

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, February 4, 2019**  
**7:00 pm**  
**Cascade Library Wisner Center**  
**2870 Jacksmith Ave. SE**

- ARTICLE 1. Call the meeting to order  
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the January 7, 2019 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.  
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 19-3511 Arthur Doering  
Public Hearing  
Property Address: 5500 McCords  
Requested Action: The applicant is requesting a special use permit to construct an accessory building over 832 sq ft.**
- ARTICLE 7. Case # 19-3516 Glenwood Development  
Property Address: 5526 Glenwood Hills Pkwy SE  
Requested Action: The applicant is requesting a basic plan review for an amendment to the PUD to accommodate a new 136,000 sq ft office building.**
- ARTICLE 8. Any other business**
- ARTICLE 9. 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** *d. Approve with conditions*
  - b. **Deny** *e. Recommendation to Township Board*
  - c. **Approve**

**MINUTES**  
Cascade Charter Township  
Planning Commission  
Monday, January 7, 2019  
7:00 P.M.

**ARTICLE 1.** Chairman Sperla called the meeting to order at 7:00 P.M.  
Members Present: Katsma, Johnson, Lewis, Moxley, Noordyke, Pennington, Rissi, Sperla, and Krieter  
Members Absent: None  
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

**ARTICLE 2.** **Pledge of Allegiance.**

**ARTICLE 3.** **Approve the current Agenda.**

**Motion was made by Member Rissi to approve the Agenda. Supported by Member Lewis. Motion carried 9 to 0.**

**ARTICLE 4.** **Approve the Minutes of the December 17, 2018 Meeting.**

**Motion was made by Member Johnson to approve the Minutes. Supported by Member Rissi. Motion carried 9 to 0.**

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

None.

**ARTICLE 6.** **Case #18-3509 Cascade Paper Convertor**

**Property Address: 4935 Starr St.**

**Requested Action:** The applicant is requesting a site plan approval for a 3,200 sq foot addition.

Director Peterson stated the proposed addition will be for warehouse use, and will need a setback variance approved by the Zoning Board of Appeals the following day. He then stated the ZBA could also eliminate the need for a variance. Peterson said that the project has been reviewed by the Township engineer, and they will be adding impervious area. The stormwater facilities in back of the building have been sized big enough to accommodate this addition; there is no need for improvement at this time. Peterson stated he would, however, like to get an updated stormwater agreement, as the previous improvements were done before stormwater agreements started being recorded.

Director Peterson recommends approval of the site plan with the following conditions.

1. Get updated stormwater maintenance agreement.
2. Compliance with the township engineer letter.
3. Approval of requested variance.

Member Moxley questioned an engineer report that stated a 12" in diameter stormwater pipe was going to be restricted down further to a 4" in diameter stormwater pipe. Director Peterson stated that was on a previously approved plan, and is now being executed.

Chairman Sperla invited the applicant to come forward with comments.

Mr. Natalie added that there is a letter on file to maintain the storm drainage area. He stated that they annually re rock the basin and clear out any debris restricting flow, and have been doing this since the first addition to the building in 1999.

Member Sperla states an added interest in an updated maintenance agreement is this addition/change is under the new Storm Water ordinance that was adopted in 2005. Applicant agrees a new agreement would be more formal.

Member Noordyke then asks applicant to state name and role. Applicant Natalie states his name (Tom Natalie), and that he has owned the property under the name Rogue LLC since 1997.

Applicant stated current setback is almost 22ft, and would like to keep it as is instead of the 25ft setback that is required.

**Motion was made by Member Pennington to approve site plan with the conditions proposed by staff for the 3,200 sq foot addition. Supported by member Krieter. Motion carried 9-0.**

**ARTICLE 7. 2018 Annual Report**

Director Peterson highlights a couple of points; total number of cases was up by 1, and building permits for single family homes has significantly dropped over the past few years.

**ARTICLE 8. Rules of Conduct**

Chairman Sperla reiterates the importance of following our rules of communication with applicants, especially being a person who may rule on case. Director Peterson also reminded them that all communication regarding our cases needs to happen in a public forum.

**ARTICLE 9. Planning Principles**

Chairman Sperla and Peterson quickly review principles.

**ARTICLE 10. Election of Officers**

1. Election of officers of the Planning Commission was held.

Chairman -                      Member Sperla

**Motion was made by Member Noordyke to elect Member Sperla to a one- year term. Supported by Member Johnson. Motion carried 9 to 0.**

Vice-Chairman - Member Rissi

**Motion was made by Member Pennington to elect Member Rissi to a one- year term. Supported by Member Katsma. Motion carried 9 to 0.**

Secretary - Member Johnson

**Motion was made by Member Rissi to elect Member Johnson to a one- year term. Supported by Member Noordyke. Motion carried 9 to 0.**

2. Appointment to the Zoning Board of Appeals: Member Moxley

**Motion was made by Member Pennington to appoint Member Moxley to the Zoning Board of Appeals for a one-year term. Supported by Member Johnson. Motion carried 9 to 0.**

3. Appointment to the Village Design Review Committee: Member Sperla

**Motion was made by Member Pennington to appoint Member Sperla to the Village Design Review Committee for a one-year term. Supported by Member Johnson. Motion carried 9 to 0.**

**ARTICLE 11. Calendar**

Review of back-to-back Monday and joint meetings that are on the calendar.

**ARTICLE 12. Any Other Business**

Director Peterson asked for any updated contact information.

**ARTICLE 13. Adjournment**

**Motion was made by Member Rissi to adjourn. Supported by Member Lewis. Motion carried 9 to 0. The meeting was adjourned at 7:45 p.m.**

Respectfully submitted,  
Phil Johnson, Secretary

## STAFF REPORT

STAFF REPORT: Case #19-3511  
REPORT DATE: January 14, 2019  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: February 4, 2019  
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:  
Arthur Doering  
5500 McCords Ave  
Cascade MI 40302

STATUS  
OF APPLICANT: Property Owner

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

EXISTING ZONING OF  
SUBJECT PARCEL(S): ARC

GENERAL LOCATION: East side of McCords South of 52<sup>nd</sup> st.

PARCEL SIZE: Approximately 160 acres.

EXISTING LAND USE  
ON THE PROPERTY: Residential

ADJACENT AREA  
LAND USES: Residential

ZONING ON  
ADJOINING PARCELS: ARC

**STAFF COMMENTS:**

1. The applicant is requesting permission to construct a 30' x 40' pavilion (1,200 sq ft). The building will be about 13 feet tall as measured to the midpoint. This requires a minimum of a 10 foot setback from the side and 25 feet to the rear property lines. The applicant shows the nearest setback of to be about 350 to the north property line which is the Railroad.
2. They have indicated that they want the building for store kayaks and fish food for ponds.
3. With more than 6 acres they are allowed to have three accessory buildings.
4. They have just recently completed building the home and we have already permitted a large 15,000 sq ft building
5. The pavilion building will be mostly open air with only a small storage area. The building is planned to have cedar siding and asphalt shingles.
6. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
7. It should be noted that accessory buildings cannot be used for living space or to run a business.

Upon review of a Type I Special Use Permit for an accessory building, Section 17.03(1)(a) of the Zoning Ordinance requires the Planning Commission to consider several factors. I have listed those items for your consideration followed by my comments for each.

<i>Factors</i>	<i>Comments</i>
The intended use of the building.	storage
The proposed location, type and kind of construction and general architectural character of the building.	The building will be of similar materials to the house and others in the area.

The size of the building in relation to the house, lot and zoning district.	The property is about 160 acres. The home has approximately 1,600 sq. ft. of finished living space.
The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	There are other detached buildings in the immediate area. While we don't usually see a lot of open air accessory buildings for residential purposes the size is quite normal.
The topography and vegetation in the area.	Open with
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



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: JEFF BOWERS Construction  
Address: 255 W. MUSKIEGOW ST  
City & Zip Code: CEGAR SPRINGS, MI. 49319  
Telephone: 616-747-1856  
Email Address: JEFFSBOWERS@CONSTRUCTION@GMAIL.COM

**OWNER: \* (if different from Applicant)**  
Name: ARTHUR DOERING  
Address: 5500 McCORDS AVE.  
City & Zip Code: ALTO, MI.  
Telephone: 1-616-558-7538  
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:\*\*

BUILD A 30' X 40' PAVILION WITH A 10' X 30'  
STORAGE AREA ON ONE END.

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-



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

SEE ATTACHED DESCRIPTION

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 36-200-027

ADDRESS OF PROPERTY: 5500 McCORDS AVE ALTO, MT.

PRESENT USE OF THE PROPERTY: ~~BEAN~~ BEAN FIELD

**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)

JEFF BOWERS  
Applicant - Print or Type Name

\*  01-07-19  
Owner's Signature & Date  
(\*If different from Applicant)

Arthur Deering 01-07-19  
Applicant's Signature & Date

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

**Steve**

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**From:** Jeff Bowers <jeffsbowersconstruction@gmail.com>  
**Sent:** Wednesday, January 09, 2019 12:37 PM  
**To:** Steve  
**Subject:** Re: 5500 McCords Ave

Steve,  
A place to store a kayaks and fish food for the ponds.  
They would like to have a table to sit at to watch the sunset.  
And that's about it.  
Please let me know if you have any other question.  
Thanks Jeff Bowers.

On Wed, Jan 9, 2019, 11:03 AM Steve <[Steve@cascadetwp.com](mailto:Steve@cascadetwp.com)> wrote:

Jeff can you indicate the purpose of the pavilion. What will it be sued for?

Steve Peterson

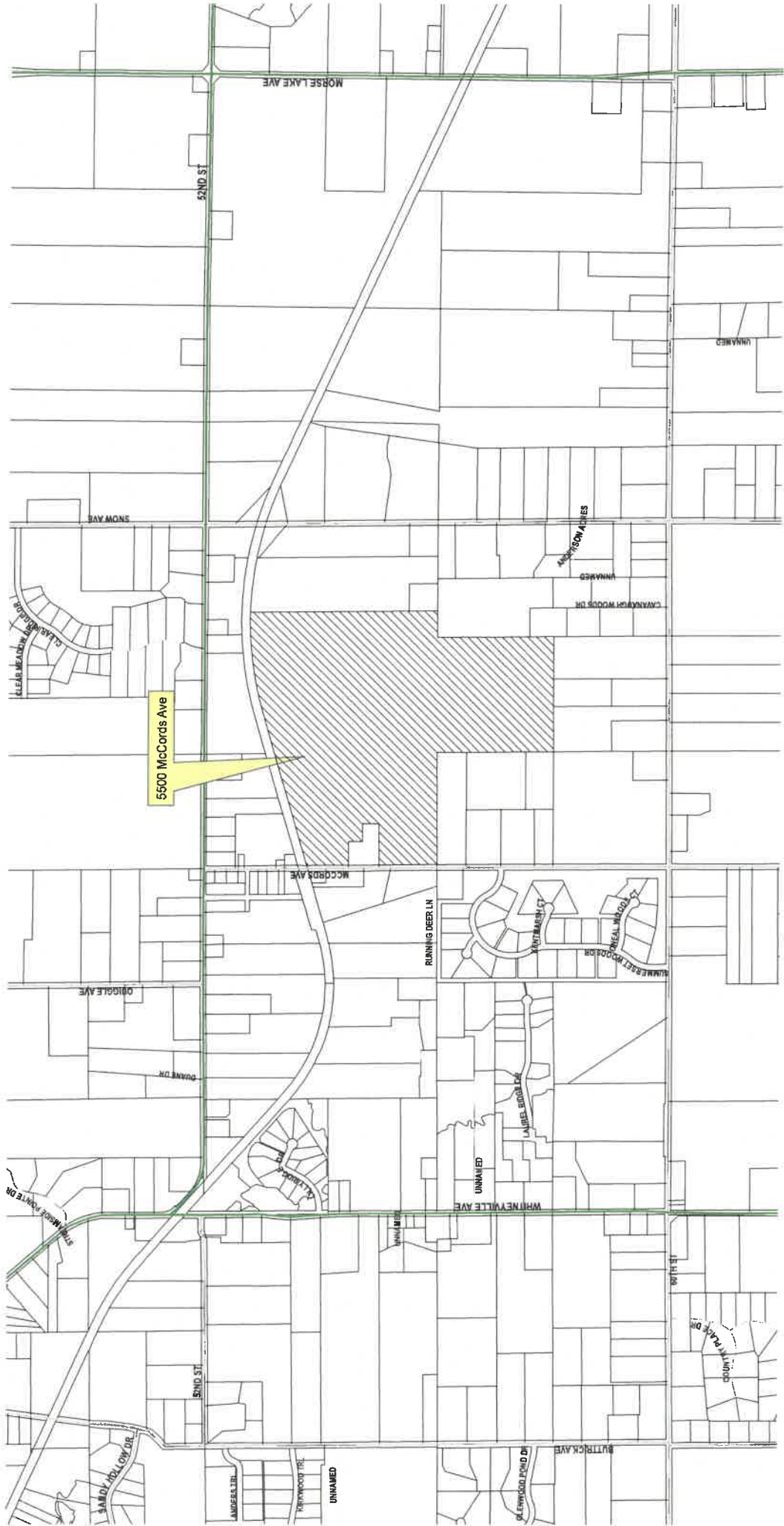
Cascade Charter Township

Community Development Director

2865 Thornhills SE

Cascade MI 49546

616-949-0224



5500 McCords Ave

MORSE LAKE AVE

52ND ST

BAYMONS

MCCORDS AVE

UNNAMED

CANNONWOOD DR

MCCORDS AVE

RUNNING DEER LN

WATKINS CT

JERAL WOOD ST

WUMBLEWOOD DR

ORIGLE AVE

QUAKE DR

LAUREL BRIDGE

UNNAMED

WHINNVILLE AVE

STANWOOD POINTE DR

51ND ST

LAUREL DR

WINDWOOD DR

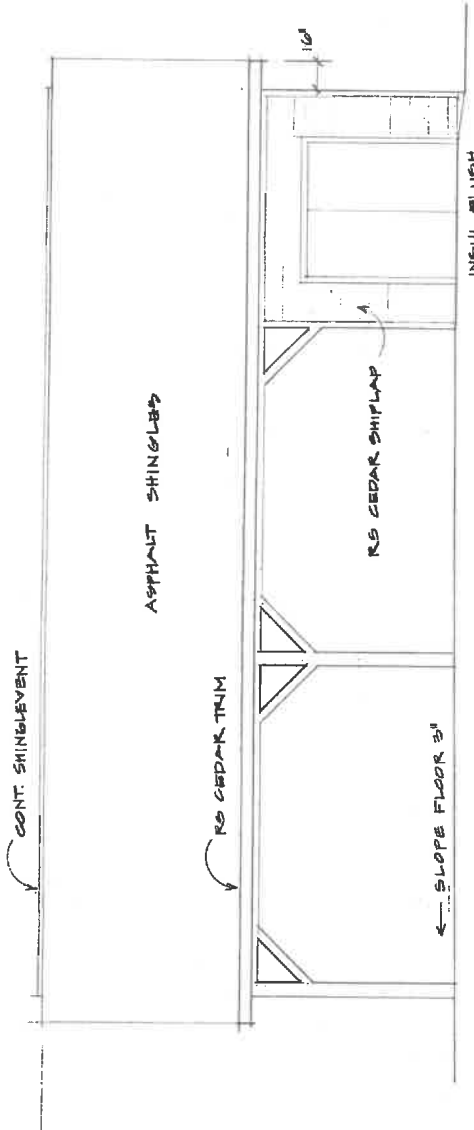
UNNAMED

WINDWOOD DR

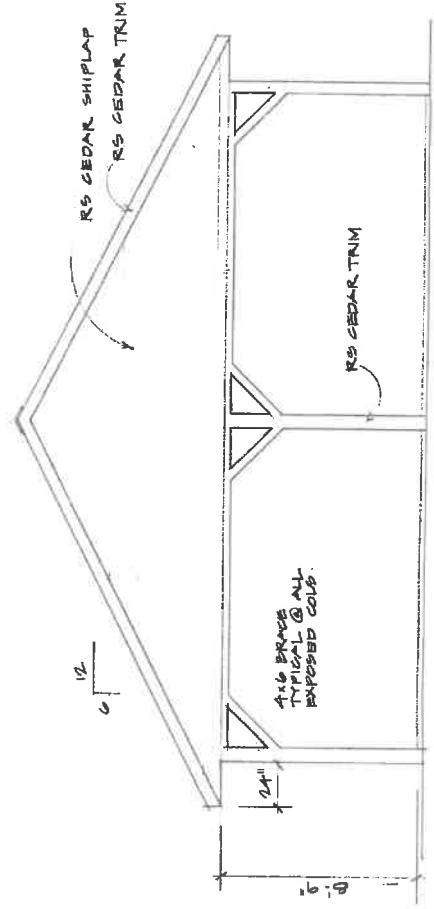
BUTTRICK AVE

15 1/2 RD

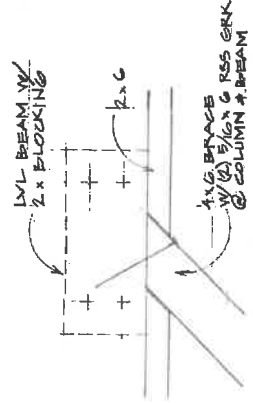
CONTRACTOR DR



SIDE ELEVATION  
SCALE 3/16" = 1"



FRONT ELEVATION  
SCALE 3/16" = 1"



BRACE CONNECTION  
SCALE 1/2" = 1"



# KENT COUNTY HEALTH DEPARTMENT

Water Supply / Waste-Water Disposal Facility Permits  
Environmental Health Division (616) 632-6900 FAX (616) 632-6892  
700 Fuller Ave NE, Grand Rapids, MI 49503

Address: ~~5480 McCords Ave SE~~

Date: 1/12/2018



1 inch = 300 feet

### Legend

- Septic Tank
- Proposed Well Area
- Drain Field
- Well Isolation Area
- Reserve Area
- Test Hole Location
- Parcels
- Contours - 2 ft
- Sewage Lift

Kent County, MI makes no warranty, expressed or implied, regarding the accuracy, completeness or usefulness of information presented. Users of this information assume all liability for its fitness for a particular use.  
 Source: Kent County GIS - Wellscreen 2013      Projection: NAD83 (HARN) - Michigan South (Feet)      Prepared By: RDF3