

AGENDA
Cascade Charter Township Planning Commission
Monday, November 11, 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 October 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 #19-3561 Jeffrey Hayes
Public Hearing
Property Address: 3570 Buttrick Ave
Requested Action: The Applicant is requesting a Special Use Permit to construct
an accessory building over 832 sq ft.**
- ARTICLE 7. Case #19-3558 Sarah Hotchkiss
Public Hearing
Property Address: 9051 36th St
Requested Action: The Applicant is requesting a Type II Special Use Permit for
Dog Day Care.**
- ARTICLE 8. Any other business**
- ARTICLE 9. Adjournment**

Meeting Format

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

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

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Krieter, Lewis, Noordyke, Pennington, Rissi, Moxley, and Sperla
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 Lewis to approve the Agenda. Supported by Member Pennington. Motion carried 9 to 0.

ARTICLE 4. **Approve the Minutes of the September 9, 2019 meeting.**

Motion was made by Member Johnson to approve the minutes of September 9, 2019 as written. Supported by Member Katsma. Motion carried 9 to 0.

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

No visitors came forward.

ARTICLE 6. **Case #19-3519 Golden Valley**

Property Address: 5800 Thornapple River Dr.

Requested Action: The Applicant is requesting a Final Preliminary Plan approval. The development would allow for a new subdivision for 12 single family detached homes.

Director Peterson stated the Applicant has received all of their other permits, and the only thing that is changed since the last time this project was on the Agenda is that the Health Department is only signing off on Phase 1, which is the Western 12 lots. This will be proceeding as two separate projects, so only the 12 lots of Phase 1 would be reviewed tonight. There is a detention pond in the project that will be a part of Phase 1. Director Peterson stated that the layouts, lots, and all of the other details are still the same as when this was last in front of the Planning Commission for their Tentative Approval. Director Peterson stated that the Applicant was asked for and has provided a copy of the deed restrictions, an airport recognition statement, an agreement to participate in a sewer/water special assessment, their block grading plan, and detail on pathway construction. Director Peterson stated that there will be a pedestrian pathway

connection between the two phases, and that it will be put in before the first home in Phase 2 is constructed. Director Peterson stated this is a by right plan (the Applicant is not asking for any exceptions), and the lots are larger since there is no common open space.

Member Noordyke asked Director Peterson if the retention pond that is part of Phase 1 (but on land where Phase 2 is proposed) can be removed if Phase 2 is not completed, and those lots were sold as a single lot. Director Peterson stated that no, the retention pond cannot be removed as it will be part of the Phase 1 development.

Chairman Sperla invited the applicant to come forward with comments.

Mr. Don DeGroot (Excel Engineering) came forward and stated that Dan Kamphuis (Applicant) is here to answer questions as well. Mr. DeGroot stated that there will be a permanent easement established to protect the infrastructure (storm sewer and retention pond) that is outside of the Phase 1 lot area. This way, the condominium association will have rights to that property if Mr. Kamphuis decided not to develop Phase 2 and instead sell the property.

Chairman Sperla asked Mr. DeGroot if the retention pond would be completed before any aspect of Phase 2 is started, Mr. DeGroot replied that yes, it would be completed since there is drainage from Phase 1 that is directed to that pond. The pond is designed to accept drainage from both Phase 1 and 2; should Phase 2 not be completed for any reason, the pond will still be used for Phase 1.

Motion was made by Member Pennington to forward a positive recommendation of the Final Preliminary Plan to the Township Board with the conditions that the pathway be constructed prior to the first home in Phase 2 being occupied, and an easement is applied for and recorded for the retention pond. Supported by Member Noordyke. Motion carried 9 to 0.

ARTICLE 7. Any other business

Director Peterson asked Members if moving the Planning Commission meeting time to 5:30 pm (instead of 7pm) is something they would be interested in doing if he were to put it on an agenda for discussion. Chairman Sperla stated that he would be in favor of putting the change of time on a future agenda, many Members stated that they would not like the time to change.

Chairman Sperla stated to Director Peterson that since many Members were opposed to the possible meeting time changing, he did not believe the matter needed to be put on an agenda for further discussion. Planning Commission meetings will still be held at 7pm.

Director Peterson reminded Members and Chairman Sperla that the Joint Meeting will be held on the 21st of October with the DDA, Zoning Board, and Township Board.

ARTICLE 8. Adjournment

Motion was made by Member Lewis to adjourn. Supported by Member Katsma. Motion carried 9 to 0. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,
Phil Johnson, Secretary

STAFF REPORT

STAFF REPORT: Case #19-3561
REPORT DATE: October 24, 2019
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: November 11, 2019
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:
Jeffrey Hayes
3570 Buttrick Ave
Cascade MI 49301

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): PUD 61

GENERAL LOCATION: NE corner of Buttrick and 36th st.

PARCEL SIZE: Approximately 2.2 acres

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: Residential

ZONING ON
ADJOINING PARCELS: PUD 61
ARC
R1

STAFF COMMENTS:

1. The applicant is requesting permission to construct an accessory building on the property. This building will be 30 x 40 (1,200 sq ft) and 14' 2" feet as measured to the midpoint.

2. This requires a minimum of a 40-foot setback from the side and rear property lines. The applicant shows the nearest property line is 54 feet away. The building will also need to be a minimum of 10 feet away from the house.
3. With less than 3 acres this is the only accessory building permitted.
4. They have indicated that this building will replace the existing shed on the property. The existing shed will be removed once the building is completed.
5. The size of the building is “normal” for the area.
6. The building is planned to have metal siding and roofing. This is not unusual in the more agricultural areas of the township.
7. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
8. 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.	They have not indicated the intended use
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to have metal sides and roofing.
The size of the building in relation to the house, lot and zoning district.	The property is about 2.2 acres and the home has about 2,600 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.
The topography and vegetation in the area.	Open/flat

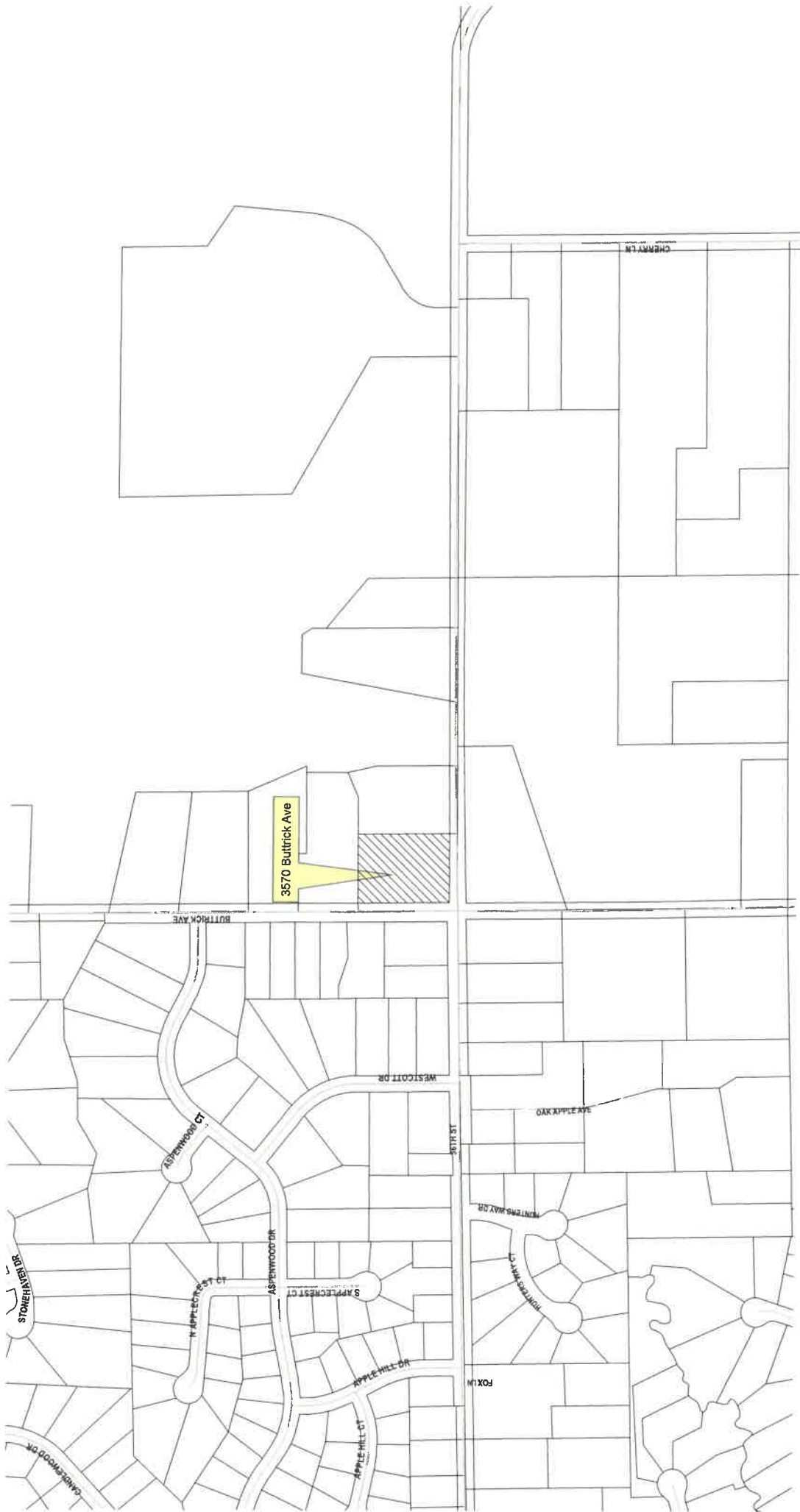
Whether the proposed building will affect the light and air circulation of any adjoining properties.	No impact
Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	The location of the building would not have an adverse effect on adjoining property 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.
3. The existing shed is removed 30 days after completion/final approval from the building dept.

Attachments: Application package





CASCADÉ CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7141

PLANNING & ZONING APPLICATION

APPLICANT: Name: Jeffrey A. Hayes
 Address: 3570 Bollrick Ave SE
 City & Zip Code: 49301
 Telephone: 616-318-0504
 Email Address: LHD3@Comcast.net

OWNER: * (if different from Applicant)
 Name: _____
 Address: _____
 City & Zip Code: _____
 Telephone: _____
 Email Address: _____

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

<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. - Rezoning *
<input type="checkbox"/> P.U.D. - Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Plat Review *
<input 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:**
Build 30x40 foot Accessory Building
Barn Red with gray trim & Roof with
white doors Storage will replace current shed

(**Use Attachments if Necessary) Shed will be removed
-SEE OTHER SIDE- after completion

LEGAL DESCRIPTION OF PROPERTY:**

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 14-300-022

ADDRESS OF PROPERTY: 3570 Bottwick Av SE

PRESENT USE OF THE PROPERTY: Residential

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

Name(s)
Jeffrey A Hayes
Lisa Hayes

Address(es)
3570 Bottwick Ave SE
Ada, MI 49301

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)

 10-14-19

Applicant – Print or Type Name

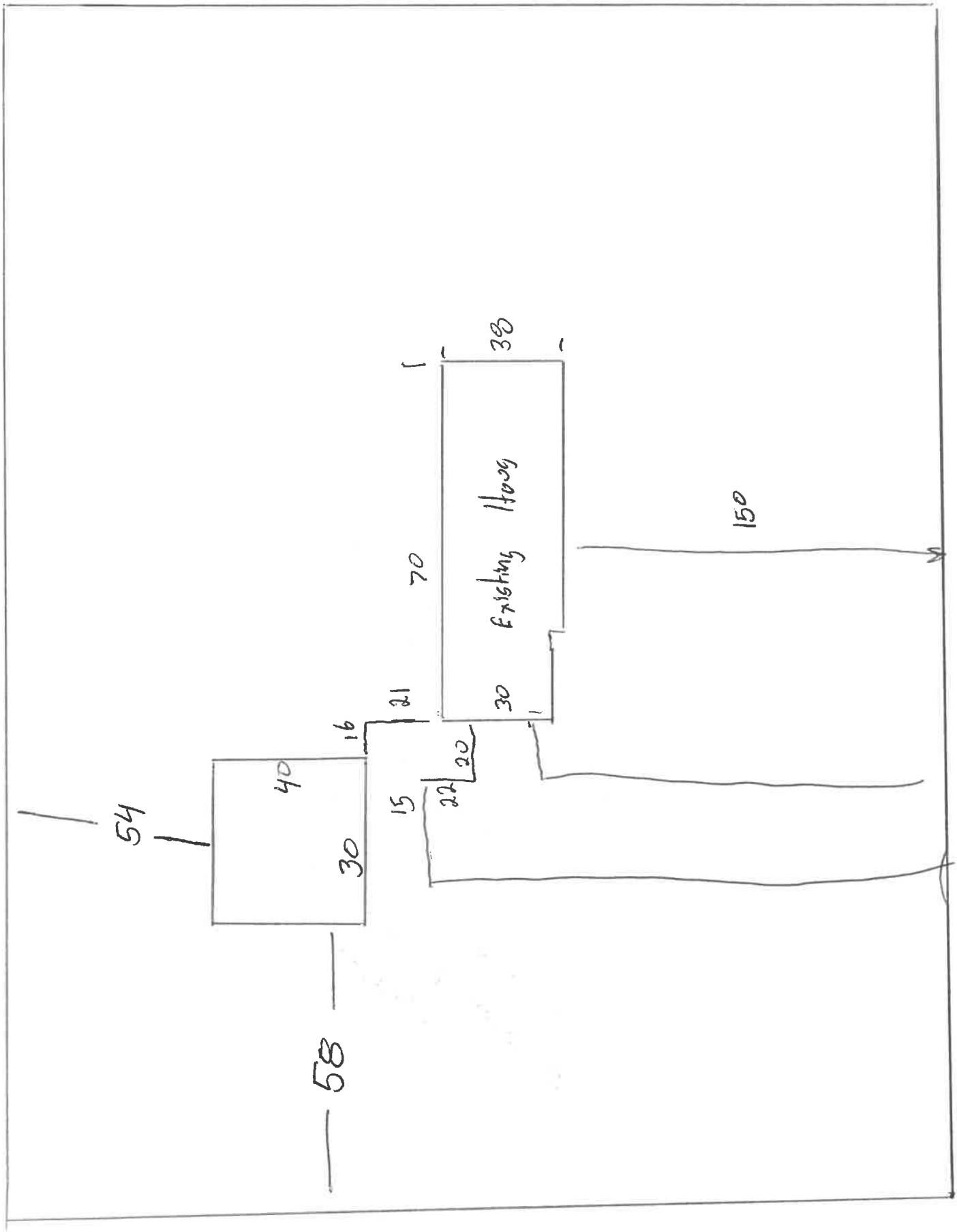
* _____
Owner's Signature & Date
(*If different from Applicant)

10-14-19

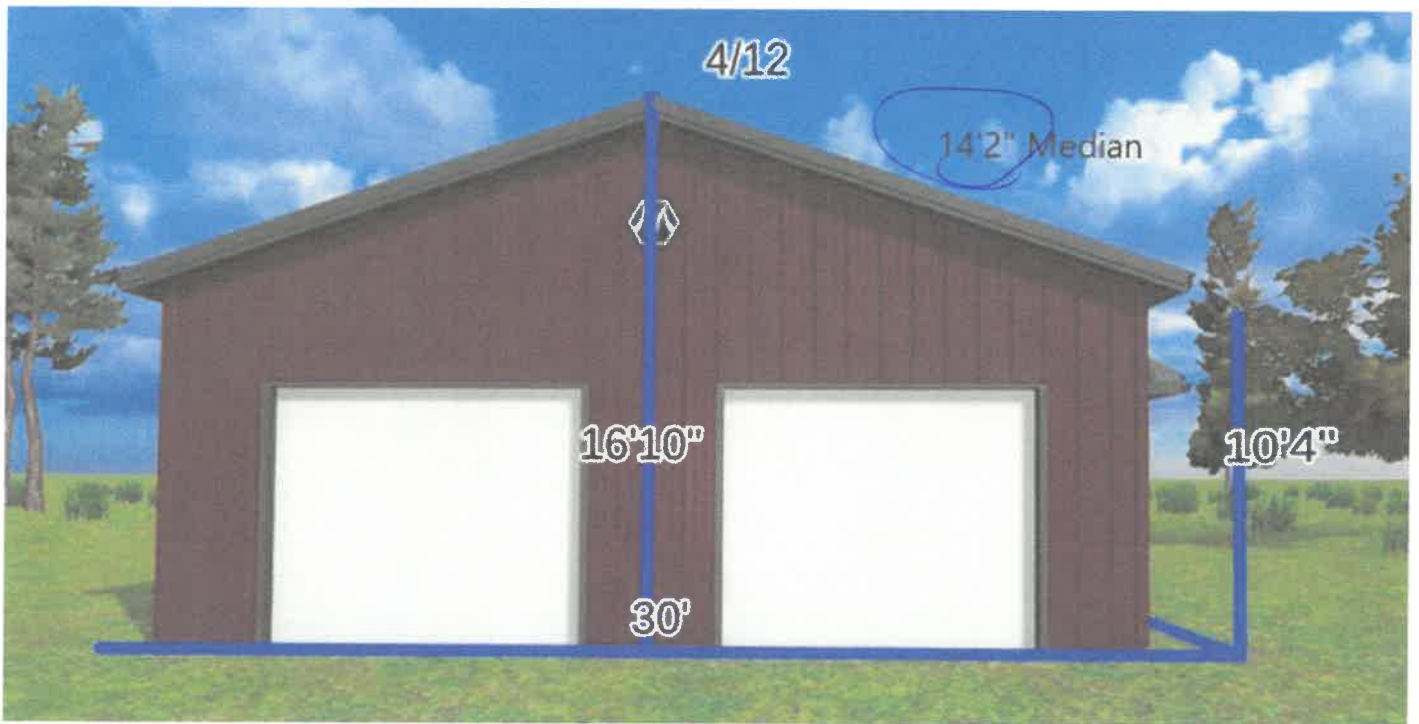
Applicant's Signature & Date

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

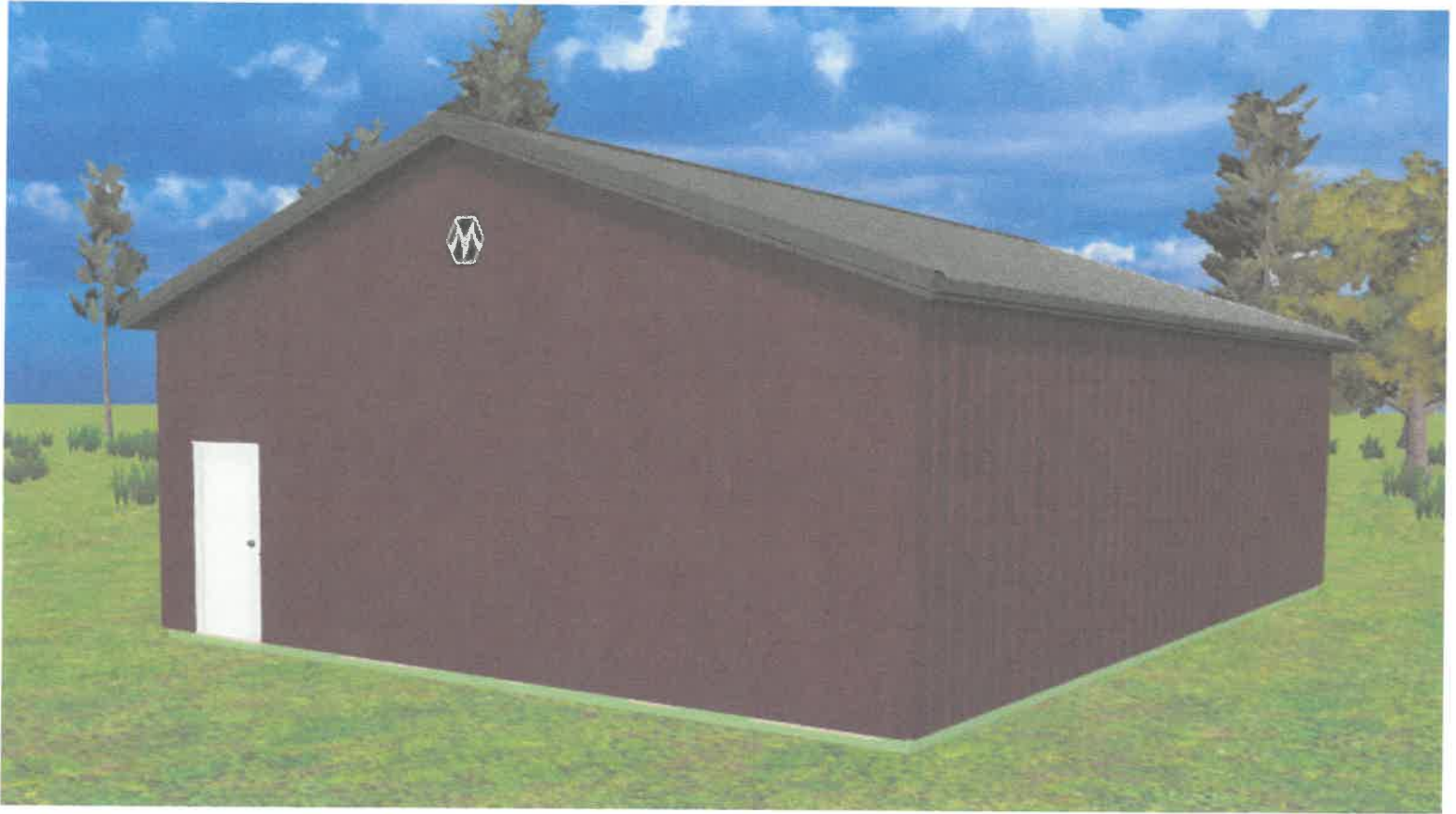
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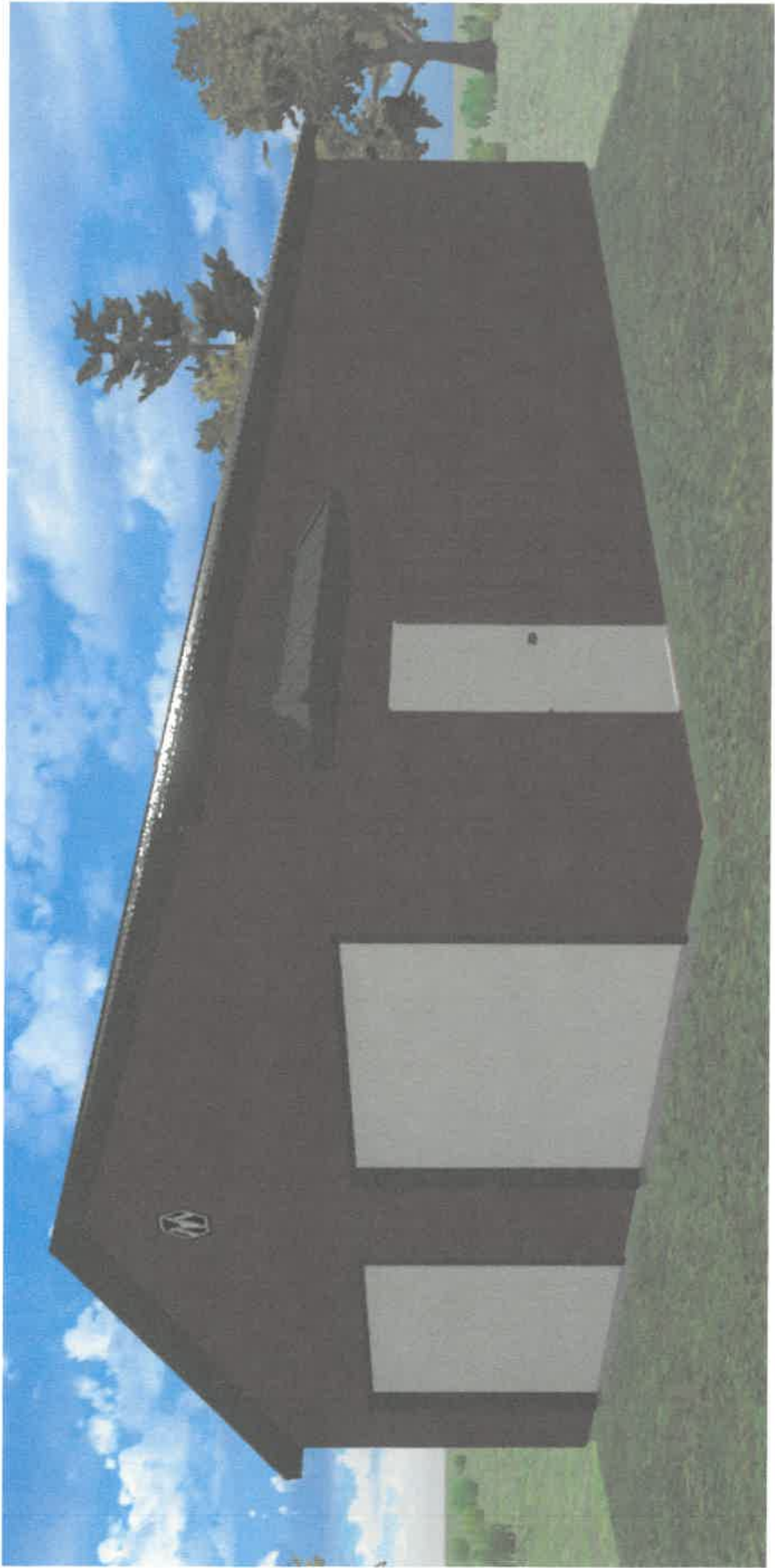


Center of bottom



Steel siding
Steel Roof





Accessory Building Inventory 2010-2019 (11/4/19)

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
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
13-3161	Epique Homes	1415 Ballybunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500

Accessory Building Inventory 2010-2019 (11/4/19)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
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
10 3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hackett	1547 Briarcliff Dr	R1	1,400	2.2	7,500
14-3190	Aaron Schaap	1910 Laraway Lake Dr	R1	2,604	13	8,200
14-3197	John Shipley	7373 Biscayne Way	R1	1,000	2.6	3,200
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Steketee Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
16-3301	Keeler	8100 45th st	R1	1,504	1.2	2,500
16-3311	Borisch	5292 Dayenu	R1	5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1	1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1	1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1	1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1	1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1	1,296	0.95	3,000
18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Avg				2,187	12.709	3,370
Avg ARC				2,407	19.818	2,664
Avg FP				1,994	8.6	2,300
Avg PUD				2,094	3.0225	3,955
Avg R1				2,115	7.0281	4,557

STAFF REPORT: Case # 19-3558
REPORT DATE: November 5, 2019
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: November 11, 2019
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Sarah Hotchkiss
9051 36th St
Cascade MI 49301

STATUS

OF APPLICANT: Owner.

REQUESTED ACTION: Type II Special Use Permit for Dog Day Care.

EXISTING ZONING OF
SUBJECT PARCEL: ARC

GENERAL LOCATION: North side of 36th St just east of Bloomington Hills

PARCEL SIZE: Approximately 10 Acres

EXISTING LAND USE
ON THE PARCEL: residential

ADJACENT AREA
LAND USES: N – Residential
S – Agricultural
E – Residential
W –Common open space for Bloomington Hills PUD

ZONING ON ADJOINING
PARCELS: N – ARC
S – FP
E – ARC
W –PUD 66

STAFF COMMENTS:

1. The applicant is requesting a Type II Special Use Permit to construct a dog day care and boarding facility.
2. For zoning purposes, we are using the “Kennels, animal hospital and public stable” section of the zoning ordinance, since we don’t have a category of dog day care.
3. This is the same section that we used when we reviewed the Shaggy Pines dog park on Cherry Lane.
4. They also have a home on the property that the owner plans to occupy.
5. The operation will be open seven days a week and will be open from 7am-7pm.
6. They are limiting themselves to no more than 10 dogs. A 10 acres site would allow for as many as 30 dogs.
7. They have indicated on the plan where they are proposing to fence in the run areas to keep them at least 100 feet away from the property line. In addition, the building for housing the animals is also at least 120 feet away from the nearest property line.
8. Animal waste will be done by composting. They describe the compost bins to be in the back but have not indicated where on the site that is.
9. Parkin for the site is minimal, with about 7 spaces available. The parking will be paved and since they are not expanding more than 1,000 sq ft of paving the storm water ordinance would not apply. It should also be noted that any future parking on the grass is not allowed.
10. The Township fire dept has reviewed and approved the plan.
11. Any lighting that is installed will need to meet township requirements.

Section 17.06 as well as 17.07 of the zoning ordinance requires the Planning Commission to review several factors before making a recommendation to the Township Board. I have listed those items for your consideration followed by my comments for each.

Factors	Comments
Be designed, constructed, operated and maintained so as to be harmonious and	The site has historically been used for agricultural purposes that are not that

appropriate in appearance with the existing or intended character of the area in which the use is proposed.	different than what is being proposed. We also have other similar uses elsewhere in the same zoning district.
Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.	No essential services would be required.
Not create excessive additional requirements at public cost for public facilities and services.	This site would not cause excessive additional requirements at the expense of the public.
Not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.	The small use of only 10 dogs for the site would keep traffic to a minimal impact on the area.
Not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of noxious or offensive production of noise, smoke, fumes, glare, vibration, odor or traffic.	This is an accepted use in the residential zone. The others in the township have not been an issue.
<p>Kennels - Two (2) acres plus an additional one-third (1/3) acre for each animal in excess of six (6).</p> <p>Animal hospitals and clinics - three (3) acres.</p> <p>Public or semi-public stables - Ten (10) acres. Such areas may not include area devoted to living quarters or other uses not incidental to the stable.</p>	We are treating this as a kennel. They would be allowed to have as many as 30 dogs
Buildings for the housing of animals, runs or exercise area shall not be located within 100 feet of any property line or street right-of-way.	They are at least 100 feet away from adjoining property on the site plan.
3) Areas for riding trails or riding purposes shall be located on the same premises, provided, however, that the owner may lease adjacent lands for said purpose. Provided further, that access to riding areas shall not necessitate riding or leading of animals upon or across a public road	NA
4) The premises shall include storage adequate for the disposal of manure and refuse, have proper insect control methods, and be suitably fenced.	Applicant has indicated that the disposal of manure will be done by composting but has not indicated where exactly on site this will be.
5) Adequate off-street parking shall be provided on the site.	7 parking spaces will be available.

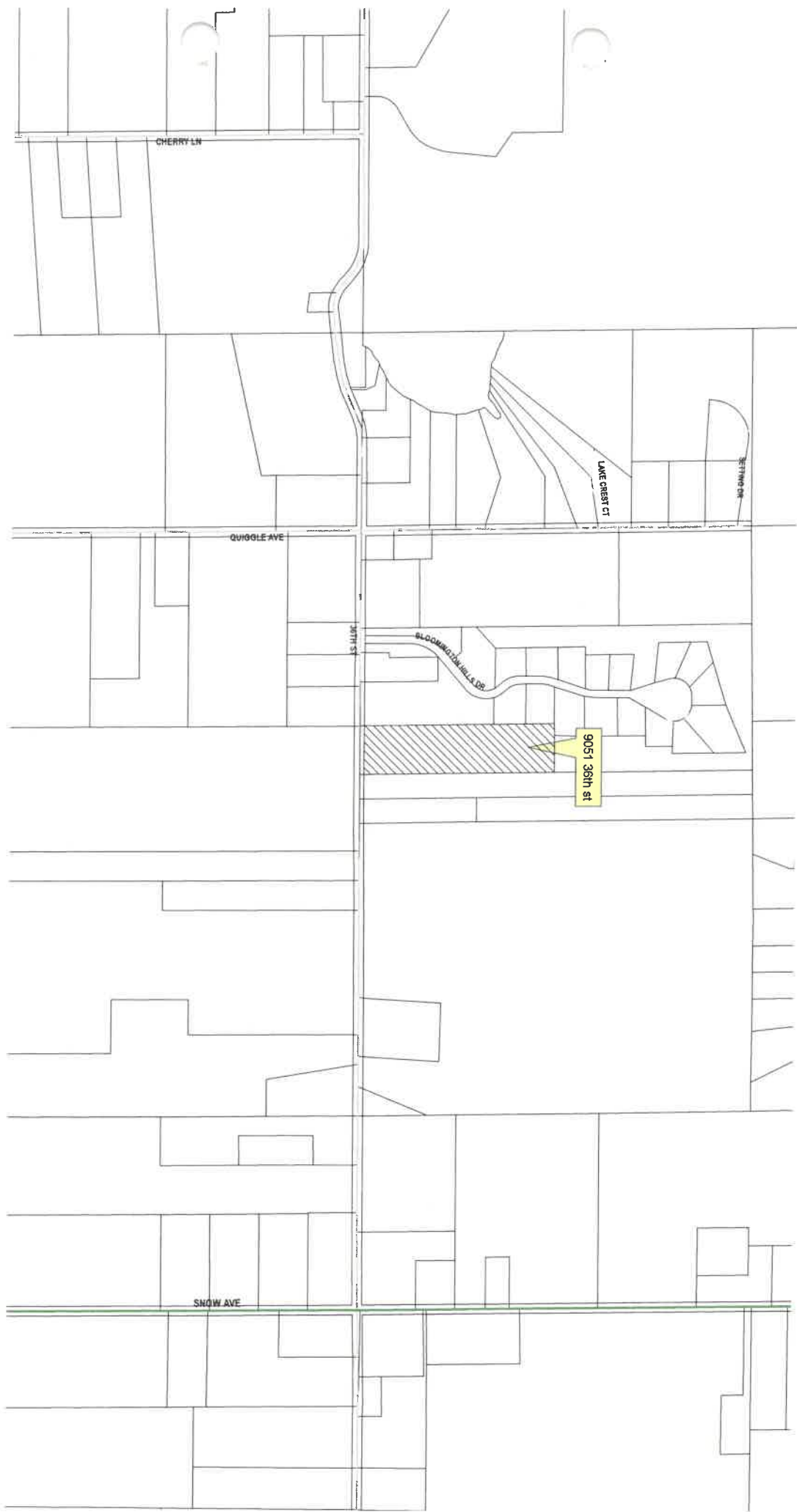
6) Signs shall be subject to the regulations relative to signs for the district in which the use is to be located.	Signs will require a separate permit.

STAFF RECOMMENDATION

Staff recommends that this project is recommended for approval with the following conditions:

- a. Indicate where exactly the composting bins will be located.
- b. Comply with township lighting regs

Attachments: Application
 Site Plan



CHERRY LN

QUIGGLE AVE

SHOW AVE

LAKE CREST CT

SETBACK DR

S. HURON

BLDG DRIVE

9051 36th St



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT:

Name: Sarah Hotchkiss
Address: 9051 36th St
City & Zip Code: Ada, MI 49301
Telephone: 616.340.6766
Email Address: shotchkiss@E@gmail.com

OWNER: * (If different from Applicant)

Name: _____
Address: _____
City & Zip Code: _____
Telephone: _____
Email Address: _____

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

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

Utilize existing property and facilities for a dog daycare and boarding facility.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

S 1321 FT OF W 1/2 W 1/2 E 1/2 SW 1/4 * SEC 13 T6N R10W 10.01 A.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 13-326-001

ADDRESS OF PROPERTY: 9051 36th Street

PRESENT USE OF THE PROPERTY: Residential/Agricultural

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

Name(s)

Address(es)

Sarah Hotchkiss

9051 36th St Aden, MI 49301


Myles Rudd

9051 36th St Aden, MI 49301

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.)



Sarah Hotchkiss

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

Applicant – Print or Type Name

* 

MYLES RUDD

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

Applicant's Signature & Date

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

Ada Paws and Play
9051 36th St.
Ada, MI 49301
Open 7am-7pm, staffed 24/7

The proposed Ada Paws and Play sits on 10 acres and will be a dog daycare and boarding facility that will treat your fur babies as you would want them to be treated. This 10-dog capacity facility will focus on one-on-one and group play with very limited time in kennels.

The facility that will be home to Ada Paws and Play was once used as a barn for horses, goats and chickens. Our goal is to retro fit this building, within the current foot print, to have open play space, a small bathing station, an office/intake area and separate dog rooms for each guest.

Dogs will be separated by size and temperament with various fenced in areas to accommodate. There will be inside play areas for large and small dogs. Likewise, there will be outdoor, fenced in play areas for those dogs who just want to relax and those who want to run and play.

This property was once used to care for animals, and we want to continue this tradition. The space will provide a safe place for dogs to get exercise and training with a focus on overall wellbeing. In order to achieve this balance, we will keep the integrity of this property that is full of trees and fields.

Operations and Traffic

Ada Paws and Play will be open 7am-7pm seven days a week and there will be staff on site 24/7. With the capacity of only 10 dogs, we do not feel this will impact traffic in the area. There are two dog-focused facilities within two miles of the proposed new Ada Paws and Play. Shaggy Pines Dog Park and Day care, which has a large member base and is rated one of the best dog parks in the nation, and K-9 Academy. The driveway will be paved and there will be five new parking spots in addition to the two that are currently available. Ada Paws and Play will also offer "curbside assistance" where staff will greet the pet owners at the driveway and escort our guests to the day care facility

Disposal of Waste

Disposal of waste will be done through composting. This method is what our local veterinary, Thornwood Veterinary Clinic, also practices for their boarding and day care. This method will allow us to dispose of the waste in an environmentally friendly way, while helping with any soil issues and also providing fertilizer for our property. The composting bins would be in the back and in covered, vented bins so to help with any insect problems. We will also consider professional waste removal services.

Noise

The facility itself will be well insulated and consist of sound absorbing panels in the ceilings. A six-foot privacy fence will be placed on the east and south side of the building to block traffic and neighbor viewing, and thus keep the dogs from getting excited about outdoor, external activities. In addition,

dogs will not have outdoor access during nighttime hours. This will be an owner occupied establishment where sound maintenance will be of the utmost importance.

Ada Paws and Play will be a community asset for our neighbors and their pets. We will have trained, accredited staff that will work closely with customers and their pets to ensure a safe, calming environment where dogs can play and pause for welcomed rest.

