

AGENDA
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, November 3, 2025
6:00PM
WISNER CENTER
2870 JACKSMITH AVE SE

Public may access the meeting via video conference software Zoom
Webinar ID: 860 8654 9700
<https://us02web.zoom.us/j/86086549700>

- 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 22, 2025 meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 7. Case #25-3899 – Public Hearing**
Applicant: Daniel Woods
Address: 8300 Cascade Rd. SE
Parcel Number: 41-19-26-126-013
Requested Action: The applicant is requesting a Type I Special Use Permit to build an accessory building over 832 sf.
- ARTICLE 8. Case #25-3901 – Public Hearing**
Applicant: Durk Martin
Address: 7890 36th St. SE
Parcel Number: 41-19-22-226-004
Requested Action: The applicant is requesting a Type I Special Use Permit to build an accessory structure in the front yard.
- ARTICLE 9. Acknowledge visitors and those wishing to speak.**
(Comments are limited to five minutes per speaker)
- ARTICLE 10. Other Business**
2026 Planning Commission Schedule
- ARTICLE 11. Adjourn**

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, November 3, 2025
6:00 PM**

ARTICLE 5.

Approve the Minutes of the September 22, 2025 meeting

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, September 22, 2025
6:00 PM
2870 JACKSMITH AVE SE

- ARTICLE 1.** Chairman Rowland called the meeting to order at 6:00 PM.
Members Present: Korstange, Kraemer, Rowland, Cribbs, Madiol
Members Absent: None
Others Present: Andrea Hendrick, Community Planning and Development Director (Director); Nick Govan Planning Administrative Assistant; and others listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
Motion was made by Vice Chair Kraemer to approve the current agenda. Supported by Treasurer Korstange. Motion carried unanimously.
- ARTICLE 4. Disclose any Conflict of Interest**
There were no conflicts of interest.
- ARTICLE 5. Approve the Minutes of the August 18, 2025 meeting.**
Motion was made by Treasurer Korstange to approve the August 18, 2025 meeting minutes. Supported by Member Cribbs. Motion carried unanimously.
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
There was no one wishing to speak.
- ARTICLE 7. Case #25-3897 – Public Hearing**
Applicant: Speed Collection LLC
Property Address: 6250 28th St. SE
Parcel Number: 41-19-17-226-002
Requested Action: Approval of a Special Use Permit to allow for a new or used automobile service center within an existing commercial strip mall.
- Community Planning and Development Director Hendrick presented the application for a high-end automotive protection and detailing facility at 6250 28th Street. The property is located in PUD 39 (Centennial Park). Since the PUD lacks specific ordinances, staff reviewed the application under the underlying B2 General Business District, which allows vehicles services by special use permit.
- The applicant, Cole Matthews, explained that the proposed use is an auto spa and paint protection film (PPF) facility. Services would include window tinting, PPF application, and limited car detailing, primarily for new car preparation. All work would be conducted inside the existing building with no outdoor storage proposed. He noted his company operates a sales facility in Holland, but the facility in Cascade Township would be service only.
- Motion was made by Treasurer Korstange to open public hearing. Supported by Member Madiol. Motion carried unanimously.**
- Bonnie Wisney-Jachim (6216 Acropolis Dr. SE) initially expressed concerns about

the location and potential impact on the area's family restaurants. Staff and Commissioners clarified that the business would operate inside the existing building, her concerns were reduced.

Steve Bennett (6245 Lincolnshire Court) sought clarification about the permanent nature of the approval and potential for expansion. He also requested privacy screening between the property and neighboring condos due to headlight concerns from increased traffic and the site's current landscape conditions.

Doug Todd (6231 West River Drive) representing the property owner of 6250 28th St. SE, indicated willingness to address privacy screening concerns and noted recent improvements to the property.

Motion was made by Treasurer Korstange to close public hearing. Supported by Vice Chair Kraemer. Motion carried unanimously.

Motion was made by Vice Chair Kraemer to APPROVE Case Number 25-3897, a Special Use Permit to allow for a high-end automotive protection and detailing facility within the existing commercial strip mall at 6250 28th Street SE for the following reasons:

- 1. The change in property use satisfies the Special Use Permit approval standards outlined in Section 17.06 of the Cascade Zoning Ordinance.**

Furthermore, the following conditions shall be placed on approval:

- 1. The use is subject to the scale and operations as outlined in the application.**
- 2. The owner shall provide heightened landscape buffer on the west side of the property.**
- 3. Hours of drop off and pick up by tow truck or other truck limited to 9AM to 7PM.**
- 4. No car sales on site.**
- 5. No typical mechanical auto service, repair, and enhancement.**

**Supported by Treasurer Korstange.
Motion carried unanimously.**

ARTICLE 8.

Case #25-3894

Applicant: Live Space, Ben Cobb

Property Address: 4995 Starr St. SE

Parcel Number: 41-19-07-301-014

Requested Action: Site Plan Review for an expansion in the existing parking and access aisles on the southwest side of the property. The applicant is requesting a reduction in the buffer yard depth on the south side of the property.

Director Hendrick presented the application for an existing industrial building seeking expansion of the parking lot on the southwest side of the property. The site had previously received approval for a 4,000 sq. ft. building expansion in 2020, but parking and landscaping were not addressed, leaving it under-parked. The applicant now seeks to add impervious surface for additional parking.

Director Hendrick noted that construction activity had already begun on the site with heavy equipment being delivered, though no permits had been issued yet. The applicant is requesting a reduction in the required buffer yard depth on the south side of the property, which requires Planning Commission approval.

Jack Barr with Nederveld, representing the applicant, explained the need for additional maneuvering space for trucks and equipment used in their stage and AV preparation business. He mentioned the existing pavement needs replacement regardless of the expansion and that this may be the construction activity that was noted on site.

Ben Cobb, representing Live Space, acknowledged that construction had begun prematurely but was only on the part of the existing parking lot but apologized for the timing issues. He explained their business had grown significantly, requiring better logistics and truck maneuvering space.

The Commission discussed concerns about following proper procedures and ensuring completion of previously approved improvements. Staff recommended requiring landscaping and stormwater improvement bonds for compliance.

Motion by Treasurer Korstange to APPROVE Case #25-3894, the Site Plan for 4995 Starr Street SE, be APPROVED with the following provisions:

- 1. The buffer yard depth on the south side of the property be reduced to accommodate parking and access on the south side of the existing building as proposed.**

Furthermore, the following conditions shall be placed on approval:

- 1. The applicant provides a landscaping bond for the value of the proposed landscaping, set by staff based on the plans provided by the applicant.**
- 2. The applicant provides a stormwater improvement bond for the value of the proposed improvements, set by staff based on the plans provided by the applicant.**
- 3. The applicant modifies the 2020 Stormwater Maintenance Agreement and records the Agreement with the Kent County Register of Deeds.**

Supported by Vice Chair Kraemer.

Motion carried unanimously.

ARTICLE 9.

Case #24-3842

Applicant: Trane Technologies

Property Address: 5824 Kraft Ave. SE & 5784 Kraft Ave. SE

Parcel Number: 41-19-07-300-047 & 41-19-07-300-045

Requested Action: Amendment to previously approved Site Plan to combine two (2) industrial buildings and the associate parcels.

Director Hendrick presented the application for Trane Technologies to connect two existing buildings with an above-ground-enclosed walkway. The connection would allow for high-low equipment and material transport between the buildings. The proposal also includes additional parking on the south side of the property.

Jack Barr, engineer for the project, explained the fully enclosed building connector would accommodate high-low traffic with guard rails and proper clearance. The design addresses workflow needs where materials are processed in one building and finished in the other.

The Commission discussed the appropriateness of the connection and confirmed that the property lots would be combined to ensure compliance with setback requirements.

Motion by Treasurer Korstange to APPROVE Case #24-3842, the Site Plan approval for 5824 Kraft Ave. SE with the following conditions:

- 1. The applicant modifies all site plan sheets to indicate the final location of the tunnel.**
- 2. Storm water maintenance group would be modified in accordance with the changes to the plan.**
- 3. The applicant finalizes the combination of the lots and records it with Kent County before the construction of the tunnel.**

**Supported by Vice Chair Kraemer.
Motion carried unanimously.**

ARTICLE 10. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 11. Other Business

Director Hendrick provided updates on the zoning ordinance review process, noting that the Township Board has scheduled additional public hearings for October 8th. The Board is considering various recommendations from the Planning Commission but has encountered some challenges with private streets and residential density issues.

Staff announced that the October 6th and October 20th Planning Commission meetings have been canceled due to lack of applications, with the next meeting scheduled for November 3rd.

ARTICLE 12. Adjourn

The meeting adjourned at 7:40 pm.

Respectfully submitted,

Andrea Hendrick, Community Planning and Development Director, Recording Secretary

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, November 3, 2025
6:00 PM**

ARTICLE 7.

Case #25-3899 – Public Hearing

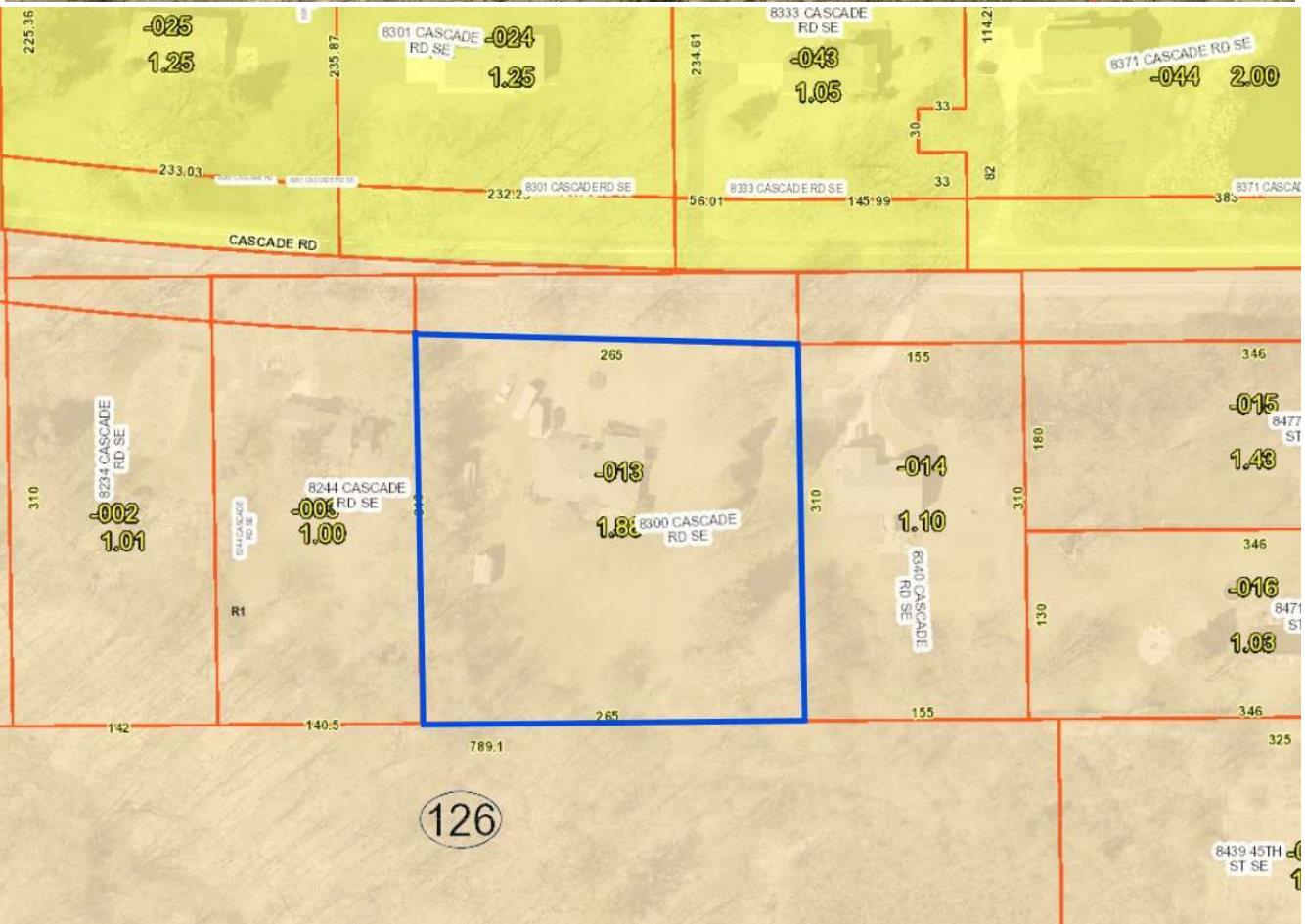
Applicant: Daniel Woods

Property Address: 8300 Cascade Rd. SE

Parcel Number: 41-19-26-126-013

Requested Action: Requesting a Type I Special Use Permit
to build an accessory building over 832 sf.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 25-3899
REPORT DATE: October 16, 2025
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: November 3, 2025
PREPARED BY: Andrea Hendrick, Community Planning & Development Director

APPLICATION SUMMARY:

APPLICANT: Daniel Woods
ADDRESS: 8300 Cascade Rd SE
PARCEL NUMBER: 41-19-26-126-013
REQUESTED ACTION: Seeking a Type I Special Use permit to build an accessory building over 832 sf.
REQUIREMENTS: Section 4.09 Accessory Buildings – Residential
Section 17.03.1 Type I Special Use Permit
EXISTING ZONING OF SUBJECT PARCEL(S): R-1, Residential Zone District
GENERAL LOCATION: The subject site is located along the south side of Cascade Road. It is situated east of Buttrick Ave, and near the intersection of Cherry Lane and Cascade Road. The surrounding lots are all single-family residential dwellings units, with the North side of Cascade Road zoned ARC, Agriculture/Rural Conservation District.
PARCEL SIZE: 1.6 acres
EXISTING LAND USE: Residential
ADJACENT PROPERTIES: N: ARC, Agriculture/Rural Conservation District
W: R-1, Residential Zone District
S: R-1, Residential Zone District
E: R-1, Residential Zone District

PROPERTY HISTORY

The current site has a single-family residential dwelling built in 1969 with an attached garage and a small accessory building located south-west of the principal building. The current accessory building is 216 sf and is therefore allowed by right. The principal structure has a floor area of 1,716 sf and a garage area of 528 sf. This results in a total overall footprint of 2,244 sf for the primary structure.

PROPOSED USE

The applicant is requesting Type I Special Use Permit approval to construct a detached accessory structure with a footprint and floor area of 1,500 sf on the residential lot. The proposed use of the building is for general storage. The current accessory building would be demolished, and the proposed new structure would be constructed to the east of the primary building.

The primary structure is setback approximately 70 ft. from Cascade Road. The new accessory structure would be located behind the front face of the home, meaning it will meet the applicable front yard setback requirement off Cascade Road. It is proposed to be located 61 ft from the east side yard property line, which maintains the 60 ft minimum side yard setback requirement for a structure 19’ – 22’ in height to the midpoint. The rear yard setback will exceed the 25 ft minimum as well.

SECTION 4.09

| Table 4-2: Accessory Buildings-Residential, Number | |
|---|-------------------------------------|
| Acreage | Number of Buildings Allowed* |
| Up to three (3) acres | 1 |
| 3-6 acres | 2 |
| 6+ acres | 3 |
| *The number of buildings allowed is in addition to an attached or detached private garage. (Amended by Ordinance #12 of 2000) | |

The subject parcel is 1.6 acres. Therefore, only one accessory building is allowed for this parcel. The current accessory building on site will be removed in advance of the construction of the proposed structure. This should be reflected within the conditions of approval.

SECTION 17.03(1)(a)


Upon review of a Type 1 Special Use Permit for an accessory building of the Zoning Ordinance requires the Planning Commission to consider several factors.

| PLANNING COMMISSION CONSIDERATIONS | FINDINGS |
|--|---|
| 1) The intended use of the building. | The proposed use of the accessory building is for vehicle storage. The applicant intends to use it for storage of a classic truck, dirt bikes, quads, and side by sides. The applicant does not intend to include features consistent with an ADU or home occupation, nor do they intend to use the space as such. |
| 2) The proposed location, type and kind of construction and general architectural character of the building. | The proposed accessory building is intended to appear similar in architectural character as the residential home, with similar siding as shown in the image below. Staff finds that the location of the proposed accessory is more consistent with that of a principal structure. Given that the structure is similar in size to a single-family residential structure, a structure of this size may be more appropriate setback further from Cascade Road. |
| 3) The size of the building in relation to the house, lot, and zoning district. | <p>The total finished floor area of the principal structure is 1,716 sf. Including the attached garage, the principal structure has a total footprint of 2,244 sf. The bonus storage shown in the proposed accessory structure drawings will have an OSB floor, for the storage of equipment. It is not proposed to be finished flooring. Therefore, this does not count toward the floor area. The proposed accessory structure is 1,500 sf. Only six (6) previous requests within all zone districts were approved for accessory buildings greater than 1,500 sf on parcels of this size or smaller. Additionally, only two (2) of these requests were for properties where the home was smaller than the applicant’s home. The size of the structure, in comparison to the principal structure and other principal structures in the vicinity, is large. Based on previously approved accessory buildings, this would be one of the larger accessory buildings approved on a lot of this size.</p> <p>Accessory footprint to principal footprint ratio: 66%</p> |
| 4) The type and kind of principal and accessory buildings and buildings located on properties which are adjoining and in the general area. | No notable accessory buildings are located on the adjacent properties located off Cascade Road or in the general area. The accessory building inventory is attached for Planning Commission review. |
| 5) The topography and vegetation in the area. | The property lines to the east, west, and south have significant tree coverage, providing screening from neighboring parcels. The north property line and front yard contains a few mature growth trees. Additionally, the applicant is proposing adding screening trees on the east property line between the proposed |

structure and the property to the east. It is unclear if any trees will be removed. Aside from the property lines, most of the property is uncovered from trees with flat topography. The current house is located to the west of the proposed accessory structure.

The image below illustrates the approximate location of the proposed building. It is not to scale. The proposed accessory structure will be approximately 9 feet behind the front plain of the house.



| | |
|---|--|
| |  |
| <p>6) Whether the proposed building will affect the light and air circulation of any adjoining properties.</p> | <p>The proposed building meets the setbacks for an accessory structure with a 22 ft or less height at midpoint. The existing principal structure and accessory building have similar placement on the site, however, scale should be considered when determining the appropriateness of the structure. The home at 8340 Cascade Rd appears to be setback approximately 27 ft from the property line, providing approximately 88 ft from the neighboring home to the proposed structure.</p> |
| <p>7) Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.</p> | <p>The proposed location of the accessory building will likely change the view for the neighbors located across the street at 8301 & 8333 Cascade Road. With the structure being located next to the home, it will be visible from the road and from the neighbors across the street, especially considering the scale. The view from the neighboring property at 8340 Cascade Road (east neighbor) may also be impacted. The 60 ft setback from the east property line, and relative location to the neighboring garage side of this property may be considered a mitigating factor. (The red square below indicates the location of the eastern neighbor's garage). Although there is ample tree coverage, the scale and height of the structure will likely still make it partially visible to the neighboring property. The applicant is proposing to add additional pine trees along this property line, which should reduce the potential impact on the neighbor's view.</p> |

| | |
|--|--|
| | |
| <p>8) Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.</p> | <p>The proposed development, as presented, intends to add a second driveway off Cascade Road. Although approval of a second access driveway is decided by the Kent County Road Commission, staff discourage the creation of a second access drive on a residential lot at this location on Cascade Road. This section of Cascade Road has historically had high speeds and poor visibility due to the curb of the road west of the property. The creation of an onsite turnaround instead of a second point of access may be more appropriate. An approved driveway permit from the Kent County Road Commission, or updated plans with the second access drive removed should be a condition of approval. Any feedback the applicant can provide from the county on the impact of a second driveway in this location should be considered. This structure will certainly be visible from the street. The Planning Commission should consider if the effect on the view from Cascade Road will be negative.</p> |

NEIGHBORS COMMENTS

No comments have been received whether in support or opposition.

RECOMMENDATION

Staff recommend that if the Planning Commission find the applicant is **unable** to provide sufficient evidence supporting that the size of the building in relation to the house, lot, and

zoning district will not create an adverse effect on the views of the adjoining/adjacent neighbors, the request be **DENIED** based on the findings above, and recommend the following motion:

Motion to DENY Case #25-3899 for a Type I Special Use Permit for a 1,500 ft. residential accessory structure at 8300 Cascade Road SE based on the following:

1. The scale of the proposed building in relation to the house, lot, and zoning district exceeds that of accessory buildings in the area and of previously approved accessory buildings. The size of the structure and proposed location will significantly impact the view for the surrounding neighbors and the general character of the Zone District.

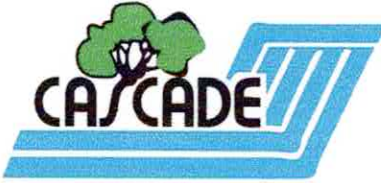
If the Planning Commission finds that applicant **is able** to provide sufficient evidence that all standards to approve the Special Use permit are met, the request is APPROVED, and recommend the following motion:

Motion to APPROVE Case #25-3899 for a Type I Special Use Permit for a 1,500 sf residential accessory structure at 8300 Cascade Road SE based on the findings above, with the following conditions:

1. The building is not used for living space or to operate a business.
2. All outdoor lighting meets the lighting standards of the Cascade Charter Township Zoning Ordinance.
3. A new survey conducted by a licensed surveyor is provided, dated no earlier than 2025, and contains all existing structures, proposed structures, well/septic locations, driveways, and easements.
4. An approved driveway permit from the Kent County Road Commission is provided before issuance of a Building Permit.
5. The landscape screening as shown on the submitted site plan, which includes a row of seven (7) pine trees along the east property line, is installed.
6. Additional Conditions _____

ATTACHMENTS

1. Application & Narrative
2. Current property survey
3. Site Plan
4. Accessory building floor plans & elevations
5. Kent County Health Department – Sewage Disposal Facility Permit
6. Accessory Structure Inventory



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT: Name: Daniel Woods
 Address: 8300 Cascade Rd SE
 City & Zip Code: Ada MI 49301
 Telephone: 616-813-7502
 Email Address: Daniel.Woods.5059@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 Subdivision |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Plat Review * |
| <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: <u>Type 1 special use Permit</u> |

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

BRIEFLY DESCRIBE YOUR REQUEST:**
Im asking permission to build a bigger barn than what is allowed

(**Use Attachments if Necessary)
 -SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

See Attachment

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-26-126-013

ADDRESS OF PROPERTY: 8300 Cascade Rd SE, Ada MI 49301

PRESENT USE OF THE PROPERTY: My house

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

| Name(s) | Address(es) |
|-------------|-------------|
| <u>None</u> | _____ |
| _____ | _____ |

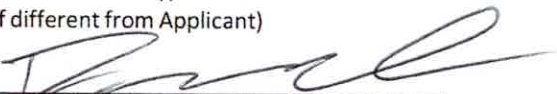
SIGNATURES

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.)

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

Applicant – Print or Type Name

* 
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

Rev. 7/27/21

DESCRIPTIONS AND SKETCH FOR:

Dan and Kathy Casey
491 Johnson Street
Caledonia, Mi. 49316

RE:

8300 Cascade Road
Grand Rapids, Mi.

DESCRIPTION OF PARCEL: (Based on prior survey)

The North 310.0 feet of the East 766 feet of the Northwest ¼ of Section 26, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, Subject to a right of way for highway purposes in a strip 50 feet wide lying South of and adjacent to the centerline of Detroit-Grand Rapids Road (Cascade Road) as surveyed. Also Subject to a right of way for highway purposes over the East 33 feet thereof.

DESCRIPTION OF PARCEL SUBDIVISION: (For land division purposes)

Parcel 1:

That part of the Northwest ¼ of Section 26, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the North ¼ corner of said Section 26; thence S89°35'18"W, 501.00 feet, along the North line of the NW ¼ of said Section 26, to the point of beginning of this description; thence continuing S89°35'18"W, 265.00 feet, along said North line, to the West line of the East 766.0 feet of said NW ¼; thence S00°51'35"E, 310.00 feet, along said West line, to the South line of the North 310.0 feet of said NW ¼; thence N89°35'18"E, 265.00 feet, along said South line; thence N00°51'35"W, 310.00 feet, to the point of beginning. Parcel contains 1.88 acres including highway right of way, 1.61 acres (70,237 square feet) with out right of way. Subject to a right of way for highway purposes in a strip 50 feet wide lying South of and adjacent to the centerline of Detroit-Grand Rapids Road (Cascade Road) as surveyed.

Parcel 2:

That part of the Northwest ¼ of Section 26, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the North ¼ corner of said Section 26; thence S89°35'18"W, 346.00 feet, along the North line of the NW ¼ of said Section 26, to the point of beginning of this description; thence continuing S89°35'18"W, 155.00 feet, along said North line; thence S00°51'35"E, 310.00 feet, to the South line of the North 310.0 feet of said NW ¼; thence N89°35'18"E, 155.00 feet, along said South line; thence N00°51'35"W, 310.00 feet, to the point of beginning. Parcel contains 1.10 acres including highway right of way, 0.93 acres (40,479 square feet) with out right of way. Subject to a right of way for highway purposes in a strip 50 feet wide lying South of and adjacent to the centerline of Detroit-Grand Rapids Road (Cascade Road) as surveyed.

Parcel 3:

That part of the Northwest ¼ of Section 26, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Beginning at the North ¼ corner of said Section 26; thence S89°35'18"W, 346.00 feet, along the North line of the NW ¼ of said Section 26; thence S00°51'35"E, 180.00 feet; thence N89°35'18"E, 346.00 feet, to the East line of the NW ¼; thence N00°51'35"W, 180.00 feet, along said East line to the point of beginning. Parcel contains 1.43 acres including highway right of way, 0.93 acres (40,785 square feet) with out right of way. Subject to a right of way for highway purposes in a strip 50 feet wide lying South of and adjacent to the centerline of Detroit-Grand Rapids Road (Cascade Road) as surveyed. Also Subject to a right of way for highway purposes over the East 33 feet thereof.

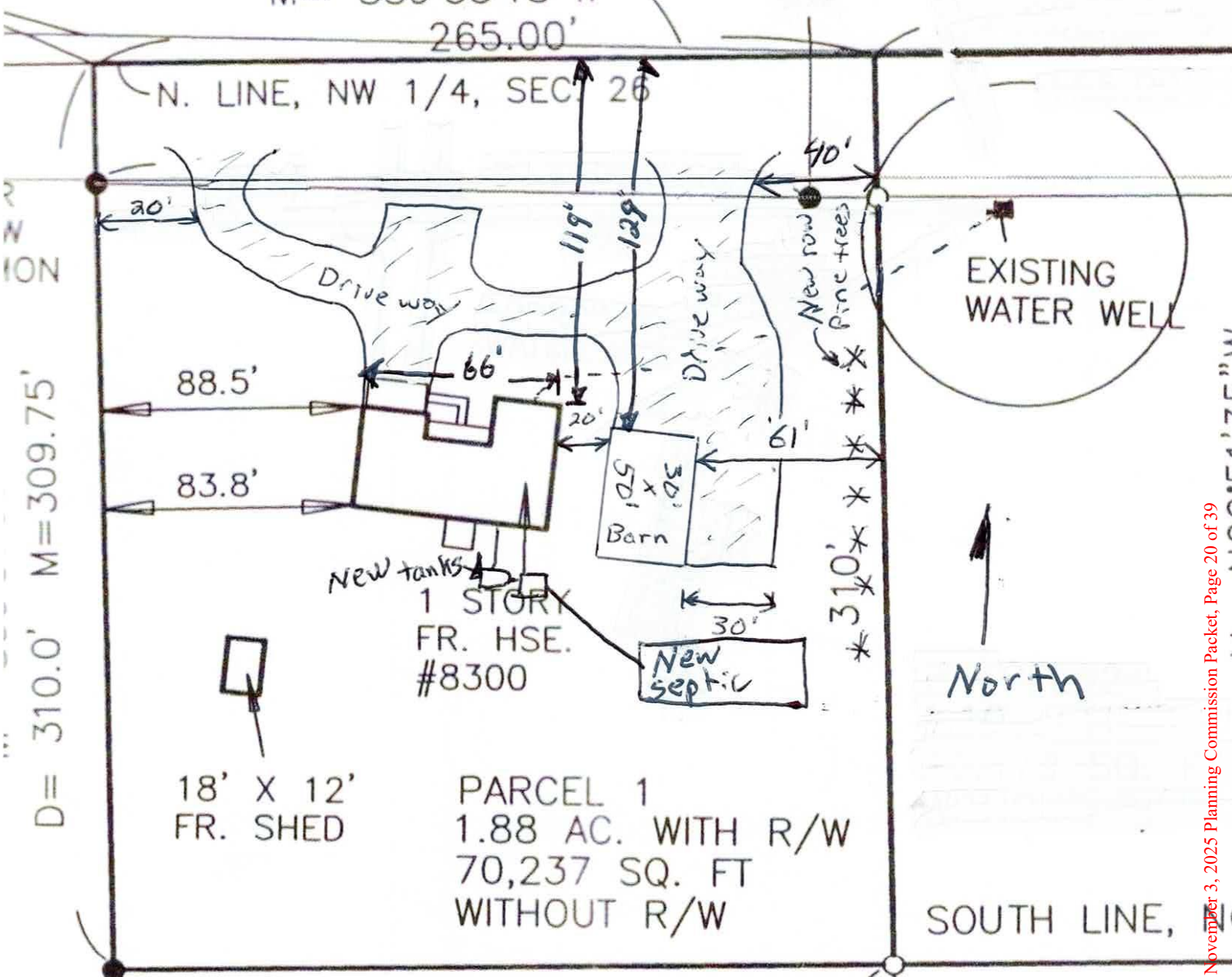
Parcel 4:

That part of the Northwest ¼ of Section 26, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the North ¼ corner of said Section 26; thence S00°51'35"E, 180.00 feet, to the point of beginning of this description; thence S89°35'18"W, 346.00 feet, parallel with the North line of the NW ¼ of said Section 26; thence S00°51'35"E, 130.00 feet, to the South line of the North 310.0 feet of said NW ¼; thence N89°35'18"E, 346.00 feet, along said South line, to the East line of the NW ¼; thence N00°51'35"W, 130.00 feet, to the point of beginning. Parcel contains 1.03 acres including highway right of way, 0.93 acres (40,644 square feet) with out right of way. Subject to a right of way for highway purposes in a strip 50 feet wide lying South of and adjacent to the centerline of Detroit-Grand Rapids Road (Cascade Road) as surveyed. Also Subject to a right of way for highway purposes over the East 33 feet thereof.

8300 Cascade Rd SE
Ada MI 49301

CENTERLINE CASCADE ROAD
M= S89°35'18"W
265.00'

N. LINE, NW 1/4, SEC 26



R
N
ION

D= 310.0' M=309.75'

18' X 12'
FR. SHED

PARCEL 1
1.88 AC. WITH R/W
70,237 SQ. FT
WITHOUT R/W

105' X 30'
Barn

1 STORY
FR. HSE.
#8300

New septic

EXISTING
WATER WELL

North

M= N89°35'18"E 265.00'

M= N89°35'18"E
155.00'

Parcel # 41-19-26-126-013

M= N89°35'18"E
D= 766.0'

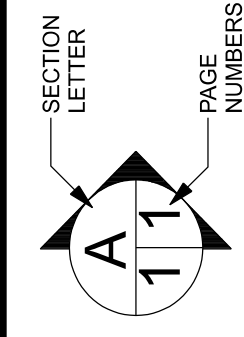


14250 Oberley Dr.
Lowell
Michigan
49331

POLE BARNS-MI
741 Kenmoor SE Suite A
Grand Rapids, Michigan, 49546
PHONE: 616-272-3468

SCALE: As Noted

DATE: Wednesday, April 16, 2025



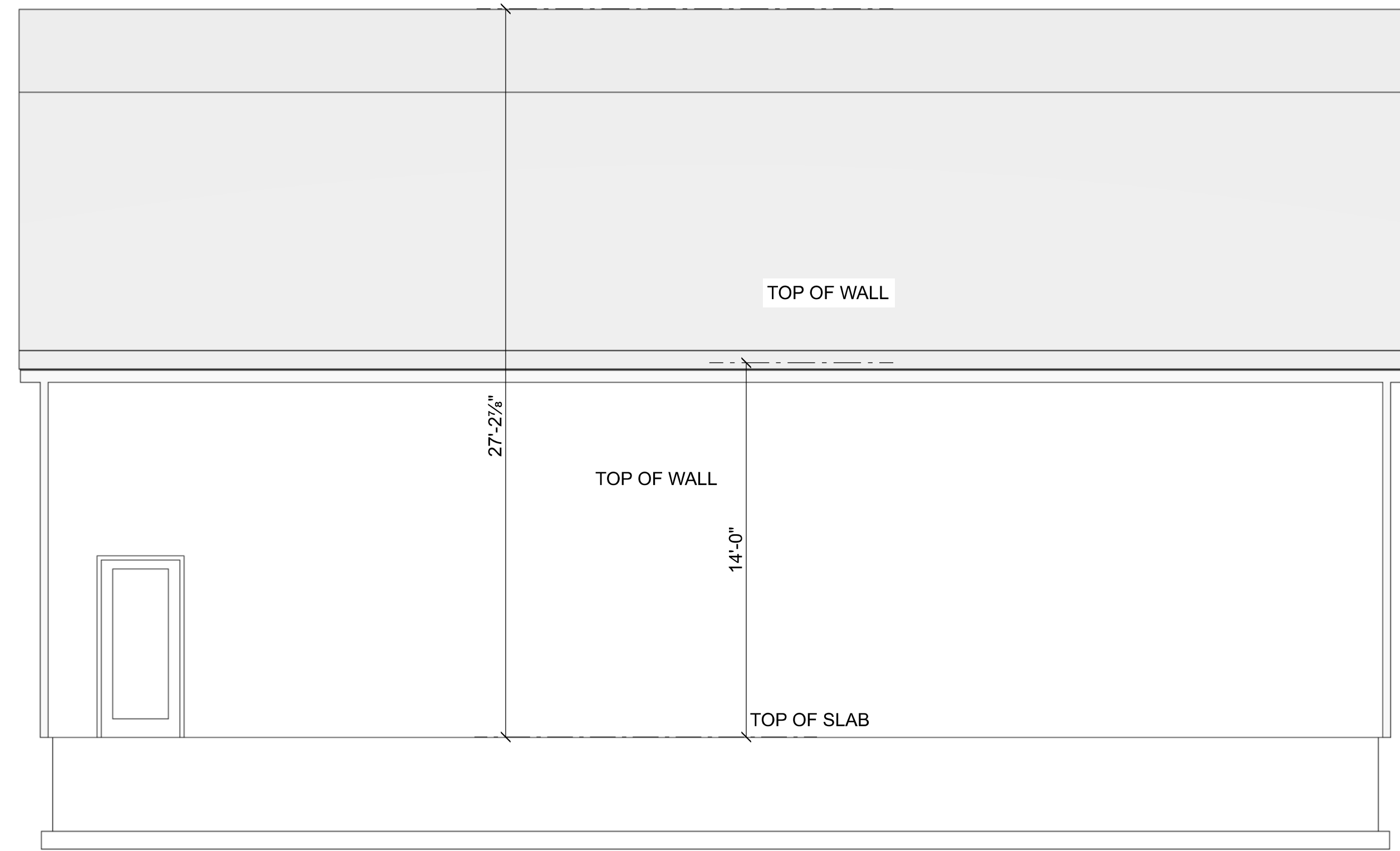
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SECTION
LETTER

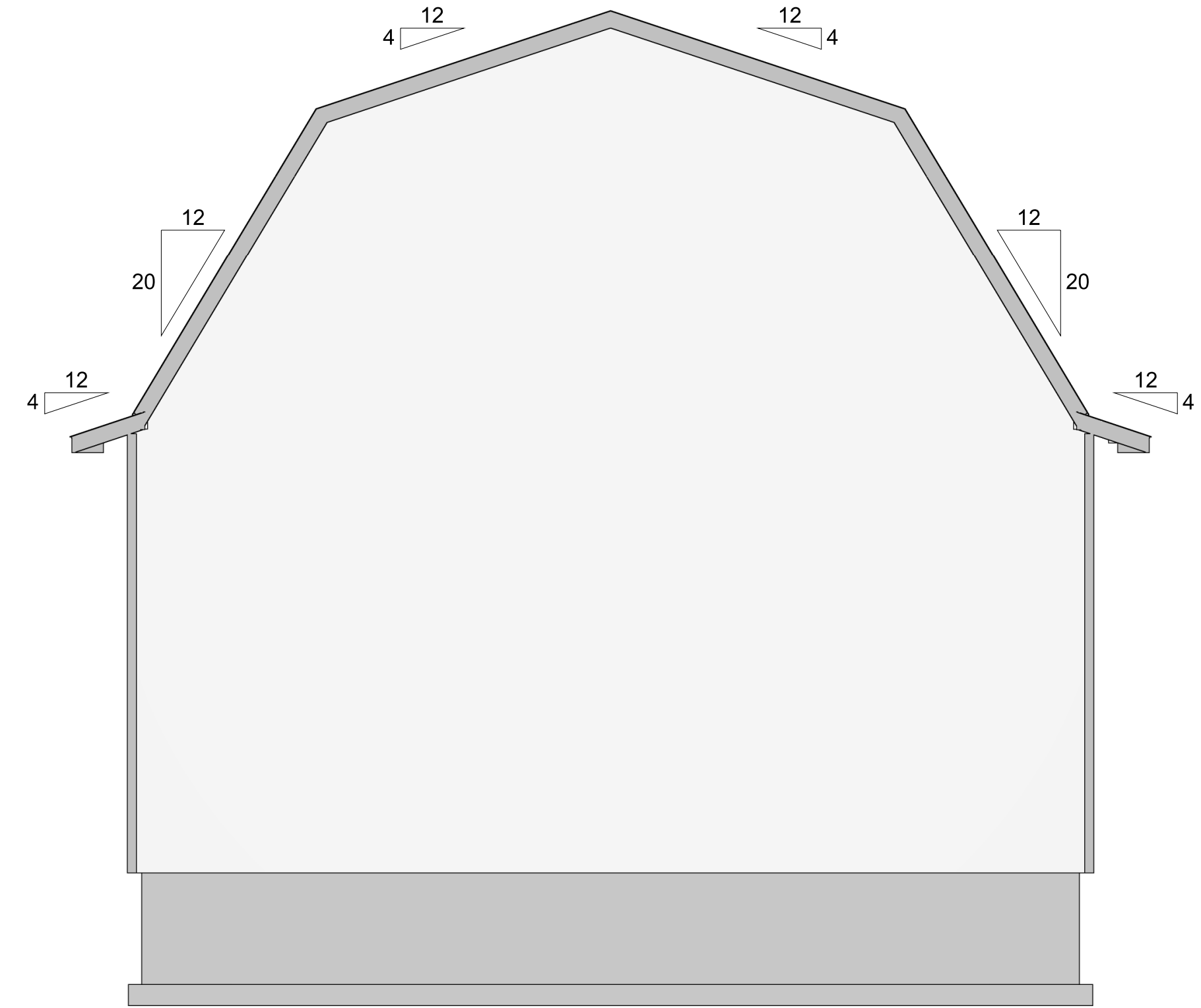
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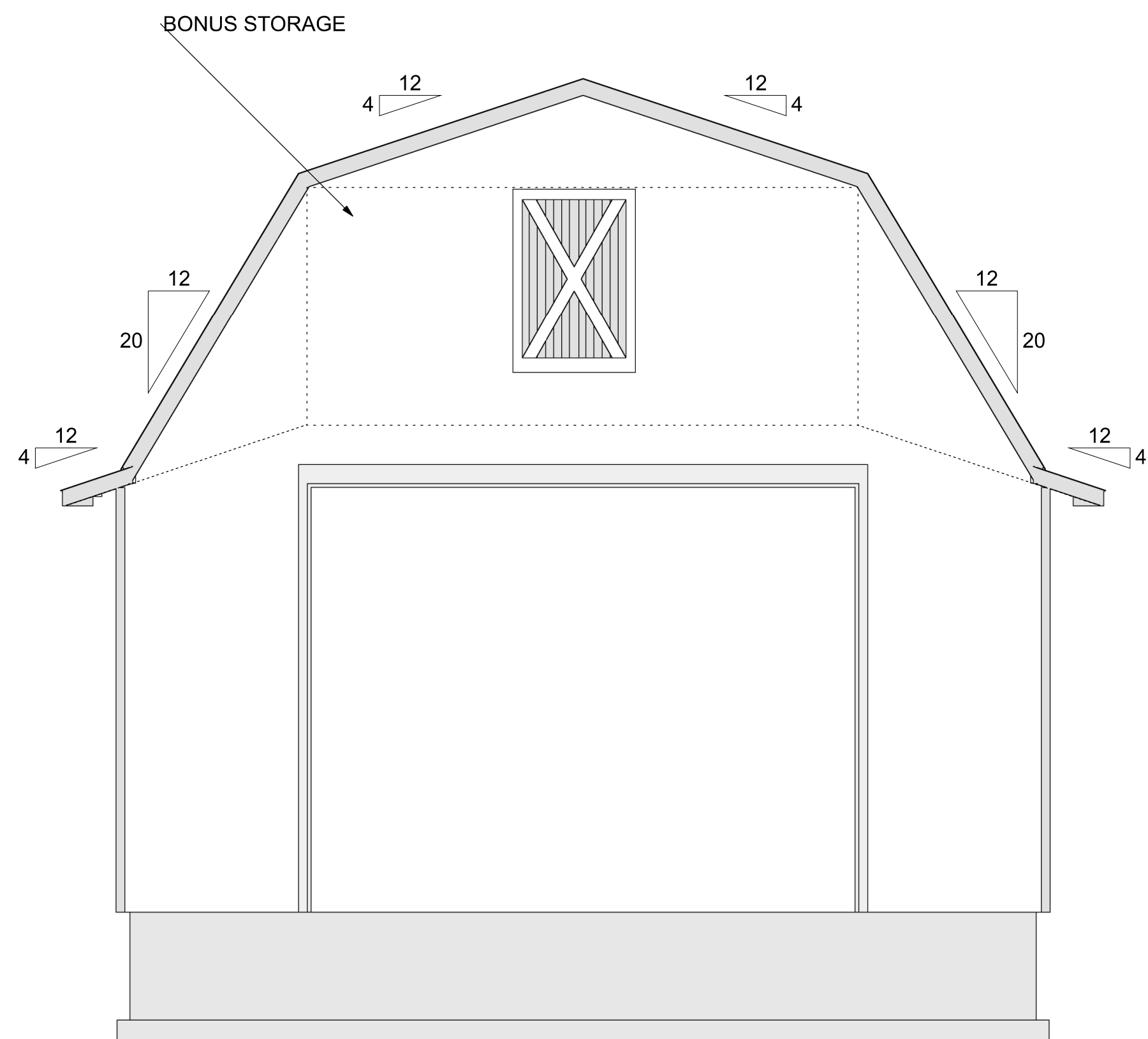
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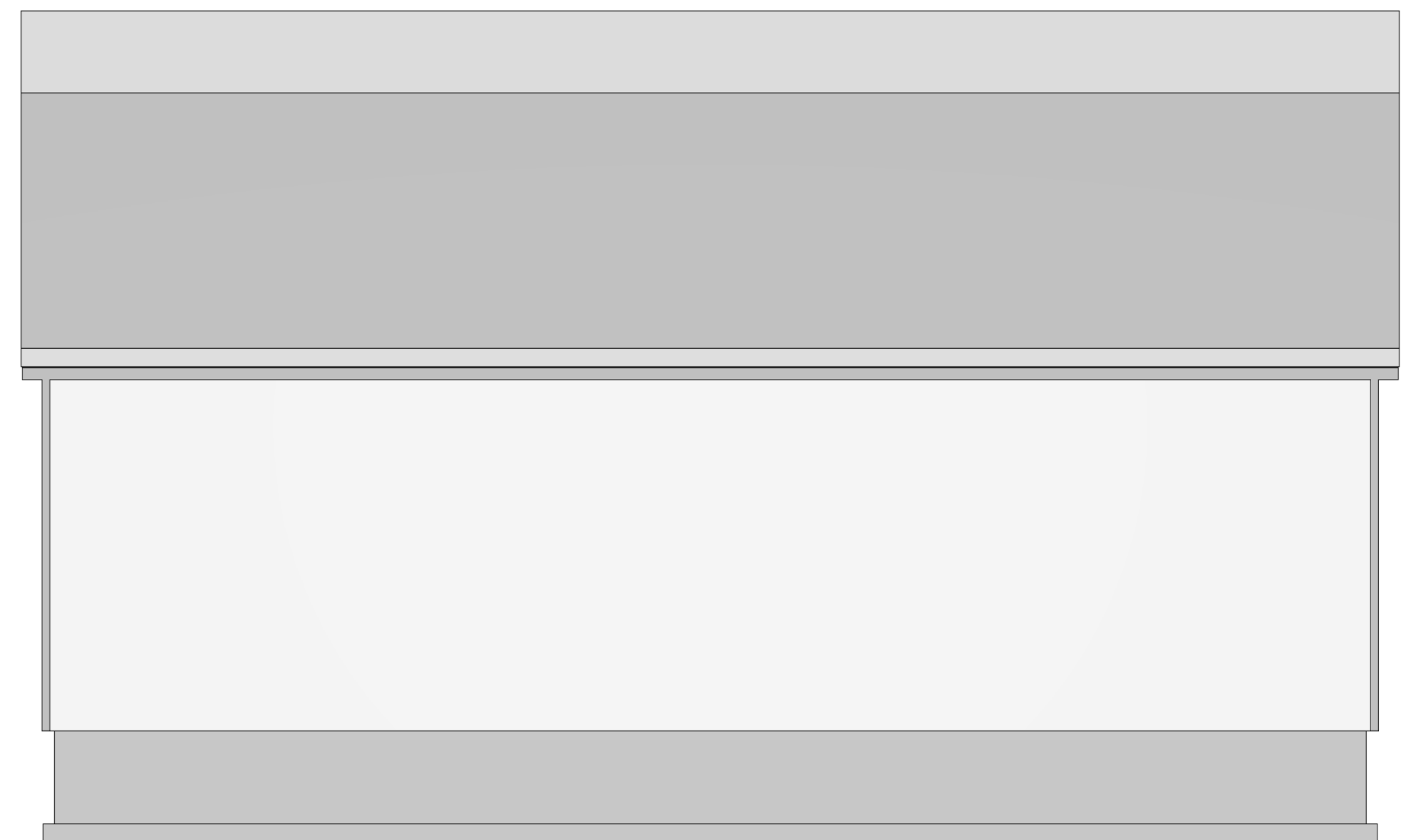
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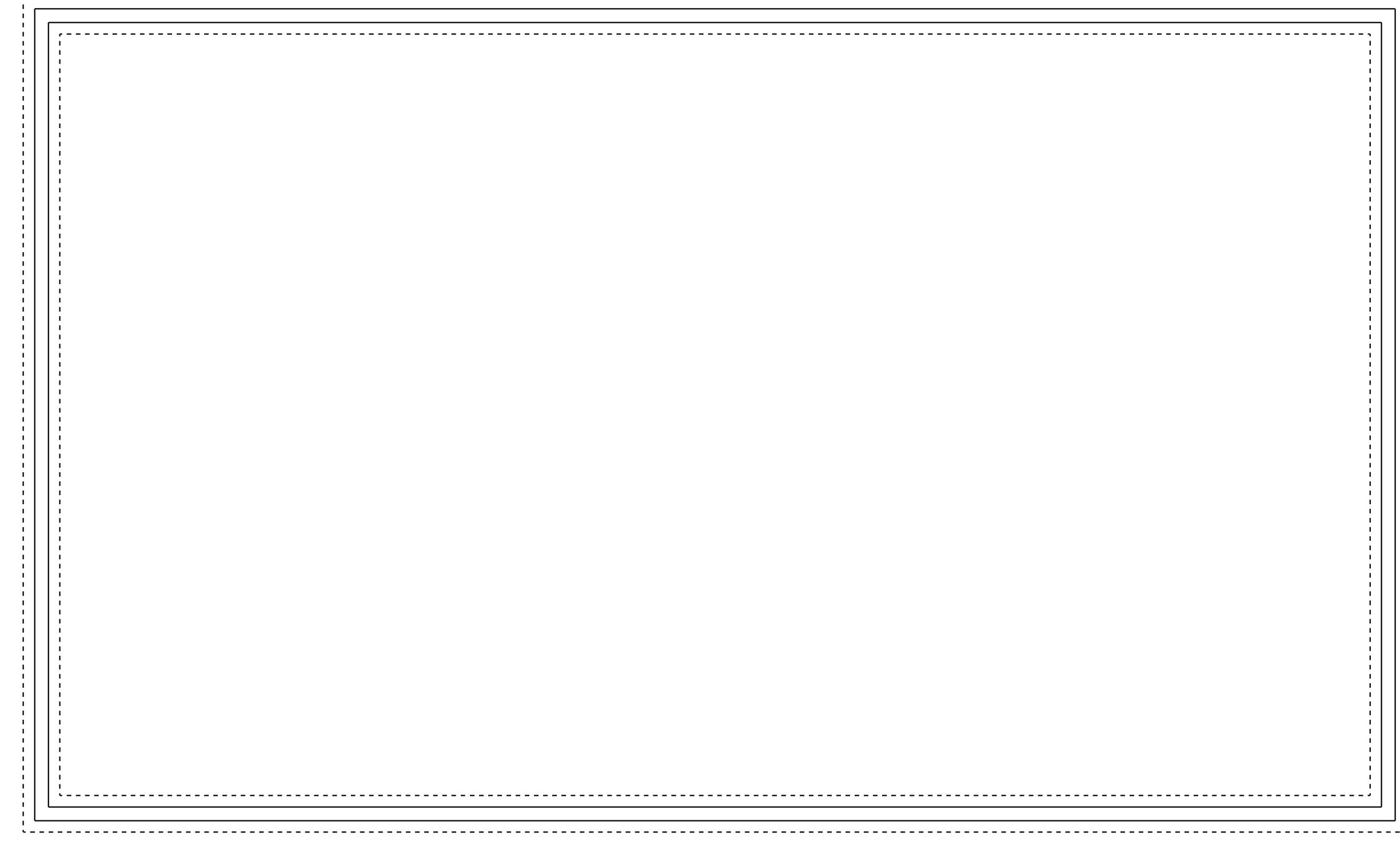
Elevation
SCALE: 1/4" = 1'-0"



Elevation
SCALE: 1/4" = 1'-0"



Elevation
SCALE: 1/4" = 1'-0"



FOUNDATION
SCALE: 1/4" = 1'-0"

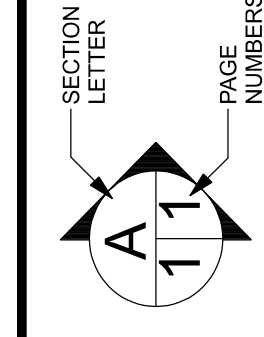


14250 Oberley Dr.
Lowell
Michigan
49331

POLE BARNS-MI
741 Kenmoor SE Suite A
Grand Rapids, Michigan, 49546
PHONE: 616-272-3468

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

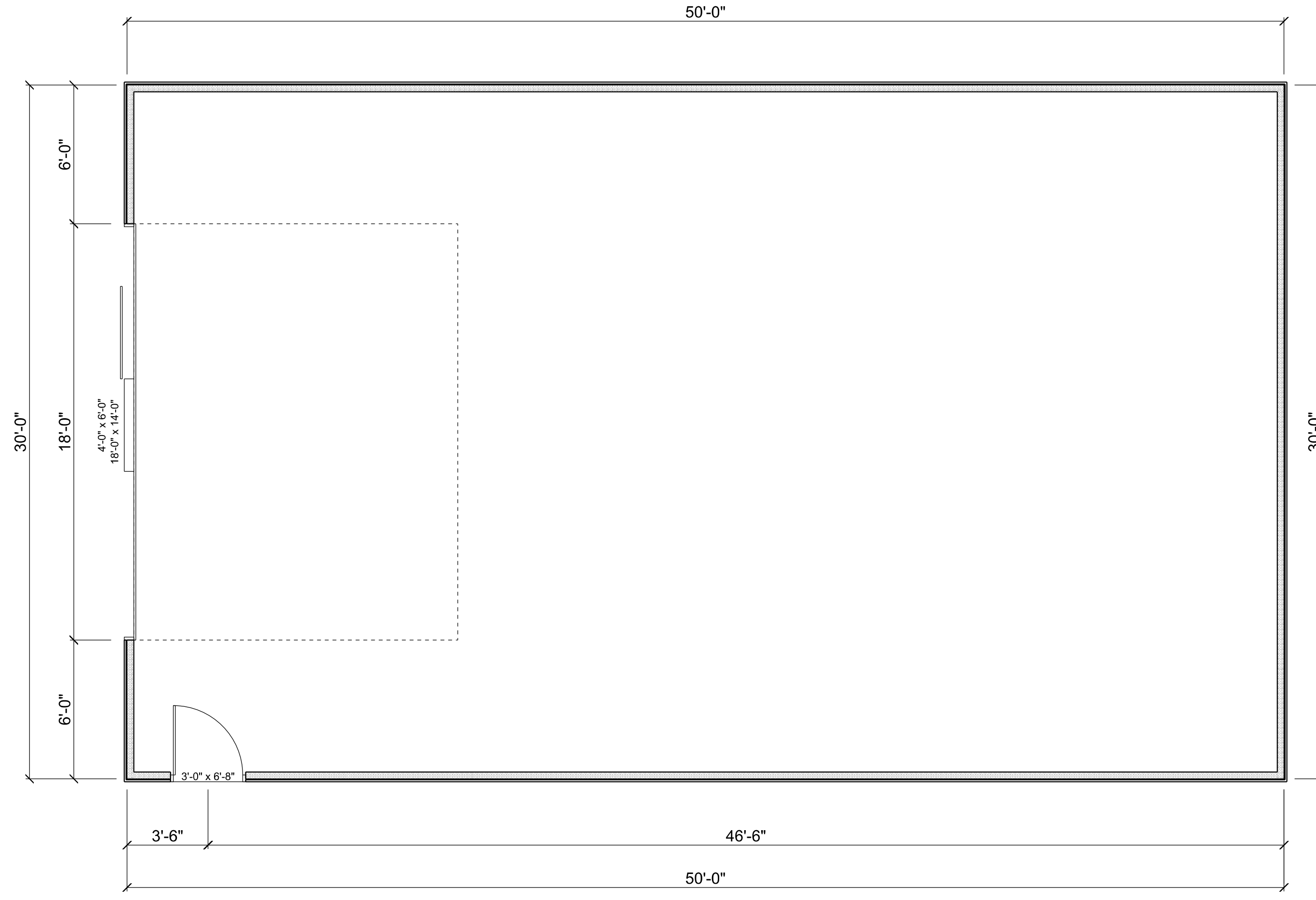
DATE: Wednesday, April 16, 2025



PAGE #:

3

FOUNDATION



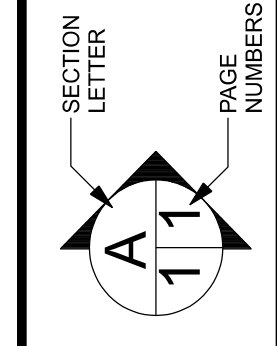
MAIN FLOOR
SCALE: 1/4" = 1'-0"



14250 Oberley Dr.
Lowell
Michigan
49331

POLE BARNS-MI
741 Kenmoor SE Suite A
Grand Rapids, Michigan, 49546
PHONE: 616-272-3468

SCALE: 1/4" = 1'-0"
DATE: Wednesday, April 16, 2025



S 2 GABLE2 CROSS SECTION

ROOF LAYER 1: CHARCOAL PARALLEL RIB STEEL PANEL

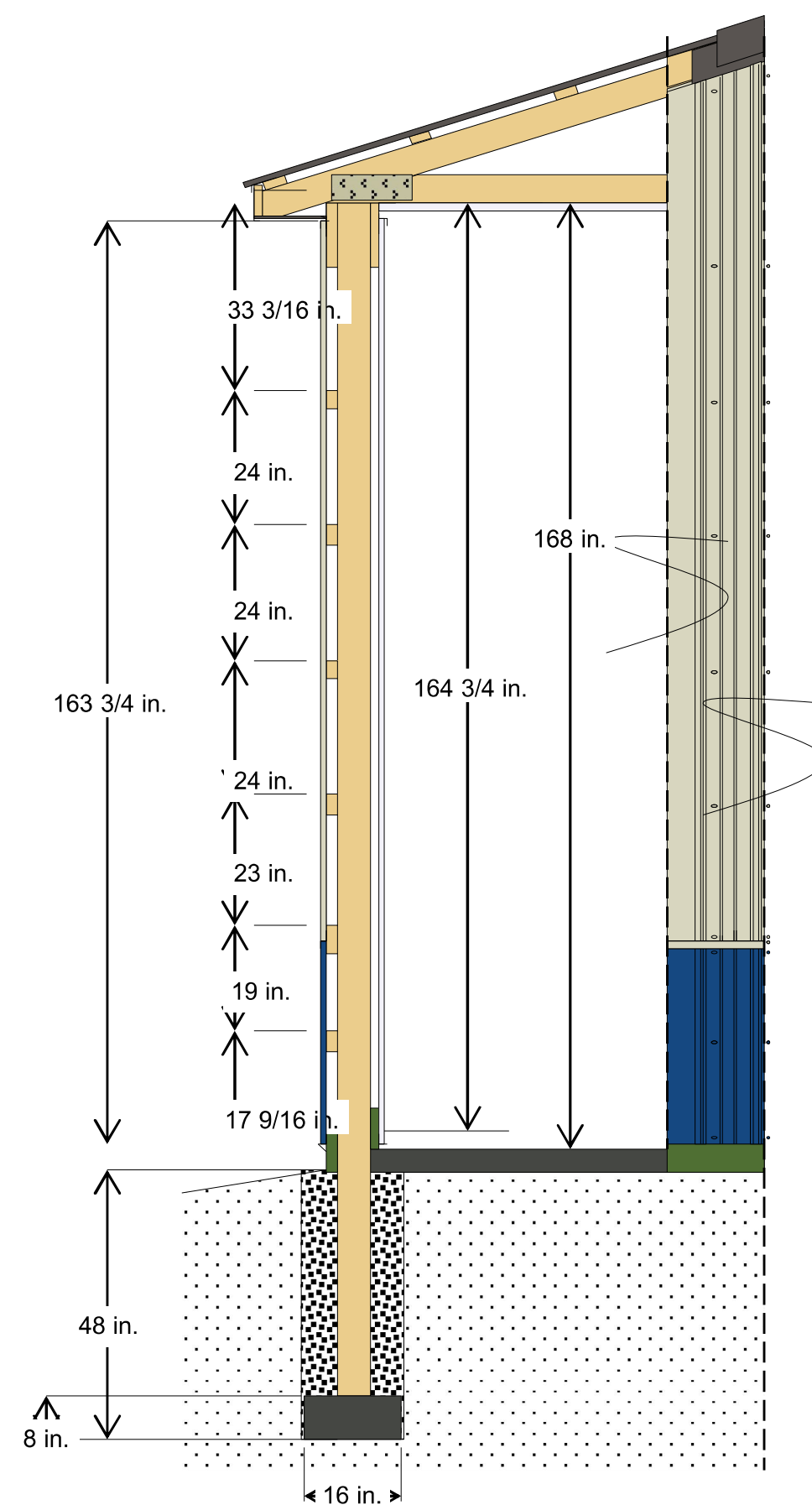
PURLINS: 2 X 4 #2 S P F FASTENED LAYING FLAT
 SUB FACIA: 2 X 6 #2 S P F
 FACIA COVERING: CHARCOAL STEEL FASCIA 6 IN
 CHARCOAL 6 X 10 FT 2 IN
 UNDEREAVE: CHARCOAL SOLID SOFFIT SOLID 16 IN X
 10 FT 2 IN CHARCOAL 16 IN X 10 FT 2 IN

CORNER POSTS: STANDALE LUMBER 3 PLY 4.5 X 5.5
 INTERMEDIATE POSTS: STANDALE LUMBER 3 PLY 4.5 X
 5.5 SPACING 8 FT O.C.
 EXTERIOR CARRIER: #1 S Y P 2 X 12
 INTERIOR CARRIER: #1 S Y P 2 X 12
 EXTERIOR WALL GIRTS: #2 S P F 2 X 4
 WALL LAYER 1: TYVEK
 WALL LAYER 2: LIGHT STONE PARALLEL RIB STEEL
 PANEL

EXTERIOR SKIRT BOARD: #2 CA/MCA/GC TREATED 2
 X 8

SIDING BEGINS 2 1/8 IN. BELOW THE TOP OF SKIRT
 BOARD

EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF
 SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
 (HEEL HEIGHT: 0-5-12 OR 5 3/4 IN.)
 TRUSS SPACING: 48 IN. O.C.
 TRUSS LOADING INFORMATION:
 TCLK/TCDL/BCLL/BCDL 47-7-0-10
 TOTAL TRUSS LOADING = 64 P.S.F.
 BRACE PER TRUSS MANUFACTURER'S
 RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 3 1/4 IN.
 BELOW THE TOP OF THE SKIRT BOARD
 4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH -
 3500 P.S.I.
 UNDISTURBED SOIL OR COMPACTED SAND FILL
 BACKFILL 16 IN. HOLE WITH SAND/GRAVEL FILL &
 COMPACT
 PIER FOOTING: PRECAST 5000 P.S.I. 16 IN. X WIDE 8
 IN. THICK CONCRETE PAD

S 1 GABLE1 CROSS SECTION

ROOF LAYER 1: CHARCOAL PARALLEL RIB STEEL PANEL

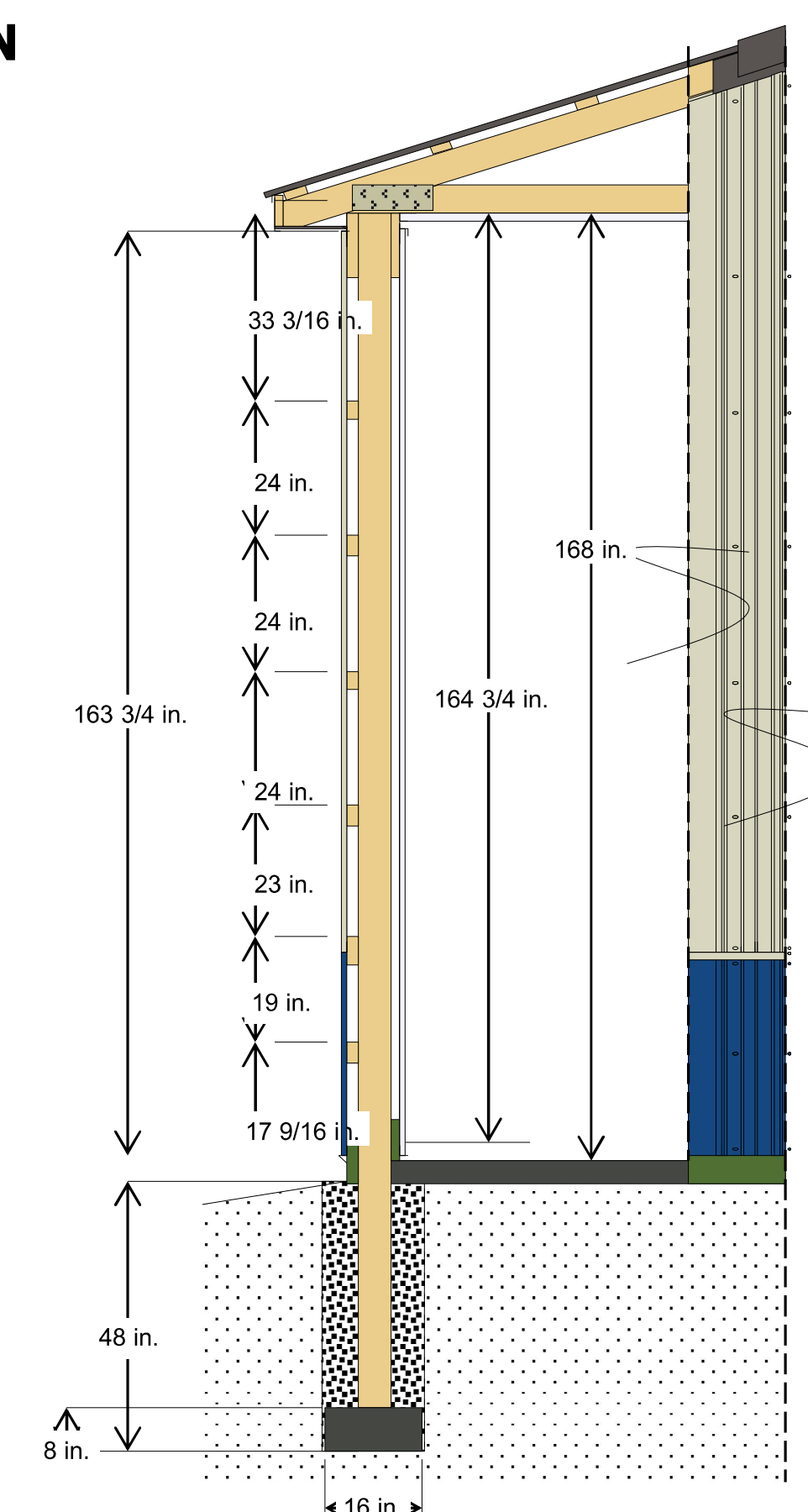
PURLINS: 2 X 4 #2 S P F FASTENED LAYING FLAT
 SUB FACIA: 2 X 6 #2 S P F
 FACIA COVERING: CHARCOAL STEEL FASCIA 6 IN
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CORNER POSTS: STANDALE LUMBER 3 PLY 4.5 X 5.5
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 EXTERIOR CARRIER: #1 S Y P 2 X 12
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 WALL LAYER 2: LIGHT STONE PARALLEL RIB STEEL
 PANEL

EXTERIOR SKIRT BOARD: #2 CA/MCA/GC TREATED 2
 X 8

SIDING BEGINS 2 1/8 IN. BELOW THE TOP OF SKIRT
 BOARD

EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF
 SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
 (HEEL HEIGHT: 0-5-12 OR 5 3/4 IN.)
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 BACKFILL 16 IN. HOLE WITH SAND/GRAVEL FILL &
 COMPACT
 PIER FOOTING: PRECAST 5000 P.S.I. 16 IN. X WIDE 8
 IN. THICK CONCRETE PAD

KENT COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION
 700 FULLER N.E
 GRAND RAPIDS, MICHIGAN 49503-1918
 PH: 616-632-6900
 EMAIL: kcehmail@kentcountymi.gov



Adam London, PhD, RS, DAAS
 Administrative Health Officer

Onsite Sewage Disposal Facility Permit

| | |
|---|---|
| <p>Property Location</p> <p>Street Address: 8300 Cascade Rd SE Forest Hills MI 49301</p> <p>Parcel #: 41-19-26-126-013 Township: Cascade Township 9080</p> | <p>Owner Information</p> <p>Owner Name: Daniel Woods Address: 8300 Cascade Rd SE Ada MI 49301 United States Phone: (616) 813-7502 Email: daniel.woods.5059@gmail.com</p> |
| <p>Utilization: Replacement Residential Wastewater Disposal Facility</p> | |

MINIMUM ISOLATION DISTANCES (FEET)

| | | | | |
|----------------------------------|-----------------------------|----|--------------------|----|
| Water Wells | to septic tank | 50 | to drainbed | 50 |
| Basement Wall | to septic components | 10 | | |
| Property Boundary | to septic tank | 10 | to drainbed | 10 |
| Groundwater Drainage Pipe | to drainbed | 25 | | |
| Water Supply Lines | to septic components | 10 | | |

SPECIFICATIONS

| | | | |
|---|-------------------------|---------------------------|---------------------------------------|
| Building Type | Single family residence | Number of Bedrooms | 3 |
| Sewage Absorption System Type | Drainbed | Delivery Type | Gravity |
| Total Infiltrative Area (feet²) | 990 | Dimensions (feet) | 15 X 57 |
| Number of Laterals or Trenches | 3 | Bottom of Stone | No deeper than 30" below grade at TH1 |
| Number of New Septic Tanks | 2 | Tank 1 Size | 800 gallons |
| Tank 2 Size | 800 gallons | | |

Additional Requirements This permit is for a replacement conventional gravity fed drainbed for 3 bedroom home. Maintain all isolation distances.

- Locate the septic system as shown on the attached drawing.
- A recent pump card showing acceptable size and condition of tank(s) must be supplied if the existing septic tank(s) are used.
- Abandon existing tank(s) by pumping, crushing, and filling with soil.
- The installation of a septic tank riser is required for tanks deeper than 20".
- Keep all heavy equipment away from the proposed drainage areas.
- Gravity sewer lines must be minimum 10' from water wells.
- If gravity flow from the septic tanks cannot be obtained, contact this department for additional specifications.

Homeowner or authorized agent is required to ensure that all plumbing associated with the septic system is up to current regulations. If no interior inspection was completed prior to permit issuance, documentation will be required at the time of final inspection.

Onsite sewage disposal facilities must be installed per Sewage Regulations of Kent County, Michigan and permit requirements. Visit <https://www.kentcountymi.gov/635/Permits-Evaluations> for additional specifications. Permit may be voided if the site or site plan is changed without approval from this department. Final inspections are required prior to backfilling! Contact this office before 9:00 am for a final inspection.

KENT COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION
700 FULLER N.E
GRAND RAPIDS, MICHIGAN 49503-1918
PH: 616-632-6900
EMAIL: kcehmail@kentcountymi.gov



Adam London, PhD, RS, DAAS
Administrative Health Officer

Permit Issued By: Russell Platte

ISSUE DATE: 4/23/2025

EXPIRATION DATE: 4/22/2027

Permits are non-transferable!

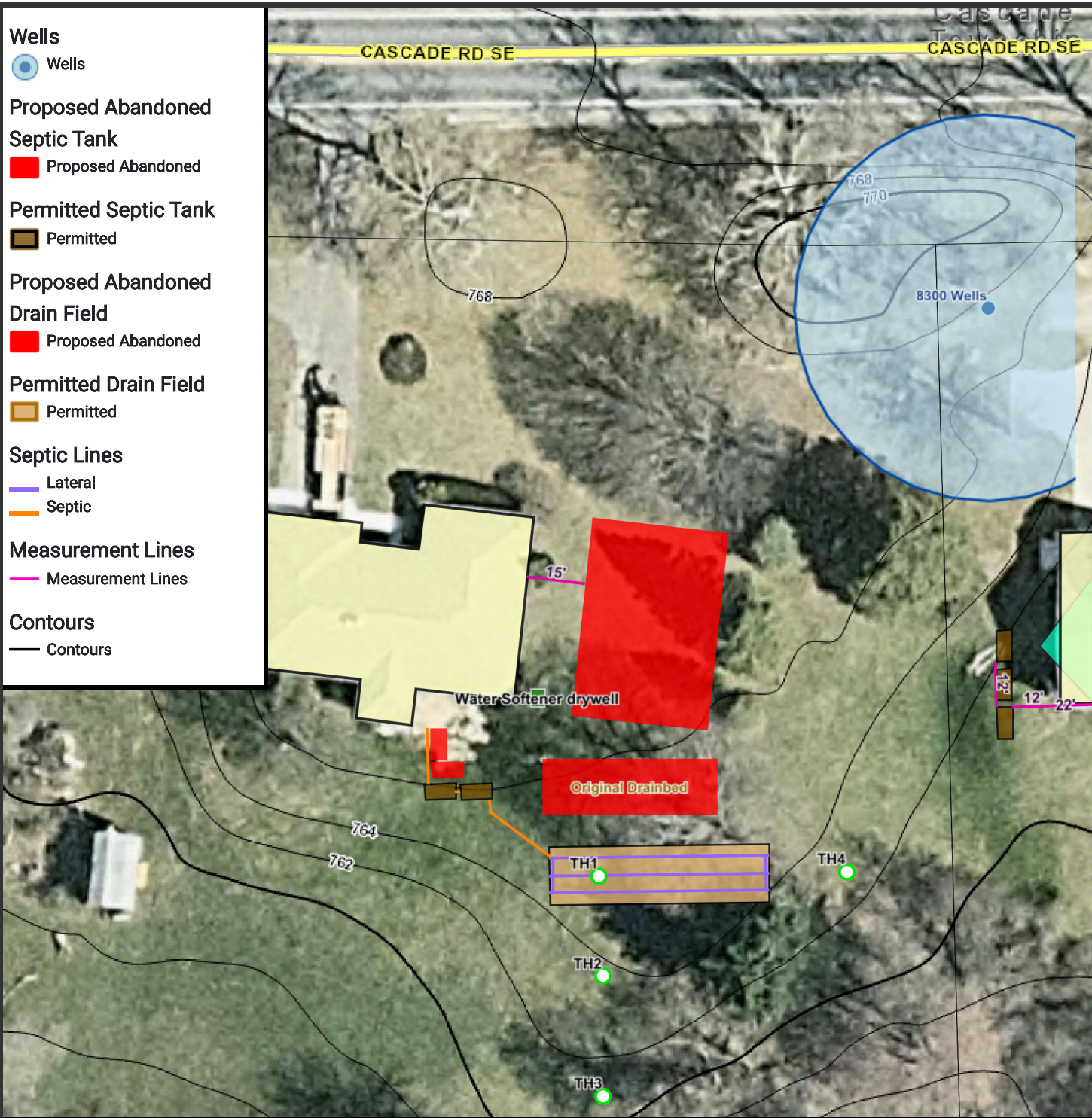
Homeowner or authorized agent is required to ensure that all plumbing associated with the septic system is up to current regulations. If no interior inspection was completed prior to permit issuance, documentation will be required at the time of final inspection.

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Visit <https://www.kentcountymi.gov/635/Permits-Evaluations> for additional specifications.

Permit may be voided if the site or site plan is changed without approval from this department.

Final inspections are required prior to backfilling! Contact this office before 9:00 am for a final inspection.



8300 Cascade Rd SE

Septic Replacement Permit



Map Publication:
04/10/2025 3:44 PM

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Kent County expresses no warranty for the information displayed on this map document.

Special Use Case History - Accessory Structures Over 832 SF
***R-1, Residential Lots Under 2 Acres**

| Case | Zoning | Accessory Building SQ.FT | Acres | Home (FLS) | Percentage of Principal Structure | Lot Coverage% |
|---------|--------|--------------------------|-------|------------|-----------------------------------|---------------|
| 18-3480 | R1 | 1,800 | 2 | 2,200 | 82% | 4.59% |
| 16-3352 | R1 | 1,600 | 1.05 | 3,000 | 53% | 10.06% |
| 16-3301 | R1 | 1,504 | 1.2 | 2,500 | 60% | 7.66% |
| 23-3798 | R1 | 1,440 | 1.8 | 3,729 | 39% | 6.59% |
| 20-3595 | R1 | 1,326 | 1.8 | 4,700 | 28% | 7.69% |
| 19-3567 | R1 | 1,296 | 1.5 | 2,700 | 48% | 6.12% |
| 15-3290 | R1 | 1,232 | 1 | 4,000 | 31% | 12.01% |
| 16-3337 | R1 | 1,200 | 1.7 | 2,200 | 55% | 4.59% |
| 17-3383 | R1 | 1,200 | 1.16 | 4,800 | 25% | 11.87% |
| 21-3652 | R1 | 1,200 | 1.8 | 2,000 | 60% | 4.08% |
| 22-3703 | R1 | 1,200 | 1.3 | 1,550 | 77% | 4.86% |
| 22-3722 | R1 | 1,200 | 1.01 | 2,156 | 56% | 7.63% |
| 22-3737 | R1 | 1,200 | 1.01 | 2,156 | 56% | 7.63% |

Special Use Case History - Accessory Structures Over 832 SF

| Case | Zoning | Accessory Building SQ.FT | Acres | Home (FLS) | Percentage of Principal Structure | Lot Coverage% |
|---------|--------|--------------------------|-------|------------|-----------------------------------|---------------|
| 10-2999 | ARC | 1,728 | 5.6 | 2,600 | 66% | 1.77% |
| 10-3010 | ARC | 2,400 | 10 | 3,000 | 80% | 1.24% |
| 10-3017 | ARC | 1,020 | 3.6 | 3,000 | 34% | 2.56% |
| 11-3029 | ARC | 900 | 2.5 | 1,800 | 50% | 2.48% |
| 11-3052 | ARC | 2,304 | 4.5 | 3,500 | 66% | 2.96% |
| 12-3073 | ARC | 1,200 | 4.9 | 2,700 | 44% | 1.83% |
| 12-3077 | ARC | 2,432 | 5 | 2,000 | 122% | 2.03% |
| 12-3101 | ARC | 1,536 | 80 | 1,500 | 102% | 0.09% |
| 13-3145 | ARC | 1,440 | 10 | 2,200 | 65% | 0.84% |
| 14-3216 | ARC | 1,920 | 7.6 | 1,800 | 107% | 1.12% |
| 15-3239 | ARC | 1,728 | 2.3 | 2,400 | 72% | 4.12% |
| 15-3256 | ARC | 1,536 | 7.8 | 3,100 | 50% | 1.36% |
| 15-3260 | ARC | 1,575 | 5 | 4,000 | 39% | 2.56% |
| 15-3267 | ARC | 1,728 | 2.9 | 1,500 | 115% | 2.56% |
| 16-3315 | ARC | 4,864 | 4.4 | 3,700 | 131% | 4.47% |
| 17-3379 | ARC | 1,066 | 2.5 | 2,500 | 43% | 3.27% |
| 17-3404 | ARC | 2,720 | 8.3 | 3,000 | 91% | 1.58% |
| 17-3411 | ARC | 2,192 | 1.9 | 2,500 | 88% | 5.67% |
| 18-3439 | ARC | 15,120 | 160 | 1,600 | 945% | 0.24% |
| 18-3448 | ARC | 1,800 | 4.3 | 2,500 | 72% | 2.30% |
| 18-3482 | ARC | 1,680 | 17 | 2,800 | 60% | 0.60% |
| 18-3483 | ARC | 2,688 | 4 | 2,800 | 96% | 3.15% |
| 18-3486 | ARC | 3,136 | 12 | 3,300 | 95% | 1.23% |
| 18-3496 | ARC | 1,728 | 4.4 | 2,300 | 75% | 2.10% |
| 19-3511 | ARC | 1,200 | 160 | 1,600 | 75% | 0.04% |
| 19-3524 | ARC | 1,600 | 11 | 2,100 | 76% | 0.77% |
| 19-3529 | ARC | 1,600 | 8 | 3,300 | 48% | 1.41% |
| 19-3530 | ARC | 1,200 | 2.9 | 2,900 | 41% | 3.25% |
| 19-3546 | ARC | 1,344 | 2.5 | 2,600 | 52% | 3.62% |
| 20-3589 | ARC | 1,634 | 13 | 7,900 | 21% | 1.68% |
| 20-3598 | ARC | 1,296 | 2 | 1,900 | 68% | 3.67% |
| 20-3601 | ARC | 4,288 | 4.5 | 3,800 | 113% | 4.13% |
| 20-3616 | ARC | 1,300 | 2.3 | 4,500 | 29% | 5.79% |
| 21-3637 | ARC | 1,224 | 0.97 | 1,100 | 111% | 5.50% |
| 21-3638 | ARC | 4,000 | 14.7 | 2,900 | 138% | 1.08% |
| 21-3659 | ARC | 1,600 | 3.4 | 2,800 | 57% | 2.97% |
| 21-3664 | ARC | 1,680 | 9.2 | 2,900 | 58% | 1.14% |
| 21-3677 | ARC | 1,536 | 0.9 | 1,400 | 110% | 7.49% |
| 21-3682 | ARC | 1,561 | 2.9 | 2,700 | 58% | 3.37% |
| 22-3695 | ARC | 3,456 | 4.6 | 5,100 | 68% | 4.27% |

Special Use Case History - Accessory Structures Over 832 SF

| Case | Zoning | Accessory Building SQ.FT | Acres | Home (FLS) | Percentage of Principal Structure | Lot Coverage% |
|---------|--------|--------------------------|-------|------------|-----------------------------------|---------------|
| 22-3695 | ARC | 3,456 | 4.48 | 2,965 | 117% | 3.29% |
| 22-3725 | ARC | 2,240 | 1.67 | 1,822 | 123% | 5.58% |
| 23-3770 | ARC | 1,900 | 3.84 | 2,549 | 75% | 2.66% |
| 23-3770 | ARC | 1,900 | 3.32 | 1,694 | 112% | 2.49% |
| 23-3774 | ARC | 2,142 | 11.9 | 2,142 | 100% | 0.83% |
| 23-3774 | ARC | 1,014 | 11.64 | 2,142 | 47% | 0.62% |
| 23-3784 | ARC | 2,800 | 4.22 | 1,782 | 157% | 2.49% |
| 24-3820 | ARC | 1,958 | 9.6 | 2,815 | 70% | 1.14% |
| 12-3076 | FP | 1,680 | 2.4 | 1,800 | 93% | 3.33% |
| 15-3265 | FP | 1,536 | 2 | 1,400 | 110% | 3.37% |
| 18-3443 | FP | 1,560 | 15 | 3,400 | 46% | 0.76% |
| 19-3531 | FP | 3,200 | 15 | 2,600 | 123% | 0.89% |
| 20-3600 | FP | 1,440 | 3.7 | 4,000 | 36% | 3.38% |
| 21-3625 | FP | 1,728 | 3.6 | 1,700 | 102% | 2.19% |
| 23-3801 | FP | 2,800 | 10.21 | 2,587 | 108% | 1.21% |
| 13-3161 | PUD | 4,500 | 6 | 6,600 | 68% | 4.25% |
| 16-3314 | PUD 52 | 1,256 | 2.2 | 2,500 | 50% | 3.92% |
| 19-3561 | PUD 61 | 1,200 | 2.2 | 2,600 | 46% | 3.97% |
| 21-3619 | PUD 65 | 1,728 | 6.6 | 4,000 | 43% | 1.99% |
| 18-3494 | PUD 66 | 1,500 | 1.39 | 2,200 | 68% | 6.11% |
| 21-3631 | PUD 72 | 1,200 | 1.2 | 2,800 | 43% | 7.65% |
| 10-3008 | PUD 89 | 1,120 | 2.5 | 4,520 | 25% | 5.18% |
| 22-3707 | PUD 89 | 1,260 | 1.9 | 4,550 | 28% | 7.02% |
| 22-3707 | PUD 89 | 1,260 | 1.86 | 3,608 | 35% | 6.01% |
| 23-3785 | PUD 89 | 1,260 | 1.9 | 4,550 | 28% | 7.02% |
| 23-3785 | PUD 89 | 1260 | 1.86 | 3,608 | 35% | 6.01% |
| 10-3001 | R1 | 1,200 | 3.8 | 1,000 | 120% | 1.33% |
| 10-3014 | R1 | 2,304 | 44 | 6,000 | 38% | 0.43% |
| 12-3082 | R1 | 8,500 | 35 | 17,000 | 50% | 1.67% |
| 14-3184 | R1 | 1,520 | 4.6 | 3,500 | 43% | 2.51% |
| 14-3185 | R1 | 1,400 | 2.2 | 7,500 | 19% | 9.29% |
| 14-3190 | R1 | 2,604 | 13 | 8,200 | 32% | 1.91% |
| 14-3197 | R1 | 1,000 | 2.6 | 3,200 | 31% | 3.71% |
| 15-3241 | R1 | 3,000 | 9 | 6,000 | 50% | 2.30% |
| 15-3253 | R1 | 1,936 | 2.9 | 6,900 | 28% | 6.99% |
| 15-3257 | R1 | 1,440 | 3.03 | 3,600 | 40% | 3.82% |
| 15-3290 | R1 | 1,232 | 1 | 4,000 | 31% | 12.01% |
| 16-3301 | R1 | 1,504 | 1.2 | 2,500 | 60% | 7.66% |
| 16-3311 | R1 | 5,000 | 3.8 | 5,000 | 100% | 6.04% |
| 16-3337 | R1 | 1,200 | 1.7 | 2,200 | 55% | 4.59% |

Special Use Case History - Accessory Structures Over 832 SF

| Case | Zoning | Accessory Building SQ.FT | Acres | Home (FLS) | Percentage of Principal Structure | Lot Coverage% |
|---------|--------|--------------------------|-------|------------------------|-----------------------------------|---------------|
| 16-3352 | R1 | 1,600 | 1.05 | 3,000 | 53% | 10.06% |
| 17-3383 | R1 | 1,200 | 1.16 | 4,800 | 25% | 11.87% |
| 17-3417 | R1 | 1,440 | 4.6 | 1,300 | 111% | 1.37% |
| 18-3452 | R1 | 1,296 | 0.95 | 3,000 | 43% | 10.38% |
| 18-3474 | R1 | 1,300 | 5 | 2,800 | 46% | 1.88% |
| 18-3480 | R1 | 1,800 | 2 | 2,200 | 82% | 4.59% |
| 18-3481 | R1 | 1,944 | 5 | 2,000 | 97% | 1.81% |
| 19-3567 | R1 | 1,296 | 1.5 | 2,700 | 48% | 6.12% |
| 20-3595 | R1 | 1,326 | 1.8 | 4,700 | 28% | 7.69% |
| 21-3621 | R1 | 3,312 | 4.4 | 7,000 | 47% | 5.38% |
| 21-3652 | R1 | 1,200 | 1.8 | 2,000 | 60% | 4.08% |
| 21-3685 | R1 | 2,520 | 55 | No Principal Structure | | 0.11% |
| 22-3699 | R1 | 1,320 | 3.3 | 9,700 | 14% | 7.67% |
| 22-3702 | R1 | 1,292 | 2.4 | 3,139 | 41% | 4.24% |
| 22-3703 | R1 | 1,200 | 1.3 | 1,550 | 77% | 4.86% |
| 23-3764 | R1 | 2,500 | 13.79 | 5,659 | 44% | 1.36% |
| 24-3819 | R1 | 1,700 | 4.45 | 3,301 | 51% | 2.58% |
| 24-3826 | R1 | 15,190 | 46.52 | 10,354 | 147% | 1.26% |
| 22-3722 | R1 | 1,200 | 1.01 | 2,156 | 56% | 7.63% |
| 22-3737 | R1 | 1,200 | 1.01 | 2,156 | 56% | 7.63% |
| 23-3767 | R1 | 1,574 | 2.58 | 2,986 | 53% | 4.06% |
| 23-3771 | R1 | 980 | 3.79 | 2,448 | 40% | 2.08% |
| 23-3793 | R1 | 3,600 | 7.23 | 2,608 | 138% | 1.97% |
| 23-3798 | R1 | 1,440 | 1.8 | 3,729 | 39% | 6.59% |
| 11-3028 | R2 | 900 | 0.88 | 3,500 | 26% | 11.48% |
| 23-3753 | R2 | 1,495 | 1.15 | 2,800 | 53% | 8.57% |
| 22-3732 | R2 | 1,144 | 1.56 | 2,594 | 44% | 5.50% |
| 22-3699 | R1 | 1,320 | 3.24 | 5,394 | 24% | 4.76% |

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, November 3, 2025
6:00 PM**

ARTICLE 8.

Case #25-3901 – Public Hearing

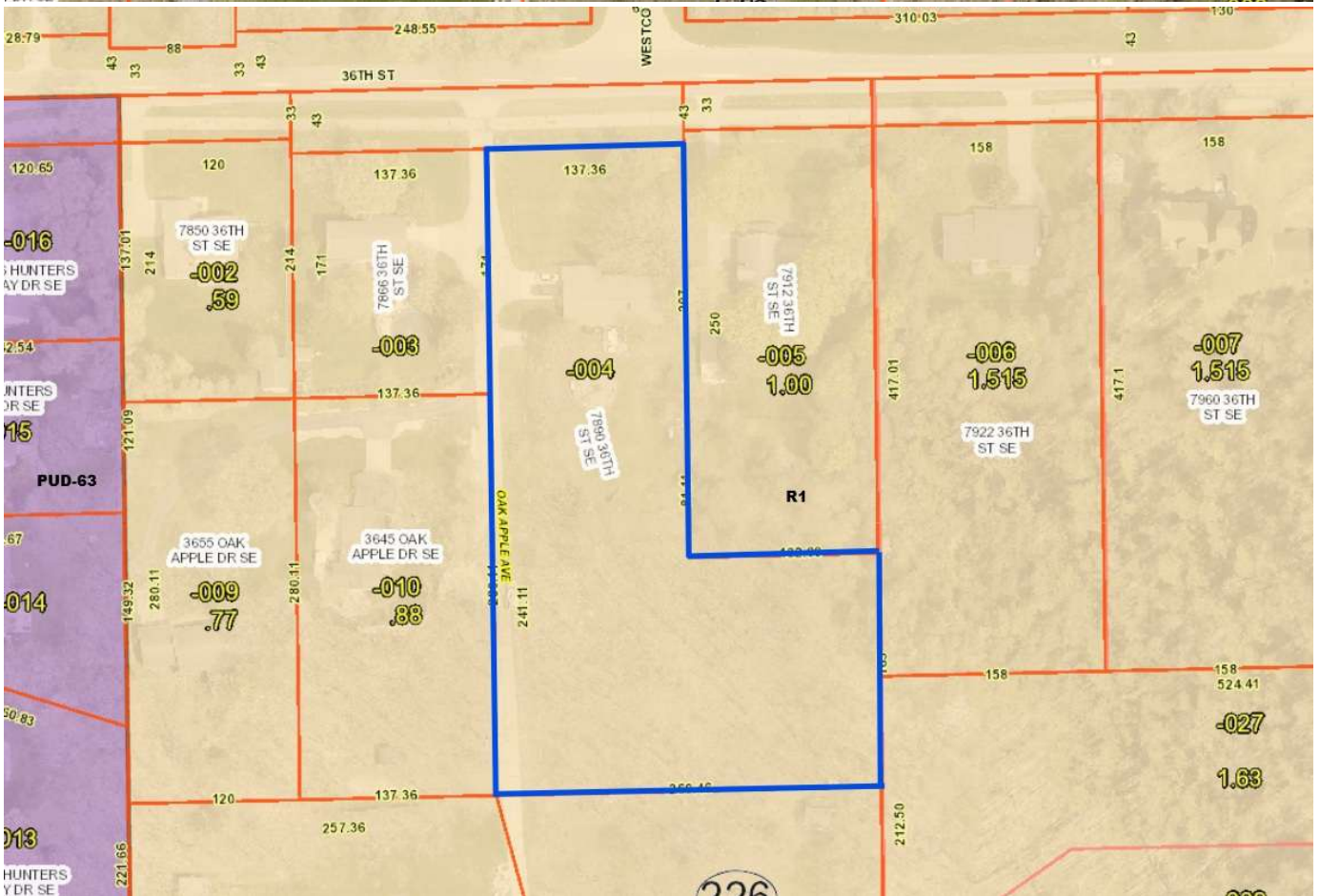
Applicant: Durk Martin

Property Address: 7890 36th St. SE

Parcel Number: 41-19-22-226-004

Requested Action: Requesting a Type I Special Use Permit to
build an accessory structure in the front yard.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

PLANNING STAFF MEMORANDUM

TO: Cascade Charter Township Planning Commission Members
FROM: Ryan Sennett, DDA Manager
SUBJECT: Case #25-3901 – Request to Postpone Deliberation
DATE: October 29, 2025

Commissioners,

After conversations with the applicant, we request that the Planning Commission table the deliberation and decision making on Case #25-3901 for a Type 1 Special Use Permit to construct an accessory structure in the front yard at 7890 36th St SE to the November 17th, 2025 Planning Commission meeting. This request is made to allow the applicant additional time to gather and adjust the documents necessary for the Planning Commission to make an informed decision.

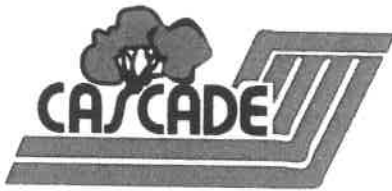
Additionally, staff requests that the public hearing still be held to hear any public feedback at this time.

Sincerely,

Ryan Sennett
DDA Manager
Cascade Charter Township

Attachments

1. Application Form



CASCADE CHARTER TOWNSHIP

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

PLANNING & ZONING APPLICATION

APPLICANT:

Name: Dirk E. Martin

Address: 7890 36th St. SE

City & Zip Code: Ada 49301

Telephone: 616-460-5439

Email Address: dirkmartin2020@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 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:**

- See other side -

(**Use Attachments if Necessary)
-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

I live on 36th and have two acres. Starting from behind the House.
the first acre is flat. There is a pool and behind the pool is
the drain field. Running east to west. The second acre
which is all woods, slopes from the north to east down
hill to the end of the property.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 22-226-004

ADDRESS OF PROPERTY: 7890 36th St. SE Ada, M.: 49301

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.)

Dwark E. Martin

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

Applicant – Print or Type Name

* Dwark E. Martin 9/8/25

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

Rev. 7/27/21

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, November 3, 2025
6:00 PM**

ARTICLE 10.

Other Business

2026 Planning Commission Schedule

**PROPOSED
CASCADE CHARTER TOWNSHIP
2026 MEETING SCHEDULE AND DEADLINE DATES**

PLANNING COMMISSION
Meetings are at 6:00 PM

| <u>Meeting Date</u> | <u>Deadline Date</u> |
|-----------------------|----------------------|
| January 5, 2026 | November 21, 2025 |
| January 19 | December 5, 2025 |
| February 2 | December 19, 2025 |
| March 2 | January 16 |
| March 16 | January 30 |
| April 6 | February 20 |
| April 20 | March 6 |
| May 4 | March 20 |
| May 18 | April 3 |
| June 1 | April 17 |
| June 15 | May 1 |
| July 6 | May 22 |
| July 20 | June 5 |
| August 3 | June 19 |
| August 17 | July 6 |
| September 16 | July 31 |
| October 5 | August 21 |
| October 19 | September 4 |
| November 2 | September 18 |
| November 16 | October 2 |
| December 7 | October 23 |
| December 21 | November 6 |

**Meetings will be held at the Cascade Library
Wisner Center located at 2870 Jacksmith Ave SE.**