



CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr SE SE Grand Rapids, Michigan 49546

NOTICE OF PUBLIC MEETING VIA VIDEO CONFERENCE

In accordance with Public Act 228 of 2020, which declares that public bodies subject to the Open Meetings Act can use telephone and/or video conferencing technology to meet and conduct business during the ongoing COVID-19 pandemic, the Cascade Charter Township Zoning Board will conduct a regular meeting on Tuesday, May 11, 2021 at 5:30 pm utilizing the Zoom video conferencing platform, for the purpose of conducting official business while complying with the Michigan Department of Health and Human Services orders and recommendations designed to help prevent the spread of COVID-19. For up-to-date information regarding the ongoing public health crisis, please visit:

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

INSTRUCTIONS FOR ACCESS AND PARTICIPATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86733290112>

Or iPhone one-tap :

US: +13126266799,, 86733290112# or +19292056099,, 86733290112#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1
669 900 6833 or +1 253 215 8782

Webinar ID: 867 3329 0112

International numbers available: <https://us02web.zoom.us/j/86733290112>

Members of the public with disabilities may utilize the Michigan Relay System (7-1-1) to participate in the meeting. If other aids or services are needed for individuals with disabilities, please contact the Township Manager, Ben Swayze, at bswayze@cascadetwp.com or 616-949-1500 at least 24 hours prior to the meeting

PUBLIC PARTICIPATION

Members of the public will be able to listen to and view all discussion by the Zoning Board, and all official materials for this meeting prepared for the Zoning Board will be included in the meeting packet and available to the public on the Township website. www.cascadetwp.com

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

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

Clerk Sue Slater: sslater@cascadetwp.com

Manager Ben Swayze: bswayze@cascadetwp.com

Community Dev. Director: speterson@cascadetwp.com

AGENDA
Cascade Charter Township Zoning Board of Appeals
Tuesday, May 11, 2021
5:30 pm
Virtual Zoom Meeting

- ARTICLE 1. Call the Meeting to Order
Record the Attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the April 13, 2021 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 #21-3628 / Harold Goehring
Public Hearing
Property Address: 6389 Burton St SE
Requested Action: The applicant is requesting a variance for the use of a temporary building during the construction of a detached garage.**
- ARTICLE 7. Case #21-3633 / Daniel Verkaik
Public Hearing
Property Address: 8934 52nd St SE
Requested Action: The applicant is requesting a variance to construct an accessory building concurrently with a home.**
- ARTICLE 8. Discuss and Consider Virtual or In-Person (Hybrid) Meetings**
- ARTICLE 9. Any Other Business**
- ARTICLE 10. 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 Zoning Board of Appeals
Tuesday, April 13, 2021
5:30 P.M.
Virtual Zoom Meeting

ARTICLE 1. Chairman Milliken called the meeting to order at 5:30 P.M.
Members Present: Berra, McDonald, Mead, Milliken and Moxley
Members Absent: None
Others Present: Planner Brian Hilbrands.

ARTICLE 2. Chairman Milliken led the Pledge of Allegiance to the Flag.

ARTICLE 3. Approve the Agenda.

Motion was made by Member Mead to approve the Agenda. Supported by Member Berra.
Motion carried 4 to 0.

ARTICLE 4. Approve the Minutes of the December 8, 2020 Meeting.

Motion was made by Member McDonald to approve the Minutes of the December 8, 2020 Meeting. Supported by Member Berra. Motion carried 4 to 0.

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

No visitors came forward.

ARTICLE 6. Case ##21-3626/Caulfield, Adam & Margaret

Public Hearing

Property Address: 7056 Whispering Timbers Ct SE

Requested Action: The applicant is requesting a variance to construct an accessory building in the front yard.

(Member Moxley joined the Meeting at this time)

Planner Hilbrands stated that the applicants request is unique as the building would also be located within the front yard setback. Planner Hilbrands states that the proposed building would be 14x24 feet, totaling 336 square feet in size (no Special Use Permit would be needed). Planner Hilbrands states that because the applicant has a corner lot, they actually have two front yards; one on Whispering Timbers Ct, and one on Whispering Timbers Dr. This leaves less available space for an accessory building to be located without a variance.

Planner Hilbrands stated that the building will be located in the front yard facing Whispering Timbers Ct, with a setback of 40 feet from the edge of the pavement. This will be approximately

16 feet from the road right-of-way, and within the required 35-foot front yard setback. The proposed building would be approximately 75 feet from the center line of the road, further from the street than the two homes to the east of the applicants property, and would not appear to be in the front yard to those neighbors. Planner Hilbrands states that there is not a home directly across from the applicants property, so it would not be in view of anyone across the street.

Planner Hilbrands states that this property does have a lot of topography challenges, the home is built on the only buildable area, and there is steep ravine that runs through the middle of the property. Planner Hilbrands states that the proposed location of the building is about 8 feet lower than the road, so the building will be partially obscured from the road as well as surrounded by the wooded property. Planner Hilbrands states that the nearest home is across the street to the west, over 250 feet away from the proposed building with the ravine and wooded property in between.

Planner Hilbrands states that Staff is recommending approval of the variance as requested by the applicant to allow the accessory building in the front yard within the front yard setbacks.

Motion was made by Member McDonald to open Public Hearing. Supported by Member Mead. Motion carried 5 to 0.

Planner Hilbrands stated that he did not receive any public comment regarding this request.

The applicant, Mr. Caulfield, stated that Planner Hilbrands has been very helpful throughout this project, and stated that through either written or verbal communication, he and his wife have received approval with each of their six neighbors for this accessory building and it's proposed location.

Member McDonald commended the applicant for communicating with their neighbors.

Member Moxley stated that he viewed the property, and commends the applicant for making the effort to find a good spot on his property for the accessory building.

Motion was made by Member McDonald to close Public Hearing. Supported by Member Mead. Motion carried 5 to 0.

Motion was made by Member McDonald to approve the variance as requested based on the findings of facts. Supported by Member Moxley. Motion carried 5 to 0.

ARTICLE 7. Election of Officers

Planner Hilbrands stated that a new Chairperson, and new Vice Chair/Secretary will need to be elected. Member McDonald cannot serve as he is a Member of the Township Board. An appointment to the VDRC (Village Design Review Committee) also needs to be made.

Motion was made by Member McDonald nominate Member Mead to Chairperson, and Member Moxley to Vice Chair/Secretary. Supported by Chairwoman Milliken. Motion carried 5 to 0.

Motion was made by member McDonald to nominate Member Berra to the VDRC. Supported by Member Mead. Motion carried 5 to 0.

ARTICLE 8. 2020 Annual Report

Planner Hilbrands reviewed the Report with Members.

ARTICLE 9. Rules of Conduct

Planner Hilbrands reviewed the Rules of Conduct with Members, reminding Members that all discussion needs to be held during scheduled meetings.

ARTICLE 10. Planning Principles

Planner Hilbrands reviewed Planning Principles with Members.

ARTICLE 11. 2021 Calendar

Planner Hilbrands reviewed the Calendar with Members, noting all meetings are held the second Tuesday of the month at 5:30pm.

ARTICLE 12. Any Other Business

Member Moxley stated that he had a conversation with Planner Hilbrands about a home on Cascade Road near Burton that has many construction vehicles and other vehicles parked in the yard. Planner Hilbrands stated that Assistant Manager Stephanie Fast is addressing this concern.

Planner Hilbrands states there are two agenda items at this time for the next scheduled meeting.

ARTICLE 13. Adjournment

Motion was made by Member McDonald to adjourn the meeting. Supported by Member Mead. Motion carried 5 to 0. The meeting adjourned at 5:50 P.M.

Respectfully Submitted,
Aaron Mead, Secretary

STAFF REPORT

STAFF REPORT: Case #21-3628/Harold Goehring
REPORT DATE: May 5, 2021
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: May 11, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:
Harold Goehring
6389 Burton St SE
Grand Rapids, MI 49546

STATUS OF APPLICANT: Owner

REQUESTED ACTION: The applicant is requesting a variance for the use of a temporary building during the construction of a detached garage.

EXISTING ZONING OF SUBJECT PARCEL(S): R1

GENERAL LOCATION: The property is located on the northwest corner of Burton Street and Cascade Pointe Drive.

PARCEL SIZE: Approximately 0.45 acres

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES: All residential

ZONING ON ADJOINING PARCELS: N,W – R1
E – PUD 75
S – R2

STAFF COMMENTS:

1. The applicant is requesting your review, to allow for a temporary building to be used for storage during the construction of a detached garage. The temporary building is a shipping container that is approximately 8’x 20’ and 9’ tall. This request is reviewed under section 4.18(4) of the Zoning Ordinance.

2. The building was brought to our attention when we received a complaint from a neighbor in March. We then made contact with the property owner and informed them that they would need to receive a variance in order to allow for the temporary building to remain until the garage is built.
3. Section 4.18(4) of the Zoning Ordinance requires that the Zoning Board of Appeals to determine: if indeed the structure is temporary and when its use will be terminated; if the structure will be served by a healthful water supply and toilet facilities, and if the temporary building will be injurious to the surrounding properties or neighborhood.
4. The Fire Department has reviewed the plan and have stated that they do not have any concerns.
5. The Building Department has noted that since the container is under 200 square feet it does not require a building permit.
6. It should be noted that the shipping container is located in the front yard area facing Cascade Pointe Drive, and our zoning ordinance does not allow accessory buildings in the front yard. The west end of the shipping container is almost in line with the east end of the house, so it extends approximately 8' into the front yard. The applicant is on a corner lot so they technically have two front yards, and the lot is also very narrow with an approximate width of 66'. The applicant would have to move the container approximately 8' to the west to be in compliance, and it does appear that there would be room to do so. Since it is only a temporary building staff does not view this as being a major issue.
7. The applicant has noted that he has been working on getting construction of the garage started, but has been delayed due to the pandemic and the difficulty in finding a contractor. He stated that he has bids out now to start work on the foundation.
8. We have granted other temporary structure permits in the past. However, those have most often been located on commercial sites. In those cases, we have granted several variances allowing the temporary building or use provided that the end date was set when the temporary building or use would be terminated.
9. Since this is not a variance request, the standards you should apply are those referred to above.

STAFF RECOMMENDATION:

Staff recommends that you approve the variance as requested with the following conditions:

1. The applicant removes the temporary building upon completion of the detached garage, or within 6 months. Whichever is sooner.
2. Provide a performance bond/security deposit for the removal of the temporary building if the building has not been removed and the property is not in compliance in 6 months. The amount of the bond/security deposit will be at a minimum \$500.

Attachments: Application package
Site plan
Section 4.18(4) of the Zoning Ordinance



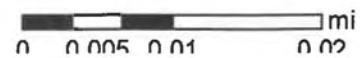


Kent County Web Map

May 05, 2021



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CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT:

Name: Harold Goehring

Address: 6389 Burton St SE

City & Zip Code: Cascade Grand Rapids, MI 49546

Telephone: 616-443-8233

Email Address: harold@campgroundnow.com

OWNER: * (If different from Applicant)

Name: _____

Address: _____

City & Zip Code: _____

Telephone: _____

Email Address: _____

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Proposing a garage using a shipping container for tool storage

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 _____

ADDRESS OF PROPERTY: 6389 Barton St SE, GR 49546

PRESENT USE OF THE PROPERTY: _____

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

| Name(s) | Address(es) |
|---------|-------------|
| _____ | _____ |
| _____ | _____ |

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Harold Goehman

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

Applicant – Print or Type Name

* Harold Goehman 3/7/14

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

Harold Goehman

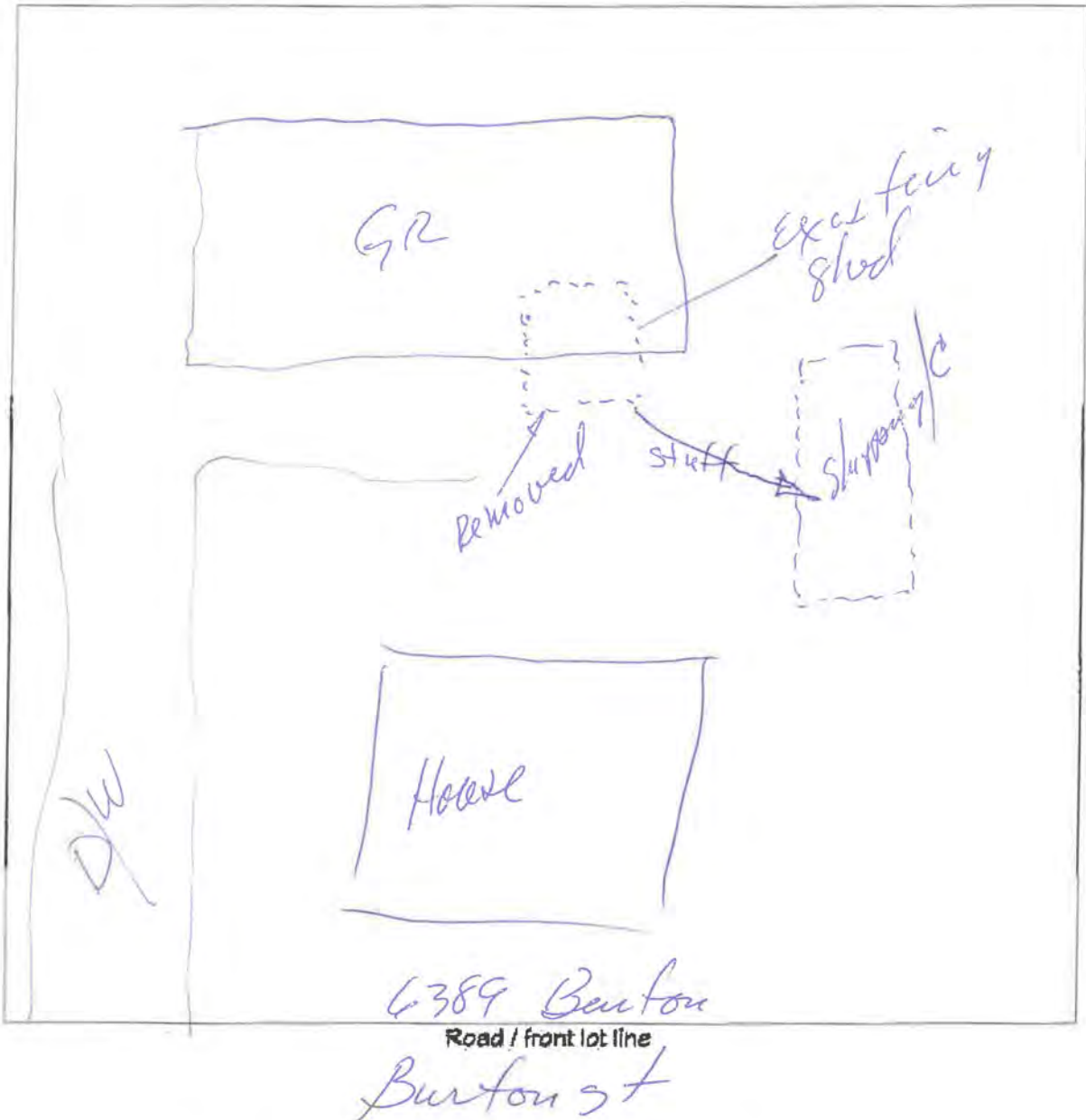
Applicant's Signature & Date

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

Site Plan

Address: _____

Contact name/number: _____



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

****For swimming pools - include the required barrier location**

CHAPTER 4

General Provisions

- d. The structure will be in place for less than 72 hours.
 - e. Any event that directly or indirectly involves the sale, distribution or consumption of alcoholic beverages must provide a copy of the temporary liquor license permit for the event prior to the Township signing off on the event. (amended by Ord #10 of 2018)
 - f. The event is a public service event or an event sponsored by an existing business located on or adjacent to the parcel on which the structure is to be located and that the merchandise, services or goods displayed within the structure are of the variety normally offered by an existing business.
3. Permits for the temporary placement of mobile homes for occupancy on property at which a principal dwelling has been damaged or destroyed by fire, wind, flood or Act of God may be issued by the Building Inspector upon approval by the Planning Director according to the following criteria:
- a. Sufficient domestic water supply and toilet facilities are provided.
 - b. All construction and all plumbing, electrical apparatus and insulation within the mobile home shall be of a type and quality conforming to or exceeding the "Mobile Home Construction and Safety Standards", as promulgated by the United States Department of Housing and Urban Development, (24 CRF 3280), as amended. All dwellings shall meet or exceed all applicable roof snow load and strength requirements. All plumbing and electrical connections shall meet BOCA requirements.
 - c. The mobile home shall be located to conform to all locational requirements otherwise applicable to accessory buildings in the applicable zoning district except that it may be placed in the front yard.
 - d. The permit shall specify that the mobile home is temporary and that the permit shall expire after a reasonable specific time.
 - e. An occupancy permit for a rehabilitated or reconstructed dwelling unit damaged or destroyed by such causes that warrant the issuance of a permit for a temporary mobile home for occupancy shall not be issued until it has been removed or an approved performance

guarantee for its removal is deposited with the Township Clerk.

4. Other Temporary Structures:

Other temporary structures not permitted or regulated above or by other provisions of this Ordinance may be permitted by the Zoning Board of Appeals. An application for such temporary structure shall set forth the purposes of the construction. The Zoning Board of Appeals shall determine whether such structure is intended as a temporary building and that its use thereof shall be terminated at a specified time. The application shall not be granted if the structure is not served with a sufficient and healthful water supply and toilet facilities. The temporary structure shall be so constructed and maintained that it shall conform to the minimum requirements for safety, health, and general public welfare and for the prevention of fire hazards as provided by the terms of this Ordinance or any other ordinance of the Township, not in conflict herewith for such districts in which the temporary structure shall be located. The temporary building shall not be injurious to the value of the surrounding property or neighborhood.

Section 4.19 Dwellings - Single-Family:

Single-family dwelling erected or placed on a lot or parcel of property in the Township shall meet the following minimum criteria:

- 1. It shall have a minimum width across any front, side or rear elevation of twenty (20) feet.
- 2. There shall be a minimum habitable floor to ceiling height of 7.5 feet.
- 3. The dwelling must be aesthetically compatible in design and appearance with other dwellings in the district, and conform to the minimum floor area requirements for the district in which it is located.
- 4. The dwelling shall be connected to a public sewer and water supply, or to such private facilities approved by the Kent County Health Department.
- 5. All construction and all plumbing, electrical apparatus and insulation within the dwelling shall be of a type and quality conforming to the Township Building Code (BOCA) or the "Mobile Home Construction and Safety Standards", as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time such standards may be amended. The dwelling shall meet or exceed all applicable roof snow



STAFF REPORT

STAFF REPORT: Case #21-3633/ Daniel Verkaik
REPORT DATE: May 5, 2021
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: May 11, 2021
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:
Daniel Verkaik
8111 Bailey Dr
Ada, MI 49301

OWNER:
Benjamin DeJager
8934 52nd Street
Ada, MI 49301

STATUS OF APPLICANT: Builder

REQUESTED ACTION: The applicant is requesting a variance to construct an accessory building concurrently with a home.

EXISTING ZONING OF SUBJECT PARCEL(S): ARC

GENERAL LOCATION: The property is located on the south side of 52nd Street, west of McCords Ave.

PARCEL SIZE: Approximately 3.3 acres

EXISTING LAND USE ON THE PROPERTY: Agriculture

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

ZONING ON ADJOINING PARCELS: All ARC

STAFF COMMENTS:

1. The applicant is requesting a variance of Section 4.09 of the Zoning Ordinance. This section requires a principal structure (home) on the property before an accessory building. The number of accessory buildings is then limited based on the size of the property.

| Acreage | Number of Buildings Allowed* |
|-----------------------|-------------------------------------|
| Up to three (3) acres | 1 |
| 3-6 acres | 2 |
| 6+ acres | 3 |

2. The property is between 3-6 acres, so they would be permitted to have two accessory buildings.
3. The variance request is the result of the applicant wanting to construct the accessory building at the same time as the house.
4. The Zoning ordinance actually requires that the house be at least 50% complete before an accessory building can be built.
5. We have had some similar cases in the past and those variances were given with the condition that a performance bond is provided to allow the township to remove the accessory building if the property does not come into compliance.
6. The applicant has indicated that they believe they will have the new home built within one year. They have also been made aware that they will need to obtain a \$10,000 bond to guarantee that the house will be built.
7. Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all the findings of fact listed in the table below:

| Findings of Fact | Comment |
|--|---|
| That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district. | The construction of the home at the same time as the accessory building is something that we have permitted before with the proper oversight. |
| That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created) | The request to build the accessory building and the home at the same time is the result of actions of the owner. |
| That such variance is the minimum variance that will make possible the reasonable use of the land, building or structure. | The quicker the new home is built will reduce the "amount" of the variance. |
| That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare. | The variance would not be detrimental to others if the situation is quickly addressed. |

| | |
|---|---|
| <p>That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to make it more reasonable and practical to amend the Zoning Ordinance.</p> | <p>I did find a couple of similar variances that we have approved provided that the house is built quickly and a bond is submitted.</p> |
| <p>The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.</p> | <p>If denied the applicant could build an accessory building after the new home is constructed.</p> |

STAFF RECOMMENDATION:

Staff recommends that you approve the variance as requested with the following conditions:

1. The house is at least 50% complete (rough-in) within 1 year.
2. Provide a performance bond for the removal of the accessory building if the home is not at least 50% complete within one year. The amount of the bond will be at a minimum \$10,000.
3. The bond will be released when the property is in compliance.

Attachments: Application package
Site plan



QUIGGLE AVE

8934 52nd St

52ND ST

MCCORDS AVE



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Daniel Verkaik
 Address: 8111 Bailey Dr
 City & Zip Code: Ada, MI 49301
 Telephone: 616-304-3987
 Email Address: ~~dan@quartersawn.com~~ dan@quartersawn.Ltd

OWNER: * (If different from Applicant)
 Name: Benjamin DeJager
 Address: 4692 Boyd Ave NE
 City & Zip Code: Grand Rapids MI 44525
 Telephone: 616-810-6432
 Email Address: bdejager14@gmail.com

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

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

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

BRIEFLY DESCRIBE YOUR REQUEST:**

would like to build Accessory building just prior to house for storage and staging of Materials and other supplies needed 4 build

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -36-101-010

ADDRESS OF PROPERTY: 8934 94th St SE

PRESENT USE OF THE PROPERTY: Vacant Land


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

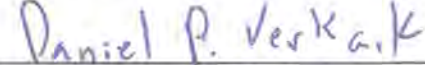
| Name(s) | Address(es) |
|---------|-------------|
| _____ | _____ |
| _____ | _____ |

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.)

 BEJJAMIN J DEJAGER
Owner – Print or Type Name
(*If different from Applicant)

 Daniel P. Verkark
Applicant – Print or Type Name

*  04/06/21
Owner's Signature & Date
(*If different from Applicant)

 04/06/21
Applicant's Signature & Date

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



8111 Bailey Dr. NE Ada MI 49301

April 12, 2021

Variance Description

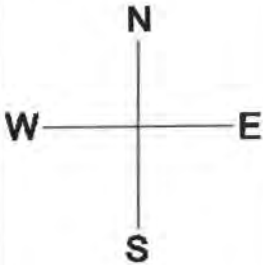
DeJager Variance Description-

The Purpose for this application is to request The Building of the accessory During the site site work for the new house construction.

My Client Ben and Jess De Jager Would like to get their accessory building built while we are doing the site work, digging the hole and the foundation Being poured for their home we are building. This gives us the ability to pour the Barn floor and approach at the same time as the house garage floor and approach. This also gives us ability to store and stage building material and supplies for the house as the house is being built.

8934 52nd Ave

78'



295'

289'

445'

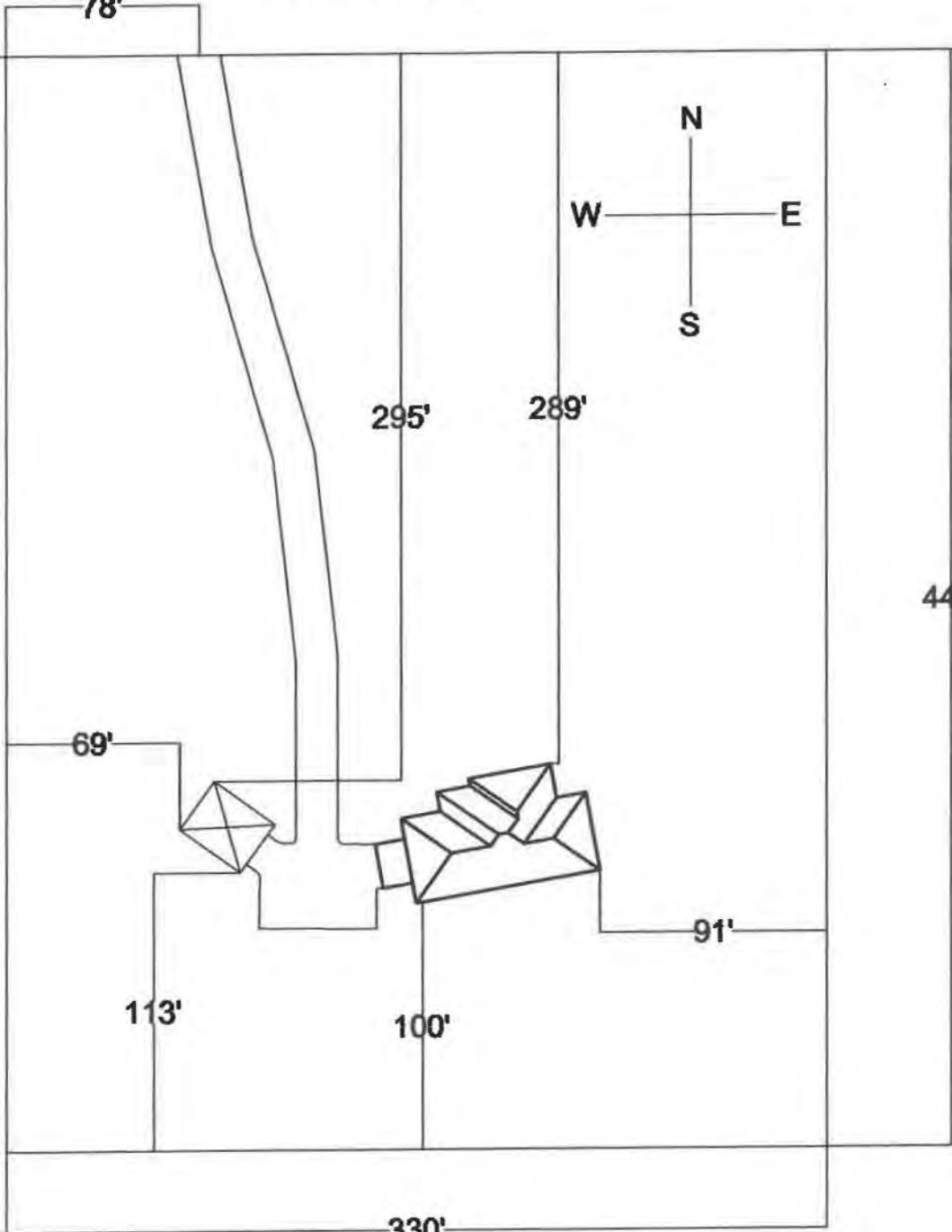
69'

113'

100'

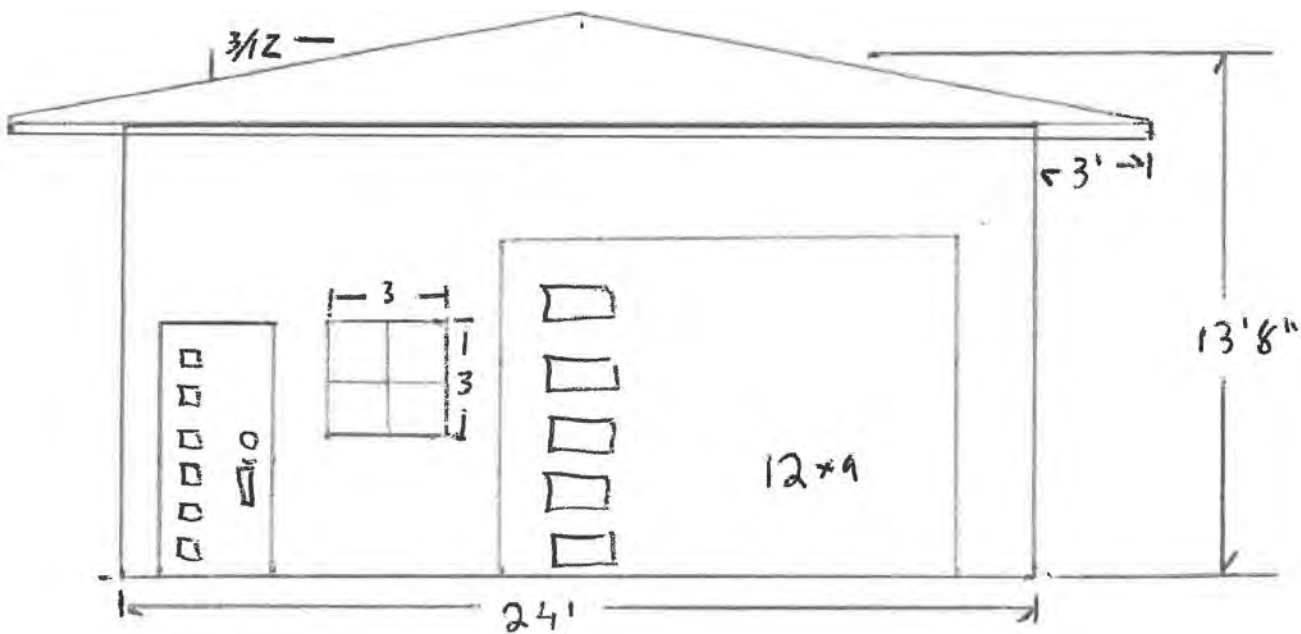
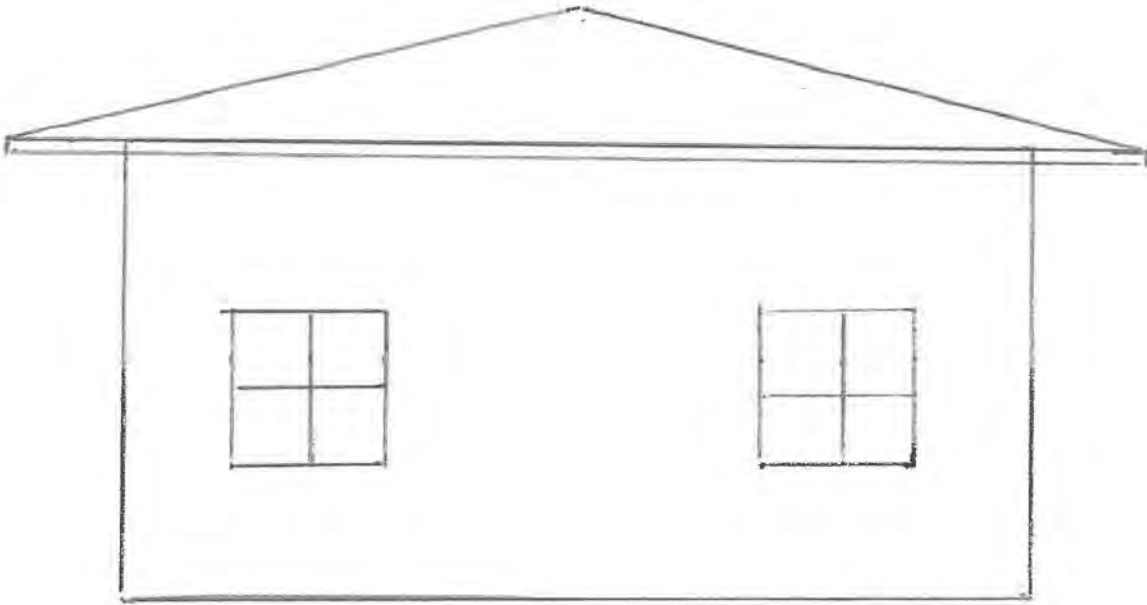
91'

330'



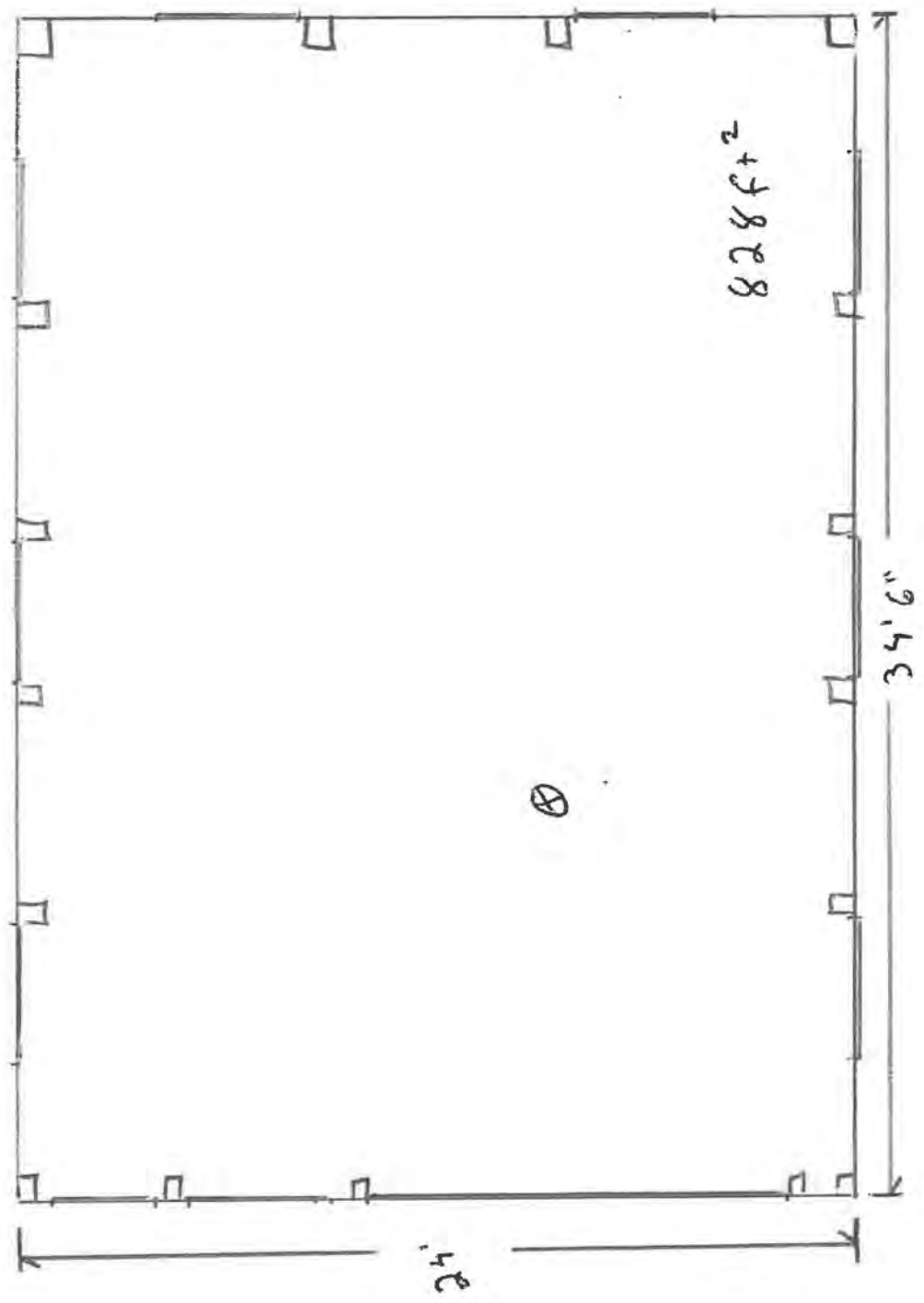
De Sager Barn
Front & Rear Elevations

8934 52nd Ave
Ada, MD 44301



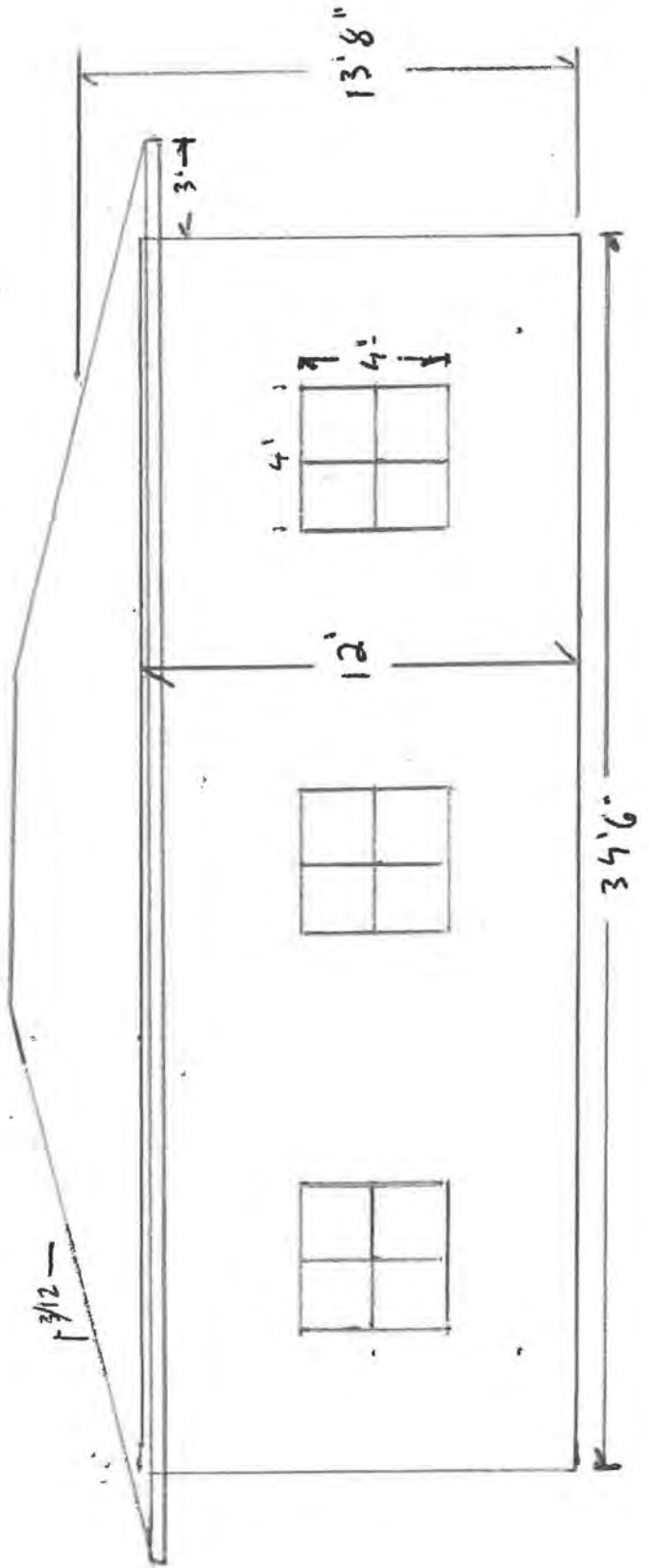
8934 5th Ave
Ada, MI 49301

DeJager Barn
Floor Plan



De Jager Barn
Both Side Elevations

8434 52nd Ave
Ada, MI 49301



MEMORANDUM

To: Cascade Charter Township Zoning Board of Appeals
From: Brian Hilbrands, Planner
Subject: Discuss and Consider Virtual or In-Person (Hybrid) Meetings
Meeting Date: May 11, 2021

The Township now has the ability to hold in-person/hybrid meetings at the Wisner Center. The hybrid meeting consists of the board and staff attending in person but also gives us the capability to continue Zoom virtual meetings for residents/applicants who are unable to attend in person.

Kent County extended an emergency order to allow municipalities the ability to continue virtual meetings until June 30, 2021.

It should also be noted that the new Township attorney has recommended against in person meetings (including hybrid) at this time.

Staff is looking for direction regarding which meeting platform the Zoning Board of Appeals is interested in moving forward with in the short-term.