in depth at each abutment location to support the bridge. This is more than could have been predicted would be needed in this location to support a pedestrian bridge.
2. The soils in this location are also susceptible to settlement. This requires that the abutment area on both sides of I-96 be "pre-loaded" with embankment before the bridge construction may begin. This involves bringing in soil (13,000 cubic yards) and placing it in the area of the abutments to increase the load on the underlying soil to cause settlement to occur before construction begins. This is not typically required but is necessary in this case to prevent settlement and potential damage to the bridge after construction is complete. This is another step and material handling effort for the contractor.
3. Another large anticipated increase in construction cost is due to the addition of a large retaining wall on the west side of the proposed pedestrian bridge at the Right-of-Way line, where the MDOT Right-of-Way borders 4870 Burton Street SE. Due to the minimum height requirements of a pedestrian bridge over the interstate (I-96), the pedestrian pathway was required to be over 20' higher than the existing ground as it met the west side of the pedestrian bridge. The property owner of 4870 Burton Street SE would not allow any grading to be performed on his property, which forced the construction of a large retaining wall to keep all construction

activity in the public Right-of-Way. This retaining wall ended up being nearly 200' long and 18' tall in some locations. We have attempted to identify and design the most cost-effective wall type for this location. The property owner refused to negotiate, and all attempts to obtain permission for grading on his property were unsuccessful. As with all our pathway design, the original design assumes property owner participation with easements if it is the best, most efficient design. If that is not possible alternatives must be developed that may have additional costs.

4. Finally, the original estimate was prepared over 3 years ago. While there is always some expectation that construction prices will increase over time, the price increases recently have been exceeding that expectation. There was also some disruption to the 2020 construction season with projects being delayed until later in 2020 or in 2021. Lastly, bid prices have been coming in higher as contractors are busy, can't find additional help, and price in supply chain disruptions. As of right now, it is impossible to know if this trend will continue or stabilize soon.

In summary, the proposed pathway is placed in its designed location to minimize the amount of fill required, and the pedestrian bridge was designed to meet all bridge design guidelines without being overly decorative in a way that would increase costs. The increase in the cost estimates over the life of the project was due to changes added to counter unforeseen circumstances, namely the increase in elements required for abutment design, the preloading embankment, the large retaining wall, and an overall increase in construction labor and materials. The estimates are prepared by identifying the project quantities and then utilizing recent average bid prices that MDOT is receiving on projects. The actual construction cost of the project can only be determined when bids are received on the project.

By email

Copy: Gregory P. Whittle, PE – Fishbeck

**Rules of Conduct  
For  
The Cascade Charter Township Planning Commission**

**1. POLICY AGAINST “EX PARTE” COMMUNICATIONS.**

Planning Commission Members (“members”) should avoid outside contact with applicants, developers, applicants/developer’s representatives (including planners or attorneys or interested neighbors regarding matters before the Planning Commission.

- a. The Planning Commission must act as a board and not as individual members. Advisory opinions should not be given.
- b. “Ex Parte” communication (i.e., outside of public Planning Commission meetings or hearings) by individual members of the Planning Commission with applicants, developers, applicant’s/developer’s representative or interested neighbors in person, by telephone or by visits are to be avoided, except for limited necessary contact during fact-finding site visits.
- c. Site visits – Individual members shall view sites only if they can do so without any unnecessary contact with the applicant, developer, applicant’s/developer’s representatives or interested neighbors and with the specific purpose of gathering physical facts and/or data.
- d. If a member is contacted by an applicant, developer, applicant’s/developer’s representative or an interested neighbor, the member shall promptly inform the party that he or she should not discuss the matter or have any contact whatsoever outside a Planning Commission hearing or meeting except for site visits. The member shall then immediately inform the party that they are welcome to come to Planning Commission meetings to discuss their views, wishes, etc., or to put their concerns in writing with a copy sent to the Chairperson of the Planning Commission.

**2. MEMBER DISCLOSURE**

In order to maintain public trust and ensure fairness, each Planning Commission member shall publicly disclose at the Planning Commission hearing or meeting involved any of the following:

- a. If the Planning Commission member is related to an applicant, developer, applicant’s/developer’s representative or any party involved.
- b. If the Planning Commission member is (or has been) in business or financially connected with the applicant or parties involved

- c. If the Planning Commission is a close friend of the applicant or parties involved.
- d. If the Planning Commission member has an unavoidable bias regarding the matter and could not be fair.

### **3. CONFLICT OF INTEREST**

- a. A member should remove himself/herself from the hearing, discussions and decision –making process if the member has a conflict of interest or a potential conflict of interest involving the situation at hand as a conflict of interest is defined by Michigan law.
- b. While not required to do so, where a member of the Planning Commission has an actual or potential conflict of interest, it is often best if he/she move from the place where the full Planning Commission or Planning Commission subcommittee is sitting and go sit in the audience or leave the room until the matter is over. Physical removal often minimizes any public perception that the member with any conflict or potential conflict of interest is unduly influencing his or her fellow members of the Planning Commission by the member's physical presence.
- c. If a member has abstained from a matter due to a conflict or potential conflict of interest, that member has the right to voice his or her opinion at a meeting or hearing of the Planning Commission as a member of the audience. If a Planning Commissioner has a conflict or potential conflict of interest that member shall be treated as an interested party and shall be bound by the requirements of Section 1 above. The Planning Commissioner shall not have any contact with other Planning Commissioners regarding the matter except as otherwise permitted in Section 1 hereof.
- d. A Planning Commissioner shall not represent any applicant, developer, neighbor or party directly interested in a matter before the Planning Commission. Except as otherwise prohibited by law, a Planning Commissioner's employer, fellow employee, or partner may represent a party appearing before the Planning Commission. But in such case the Planning Commissioner involved shall be deemed to have a conflict of interest, shall publicly disclose the situation, and shall remove himself/herself from the proceedings as required by Paragraph 3.a. hereof.
- e. All Planning Commissioners should strive not to place themselves in situations where there would be even an appearance of impropriety or become involved in a hearing, discussion, or decision-making process before the Planning Commission which would place that member in a potential conflict of interest situation.

