

AGENDA
Cascade Charter Township Planning Commission
Monday, November 8, 2021
7:00 pm
2870 Jacksmith Ave

Public may access the meeting via video conference software Zoom
<https://us02web.zoom.us/j/85497333310>

Meeting ID: 854 9733 3310
By Phone: +1 929 205 6099

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Disclose any Conflict of Interest**
- ARTICLE 5. Approve the Minutes of the September 13, 2021 Meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.
(Comments are limited to five minutes per speaker)**
- ARTICLE 7. Case #21-3632/Gole Dental Properties
Public Hearing
Property Address: 3636 Kraft Ave
Requested Action: The applicant is requesting preliminary plan approval to amend the existing P.U.D. to permit a dental office.**
- ARTICLE 8. Case 21-3677/Elliott
Public Hearing
Property Address: 6870 48th St
Requested Action: The applicant is requesting approval of a Special Use Permit for an accessory building over 832 sq ft.**
- ARTICLE 9. Case #21-3669/John Rabideau/Cascade Roadhouse
Property Address: 6817 Cascade Rd
Requested Action: The applicant is requesting site plan review for a new 480 square foot covered structure.**
- ARTICLE 10. Election of Officer - Secretary**
- ARTICLE 11. Old Business**
- Update from Roundhill Subcommittee
- ARTICLE 12. Any Other Business**
- Draft 2022 Meeting Schedule
 - Lowell Charter Township Draft Master Plan
- ARTICLE 13. Adjournment**

Meeting format

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

Minutes
Cascade Charter Township
Planning Commission
Monday September 13, 2021
7:00 P.M.
2870 Jacksmith Ave SE

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

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member Moxley to approve the current Agenda. Supported by Member Deering. Motion carried 7 to 0.

ARTICLE 4. Disclose any Conflicts of Interest

There were none.

ARTICLE 5. Approve the Minutes of the August 16, 2021 Meeting.

Motion was made by Member Deering to approve the Minutes of August 16, 2021. Supported by Member Noordyke. Motion carried 7 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak to non-agenda items.

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

ARTICLE 7. Case #21-3659/Lange

Property Address: 9205 28th St

Requested Action: The applicant is requesting approval of a Special Use Permit for an accessory building over 832 sq ft.

Planner Brian presented the case. He said that the applicant is requesting to build an accessory building that is 40x30ft with a 40x10ft lean-to for a total of 1600sq ft. The height is 13 ft measured to the mid-point of the roof. This requires setback of 10 ft to side property line and 25 ft to the rear. They're showing a setback of nearly 200 ft to the nearest side line and a setback of 30 ft to the rear, so they are meeting all requirements on that. The property is allowed to have a total of two accessory buildings and this would be the second building on it. Applicant intends to use the building for storage of vehicles and lawn equipment. It is composed of painted steel roofing and siding which is common for agriculturally zoned areas in the township and the size of the building is normal for the lot size and zoning district. The applicant appears to meet our standards

for an accessory building and staff recommend approval with two conditions. The first being that in addition to the building being in compliance with all other zoning regulations, it is not being used for living space or to run a business, and the second being any outdoor lighting meets our regulations.

David Lane, address 9205 28th St, is the applicant. Their garage is currently filled with things to take care of the property, which is what they would like to move to the accessory building. The building will be completely out of view for the neighbors as they own 3.43 acres of land and it is surrounded by woods. The lighting will only be spotlights in the ground that are on a timer and motion activated so there will not be light pollution. David Lane does not have any plan to run a business. This will not be in conflict with his septic system.

Motion was made by Member Moxley to go to public hearing. Supported by Member Deering.

There was no one who wished to speak.

Member Noordyke motioned to close public hearing. Supported by Member Moxley.

Member Meurlin asked where the building would be on the site in relation to the site map. Planner Brian explained that there is a small shed existing to the south of the home and this proposed building would be even further to the south. Member Meurlin asked how far the building would be to the east and Planner Brian said that it was 30 ft to the east property line. Member Meurlin then asked if there was any other house in that direction and Planner Brian confirmed that there was not. Chairman Rissi explained that if you go from the east property line, the first thing you would hit would be water at 670ft to the east. Member Meurlin mentioned that someone does own the property to the east though and Chairman Rissi confirmed that someone does own the property but the house is at the end of the street and is actually to the north west of the building and over 700 ft away.

Motion was made by Member Noordyke to approve the special use permit with the conditions listed by staff of not using the building as living space or to run a business out of and any outdoor lighting must meet township regulations. Supported by Member Korstange. Motion carried 7 to 0.

ARTICLE 8. Case #21-3664/Eggleston

Property Address: 9091 36th St

Requested Action: The applicant is requesting approval of a Special Use Permit for an accessory building over 832 sq ft.

Planner Brian presented the case. He said that the building is 30x40 with a 40x12 lean for 1680 total sq ft. It will have a height of 17ft measured to the midpoint requiring a setback of 40 ft to the side and rear property lines. They show a setback of 98 ft to the nearest side property line and a setback to the rear of approximately nearly 500 ft. The

applicant recently had a lot split approved to move from three parcels down to two parcels. The lot the applicant will be living on is 9 acres and the applicant still needs to get the lot split recorded and file the required papers before a building permit can be issued. The property is permitted to have three accessory buildings and this will be the third building on the property. They indicated that they intend to use the building for storage of an RV and popup camper. The building will be composed of steel roofing and siding. The size of the building is normal for the lot size and zoning district that it is in. The applicant appears to meet our standard for an accessory building. Staff recommend approval with three conditions. The first being that in addition to the building being in compliance with all other zoning regulations, it is not being used for living space or to run a business. The second is that the outdoor lighting meets regulations and the third is that the lot split must be recorded with the county.

Member Meurlin clarified that the previous approval was called a 'lot split' even though it was actually the merging of multiple lots. Planner Brian agreed that this was the case. There was then clarification as to how the lots were being split and where the lines would end up, as well as topographic clarifications.

A point of order was made by Member Noordyke requesting staff begin numbering the pages of the meeting packet so it is easier to reference specific pages. Planner Brian stated that that could be done going forward.

Member Noordyke asked if the applicant would be eligible for this Special Use Permit if the lot split didn't occur. Planner Brian said they would not be able to as the building would have been on a different plot than the home. Chair Rissi agreed and said that the previously approved lot split was actually bringing the property more into compliance.

Member Korstange clarified that the lot split was approved and need to be filed. Planner Brian said the lot split was approved by staff and the applicant just had to file the paperwork with the county. To meet the requirements for the Special Use Permit, the applicant needs to first file the lot split paperwork.

Motion by Member Noordyke to move to public hearing. Supported by Member Noordhoek.

There was no one who wished to speak.

Motion by Member Noordyke to close public hearing. Supported by Member Noordhoek.

Motion by Member Noordyke to approve the application with the following requirements: the building is not used for living space or a business, the lighting meets township regulations, and before a building permit is issued, the paperwork for the lot split is filed. Supported by Member Deering.

Motion carried 7 to 0.

ARTICLE 9. Old Business

Thornapple Point Stormwater: Planner Brian referenced communication in the meeting packet about the Thornapple Point Stormwater situation. Chair Rissi said that the report was what he and Member Noordhoek noticed when they traversed the property as well as some things they hadn't noticed. Member Noordhoek asked if the resident down on Sequoia had been notified and Chair Rissi said that he tried to let them know the situation was being worked on but has not been able to reach them as of yet. Member Meurlin asked if lot six still belonged to the developers and Chair Rissi said that he wasn't aware of the lot's current status. Member Meurlin expressed concern about a drain being on top of a hill and Chair Rissi said that the notes in the packet said they were going to regrade that area. He said they were going to raise the area around the catch basin so that the water will flow into it. Member Meurlin asked if this regrading would be completed this fall. Member Deering referenced a note in the meeting packet that said, "The last we spoke with Adam it sounded like the contractor would be on site this month to complete the work." Member Meurlin requested someone check on the property, as there would not be anyone living there, to make sure the grading was corrected. Planner Brian said that staff would be checking it out with the engineer to make sure everything has been completed satisfactorily. Member Noordyke requested we get a status update at the end of October and Planner Brian agreed.

Safety Measures at Wisner Center: Chair Rissi said that he looked at the write up for safety measures at Wisner Center and it looked cut and dry to him. Member Meurlin expressed his dissent saying that it looked very unsatisfactory to him. Chair Rissi said that if the people who are calculating their risk didn't see a problem with it, neither does he. Member Meurlin said that he has a higher standard for the safety features as he does not want to pay insurance for a child falling off of the hill in question at the Wisner Center. Chair Rissi said that the grade of the hill is less steep now than when there was originally concern surrounding the hill's safety. Member Moxley said that they have put in trees and erosion control. Member Meurlin said that if Member Moxley was comfortable with it, so is he, as Member Moxley had walked the area to evaluate if he thought it looked safer.

ARTICLE 10. Any Other Business

Member Noordyke brought a resolution to the table that he had worked on with Chair Rissi and a few other committee members to commemorate Director Steve Peterson's 24 years with Cascade Township as he is now leaving for a different organization. This is something that the Planning Commission historically does when someone leaves that has been there for over 20 years. Member Meurlin, Member Korstange, and Member Noordhoek expressed that they did not feel comfortable passing this resolution, both Member Meurlin, and Member Korstange saying they would abstain. Motion was made by Member Noordyke to adopt the motion commemorating Director Steve Peterson's 24 years with Cascade Township. Supported by Member Deering. Planner Brian conducted a roll call vote. Member Noordhoek no, Member Moxley no, Member Deering yes, Member Noordyke yes, Chair Rissi yes, Member Korstange no, and

Member Meurlin no. Chair Rissi expressed that he did not feel the same way about his interactions with Director Peterson as the dissenting members and that he believed Director Peterson would be missed.

Member Korstange urged the commission to be careful when talking about other commission members or patrons that may be leaving for the winter or going out of town as it is not safe for that to be public knowledge. Chair Rissi agreed and said that the commission would work on their phrasing going forward.

ARTICLE 11. Adjournment

Motion was made by Member Noordhoek to adjourn. Supported by Member Deering. Motion carried 7 to 0. The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Brett Katsma, Secretary

DRAFT

STAFF REPORT

STAFF REPORT: Case #21-3632/Gole Dental Properties
REPORT DATE: November 2, 2021
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: November 8, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:
Gole Dental Properties
3636 Kraft Ave SE
Grand Rapids, MI 49512

STATUS
OF APPLICANT: Owner

REQUESTED ACTION: Preliminary plan approval to amend the existing P.U.D. to permit a dental office.

EXISTING ZONING OF
SUBJECT PARCEL(S): PUD 49

GENERAL LOCATION: Southeast corner of Kraft Ave and 36th St

PARCEL SIZE: Approximately 1.8 acres

EXISTING LAND USE
ON THE PROPERTY: Office – Pension Concepts, Inc.

ADJACENT AREA
LAND USES: W – Impact Collision Repair
S,E – Pepsi Bottling Group
N – Eclipse Distributing

ZONING ON
ADJOINING PARCELS: N – TI (Transitional Industrial)
S,E,W – I (Industrial)

STAFF COMMENTS:

1. The applicant is requesting Preliminary Plan Approval to amend the existing Planned Unit Development to allow for a dental office in the existing 2,500 sq ft building.
2. This was brought in front of the Planning Commission for a Basic Plan Review at the April 19, 2021 meeting. The applicant has provided the required information to proceed to the preliminary plan review.

3. The site was rezoned to PUD in 1989. It was rezoned in order to allow the existing home on the property to instead be used as office space.
4. The site is currently the location of Pension Concepts, Inc. The language in the PUD Ordinance is very specific in naming this business as the only permitted use. The language will have to be amended in order to allow for the dental office as a permitted use.
5. The developer is proposing to use the existing building for a dental office. They are also proposing slight modifications to the site. The parking lot will be slightly expanded to accommodate 12 parking spaces. This meets the minimum parking space requirements. The site plan also shows a sidewalk being added, along with additional landscaping.
6. The township engineer has reviewed and approved the plans, and their comments are included in your packet. The applicant will need to apply for and obtain several permits such as SESC and a water connection from the city before beginning construction, along with submitting a stormwater maintenance agreement to the Township.
7. The plans show a new septic system being installed to the south of the building. The applicant has received approval from the Kent County Health Department.
8. A dumpster is shown south of the building with a 6' tall enclosure to meet Township requirements.
9. The Fire Department has reviewed and approved the plans.
10. The application includes a landscaping plan that includes new plantings on the west property line along Kraft Avenue. A landscape bond in the amount of \$2,000 will be required prior to obtaining a building permit.
11. The PUD Ordinance requires a 30' greenstrip along Kraft Ave and 15' greenstrip along all other property lines. The bufferyard shown on the plans is narrower than the required width. However, what they are requesting actually slightly increases the existing bufferyard along Kraft Ave, and it also includes new plantings along that property line. The narrow bufferyard can be addressed in the PUD amendment.
12. Since there are changes being made to the lighting in the parking lot, a photometric plan will need to be submitted.
13. The applicant currently shows a proposed sign on the site plan. The sign should be located a minimum of 5' from any lot line and 25' from the edge of the pavement, which meets the requirements of the I and TI zoning districts.
14. The applicant has received approval from the Kent County Road Commission for the changes to the curb-cuts.

15. If Preliminary Plan Approval is given, then a PUD amendment will be written and brought back before the Planning Commission for a recommendation to the Township Board.

16. Standards

Section 16.03 of the Zoning Ordinance requires that a Planned Unit Development must demonstrate that:

Standard	Staff Comment
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	The property is already zoned PUD. A dental office would be consistent with the office use that was allowed previously.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment.	The proposed use would not result in an increase in the need of public services.
The proposed development shall be compatible with the General Development Plan of the Township and shall be consistent with the intent and spirit of this Chapter.	The proposed use is consistent with what has been permitted on the site.
In relation to the underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.	The proposed use should not result in an unreasonable economic impact.
The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development.	Met
The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of	Met

ownership or control, upon due notice to the Planning Director of the Township.	
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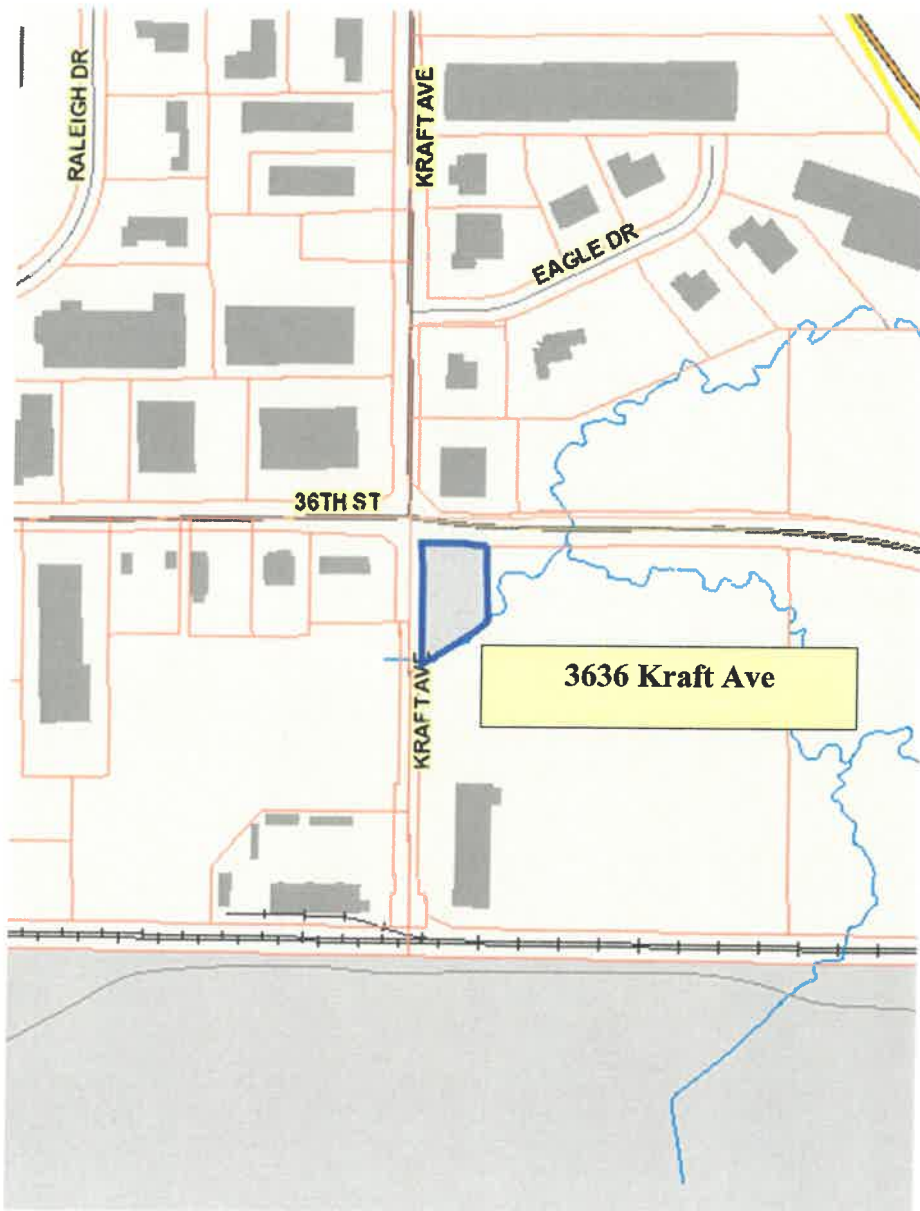
Staff Recommendation

Staff recommends approval of the preliminary plan with the following conditions:

1. The applicant complies with the Township Engineer's letter dated November 2, 2021, and all necessary permits are obtained before construction begins.
2. Record the stormwater maintenance agreement.
3. Submit a landscape bond of \$2,000.
4. A photometric plan is submitted that meets Township standards.

ATTACHMENTS:

Application
Site Plan
Township Engineer Letter
Current PUD Ordinance LeTourneau #6 of 1989



3636 Kraft Ave



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT:

Name: GOLE DENTAL PROPERTIES
Address: 121 W. WOODLAWN AVE
City & Zip Code: HASTINGS, MI 49058
Telephone: (269) 948-2244
Email Address: philgole@hotmail.com

OWNER: * (If different from Applicant)

Name: LeTourneau Trust
Address: 623-146th AVE
City & Zip Code: Caledonia, mi 49316
Telephone: 616-891-3111
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 checked="" type="checkbox"/> P.U.D. - Rezoning * |
| <input type="checkbox"/> P.U.D. - Site Condominium * | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review * | <input type="checkbox"/> Sign Variance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision Plat Review * |
| <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____ * |

** Requires an initial submission of 5 copies of the completed site plan*

BRIEFLY DESCRIBE YOUR REQUEST:**

MODIFY LETOURNEAU #6 TO ADD ONE
ADDITIONAL PARKING SPACE FOR A TOTAL
OF 13. PARKING ISLE WIDTH TO BE

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

EXPANDED FROM CURRENT WIDTH TO
25'. A SIDEWALK WILL BE ADDED
AND A HANDICAP RAMP WILL
REPLACE THE STEPS. APPLICANT WILL
USE EXISTING BUILDING FOR DENTAL OFFICE

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 20-100-011 AND 41-19-20-100-013

ADDRESS OF PROPERTY: 3636 KRAFT AVE SE, GRAND RAPIDS 49512

PRESENT USE OF THE PROPERTY: VACANT WAS PENSION CONCEPTS

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.)



Kathryn J. LeTouneau

Owner - Print or Type Name
(*If different from Applicant)

[Signature]

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

Philip D Gole DDS

Applicant - Print or Type Name

[Signature]

Applicant's Signature & Date

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

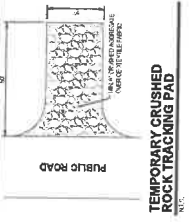
Rev. 7/24/14

JASON D GOLE DDS

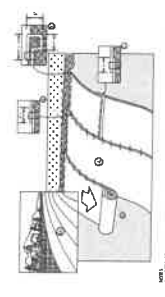
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Kathryn J. LeTouneau

Experience... the Difference



TEMPORARY CRUSHED ROCK TRACKING PAD

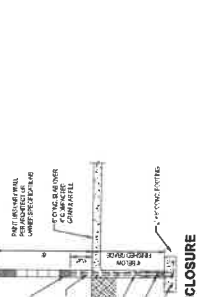


EROSION CONTROL BLANKET DETAIL

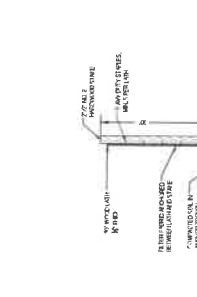
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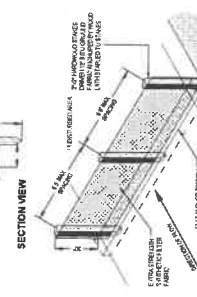
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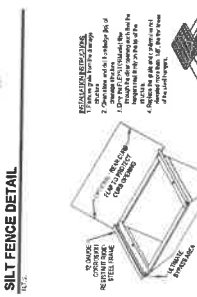
DUMPSTER ENCLOSURE 6' HIGH GATE DETAIL



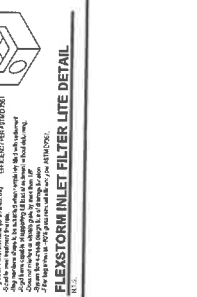
DUMPSTER ENCLOSURE 6' WALL DETAIL



CONCRETE PAVEMENT DETAIL



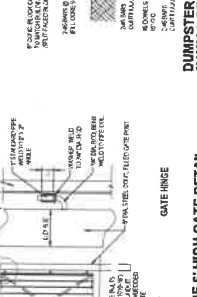
STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL



LEACHING BASIN DETAIL



STORM SEWER TRENCH AND BACKFILL DETAIL



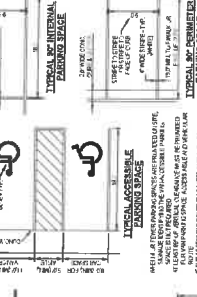
WATER MAIN TRENCH AND BACKFILL DETAIL



STORM SEWER TRENCH AND BACKFILL DETAIL



STORM SEWER TRENCH AND BACKFILL DETAIL



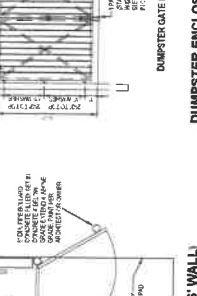
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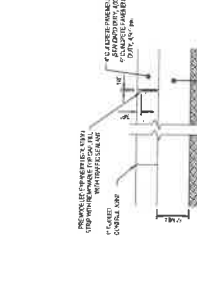
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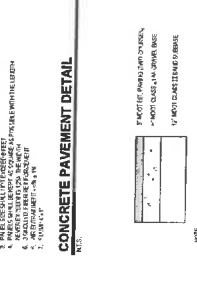
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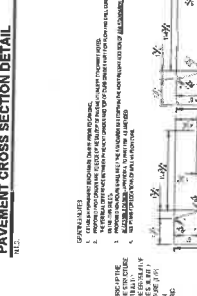
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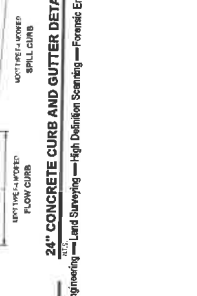
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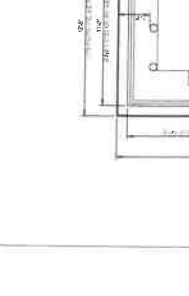
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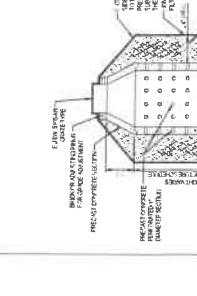
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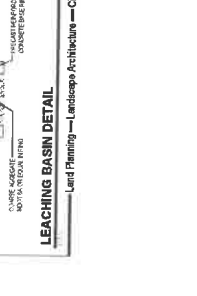
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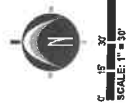
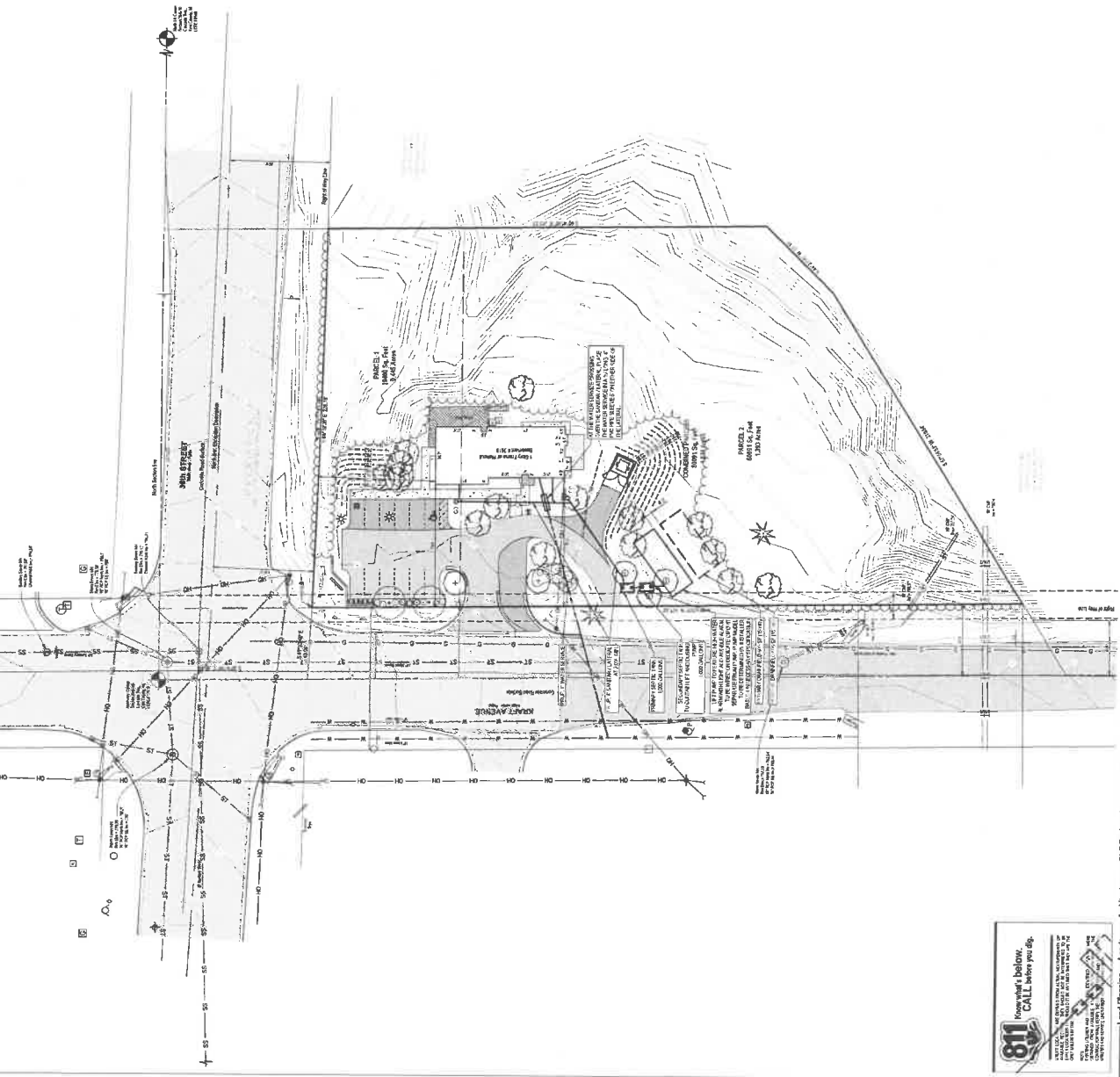


STORM SEWER TRENCH AND BACKFILL DETAIL



STORM SEWER TRENCH AND BACKFILL DETAIL

Experiences... the Difference



PROPERTY DESCRIPTIONS

ALL INFORMATION HEREIN WAS OBTAINED FROM PUBLIC RECORDS... THE CLIENT HAS BEEN ADVISED THAT THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY...

NEDERVELD logo and contact information for Grand Rapids, MI.

PREPARED FOR: Cole Dental Products, LLC, 7500 Olive Wood Drive NE, Grand Rapids, MI 49508

REVISIONS table with columns for No., Date, and Description.

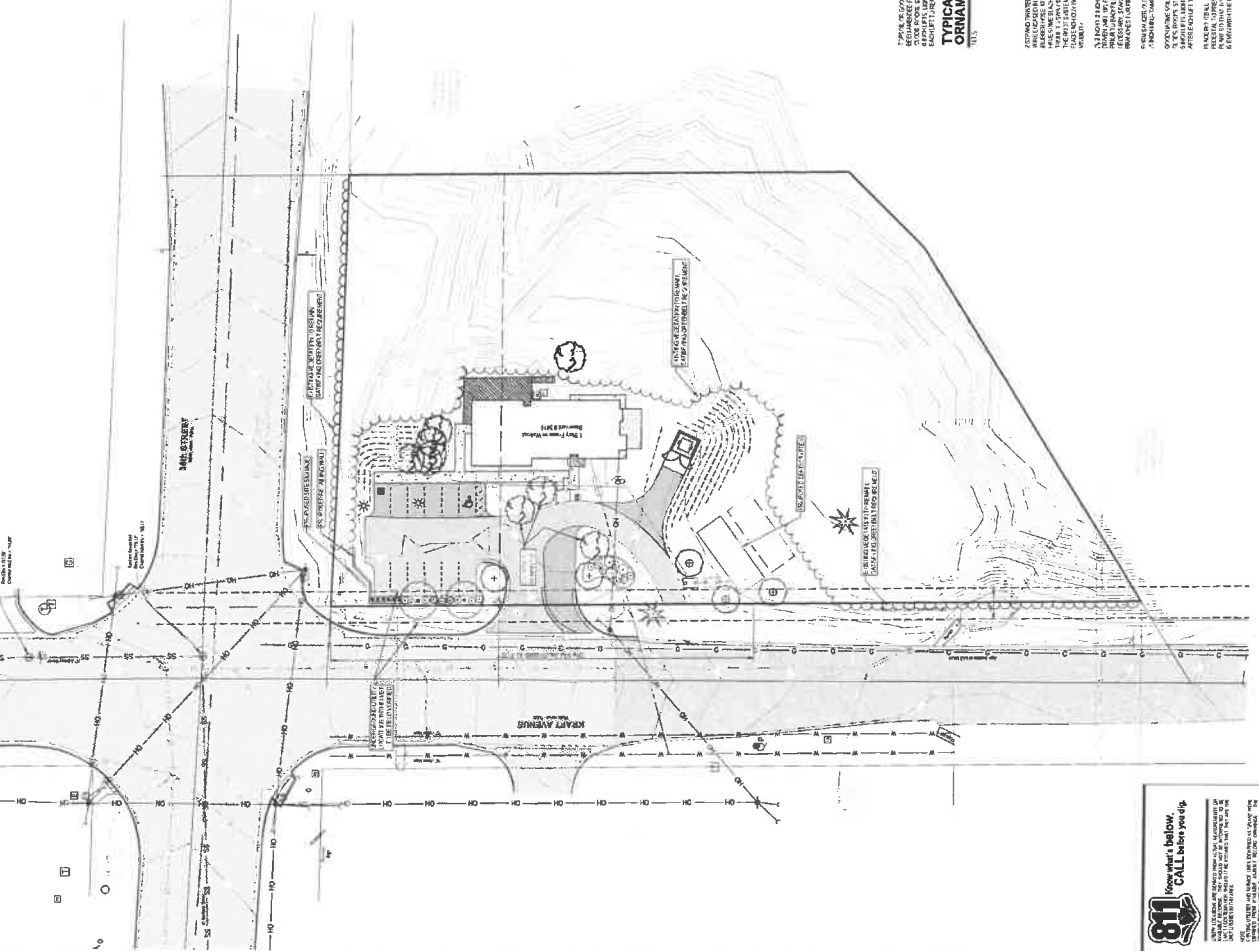
3616 & 3636 KRAFT AVE. Building Septic Tank Plan

Professional Engineer stamp for Robert J. Kasper, License No. 10024.

PROJECT NO: 21440533, SHEET NO: C-800, SHEET: 5 OF 8

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GRAND RAPIDS, MI 49506
Phone: 616.335.3900
Fax: 616.335.3901

INDIANAPOLIS
T. LOUIS

PREPARED FOR:
Cals Daniel Properties LLC
Attn: Mr. Phil Cline
7500 Olive Wood Drive NE
Grand Rapids, MI 49506

REVISIONS:

No.	Date	Description
1	11/11/2014	Issue for Review
2	11/11/2014	Issue for Review
3	11/11/2014	Issue for Review
4	11/11/2014	Issue for Review
5	11/11/2014	Issue for Review
6	11/11/2014	Issue for Review
7	11/11/2014	Issue for Review
8	11/11/2014	Issue for Review
9	11/11/2014	Issue for Review
10	11/11/2014	Issue for Review
11	11/11/2014	Issue for Review
12	11/11/2014	Issue for Review
13	11/11/2014	Issue for Review
14	11/11/2014	Issue for Review
15	11/11/2014	Issue for Review
16	11/11/2014	Issue for Review
17	11/11/2014	Issue for Review
18	11/11/2014	Issue for Review
19	11/11/2014	Issue for Review
20	11/11/2014	Issue for Review

LANDSCAPE NOTES:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND RAPIDS LANDSCAPE MAINTENANCE MANUAL. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND RAPIDS LANDSCAPE MAINTENANCE MANUAL. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND RAPIDS LANDSCAPE MAINTENANCE MANUAL.
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3616 & 3636 KRAFT AVE.
Landscape Plan

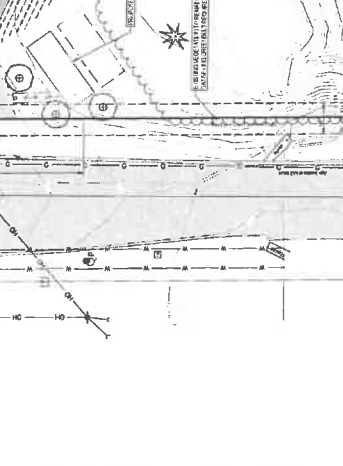
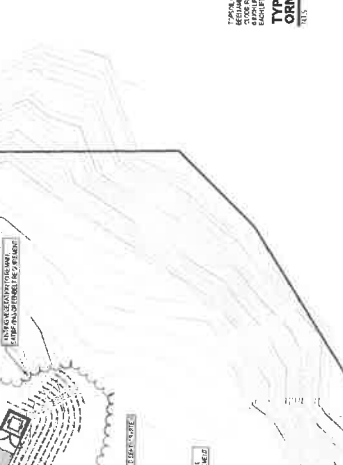
3616 & 3636 KRAFT AVENUE, GRAND RAPIDS, MI 49506
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

LANDSCAPE CALCULATIONS

LANDSCAPE AREA	LENGTH OF LANDSCAPE AREA	PLANTINGS REQUIRED	PLANTINGS PROVIDED
1. PARKING PLAZA	100' x 100'	100' x 100'	100' x 100'
2. PERENNIALS	100' x 100'	100' x 100'	100' x 100'
3. ORNAMENTAL GRASS	100' x 100'	100' x 100'	100' x 100'
4. TREE PLANTINGS	100' x 100'	100' x 100'	100' x 100'
5. SHRUB PLANTINGS	100' x 100'	100' x 100'	100' x 100'
6. PERENNIALS	100' x 100'	100' x 100'	100' x 100'
7. ORNAMENTAL GRASS	100' x 100'	100' x 100'	100' x 100'
8. TREE PLANTINGS	100' x 100'	100' x 100'	100' x 100'
9. SHRUB PLANTINGS	100' x 100'	100' x 100'	100' x 100'
10. PERENNIALS	100' x 100'	100' x 100'	100' x 100'
11. ORNAMENTAL GRASS	100' x 100'	100' x 100'	100' x 100'
12. TREE PLANTINGS	100' x 100'	100' x 100'	100' x 100'
13. SHRUB PLANTINGS	100' x 100'	100' x 100'	100' x 100'
14. PERENNIALS	100' x 100'	100' x 100'	100' x 100'
15. ORNAMENTAL GRASS	100' x 100'	100' x 100'	100' x 100'
16. TREE PLANTINGS	100' x 100'	100' x 100'	100' x 100'
17. SHRUB PLANTINGS	100' x 100'	100' x 100'	100' x 100'
18. PERENNIALS	100' x 100'	100' x 100'	100' x 100'
19. ORNAMENTAL GRASS	100' x 100'	100' x 100'	100' x 100'
20. TREE PLANTINGS	100' x 100'	100' x 100'	100' x 100'

PLANT SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY
1	Tree	1
2	Shrub	2
3	Perennial	3
4	Grass	4
5	Grass	5
6	Grass	6
7	Grass	7
8	Grass	8
9	Grass	9
10	Grass	10
11	Grass	11
12	Grass	12
13	Grass	13
14	Grass	14
15	Grass	15
16	Grass	16
17	Grass	17
18	Grass	18
19	Grass	19
20	Grass	20



November 2, 2021
Project No. 170168

Brian Hilbrands
Planner
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546

Gole Dental, 3636 Kraft Avenue
Site Plan Review

Dear Brian:

We have reviewed the site plan for Gole Dental located at 3636 Kraft Avenue, prepared by Nederveld. The current site plan and the basis of this review are dated October 7, 2021. The proposed project includes a parking lot expansion, stormwater improvements, new water service, septic and drain field. The existing parking lot will be expanded by six parking spaces, an enlarged drive entrance, and new dumpster enclosure. The site is in the Thornapple River watershed, sub-drainage district Burger 2.

Stormwater and Drainage

Flood Control

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the stormwater drainage characteristics of the site. The site is in Stormwater Management Zone B, which requires detention of the 25-year storm event and a direct connection (overland or underground) of the 100-year storm event, or detention of the 100-year storm event.

Stormwater detention is provided for with a new leaching basin located at the northeast end of the parking lot. The leaching basin and parking lot grading is designed to collect stormwater runoff from the increase in impervious area of the parking lot. The applicant provided a soil boring and stormwater infiltration test at the location of the new leaching basin. The boring indicated soils are fine sand to a depth of 10 feet. The infiltration test result was 45 inches per hour. The existing soils are suitable for stormwater infiltration. The proposed stormwater management design is in accordance with the Township SWO.

Water Quality Control

The SWO requires the first 0.5 inch of stormwater runoff be detained and released over a 24-hour period. The stormwater management design will collect all runoff from the increase in impervious area of the parking lot and infiltrate with a new leaching basin. The design is in accordance SWO.

Drainage Plan

The applicant has submitted drawings, calculations and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the attached checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review.

Utilities

A new 1-inch water service is proposed for the existing building. The City of Grand Rapids Water Department will tap the existing 16-inch water main on the west side of Kraft Avenue with a 1-1/2-inch corporation stop and the contractor shall directional bore the new water service under the road. A permit from the City of Grand Rapids is required prior to construction.

A new septic system is proposed for the existing building. The septic system is to include a 1,000-gallon primary septic tank and 1,000-gallon secondary septic tank to contain the lift and dosing pumps. The system will also include a new 600 square-foot primary drain field and 600 square-foot reserve drain field. A permit from the Kent County Health Department is required prior to construction.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence along the limits of clearing and grading and silt sacks in catch basins. SESC falls under the review and approval of the Kent County Road Commission and a permit is required before construction can begin. SESC measures indicated on the drawings appear appropriate, given the expected work.

Summary

The proposed stormwater management design meets the Township SWO requirements for new developments. The applicant will need to obtain several permits prior to beginning construction (SESC, City of Grand Rapids Water Department, and Kent County Health Department). We recommend approval of the site plan from an engineering standpoint.

Sincerely,



Nathan R. Torrey, PE
Senior Civil Engineer

Attachments

By email

Copy: Michael L. Berrevoets, PE – Fishbeck

Cascade Charter Township

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, May 14, 2008

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

NR – Not Received, Needs Follow-up, See Comments

Gole Dental, 3636 Kraft Avenue

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
Stormwater runoff from the expanded parking lot will be collected and infiltrated in a new leaching basin located at the northeast corner of the parking lot.
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map
Existing and proposed contours for the parking lot expansion have been provided.
- OK (3) Development tributary area to each point of discharge from the development
Stormwater calculations and tributary areas were provided by the applicant.
- OK (4) Calculations for the final peak discharge rates
The applicant provided calculations for design of the leaching basin.
- OK (5) Calculations for any facility or structure size and configuration
Stormwater runoff calculations were provided by the applicant.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided a utility plan showing all proposed stormwater runoff facilities.
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
Offsite drainage areas were not indicated by the applicant.
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
A construction schedule was included on the plans.
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
The SESC measures shown on the plan appear appropriate given the expected work. SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin.

- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement was not provided and is required.
- OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.
- OK (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems

PUD Ordinance - LeTourneau #6 of 1989

CASCADE CHARTER TOWNSHIP

Ordinance #6 of 1989

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE **H. LOUIS LETOURNEAU PLANNED UNIT DEVELOPMENT PROJECT**

Cascade Charter Township ordains:

Section I. An amendment to the Cascade Charter Township Zoning Ordinance.

That the application received from H. Louis LeTourneau or its assigns (hereafter referred to as the "developer") for Planned Unit Development designation for the proposed Pension Concepts, Inc. office building (hereinafter referred to as the "Premises") was recommended by the Cascade Charter Township Planning Commission for approval on April 17, 1989. The Premises is recommended for rezoning from its former zoning classification thereby requiring this amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Township Board action on April 26, 1989.

Section II. Legal Description

The legal description of the Premises is as follows:

That part of the West ½ of the Northwest ¼ of Section 20, town 6 North, Range 10 West, described as the North 180 feet of the West 271 feet thereof, subject to an easement over the West 33 feet thereof for highway purposes, and further subject to an easement over the North 66 feet thereof for purposes of ingress and egress to those lands lying in the West ½ of the Northwest ¼ of said Section 20 East of the East line of said described property.

AND

That part of the West ½ of the Northwest ¼ of Section 20, Town 6 North, Range 10 West, described as: Commencing 180 feet South of the Northwest corner of said Section; THENCE Easterly parallel with the North line of said Section 271 feet; THENCE South parallel with the west line of said Section 181.18 feet; THENCE South 45 Degrees 01' West 57.15 feet; THENCE South 58 Degrees 40' West 270 feet to the West line of said Section; THENCE North 365 feet to the place of beginning.

Section III. General Provisions

The following provisions shall apply to the aforementioned Premises in addition to those provisions outlined in Chapter XIV of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988).

Section IV. Permitted Use

The permitted use for the H. Louis LeTourneau PUD shall be limited to one (1) 2,500 square foot office building which will house Pension concepts, Inc.

Section V. Design Standards

For the purposes of this PUD, only one (1) building containing not more than 2,500 square feet shall be permitted. The following design standards shall apply within the H. Louis LeTourneau PUD.

A. Area Regulations

1. The building shall be setback from the street right-of-way a minimum of 80 feet.
2. The side yard setbacks shall in no case be less than 150 feet.
3. The rear setback shall in no case be less than 110 feet.

B. Height Regulations

The building shall not exceed the height of thirty-five (35) feet as measured in accordance with the Cascade Charter Township Zoning Ordinance.

C. Off Street Parking and Loading Areas

1. All employee parking shall be provided on-site and not on any streets. Such parking areas shall be surfaced prior to occupancy with bituminous concrete or asphalt. Driveways shall be constructed with materials equal to or better than the requirements established by the Kent County Road Commission.
2. Driveways, parking and loading areas shall have curb and gutter. The curb and installation shall be consistent with the requirements established by the Kent County Road Commission.
3. The off-street parking area shall be drained so as to prevent drainage onto abutting properties unless there is a common drainage system shared by all the abutting properties.
4. Any lighting fixtures used to illuminate off-street parking shall be so arranged as to reflect the light away from adjacent properties, streets or highways.

D. Parking Requirements

1. Off-street parking for the Premises shall accommodate 12 vehicles.
2. Each off-street parking space for automobiles shall be a minimum of 180 square feet in area, with a minimum width of nine (9) feet, exclusive of access drives or aisles. There shall be provided a minimum access drive of twenty (20) feet in width, and where a turning radius is necessary, it shall be of such an arc as to reasonably allow an unobstructed flow of vehicles. Parking aisles shall be of sufficient width to allow a minimum turning movement into and out of parking spaces. All parking shall be 90 degree parking with a minimum aisles width of 24 feet.

E. Signs

No signs shall be placed on the Premises except those specifically permitted below:

1. One (1) freestanding sign containing no more than sixty-four (64) square feet in sign area. The sign must be ground mounted, shall not exceed a height of five (5) feet, and shall be setback a minimum of twenty-five (25) feet from any lot line.
2. One (1) wall sign not to exceed fifty (50) square feet in total area. Or, one (1) awning/canopy sign not to exceed thirty-two (32) square feet in total sign area.
3. Directional signs, provided each sign does not exceed five (5) square feet.
 4. One (1) construction sign, not to exceed thirty-two (32) square feet in sign area. Such sign may be erected thirty (30) days prior to beginning of construction and shall be removed thirty (30) days following completion of construction.

Section VI. Greenbelt and Landscaping Requirements

A. Minimum Greenbelt and Landscaping Requirements

For the purposes of screening the Premises, the Developer shall provide greenstrips and landscaping materials consistent with the requirements set forth below:

A minimum greenstrip of thirty (30) feet shall be provided along the Kraft Avenue right-of-way and a minimum greenstrip of fifteen (15) feet shall be provided along all other property lines. The minimum landscape materials per 100 lineal feet shall be as follows:

2 Canopy Trees

4 Understory Trees

6 Shrubs

Greenstrips shall be located along the outer perimeter of the Premises to the logical extent possible. Any existing plant material which satisfies the requirements of this section may be counted toward satisfying their respective landscape requirement for the lineal feet in which they occupy. It cannot be credited towards areas that have no significant stands of trees. The developer is urged to maintain, to the extent possible, all of the existing site landscaping.

B. Minimum Plant Size Requirements

For the purposes of this development, all landscaping materials shall meet the following minimum size standards:

Plant Type Size

Canopy Tree 2-1/2 inch caliper

Ornamental Tree 1-1/2 inch caliper

Evergreen Tree 6 feet

Shrubs 24-36 inches

All plant species listed in Section 20.11 of the Cascade Township Zoning Ordinance shall not be credited as meeting the landscape requirements contained in this ordinance.

C. Other Landscape Requirements

1. Landscaping shall be installed within ninety (90) days of completion of the project, or unless permitted in writing by the Planning Director at a later date.
2. All landscaping shall be hardy plant materials and maintained thereafter in a neat and orderly manner. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season.
3. The Township shall require that the applicant provide a performance guarantee in the form of a performance bond, letter of credit, or certified check in an amount equal to the estimated cost of the required landscaping improvements. Such guarantee shall be deposited with the Township Clerk at the time of the issuance of the permit authorizing the activity to insure faithful completion of the improvements indicated on the approved site plan.

Section VII. Site Plan

The H. Louis LeTourneau PUD shall be subject to all site plan items depicted on the site plan approved by the Township Board and signed by the Township Supervisor on April 26, 1989.

Section VIII. Special Assessment District

A. District Agreement – The developer and/or property owner agrees to the imposition of a special assessment for the construction of a public sanitary sewer to serve the above described property. Until such time as the Special Assessment District is created and the sanitary sewer installed, the developer may utilize an on-site septic system provided all necessary approvals are obtained from the necessary County and State agencies.

B. District Agreement Limitation – The agreement in as much as it deals in part with the establishment of a Special Assessment District under Act 188 of 1954, as amended, is not a waiver of any developer and/or property owner, or his assigns, right to contest the confirmation of any special assessment roll as provided in the Act.

Section XIX. Agreement

This Agreement is permanent in nature, shall run with the land and shall be binding upon the developer and all subsequent owners of the land and may not be terminated or set aside without prior written consent of the Township.

Section X. Effective Date

This Ordinance shall become effective upon its publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Township.

THE FOREGOING ORDINANCE WAS OFFERED BY BOARD MEMBER ROWLAND, SUPPORTED BY BOARD MEMBER HENNING. THE ROLL CALL VOTE BEING AS FOLLOWS:

Yeas: Carpenter, Champion, Ellinger, Hansen, Henning, Rowland.

Nays:

Absent: Parrish

Brenda J. Henning

Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing document to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 26th day of April, 1989.

Brenda J. Henning

Cascade Charter Township Clerk

STAFF REPORT

STAFF REPORT: Case #21-3677/Elliott
REPORT DATE: November 1, 2021
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: November 8, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:
Jeffrey Elliott
6870 48th St
Grand Rapids, MI 49512

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: South side of 48th St, just east of Thornapple River Dr

PARCEL SIZE: Approximately 0.9 acres

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: All agricultural/vacant

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 48' x 32' (1,536 sq ft).
2. The building is being shown to have a 10' tall wall and 15'tall peak, so it will be 12.5' tall as measured to the midpoint of the roof.

3. This requires a minimum of a 10-foot setback to the side property lines and 25-feet to the rear property line. The applicant shows a setback of at least 25' to the rear and nearest side property line. The building will also have to be at least 10' from any other building.
4. With under 3 acres the applicant is permitted to have one accessory building on the property. They are also permitted an attached or detached garage by right. Since there is not an attached garage, this building would be considered to be the detached garage that is permitted by right. Since it is over 832 square feet it still requires the special use permit.
5. The applicant has indicated that the building will be used for general storage.
6. The size of the building is "normal" for the zoning district. However, the lot and the size of the home are a little smaller than we typically see. What is also unique is that the property is surrounded by agricultural/vacant land, so there are no homes nearby.
7. The building is planned to have a metal roof and metal 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 <u>general storage</u> .
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have metal siding and a metal roof.
The size of the building in relation to the house, lot and zoning district.	The property is about 0.9 acres, and the home has about 1,392 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 <u>general area</u> .	There are other detached buildings in the general area.
The <u>topography</u> and vegetation in the area.	Hilly and partly wooded.
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact.

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

STAFF RECOMMENDATION:

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

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

Attachments: application package, accessory building inventory



6870 48th St

48TH ST

THORNAPPLE RIVER DR

52ND ST

M 6

Kent County Web Map

November 03, 202





CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Jeffrey Elliott
 Address: 6870 48th St.
 City & Zip Code: Grand Rapids, MI 49512
 Telephone: 616 240-4426
 Email Address: MLG0474@yahoo.com

OWNER: * (If different from Applicant) Jeff
 Name: Jeff
 Address: 6870 48th St.
 City & Zip Code: _____
 Telephone: _____
 Email Address: _____

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

<input type="checkbox"/>	Administrative Appeal	<input type="checkbox"/>	Administrative Site Plan Review
<input type="checkbox"/>	Deferred Parking	<input type="checkbox"/>	P.U.D. - Rezoning *
<input type="checkbox"/>	P.U.D. - Site Condominium *	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Site Plan Review *	<input type="checkbox"/>	Sign Variance Subdivision
<input checked="" type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Plat Review *
<input type="checkbox"/>	Zoning Variance	<input type="checkbox"/>	Other: _____ *

* Requires an initial submission of 5 copies of the completed site plan

BRIEFLY DESCRIBE YOUR REQUEST:**
Build a polebarn 48' x 32' w/10' ceilings

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

0.75 acres

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-28-400-019

ADDRESS OF PROPERTY: 6870 48th St.

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.)

Owner - Print or Type Name
(*If different from Applicant)

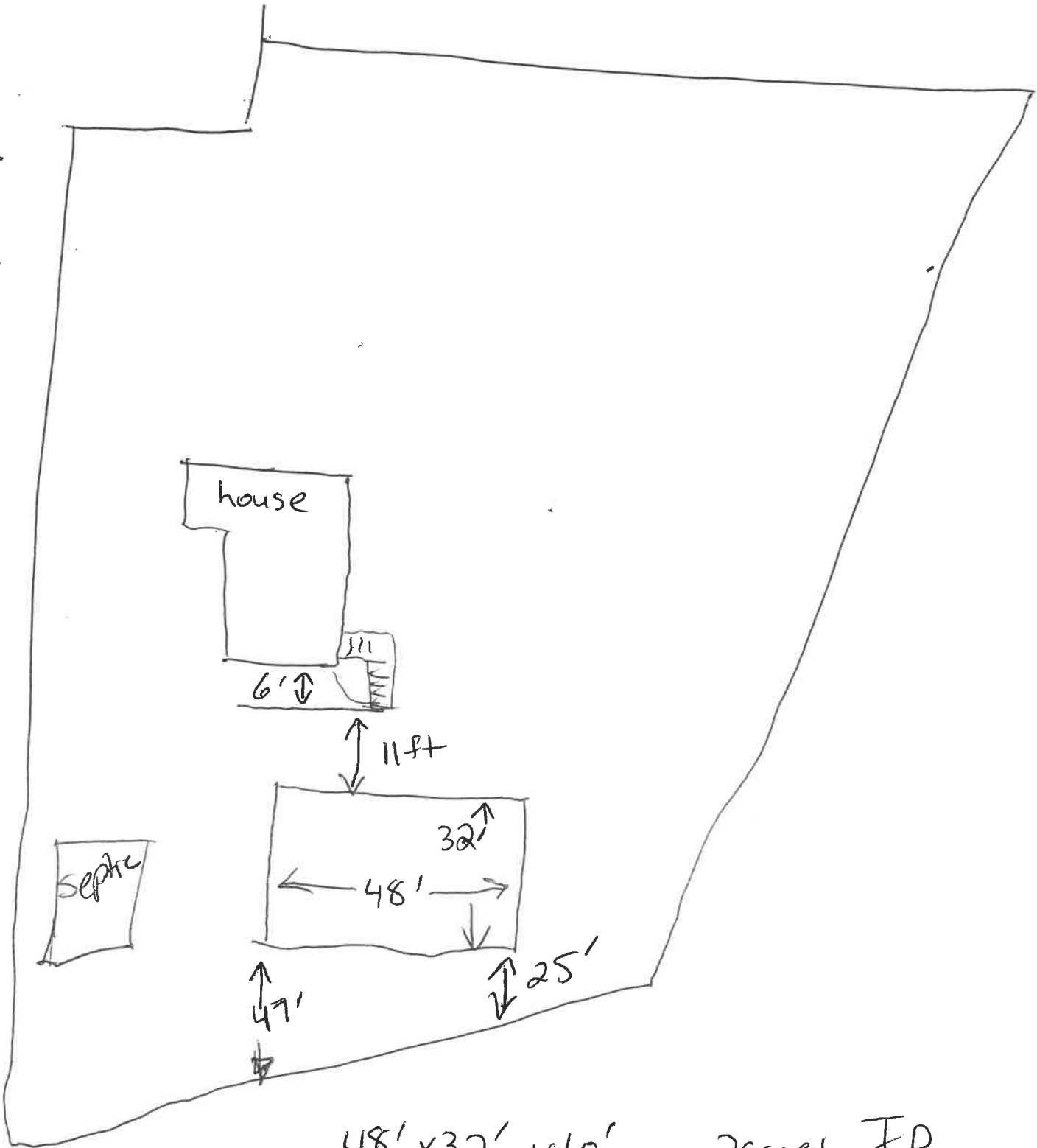
Jeffrey Elliott
Applicant - Print or Type Name

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

Jeff Elliott 9/28/21
Applicant's Signature & Date

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

48' x 5'

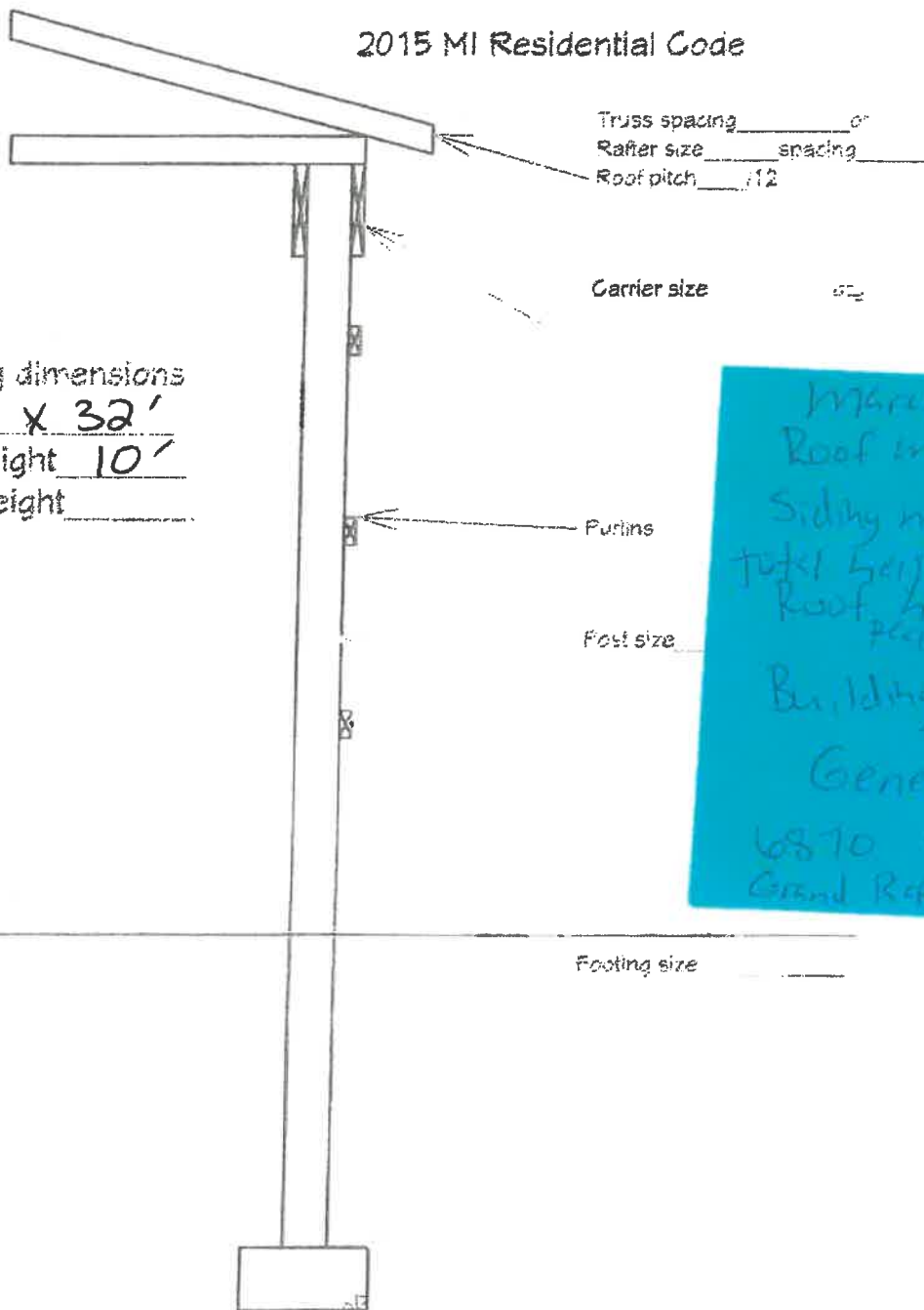


48' x 32' x 10'
ceiling

parcel ID
41-19-28-400-019

Typical Pole Barn Detail

2015 MI Residential Code



Building dimensions
48' x 32'
 Wall Height 10'
 Total Height _____

Marcy Elliott
 Roof materials: metal
 Siding material: metal
 Total height to
 Roof height 15'
 Building use:
 General Service
 6870 48th St.
 Grand Rapids, MI 49512

Accessory Building Inventory 2010-2021 (9/14/21)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10 2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10 3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10 3017	Halfmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
20-3589	Dykhouse	2645 Meadow Crossing	ARC	1,634	13	7,900
20-3598	Maslowski	9585 60th St	ARC	1,296	2	1,900
20-3601	Poolman	6667 60th St	ARC	4,288	4.5	3,800
20-3616	Staples	5288 Buttrick Ave	ARC	1,300	2.3	4,500
21-3637	Seely	4200 Cherry Ln	ARC	1,224	0.97	1,100
21-3638	Davis Flia Construction	6541 60th St	ARC	4,000	14.7	2,900

Accessory Building Inventory 2010-2021 (9/14/21)

21-3659	Lange	9205 28th St	ARC	1,600	3.4	2,800
21-3664	Eggleston	9091 36th St	ARC	1,680	9.2	2,900
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
20-3600	Grzywacz	8683 Cascade Rd	FP	1,440	3.7	4,000
21-3625	Randall Burri Builder	4670 Quiggle Ave	FP	1,728	3.6	1,700
13-3161	Epoque 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 Stekete Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
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

Accessory Building Inventory 2010-2021 (9/14/21)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
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
21-3652	Waugh	7630 Cascade Rd	R1	1,200	1.8	2,000
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Avg				2,112	10.88	3,396
Avg ARC				2,281	16.35	2,768
Avg FP				1,857	6.95	2,483
Avg PUD				1,786	3.16	3,603
Avg R1				2,062	6.28	4,484

STAFF REPORT

STAFF REPORT: Case #21-3669/John Rabideau/Cascade Roadhouse
REPORT DATE: November 2, 2021
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: November 8, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:

John Rabideau/Cascade Roadhouse
6817 Cascade Rd SE
Grand Rapids, MI 49546

STATUS OF APPLICANT: Owner

REQUESTED ACTION: Site plan review for a new 480 sq ft covered structure.

EXISTING ZONING OF SUBJECT PARCEL(S): B-1

GENERAL LOCATION: The property is located on Cascade Road, north of Orange Ave.

PARCEL SIZE: Approximately 1 acre

EXISTING LAND USE ON THE PROPERTY: Commercial – Cascade Roadhouse

ADJACENT AREA LAND USES: All Commercial

ZONING ON ADJOINING PARCELS: N – PUD 19
S,E,W – B-1

STAFF COMMENTS:

1. The applicant is requesting site plan approval to construct an approximately 480 sq ft covered structure/canopy over the existing outdoor seating area at the Cascade Roadhouse restaurant. The site plan was reviewed under Section 21.07 of the Site Plan Review Chapter of the Zoning Ordinance.
2. The canopy will be approximately 24' x 20' and slope from a height of 10' in the rear to 8' in the front. It will not be physically attached to the existing building but will cover the

outdoor seating area. The canopy will be made of transparent panels placed on a steel-framed structure.

3. The addition complies with all of the required height, area, and parking regulations of the B1 zoning. The structure would be within the required front yard setback area, and the applicant has received a variance from the Zoning Board of Appeals for the setback at the October 12, 2021, ZBA meeting.
4. The site plan has been reviewed by the Fire Department. They do not have an issue with the canopy, but since the applicant is enclosing the patio area, they will need to ensure that that area meets the fire code. This can be addressed when they apply for a building permit.
5. The township engineer has reviewed and approved the plans, and their comments are included in your packet. The applicant will need to submit a stormwater maintenance agreement to the Township.
6. No new landscaping is being shown.
7. Any new outdoor lighting will need to comply with Township regulations.

Section 21.07: Criteria For Site Plan Approval:

The Planning Commission shall use the following criteria in evaluating a site plan submittal:

1. Whether the required information has been furnished in sufficiently complete and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.
2. Whether there are ways in which the configuration of uses and structures can be changed which would improve the impact of the development on adjoining and nearby properties, persons, and activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and proposed use and structures.
3. The extent to which natural features and characteristics of the large trees, natural groves, watercourses, and similar will be preserved; the regard given to existing natural features that would add attractiveness to the property and environs if they were preserved; the preservation of natural drainage systems the dedication and/or provision, where appropriate, of scenic easements, natural buffering, and other techniques for preservation and enhancement of the physical environment.

STAFF RECOMMENDATION:

Staff is recommending Site Plan Approval for the 480 sq. ft. covered structure with the following conditions:

1. The applicant complies with the Township Engineer letter dated October 26, 2021, and all necessary permits are obtained before construction begins.
2. Record the stormwater maintenance agreement.
3. Any exterior lighting will need to meet Township regulations.

ATTACHMENTS:

Application
Site Plans
Township Engineer letter
Draft 10/12/21 ZBA Minutes



6817 Cascade Road

28TH ST

CASCADE RD

ORANGE AVE

PEACE ST

OLD 28TH ST

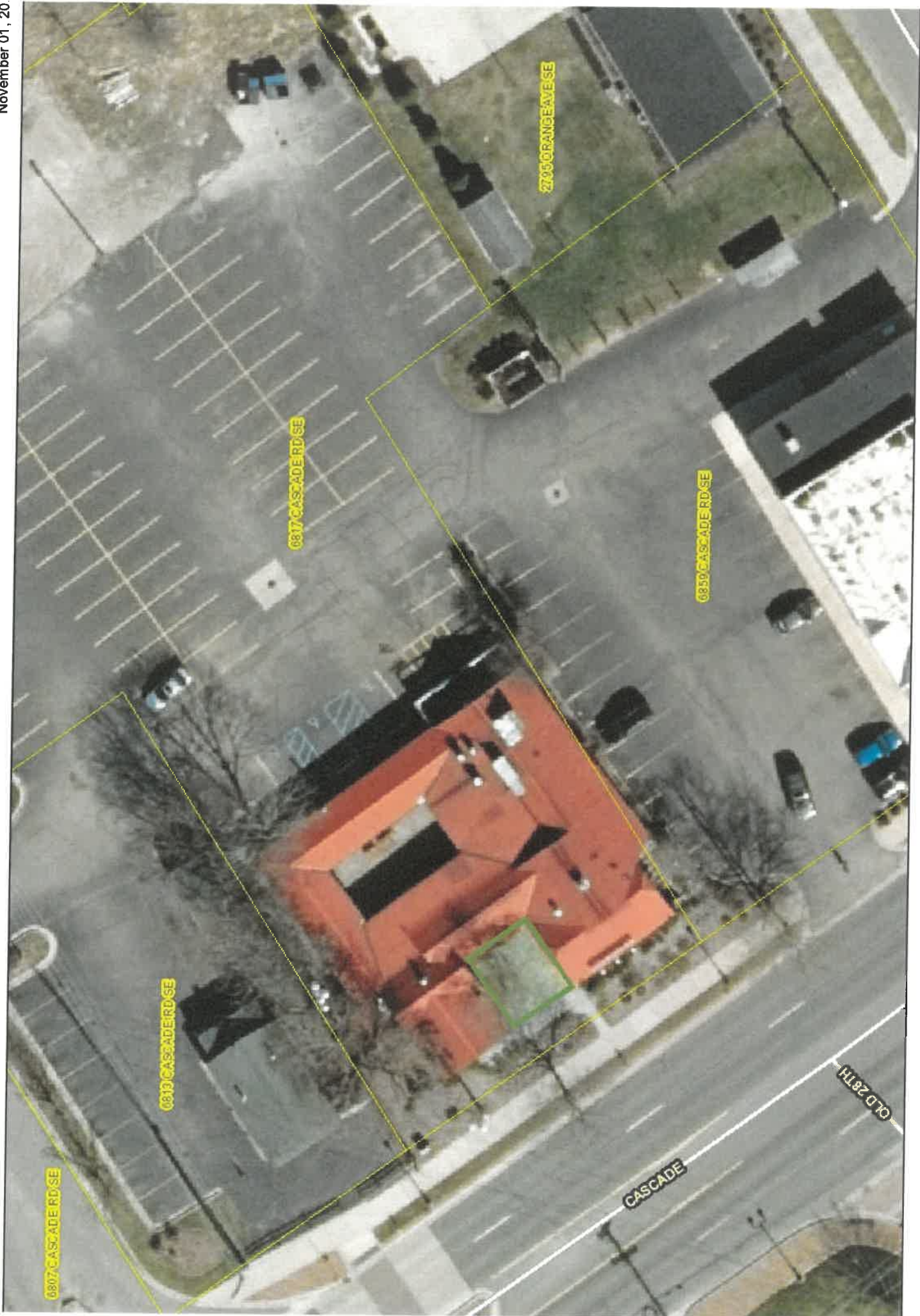
OLD 28TH ST

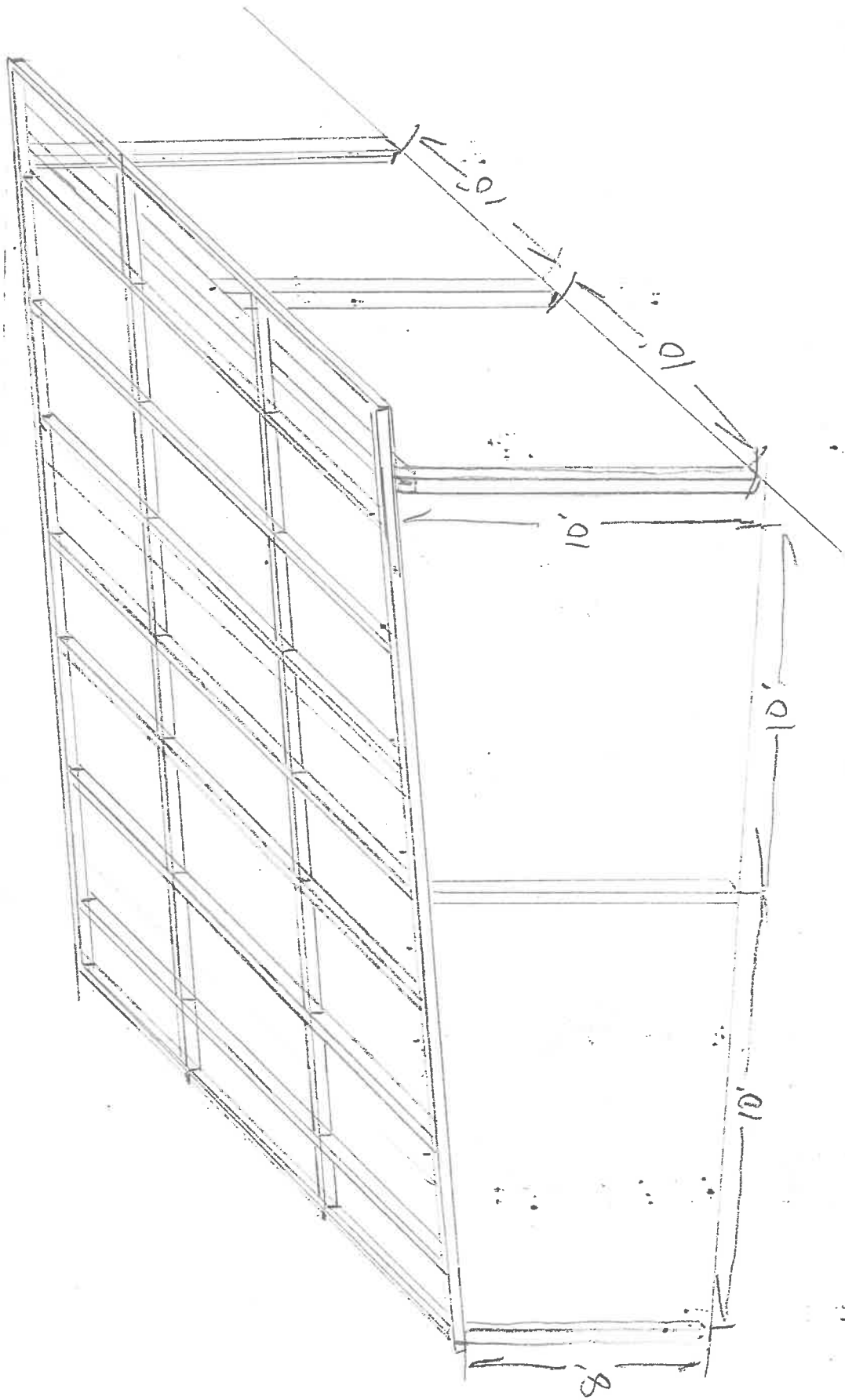
OLD 28TH ST

HURLEY ST

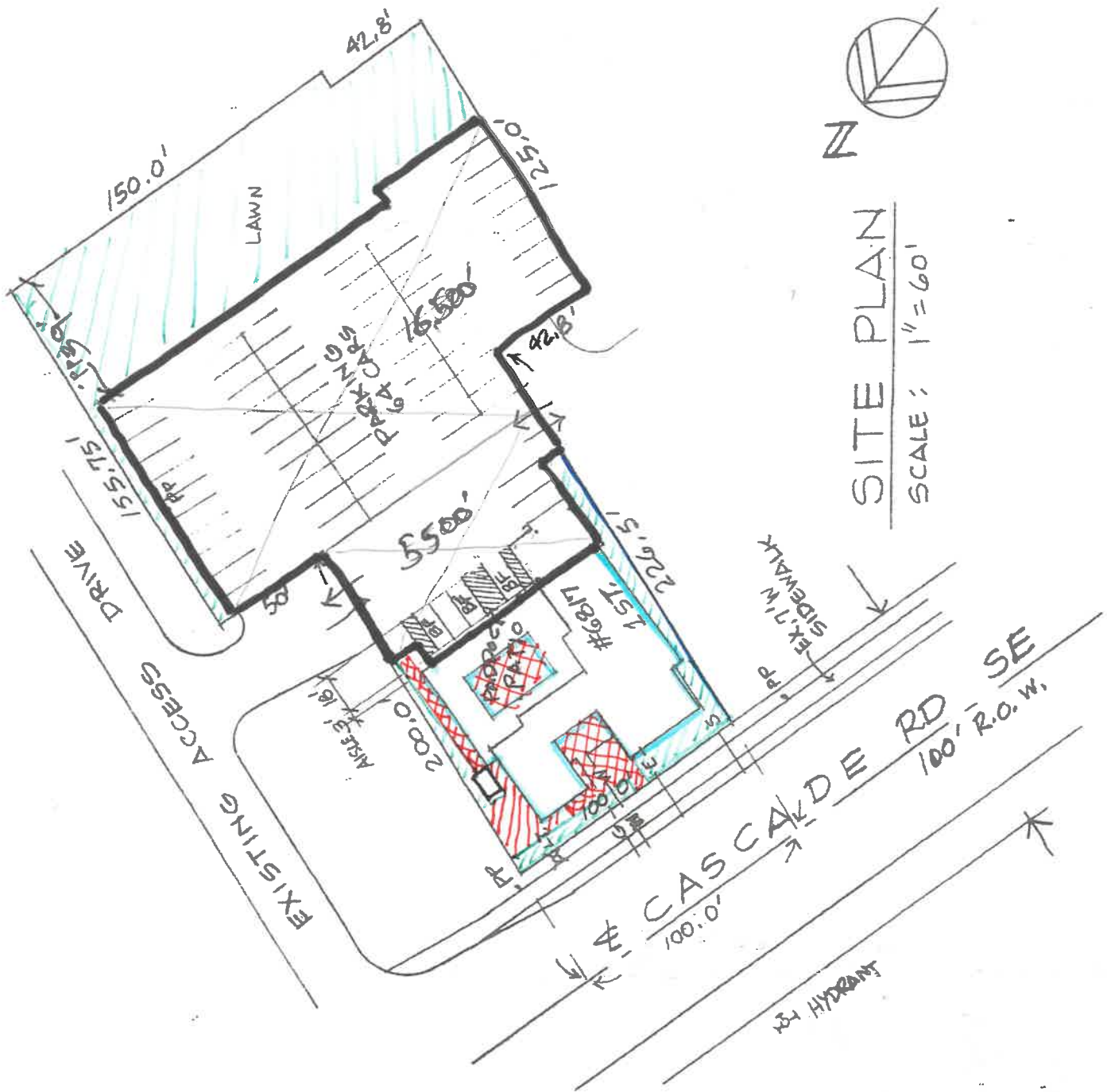
Kent County Web Map

November 01, 20





DAVID GRAF 4306155

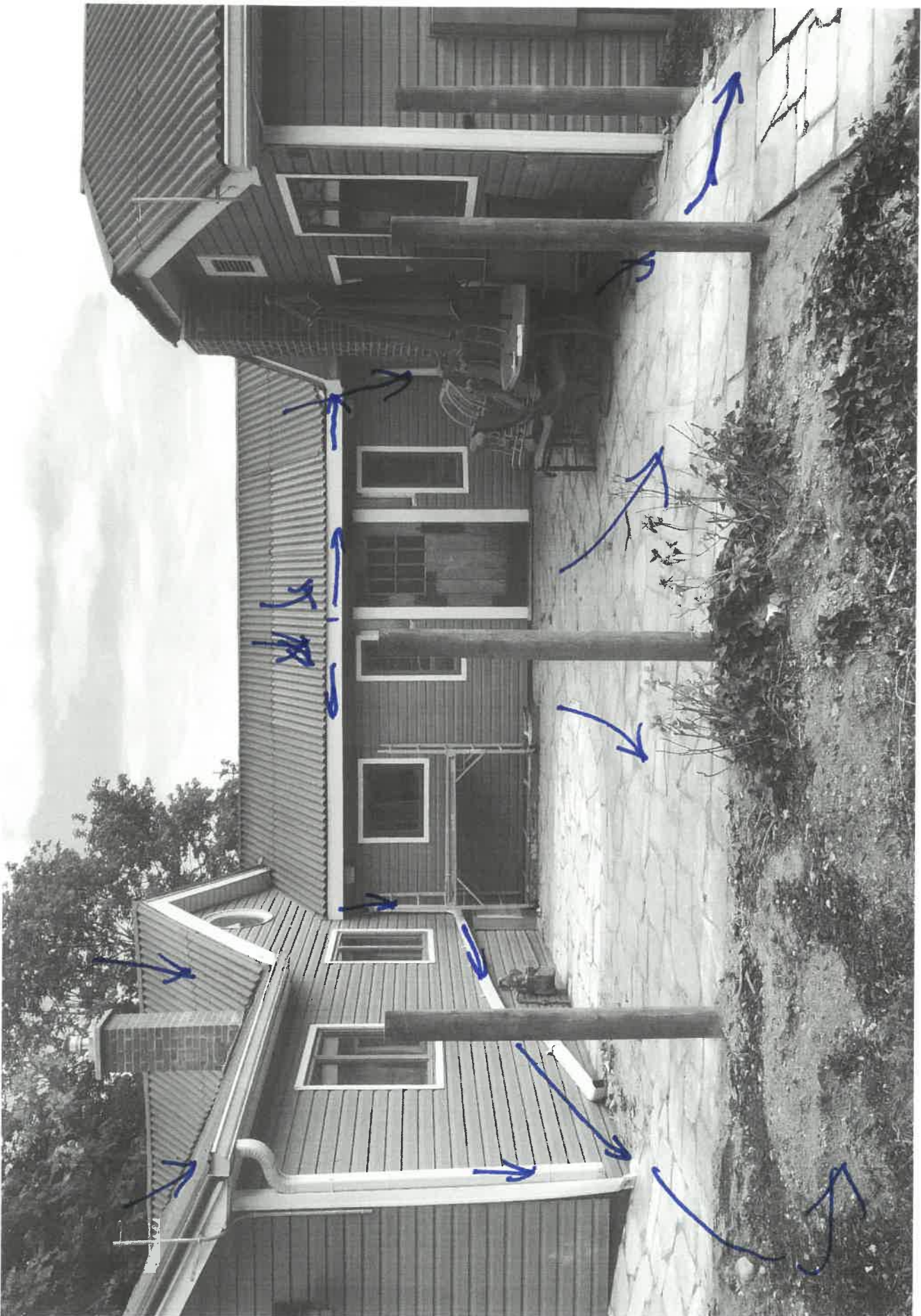


NET AREA -	48,775 SF
PAVED - 22000	
ROOFED - 6181	
PERMEABLE PAVCR	870
PROPOSED - 432	
PAVERS	<hr/>
	29983
LAWN AREA -	<hr/>
	19292

CENTER COURTYARD
CANOPY



#3



#4



52



October 26, 2021
Project No. 170168

Brian Hilbrands
Planner
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546

Cascade Roadhouse Site Plan Review

Dear Brian:

We have reviewed the site plan for Cascade Roadhouse, submitted by John Rabideau. The proposed project is a new 400-square-foot canopy structure located over an outside dining area on the west side of the restaurant, adjacent to Cascade Drive. The site is in the Thornapple River watershed, subdrainage district Middle Thornapple.

Stormwater and Drainage

Flood Control

The Cascade Charter Township Storm Water Ordinance (SWO), Section 1.04, states the ordinance shall apply to all development that requires any permit for work which will alter the stormwater drainage characteristics of the development site. The site is located in Stormwater Management Zone A, which requires retention of the 100-year storm event and infiltration where possible.

The new canopy is located over an area of existing pavement. There is no increase in impervious area. Therefore, new stormwater retention is not required in accordance with the Township SWO. Stormwater drainage from the new canopy will be discharged by roof drains to the landscaped area in front of the restaurant. This is the existing drainage pattern for the area. New landscaping is proposed for the west side of the restaurant, adjacent to Cascade Road. The applicant provided a site plan indicating the pedestrian path adjacent to Cascade Road would not be impacted by stormwater runoff from the new canopy. The proposed stormwater management design is in accordance with the SWO.

Stormwater Runoff

The applicant provided stormwater calculations indicating there is no increase in impervious area or stormwater runoff from the new canopy. Therefore, the site will not see an increase in rate of stormwater leaving the site.

Drainage Plan

The applicant has submitted drawings, calculations and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the attached checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review.

Utilities

New water or sanitary sewer utilities are not proposed for the canopy project.

Soil Erosion and Sedimentation Control

A Soil Erosion and Sedimentation Control (SESC) permit through the Kent County Road Commission is required when the project is located within 500 feet of a lake or stream or disturbs more than one acre of land. The proposed project does not meet these requirements, therefore an SESC permit is not required.

Summary

The proposed stormwater management design meets the Township SWO requirements for new developments. We recommend approval of the site plan from an engineering standpoint.

Sincerely,



Nathan R. Torrey, PE
Senior Civil Engineer

Attachments

By email

Copy: Michael L. Berrevoets, PE – Fishbeck

Cascade Charter Township

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, May 14, 2008

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

NR – Not Received, Needs Follow-up, See Comments

Cascade Roadhouse

Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
The canopy project will not increase the impervious area of the site, therefore stormwater retention is not required. Stormwater runoff from the canopy will discharge to the lawn area by roof drains, the similar to the existing drainage patterns.
- NA (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map
- OK (3) Development tributary area to each point of discharge from the development
Stormwater calculations and tributary areas were provided by the applicant.
- NA (4) Calculations for the final peak discharge rates
- OK (5) Calculations for any facility or structure size and configuration
Stormwater runoff calculations were provided by the applicant.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided a utility plan showing all proposed stormwater runoff facilities.
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
Offsite drainage areas were not indicated by the applicant.
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
A construction schedule was included on the plans.
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
A Soil Erosion and Sedimentation Control (SESC) permit through the Kent County Road Commission is required when the project is located within 500 feet of a lake or stream or disturbs more than one acre of land. The proposed project does not meet these requirements, therefore an SESC permit is not required.

- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement was not provided and is required.
- OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.
- OK (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems

Buchanan shared that combining the two parcels would give him in excess of 3.2 acres, including the right-of-way that he believes should be included. Even with that being the case, he did not want to combine the two lots as they were each sizable on their own and he wanted to keep them separated so that his options with them were open in the future. He also does not want to wait another month for notices to be sent out and have another public hearing, but he would if that was what was required of him.

Member McDonald shared that he didn't see a problem approving the variance with staff's conditions of 1-3 and that the reason this was a case was that variances set precedents so what they're looking for are exceptional cases. Member McDonald believes that this is an exceptional case in that the boathouse is not a common occurrence and would not fall under the same rules as structures built today.

Motion to open public hearing by Member Berra. Supported by Member Puplava. Motion carried.

There was no one who wished to make a comment.

Motion to close public hearing Member McDonald. Supported by Member Berra. Motion carried.

Motion was made by Member McDonald to approve case #21-3665 with staff conditions 1-3: The house is at least 50% complete within one year, a minimum \$10,000 performance bond for the removal of the accessory building if the home is not at least 50% complete within one year is provided, and the bond will be released when the property is in compliance. Staff condition 4 will be struck, allowing boathouse to stay. Supported by Member Milliken. Motion carried 5 to 0.

ARTICLE 7. Case #21-3670/John Rabideau/Cascade Roadhouse

Property Address: 6817 Cascade Rd

Requested Action: The applicant is requesting a variance for an outdoor seating area closer to the side and front property lines than permitted and the addition of a covered structure closer to the front property line than permitted.

Planner Hilbrands presented the variance. The applicant is looking to expand their outdoor seating area within the front and side yard setback, and also add a covered structure within the front yard setback over the existing seating area. Seating would be located on the North side of the building and include a pergola approximately 1 ft from the side property line and 6 ft from the front property line. A 20' x 20' covered structure would be placed over the current West side patio and not extend beyond the front of the building which is approximately 10 ft from the property line. B1 ordinance requires a 7 ft side yard setback and total of both side yards equaling not less than 16 ft. It also requires a front yard setback between 20-30 ft when along an arterial road such as Cascade Rd. The property was granted a side yard setback in 1994 giving it a setback of zero to the south property line to accommodate an expanded kitchen area as required by the Kent County Health Department in 1994. This outdoor seating area

expansion would result in a total side yard setback of 1 ft. This isn't a frequent request and there was not a variance request involving an outdoor seating going back to at least 2000. The covered structure will not decrease the setback but will still need a variance as it would be within the required front yard setback. Outdoor seating contributes to the village atmosphere that the B1 zoning is meant to create so this request falls in line with what Cascade is trying to do but still requires a variance.

Staff recommend approval of the variance as requested with the following condition: The expanded outdoor seating area on the north side of the building remains an outdoor "café" seating area and does not become covered or enclosed.

John Rabideau, owner of Cascade Roadhouse, told the board that Planner Hilbrands had explained the request well. Member McDonald asked if Rabideau was comfortable with the one condition of "the expanded outdoor seating area on the North side of the building remaining an outdoor "café" seating area and not becoming covered or enclosed?" Rabideau said that he was comfortable with it.

Motion to open public hearing by Member McDonald. Supported by Member Puplava. Motion carried.

Planner Hilbrands said that he got a call from a neighbor of Cascade Roadhouse stating that they were comfortable with the proposed seating area.

Motion to close public hearing by Member McDonald. Supported by Member Berra. Motion carried.

Motion was made by Member McDonald to approve case #21-3670 with the condition staff recommended. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 8. Old Business

Planner Hilbrands confirmed that the next Zoning Board of Appeals meeting will be November 9, 2021.

ARTICLE 9. Adjournment

Motion to adjourn was made by Member McDonald. Supported by Member Puplava. Motion carried 5 to 0. The meeting was adjourned at 5:52 P.M.

Respectfully submitted,

Ralph Moxley, Secretary

MEMORANDUM

To: Cascade Charter Township Planning Commission
From: Brian Hilbrands, Planner
Subject: Election of Officer - Secretary
Meeting Date: November 8, 2021

Chairman Rissi and I have been informed by Member Katsma that he has had to resign from the Planning Commission due to the demands of a new job that he has accepted. Member Katsma was the acting Secretary for the Planning Commission, so that position is now vacant and will need to be filled. The appointment will only run through the end of 2021, and then we will hold our usual election of officers for 2022 during our first meeting of the year.



2910 ALDEN NASH SE • LOWELL, MI 49331
PHONE (616) 897-7600 • FAX (616) 897-6482

October 19, 2021

Planning Commission
Cascade Township
2865 Thornhills Drive
Grand Rapids, MI 49546

Dear Commissioners,

This letter is to inform you that the Lowell Charter Township Planning Commission and Township Board have completed their work on the Draft Master Plan. In accordance with the requirements of the Michigan Planning Enabling Act we are providing you with an electronic copy of the Draft Master Plan. You may view the Draft Plan via the link on the Township web page at www.lowelltpw.org.

Please submit any comments you may have within 63 days of your receipt of this letter to:

Tim Johnson, Lowell Charter Township Planner
2910 Alden Nash Avenue SE
Lowell, Michigan 49331
Email: tjohnson@mainstreetplanningco.com

Thank you for your consideration of our Master Plan. Please feel welcome to contact me for further information.

Sincerely,

A handwritten signature in cursive script that reads "Tim Johnson".

Tim Johnson
Lowell Charter Township Planner