

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, March 16, 2020**  
**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 February 24, 2020 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 #19-3567 Dennis Brinks  
Public Hearing  
Property Address: 1596 Buttrick Ave  
Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq ft.**
- ARTICLE 7. Case #20-3579 BDR Executive Custom Homes  
Property Address: 1370 Buttrick Ave  
Requested Action: Presentation of sketch plan to develop into 19 detached single-family site condominium project.**
- ARTICLE 8. Any other business**
- ARTICLE 9. Adjournment**

**Meeting format**

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

**MINUTES**  
Cascade Charter Township  
Planning Commission  
Monday, February 24, 2020  
7:00 P.M.

**ARTICLE 1.** Chairman Rissi called the meeting to order at 7:00 P.M.  
Members Present: Johnson, Katsma, Slater, Rapin, Deering, Rissi, Krieter, and Moxley  
Members Absent: Noordyke, excused  
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 Krieter to approve the Agenda. Supported by Member Deering. Motion carried 8 to 0.**

**ARTICLE 4.** **Approve the Minutes of the January 20, 2020 meeting.**

**Motion was made by Member Deering to approve the minutes of January 20, 2020. Supported by Member Johnson. Motion carried 8 to 0.**

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

None wish to speak.

**ARTICLE 6.** **Presentation of Resolution to Jack Lewis**

**Motion was made by Member Moxley to approve the Presentation of Resolution to Jack Lewis. Supported by Member Johnson. Motion carried 8 to 0.**

Chairman Rissi read the Resolution to Mr. Lewis, and those in attendance.

**Article 7.** **Case #20-3574 Edward Rose Development Company**  
**Public Hearing**

**Property Address: 5794 Broadmoor Ave**

**Requested Action:** The Applicant is requesting a Type I Special Use Permit to install a TV Antenna for their apartment complex at 5794 Broadmoor Ave.

Director Peterson stated this antenna will be at the northern end of the site. The antenna is about 80 feet tall, and will go through the same process of approval as cell towers. The Special Use Permit needs to be approved by the Planning Commission, and does not need to go in front of the Township Board. Director Peterson stated that being close to the airport does require permits from MDOT and the FAA, and there are copies of those permits in the packet tonight. Member Johnson pointed out that the permits expired yesterday, so those will need to be renewed.

Staff recommends approval of the Applicants request.

Member Moxley asked Director Peterson if this antenna is for TV stations only, Director Peterson confirmed that it is.

Chairman Rissi invited the Applicant to come forward with comment.

The Applicant did not come forward, but stated they are happy to answer any questions.

**Motion was made by Member Krieter to enter in to Public Hearing. Supported by Member Katsma. Motion carried 8-0.**

No public comment was made.

**Motion was made by Member Johnson to exit Public Hearing. Supported by Member Deering. Motion carried 8-0.**

**Motion was made by Member Krieter to approve the Special Use Permit with the condition that the necessary permits be renewed. Supported by Member Slater. Motion carried 8-0.**

**ARTICLE 8.**

**Case #19-3570 Augusta Tower**

**Property Address: 5680 Kraft Ave SE**

**Requested Action:** Site Plan Review for a new warehouse, which includes speculative space.

Director Peterson stated this will be a new warehouse building, with some speculative space that may be leased out to industrial users at some point. Most of the space will be used as contractor yard space for tower building. The building is about 42,000 sq ft, and this review does not need to be approved by any other Board. Director Peterson stated that while there are other uses allowed in the industrial district, parking ratios may need to be monitored by the owner based on tenant use of the building.

Director Peterson stated that the Applicant has proposed to have two driveways, meaning two curb cuts out to Kraft Ave. Because they have over 300 feet of frontage, the Ordinance does allow the Planning Commission to approve two curb cuts. Director Peterson states the Applicant has been to the Zoning Board of Appeals for the two curb cuts as they don't meet spacing requirements on a 45mph street. 300 feet of distance is required between two curb cuts, the Applicants proposal is 270 feet of distance and the Zoning Board has approved this variance. Director Peterson stated that the Applicant has provided an agreement with the two properties to the north that will allow them to have future access to the curb cut if needed.

Director Peterson recommends approval of the second curb cut.

Director Peterson states the lighting and landscape plans have been received, and there are a couple of items that need to be adjusted. There are some lights that are above the 5-foot candle measurement. Director Peterson describes the landscape plan to be very robust, however a few more plantings will be required along Kraft Ave. Director Peterson recommends a \$5,000 landscape bond.

There is a small detention pond in the front of the building. The airport has been part of this review as detention ponds in and around the airport are required to drain dry to not attract wildlife. The plans have been revised to meet the Township Engineers requirements for stormwater, a stormwater agreement will still need to be produced. This plan has been through the civil engineering process, and has been reviewed and approved by the Fire Department. There is a large deferred assessment from the water and sewer installation on Kraft Ave that the Applicant is aware of; they will need to get this as part of the building permit process.

Director Peterson stated there are some areas where the curb radius is crossing property lines. Written approval from the neighbor to the south has been acquired, and will need to be obtained from the neighbor to the north.

Staff is recommending approval of the Applicants request with the following conditions:

1. Record the storm water maintenance agreement
2. Submit revised photometric site plan in compliance with our requirements
3. Submit revised landscape plan in compliance with our requirements along with a landscape bond of \$5,000
4. Written approval from the neighboring property owners as shown on the site plan

Member Slater asked for clarification about the spacing requirements for curb cuts, Director Peterson explained and stated the Zoning Board can grant a variance request to go down to the next level of spacing requirement, which is 210 feet.

Member Moxley asked Director Peterson if the properties to the north will have use of the industrial use driveway per the access agreement. Director Peterson stated that their access will be from the furthest north curb cut should those properties be developed on their own.

Member Rapin asked for Director Peterson if the properties to the north would ever have their own driveways. Director Peterson stated that they would not, and will be serviced by the driveway furthest north, or possibly an additional one further to the north that would need to meet spacing requirements.

**Motion was made by Member Krieter to approve the site plan with the four conditions previously stated by Director Peterson. Supported by Member Moxley. Motion carried 8-0.**

**ARTICLE 9. Cascade Township Planning Commission 2020 Workplan**

Director Peterson stated that the proposed workplan for 2020 are the same items that were generated from the joint meeting with the Downtown Development Authority, Township Board, and Zoning Board of Appeals last year. Director Peterson stated that instead of picking a few to complete, he would like to keep the list open and complete items as possible throughout the year.

**ARTICLE 10. Adjournment**

**Motion was made by Member Moxley to adjourn. Supported by Member Krieter. Motion carried 8 to 0. The meeting was adjourned at 7:22 p.m.**

Respectfully submitted,  
Brett Katsma, Secretary

## STAFF REPORT

STAFF REPORT: Case #19-3567  
REPORT DATE: February 28, 2020  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: March 16, 2020  
PREPARED BY: Steve Peterson, Community Development Director

APPLICANT:  
Dennis Brinks  
1596 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): R1

GENERAL LOCATION: East side of Buttrick Ave just south of Loral pines.

PARCEL SIZE: Approximately 1.5 acres

EXISTING LAND USE  
ON THE PROPERTY: Residential

ADJACENT AREA  
LAND USES: Residential

ZONING ON  
ADJOINING PARCELS: R1

### STAFF COMMENTS:

1. The applicant is requesting permission to construct an accessory building on the property. This building will be 30 x 40 plus a small enclosed porch (1,296 sq ft).
2. The building will be 17'3" feet tall as measured to the midpoint.

3. This requires a minimum of a 40-foot setback from the side and rear property lines. The applicant shows the nearest property line is 41 feet away. The building will also need to be a minimum of 10 feet away from the house.
4. With less than 3 acres this is the only accessory building permitted.
5. 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.
6. The size of the building is “normal” for the area.
7. The building is planned to have asphalt roofing and vinyl siding. This is normal for the area.
8. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
9. It should be noted that accessory buildings cannot be used for living space or to run a business.

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 vinyl siding and asphalt roofing.
The size of the building in relation to the house, lot and zoning district.	The property is about 1.5 acres and the home has about 2,700 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





# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Dennis J Brinks  
 Address: 1596 Buttrick Ave SE  
 City & Zip Code: Ada 49301  
 Telephone: 616-818-6766  
 Email Address: Gretbrin@gmail.com

**OWNER: \* (If different from Applicant)**  
 Name: Same  
 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 type="checkbox"/>	Zoning Variance	<input type="checkbox"/>	Other: _____ *

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

**BRIEFLY DESCRIBE YOUR REQUEST:\*\***  
Requesting a 30' X 40' accessory building  
plus 16' X 6" porch for general storage.

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

Assessing  
949-6176

Building  
949-3765

Buildings & Grounds  
682-4836

Clerk  
949-1508

Fire  
949-1320

Manager  
949-1500

Planning  
949-0224

Treasurer  
949-6944

LEGAL DESCRIPTION OF PROPERTY\*\*:

See attached Survey

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 03-278-002

ADDRESS OF PROPERTY: 1596 Buttrick Ave SE, Ada

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)

Dennis J Brinks  
Gretchen A. Brinks

1596 Buttrick Ave SE  
" " " "

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.)

Dennis J Brinks

Gretchen A. Brinks

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

Applicant - Print or Type Name  
owner

Dennis J Brinks

Gretchen A. Brinks 12-10-19

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

Applicant's Signature & Date  
owner

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

Rev. 7/24/14

1596 Buttrick Ave SE, Ada, M. 49301

1084

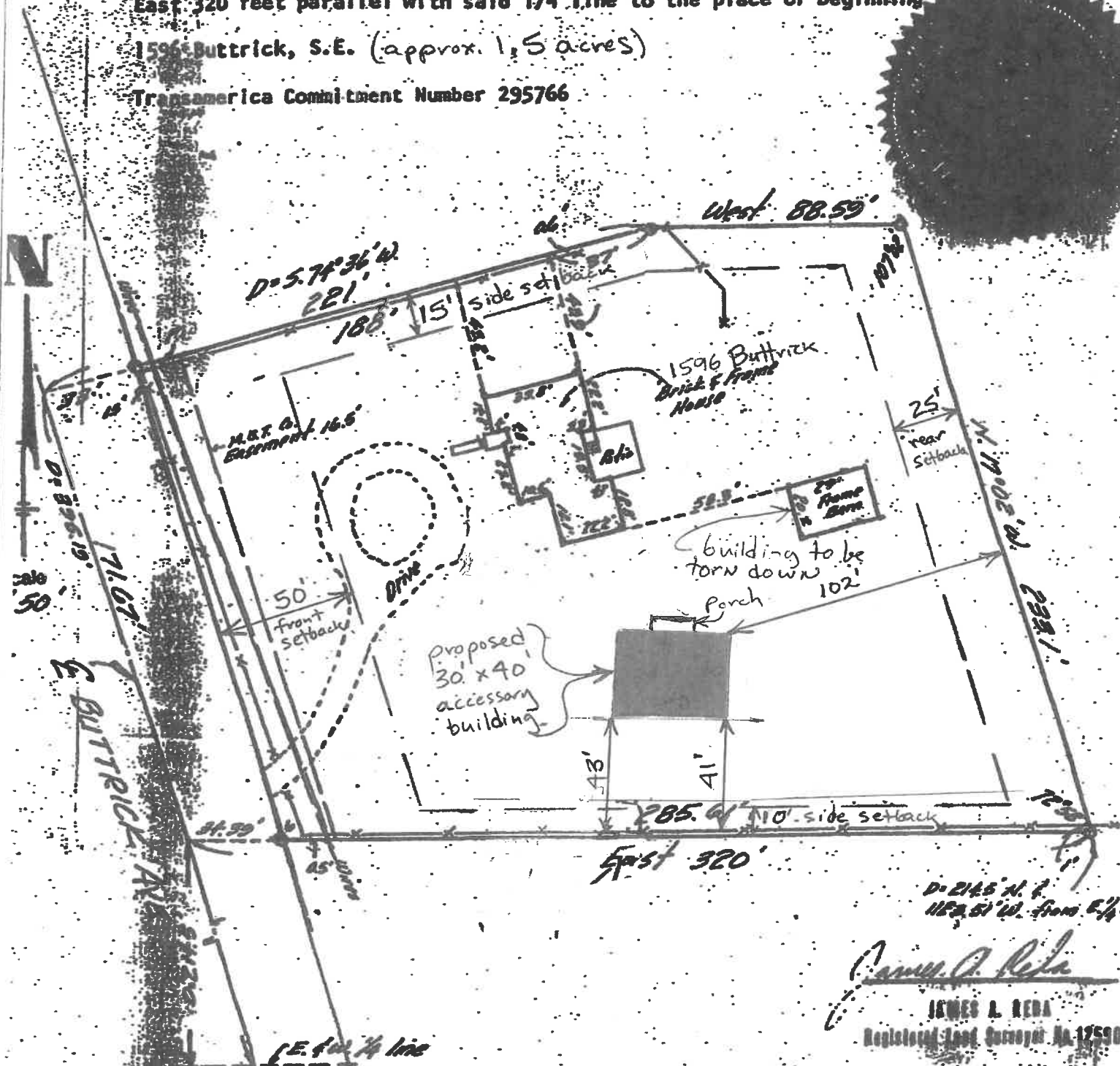
DESCRIPTION: That part of the Northeast 1/4 of Section 3, Town 6 North, Range 10 West, described as: Commencing at a point 214.5 feet North and 1123.51 feet West from the East 1/4 corner of said Section, thence North 17 degrees 02 minutes West 233.1 feet, thence West 88.59 feet parallel with the East and West 1/4 line of said Section, thence South 74 degrees 36 minutes West 221 feet to a point on the centerline of Buttrick Avenue being 395.19 feet Northwesterly (measured along said centerline) from the East and West 1/4 line of said Section, thence Southeasterly 171.67 feet along said centerline to a point 214.5 feet North of said East and West 1/4 line, thence East 320 feet parallel with said 1/4 line to the place of beginning

LEGEND:

- D= Deeded dimension
- M= Measured dimension
- P= Platted dimension
- O= Iron stake
- X- Fence Line

1596 Buttrick, S.E. (approx. 1.5 acres)

Transamerica Commitment Number 295766



D= 214.5 ft. N.  
 1123.51 ft. W. from E 1/4

*James A. Reda*  
 JAMES A. REDA  
 Registered Land Surveyor No. 12590

I hereby certify that I have surveyed the land hereon described.  
 This survey was made from the legal description shown above. The description should be compared with the



1596 Woodbridge Dr

Grand Ridge Dr

80 Ridge

Woodbridge Dr

1596 Woodbridge Dr

Wood Forest Dr

Old Elm Ct

Old Oak Hill Dr

Loyal Pines Dr

Tannerball Dr

Lena Rose Ln

1596 Buttrick Ave

Buttrick Ave

Poplar Ct

Shelton Dr

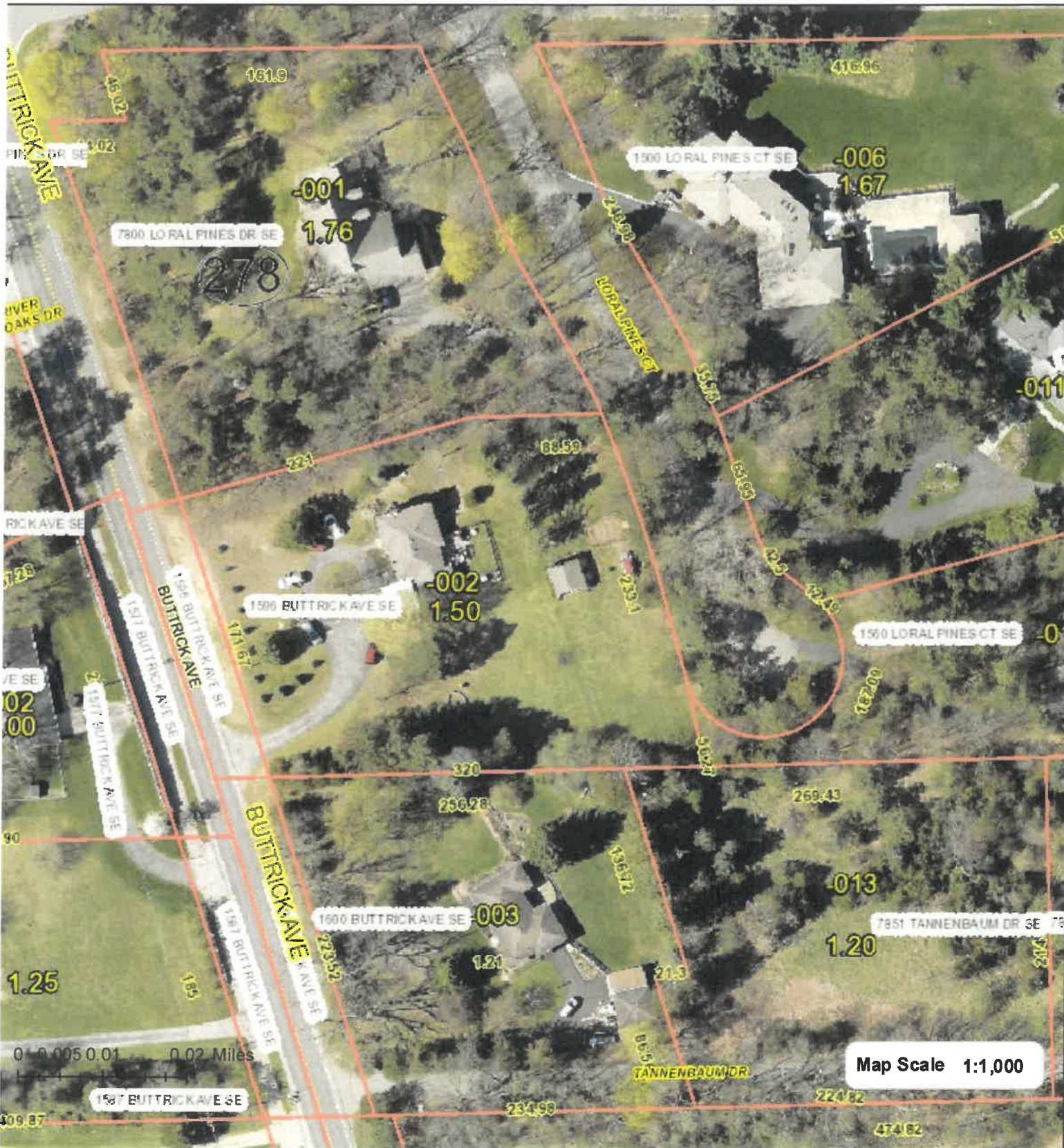
Wingsfield Ln

Brumcliff Dr

Brumcliff Dr

Brumcliff Dr

TITLE



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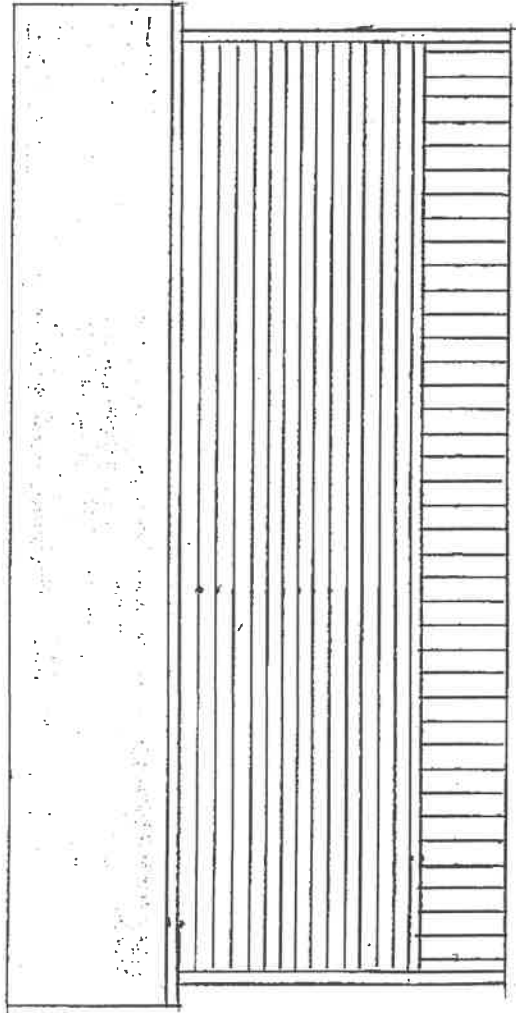
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RESIDENTIAL ACCESSORY BUILDING

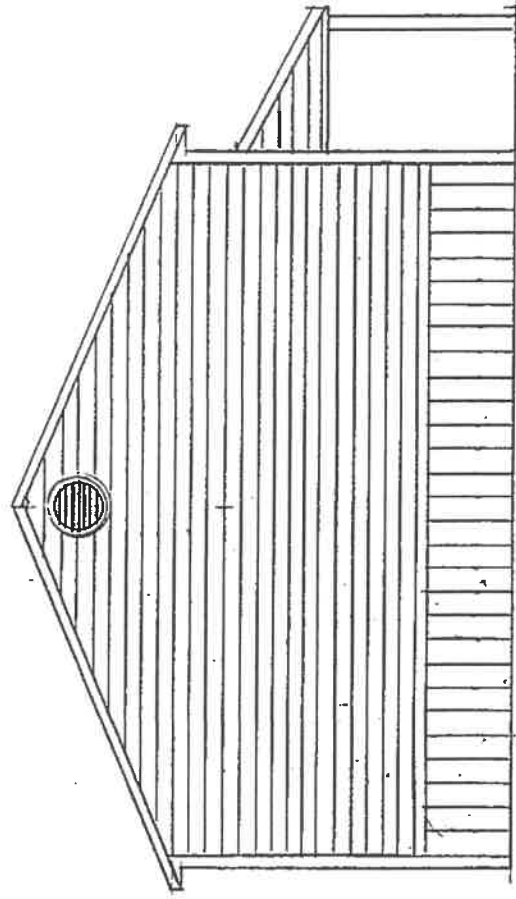
for: 1596 Buttrick Ave. S.E.

Ada, MI, 49301

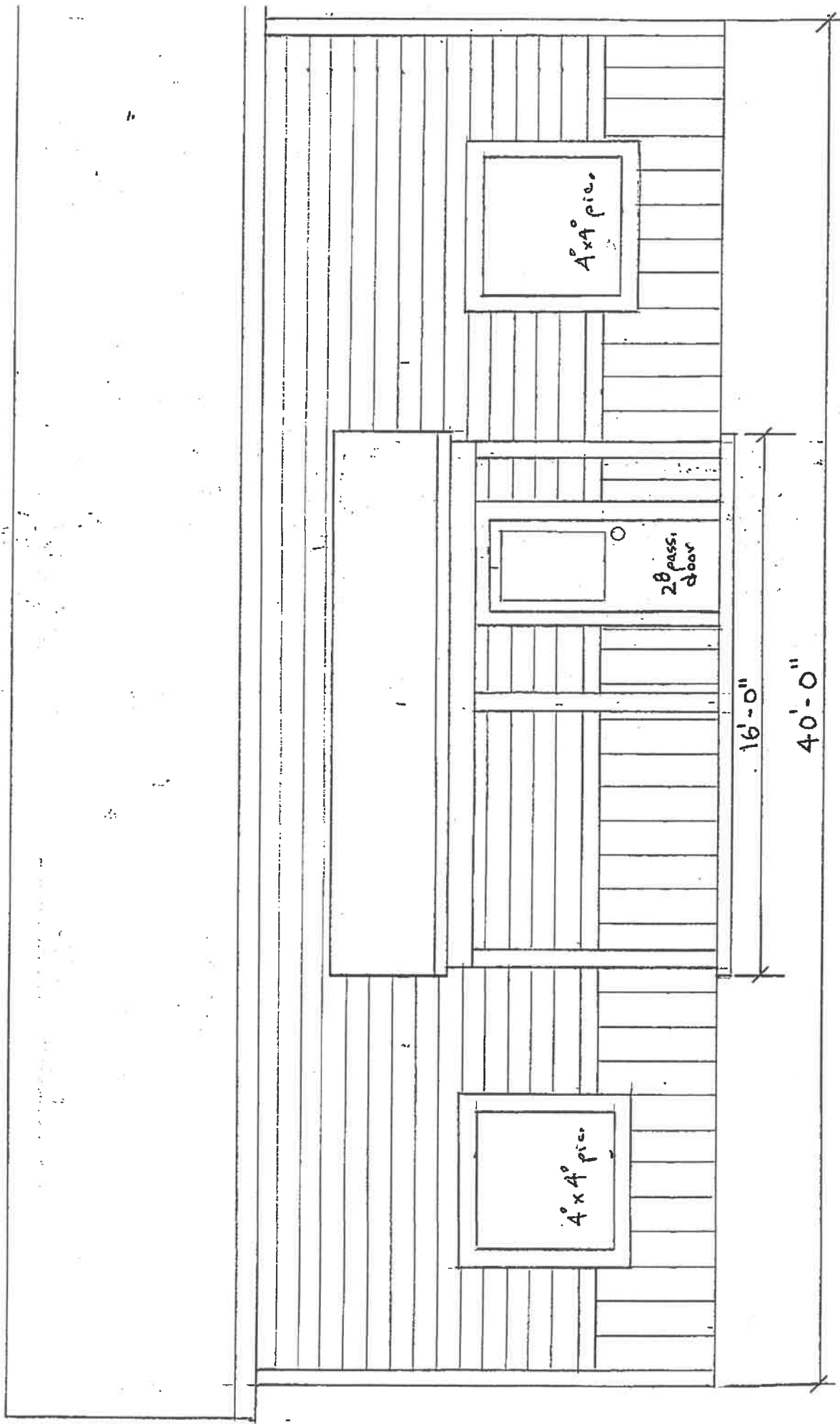
12-10-19



S. Elevation 1/8" = 1'-0"

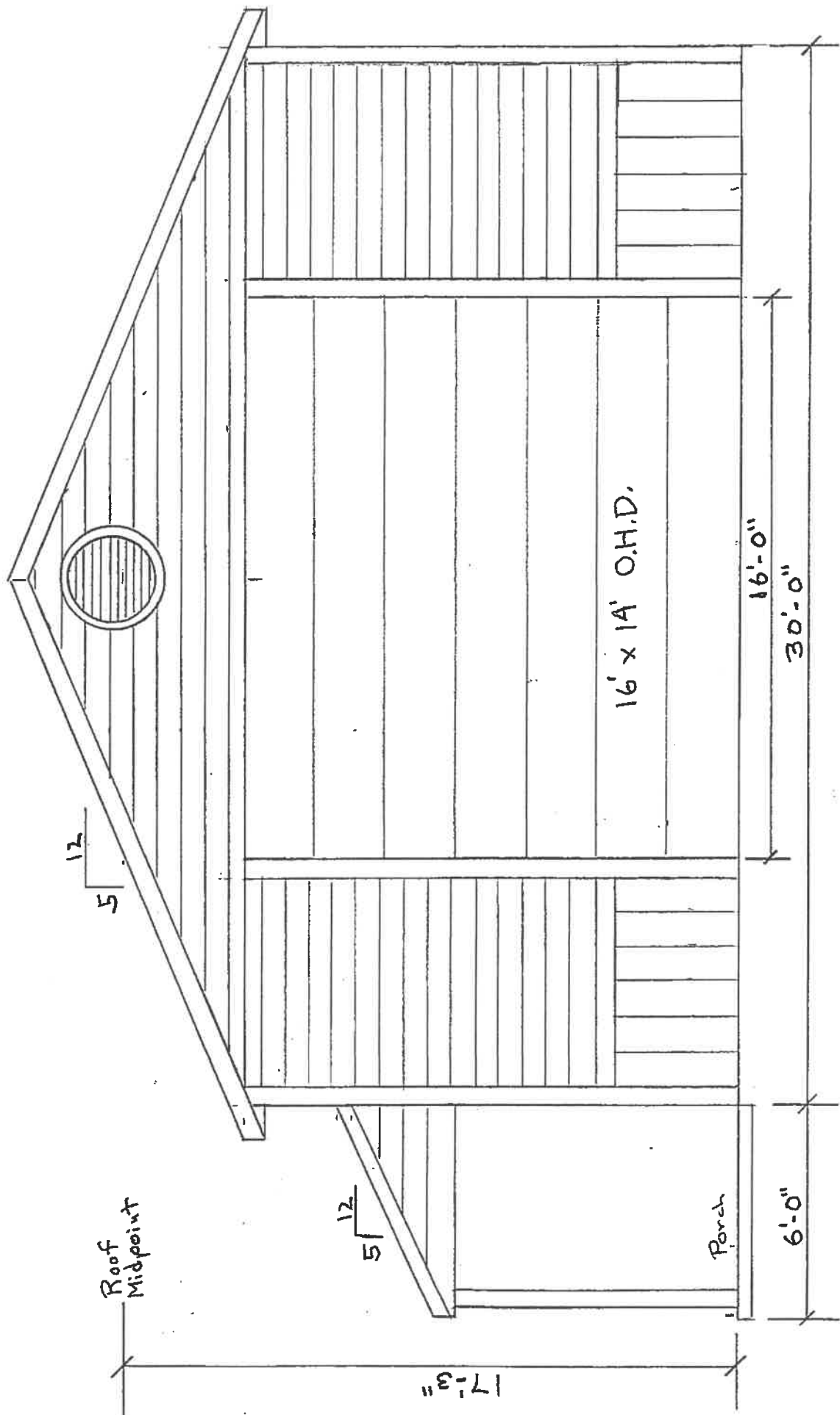


E. Elevation 1/8" = 1'-0"



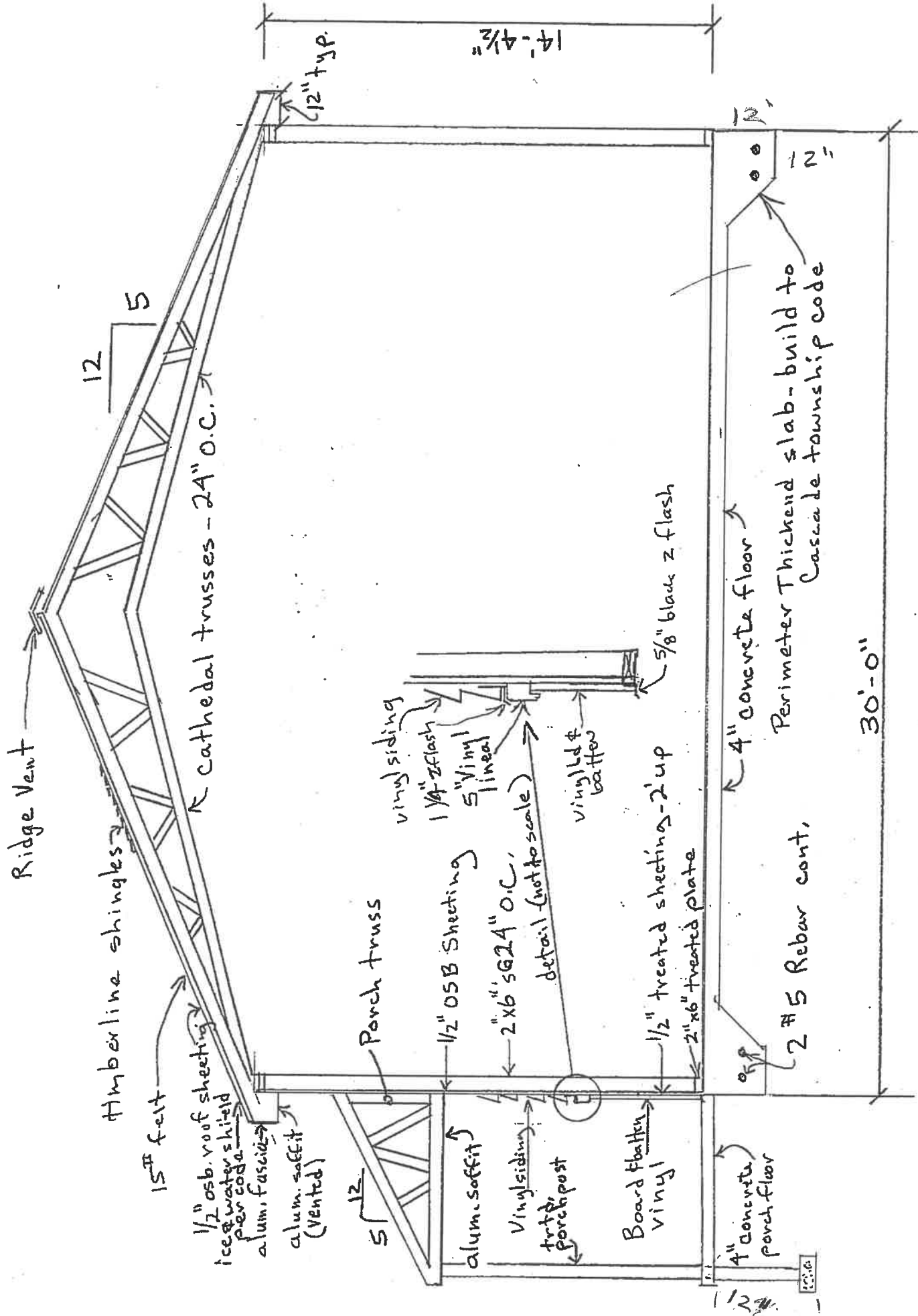
N. Elevation  $1/4" = 1'-0"$

1/4 SECTION 1/4 = 1'-0"



W. Elevation 1/4 = 1'-0"





Ridge Vent

Timberline shingles

15' felt

1/2\"/>

alum. fascia

alum. soffit (vented)

5' 12"

Porch truss

alum. soffit

Vinyl siding

trt. porch post

Board Batten Vinyl

4\"/>

Cathedral trusses - 24\"/>

12' 5'

12\"/>

14' 4 1/2"

vinyl siding

1 1/4\"/>

5\"/>

vinyl 4\"/>

5/8\"/>

1/2\"/>

2\"/>

detail (not to scale)

1/2\"/>

2\"/>

4\"/>

Perimeter Thickend slab - build to Cascade township code

2 #5 Rebar cont.

30'-0"

12"

12"

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)

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 Stekete Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
16-3301	Keeler	8100 45th st	R1	1,504	1.2	2,500
16-3311	Borisch	5292 Dayenu	R1	5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1	1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1	1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1	1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1	1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1	1,296	0.95	3,000
18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
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

TO: Cascade Charter Township Planning Commission  
FROM: Steve Peterson, Community Development Director  
REPORT DATE: March 6, 2020  
MEETING DATE: March 16, 2020  
CASE: #20-3579/ 1370 Buttrick Ave

GENERAL INFORMATION  
BDR Executive Custom Homes  
5510 Cascade Rd SE  
Suite 200  
Cascade MI 49546

- A. Applicant: BDR
- B. Status of Applicant: Developer
- C. General Location: The property is located on the Southeast corner of Buttrick and Grand River Dr.
- D. Requested Action: Develop into 19 detached single-family site condominium project.
- E. Existing Zoning on Subject Parcels: R1
- F. Zoning on Adjoining Parcels:  
S,W -R1  
E-PUD  
N- AG (Ada Twp)
- G. Parcel Size: Approximately 23 acres
- H. Existing Land Use on Subject Parcel: Residential/Horse Farm
- I. Adjacent Area Land Uses:  
E, S, W - Residential  
N- Ada Township Park

STAFF ANALYSIS

- A. The applicant is requesting Sketch Plan Review in order to develop a new subdivision on approximately 23 acres for a Site Condominium. This subdivision would consist of 19 single-family site condo units.
- B. The property is zoned R1, and is Master Planned as Suburban Residential.

- C. The applicant has drawn a sketch plan showing how the property could developed with 19 lots using 25% open space with public sewer or public water. This method requires a minimum of 30,000 sq ft per lot. They are proposing to extend public sewer and utilize private wells. The lots range in size from just over 30,000 sq ft to just over 1 acre.
- D. They will need approval from the KCHD for the wells. The sewer is being extended from Ada Township. This will require approval from not only Ada Township but will require approval from the Utility Advisory Board to allow the Ada system to serve this property in Cascade. This is similar to what we have done recently with The Learning Center (day care) on Cascade and Hall and the Leisure Living (assisted living) project on Spaulding.
- E. The applicant is attempting to do this subdivision “by-right” and therefore does not need to rezone the property. The applicant will demonstrate how they meet the subdivision ordinance as the project proceeds.
- F. The development will be utilizing a new private street. The developer will need to comply with our private street ordinance. The location of the curb cut will also need to be approved by the KCRC. We allow private streets to serve up to 19 homes before a second access is required.
- G. The Township Engineer will need to approve the plan.
- H. No sidewalks are planned for the project, but we do have the pedestrian pathway on the other side of Buttrick Ave. We have recently required a developer to extend the pedestrian path on their property to the new entrance and provide an easement for future path extensions. I believe this to be a similar example and the same should be done. You should let the developer know if you want the path extend so they can put it into their detailed plans moving forward.
- I. The development of this property will require the removal of several buildings that are now used for the horse farm. The applicant should indicate the timing of the removal of these buildings as well as fencing.
- J. The next stage of the review will be for the applicant to submit all required information in order to request tentative preliminary approval.

Attachments: Site Plan  
Application  
Location Map



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan  
49546-7140

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: BDR Executive Custom Homes  
 Address: 5510 Cascade Road SE Suite 200  
 City & Zip Code: Grand Rapids, MI 49546  
 Telephone: 616.458.8505 ext 8  
 Email Address: dcontant@bdrinc.com

**OWNER: \* (If different from Applicant)**  
 Name: BDR Acquisitions, LLC  
 Address: See above.  
 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 checked="" type="checkbox"/> P.U.D. – Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Plat Review *
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

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

**BRIEFLY DESCRIBE YOUR REQUEST:\*\***

\_\_\_\_\_  
 \_\_\_\_\_  
Please see Attachment 1.

(\*\*Use Attachments if Necessary)

**-SEE OTHER SIDE-**

LEGAL DESCRIPTION OF PROPERTY\*\*:

Please see Attachment 2.

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 - 03 - 215 - 004

ADDRESS OF PROPERTY: 1370 Buttrick Avenue

PRESENT USE OF THE PROPERTY: Single family residential and equestrienne.

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

Name(s)

Address(es)

BDR Acquisitions, LLC

via recorded purchase agreement

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.)

BDR Acquisitions, LLC

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

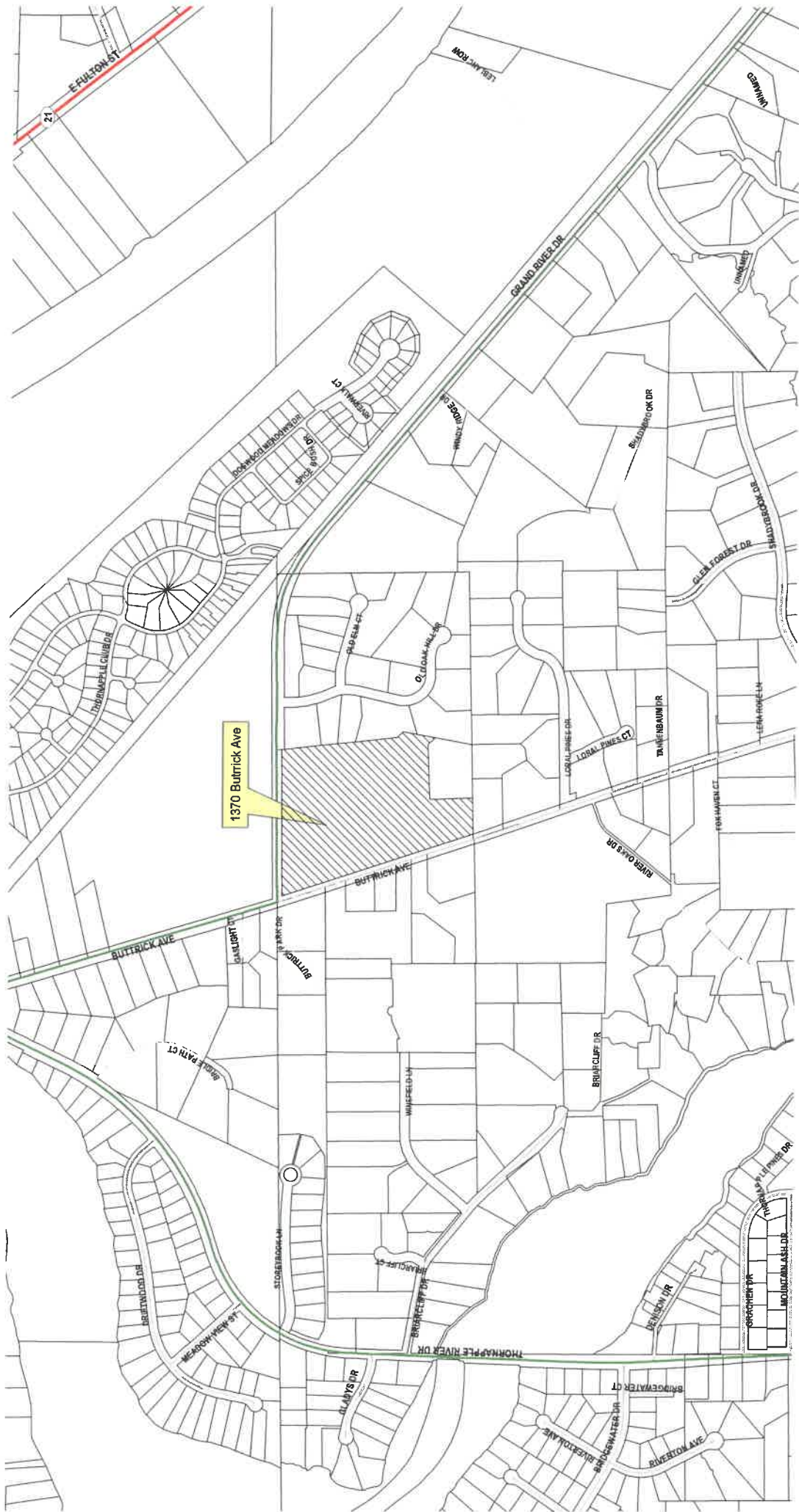
\* [Signature] 3/4/20  
Owner's Signature & Date  
(\*If different from Applicant)

BDR Inc.

Applicant - Print or Type Name

[Signature]  
Applicant's Signature & Date

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



1370 Buttrick Ave



## **Attachment 1**

BDR Executive Custom Homes  
Planning and Zoning Application  
March 4, 2020

### Briefly describe your request:

BDR proposes to redevelop the property at 1370 Buttrick for single family residential use. Property to include nineteen (19) single family home sites, each to be served by municipal sanitary sewer service from Ada Township. The site will offer well water service.

The proposed development plan includes access off Grand River Drive as well as common area green space. The plan shows home sites varying from .69 acres to 1.16 acres, subject to final engineering review.

We look forward to the opportunity to review the site plan and discuss our request to rezone the property with Cascade Charter Township.

Thank you.



PLAN SCALE 1" = 100'

PLAN REGION	PLAN REGION

**Moore + Brunglin**  
 Consulting Engineers  
 2000 Moore Ave  
 (913) 363-9001  
 info@moorebrunglin.com

**CONCEPTUAL PARCEL LAYOUT**  
 FOR  
**1370 BUTTRICK AVE.**  
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

PROJECT NO. 2023-05  
 SHEET NUMBER  
 1 OF 1  
 PLAN DATE: JUL  
 CHECKED BY: JAL  
 DRAWN BY: JAL  
 DATE: JANUARY 26, 2023



**TOTAL PARCEL AREA:** 25.12 AC  
**TOTAL WATER BODIES & WATER COURSES AREA:** 0.40 AC  
**TOTAL DEVELOPABLE AREA:** 24.72 AC  
**OPEN SPACE AREAS INCLUDED:** 4.49 AC  
**WATER BODIES & WATER COURSES INCLUDED IN THE PARCEL:**

PARCEL #	AREA	ACRES
PARCEL 1	3,003 SFT	0.89 AC
PARCEL 2	3,008 SFT	0.89 AC
PARCEL 3	3,008 SFT	0.89 AC
PARCEL 4	3,021 SFT	0.89 AC
PARCEL 5	3,024 SFT	0.89 AC
PARCEL 6	3,004 SFT	0.89 AC
PARCEL 7	5,037 SFT	1.16 AC
PARCEL 8	3,006 SFT	0.89 AC
PARCEL 9	3,029 SFT	0.75 AC
PARCEL 10	3,240 SFT	0.74 AC
PARCEL 11	3,284 SFT	0.75 AC
PARCEL 12	3,009 SFT	0.89 AC
PARCEL 13	3,003 SFT	0.89 AC
PARCEL 14	3,021 SFT	0.89 AC
PARCEL 15	3,008 SFT	0.89 AC
PARCEL 16	3,023 SFT	0.89 AC
PARCEL 17	3,053 SFT	0.70 AC
PARCEL 18	3,008 SFT	0.89 AC
PARCEL 19	3,033 SFT	0.89 AC



PREPARED FOR:  
 1370 BUTTRICK AVE SE  
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN 49504  
 MOORE + BRUNGLIN CONSULTING ENGINEERS