

**AGENDA**  
**CASCADE CHARTER TOWNSHIP PLANNING COMMISSION**  
**MONDAY, May 4, 2026**  
**6:00PM**  
**2870 JACKSMITH AVE SE**

*Public may access the meeting via video conference software Zoom*

Webinar ID: 893 0165 3349

<https://us02web.zoom.us/j/89301653349>

- 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 March 16, 2026, meeting.**
- ARTICLE 6.        **Acknowledge visitors and those wishing to speak.**  
**(Comments are limited to five minutes per speaker)**
- ARTICLE 7.        **Case #25-3903 – Public Hearing (CANCELED)**  
**Applicant:** Mason Leffew  
**Property Address:** 7269 Thorncrest Drive SE  
**Parcel Number:** 41-19-15-152-001  
**Requested Action:** No Action Required.
- ARTICLE 8.        **Case #26-3915 – Public Hearing**  
**Applicant:** Livingston Homes LLC, Candice Patterson, Joe & Marie Parzych  
**Property Address:** 3758 Cherry Lane SE  
**Parcel Number:** 41-19-23-200-030  
**Requested Action:** Request for approval of a Type I Special Use Permit to allow an accessory building over 832 sf located 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**
- ARTICLE 11.       **Adjourn**

**CASCADE CHARTER TOWNSHIP**

**PLANNING COMMISSION**

**MONDAY, May 4, 2026  
6:00 PM**

**ARTICLE 5.**

**Approve the Minutes of the March 16, 2026 meeting.**

**MINUTES**  
**CASCADE CHARTER TOWNSHIP PLANNING COMMISSION**  
**MONDAY, March 16, 2026**  
**6:00 pm**  
**2870 JACKSMITH AVE SE**

- ARTICLE 1.** Chair Rowland called the meeting to order at 6:00 pm.  
Members Present: Korstange, Kraemer, Rowland, Cribbs, Madiol, Kaiser, Lauer  
Members Absent: None  
Others Present: Downtown Development Authority (DDA) Manager Ryan Sennett, Building Official Brian Wilson, Legal Counsel Laura Genovich, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**  
**Motion by Treasurer Korstange to approve the current agenda.**  
**Supported by Commissioner Madiol.**  
**Motion carried unanimously.**
- ARTICLE 4. Disclose any Conflict of Interest**  
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the March 2, 2026 meeting.**  
**Motion by Treasurer Korstange to approve the minutes of the March 2, 2026 meeting.**  
**Supported by Commissioner Cribbs.**  
**Motion carried unanimously.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**  
There was no one wishing to speak.
- ARTICLE 7. Case #26-3912 – Public Hearing**  
**Applicant:** Costco Wholesale, Josh Beach  
**Property Address:** 5100 28th Street SE  
**Parcel Number:** 41-19-18-100-013  
**Requested Action:** Request for an amendment to the Waterfall Shoppes PUD, Ord. #8 of 2004, to amend a previously approved Site Plan to expand the existing gas station, reconfigure the associated parking and access area, and amend the text to increase the number of allowed signs.  
  
DDA Manager Ryan Sennett presented the application for a PUD amendment for Costco Wholesale at 5100 28th Street SE. He explained that the applicant sought to expand the existing fuel facility and reconfigure the surrounding site. The fuel station is situated in the northwest portion of the Costco site, adjacent to the main warehouse building.

Sennett noted the purpose of the expansion was to improve Costco members' fuel purchasing experience by increasing processing capacity and reducing queues. The plan included adding six fueling dispensers and a 40,000-gallon premium underground storage tank to accommodate the increased demand. The new tank would be daisy-chained with the existing tanks, which would remain in use.

Regarding access reconfiguration, Sennett explained the current main exit is at the southwest corner and the applicant proposed moving it to the northwest corner of the fuel facility. The Township Engineer had reviewed the plans and raised no concerns over the egress point. He noted the relocation diverts fuel facility traffic away from the primary traffic lane and pedestrian crossings. Following staff feedback, the applicant had also added an additional crosswalk connecting the fuel facility area to the sidewalk to the south. One-way circulation within the fuel facility would be maintained, with a bypass lane between each dispenser and 28 feet of spacing between dispensers.

On parking compliance, Sennett stated the reconfiguration results in a net gain of one parking space, bringing the total to 745 spaces. The zoning ordinance requires a minimum of 584 and a maximum of 752, placing the site in compliance. The fire department reviewed the plans and raised no concerns regarding emergency vehicle access.

Sennett addressed the canopy materials, noting the canopy would continue to use materials similar and compatible with the primary building. Regarding the landscaping plan, he noted 16 trees would be removed for construction and the amended plan proposed replanting all 16 trees at the fuel facility portion of the site. The plans provide a 20-foot perimeter buffer with a three-foot high berm, meeting the requirements of the underlying zoning.

Sennett addressed the signage request, explaining the applicant was also requesting a text amendment to allow four signs on the fuel canopy, one on each elevation, where the current PUD text restricts signage to two. He noted the four signs had existed on site for at least 10 years, with streetscape images from 2016 confirming their presence, though no record of when the four signs were installed could be found. A building permit had been approved in 2025 to replace the existing four signs. In order to reinstall signage on all four elevations going forward, a PUD text amendment was required. Staff did not object to the proposed amendment but noted the Planning Commission should deliberate on whether the existing signage configuration was appropriate for the site.

Sennett concluded that staff had reviewed the request against the standards of Section 16.03 of the Zoning Ordinance and found it consistent. Key items for deliberation included the movement of the egress point, landscape screening and buffering, and the canopy signage. The staff recommendation was to recommend approval of the PUD amendment.

Commissioner Cribbs raised concern about vehicle queuing with the

reconfigured layout, referencing his experience at a Costco fuel facility in Louisville, Kentucky where cars would queue in long lines. He asked where cars would queue once additional pumps were added, expressing concern that vehicles could back out into the main parking lot or onto the internal waterfall shoppes roads, particularly on busy days.

Sennett responded that queueing would likely take place toward the main traffic lane in front of the Costco warehouse building. He added that the exit relocation to the northwest diverts traffic away from the primary pedestrian crossing area, which would be a disadvantage if the layout were reversed.

Commissioner Madiol noted that the additional pumps would allow more vehicles to be served simultaneously, reducing overall queue length.

Vice Chair Kraemer acknowledged Commissioner Cribbs' public safety concern as legitimate but noted the Commission had limited ability to analyze it beyond anecdotal observation. He referenced the staff report's statement that no concerns over the egress were raised by the Township Engineer, and indicated he would not be inclined to require a full redesign without supporting data.

The applicant's representative, Josh Beach of Core States Group (1821 572nd Avenue, Kent, Washington), introduced his team, which included Julie Anderson (Senior Planner, Core States Group), Kayleen Burnett (Costco), and Barbara Mosier (Traffic Engineer, Kittleson and Associates). In response to questions about relocating the egress on the northwest instead of flipping the queuing lanes from the east side to the west side of the fueling station, Beach explained the intent was to expand existing infrastructure rather than tear it out and rebuilding it. He noted that three of the existing pump islands would also be shifted slightly to widen the spacing.

Chair Rowland asked about signage, noting that the allowed signage had one face of the canopy facing the adjacent cemetery and another faced the warehouse itself making those less effective. Beach indicated Costco preferred four signs as a Costco nationwide standard, but that it was not a firm position.

Rowland asked how long the construction project would take. Beach stated that no definitive schedule was set but noted the intent was to keep the facility operational during the day and conduct construction overnight to minimize disruption.

Barbara Mosier of Kittleson and Associates addressed the Commission. She explained that Kittleson had been gathering Costco-specific trip generation and gas queuing data for approximately 25 years, resulting in a far more robust dataset than comparable uses in standard traffic manuals. She stated the existing condition allows approximately five cars of queuing space per pump island. With the expansion from 12 to 24 fueling positions, data consistently showed that queues become shorter even though total

volumes may increase slightly, as more capacity reduces wait times. She confirmed that during the Saturday peak hour, the 24-pump configuration would provide sufficient queuing space for the maximum anticipated queue.

Treasurer Korstange asked whether the traffic data supported this layout as Costco's best solution. Beach confirmed that all options had been considered and this approach, expanding on the existing footprint, was determined to be the most practical.

**Motion by Chair Rowland to open public hearing.**

**Supported by Treasurer Korstange.**

**Motion carried unanimously.**

Josh Jordan (5479 Whispering Timbers Drive) noted he regularly uses the south entrance off 33rd St to Costco due to congestion at the 28<sup>th</sup> Street entrance and exit. Jordan did not raise substantive concerns regarding the fuel facility expansion.

**Motion by Chair Rowland to close public hearing.**

**Supported by Commissioner Madiol.**

**Motion carried unanimously.**

During deliberation, Commissioner Cribbs reiterated his concern that even with additional pumps, queuing on busy days could extend into the main parking lot and create conflicts with pedestrians. He noted the escape lanes were tight and that parking spaces near the fuel facility were limited. Treasurer Korstange noted the current site already functions without queuing extending onto the street, and that doubling the pump capacity should only improve conditions. Other Commissioners indicated they would defer to the traffic data provided and did not find sufficient grounds to require a full redesign.

The Commission then turned to the signage question. Chair Rowland expressed a preference for returning to two signs, citing a desire not to set a broader precedent for fuel canopy signage. Sennett clarified that the underlying B-1 zoning and sign ordinance did not specifically address canopy signage for fuel facilities and that it would likely be treated as wall signage, which is typically one per building, with the PUD currently permitting two. Treasurer Korstange noted the precedent may already be established given the four signs had been in place for at least 10 years, and that reducing them would require removing what was already there. Commissioner Madiol and Vice Chair Kraemer indicated no strong objection to the four-sign configuration, noting it appeared consistent with other fuel facilities in the township. After discussion, the Commission generally concurred that the existing four-sign configuration was acceptable.

**Motion by Vice Chair Kraemer to RECOMMEND APPROVAL of Case #26-3912, A PUD amendment to the previously approved site plan and text to allow for site improvements to the Waterfall Shoppes PUD, Ord. #8 of 2004, to allow for site improvements and existing signage of no more than four signs at the fuel facility at 5100 28th Street SE, for the following reasons:**

- 1. The amendment to the PUD Ordinance satisfies the PUD standards of review and approval outlined in Section 16.03 of the Cascade Township Zoning Ordinance.**

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

**ARTICLE 8.**

**Case #25-3905**

**Applicant:** Harvest Health, Mitchell Nol

**Property Address:** 6807 Cascade Road SE

**Parcel Number:** 41-19-09-451-062

**Requested Action:** Request for Site Plan approval for an exterior remodel of an existing building.

Sennett presented the next application for a site plan review for Harvest Health at 6807 Cascade Road SE. He explained the applicant was proposing an exterior renovation of the existing building along with some interior improvements. The property is located on the north side of Cascade Road within the Thornapple Centre PUD. The overall site plan footprint would remain largely the same, with a remodel of the vestibule included. A dumpster enclosure was proposed using wood slat fencing to maintain consistency with the main building, and existing mechanical equipment to the west of the building would be screened.

Sennett described the proposed improvements, including new flooring, fixtures, and asphalt shingles on the roof. The applicant was also adding a new parapet wall on two sides of the building to break up the long, uninterrupted building face and provide architectural variety. Proposed exterior materials included brick veneer, faux wood siding, and fiber cement lap siding. The applicant planned to add five operable windows on the front and five on the rear, allowing views into the store interior where none currently existed due to the building's existing facade construction.

Sennett noted that the proposed plans required departures from Section 8.08 of the Zoning Ordinance regarding the percentage of windows and specific material types. Six standards within Section 8.08 were not met. The Village Design Review Committee (VDRC) had reviewed the elevations and proposed materials and recommended the Planning Commission grant departures from all six standards not met, which included Sections 1,3, 4, 7, 11, and 12. Sennett noted that the Planning Commission, per the Zoning Ordinance, has authority to grant such departures. Section 8.09 requires the Commission to consider the impact of modifications on future and existing development, the benefit to the community, and the public purpose to be

served by permitting the modifications.

The staff recommendation was for approval of the site plan and requested departures as recommended by the VDRC, with two additional conditions requiring the applicant to meet all standard requirements for site lighting and future signage permits.

Chair Rowland asked about the light gray section of the building's exterior Korstange responded that it was done to break up the visuals of the building.

Treasurer Korstange, who had participated in the VDRC review, provided additional context for the Commission. She noted the applicant had invested significant effort to bring the design closer to the village standards. The existing building was constructed almost entirely as a facade, with windows that appeared real but were not functional openings. As a result, the applicant could not achieve the full window transparency requirements of Section 8.08. The Applicant Mitchel Nol (6807 Cascade Road) mentioned they had gone through considerable expense and effort of cutting in five real operable windows on both the front and rear elevations to allow visible light and activity from Cascade Road. Korstange also noted the parapet addition would replace large unsightly louvers currently on each peak, improving the overall appearance. She described the VDRC's approach as evaluating how much improvement the applicant could reasonably achieve given the limitations of the existing structure, rather than requiring full compliance that would effectively mandate demolition and rebuilding.

Nol noted the building had been in operation since 1957, and that while the building's long, narrow configuration was not ideal for grocery retail, the planned renovation represented a meaningful investment to bring the building in line with the Township's standards. Nol referenced a comparable remodel at the company's Hudsonville store, which had resulted in approximately a 15% increase in sales sustained throughout the year. He and his wife had purchased the company with the intent of making substantial interior and exterior updates to reflect the company's updated branding. He noted the company was also reducing its total signage from 10 signs to two, which was consistent with the Township's vision, though the PUD currently permitted only one sign. Sennett confirmed that a PUD amendment would be required for two signs and that the applicant would need to return through the PUD amendment process separately.

Vice Chair Kraemer raised a broader concern about the design standards. He acknowledged the visible improvement the project represented but questioned whether granting departures from six of the Section 8.08 standards effectively rendered those standards meaningless. He noted the standards existed to guide the area's long-term design vision and expressed concern that if every redesign resulted in exceptions for cost reasons, the vision would never be realized. He highlighted walkability and visible street-facing entrances as particularly important given the building's location on Cascade Road, which is central to the village district.

Treasurer Korstange responded that the VDRC's process was not simply accommodating cost concerns but was evaluating the practical constraints of the existing building stock. She noted the applicant was moving from meeting virtually none of the standards to meeting approximately 70 to 80 percent of them. She emphasized that requiring full compliance would necessitate a complete tear-down and rebuild, which was not feasible for the type of renovation that was being done.

Chair Rowland noted he would have liked to see a pedestrian sidewalk connection to Cascade Road. Mitchell Nol acknowledged the idea had been explored but explained the elevation change of two to three feet and the presence of utility infrastructure made a sidewalk connection between the building and the adjacent bank extremely difficult. Treasurer Korstange confirmed this had been a point of discussion during the VDRC review, and that while she had advocated for the sidewalk connection, the committee had reached a consensus that it was not feasible at this time. The applicant indicated openness to revisiting the issue in the future.

Commissioner Cribbs asked for clarification on which version of the zoning ordinance applied to this application. Sennett confirmed the review was based on the current Zoning Ordinance standards within Section 8.08, not the newly adopted Zoning Ordinance that is currently on hold due to a petition submitted for a referendum. Chair Rowland and Treasurer Korstange clarified this distinguished the Harvest Health application from others, such as the International Beverage application, which had been processed under proposed future standards and was now in a different status.

**Motion by Treasurer Korstange to APPROVE case #25-3905, for Site Plan approval for an exterior remodel of the existing building at 6807 Cascade Road SE, with the following conditions:**

- 1. Departure from the requirements of the following subsections of Section 8.08 is granted: Sections 1,3, 4, 7, 11, and 12.**
- 2. The applicant shall meet the sign requirements of the Thornapple Centre PUD Ordinance.**
- 3. Lighting levels shall meet the requirements of Chapter 19 of the Zoning Ordinance.**

**Supported by Commissioner Madiol.**

**Motion carried unanimously.**

**ARTICLE 9.**

**Case #26-3917 – Public Hearing**

**Applicant:** Cascade Charter Township

**Requested Action:** Request to consider amendments to the Township Zoning Ordinance that would allow the Township Board to implement a short-term moratorium for existing and new or emerging land uses.

Legal Counsel Laura Genovich of Foster Swift addressed the Commission, on amendments to the zoning ordinance related to moratoriums. She clarified that a subcommittee had been formed to study potential data center regulations but had not yet met, and that the focus of the evening's discussion was solely the proposed

text amendment to establish a moratorium mechanism in the Zoning Ordinance, not the development of data center-specific regulations.

Genovich provided background on the purpose of moratoriums in zoning law. She explained that municipalities have increasingly encountered new or emerging land uses, including wind energy, solar energy, battery storage, and now data centers, that require time to study and regulate in the zoning ordinance. A moratorium allows a temporary pause on approvals while that study and amendment process takes place. She noted that case law has evolved significantly on the procedural requirements for valid moratoriums, generally indicating that a moratorium should be implemented by ordinance rather than by resolution or motion alone. In some circumstances, however, a resolution may be used if the zoning ordinance specifically authorizes it.

Genovich explained there were two different actions related to moratoriums before or related to the Commission. First, the Township Board had already exercised its police powers to adopt an ordinance placing a moratorium on data center approvals pending regulatory development in the Zoning Ordinance. Second, the text amendment before the Planning Commission that evening proposed a structural change to the Zoning Ordinance itself, which would authorize the Township Board to impose moratoriums by resolution on a forward-going basis for any existing, new, or emerging land uses that needed to be regulated. She emphasized that this mechanism was broader than data centers and was intended to make the township more agile when new land uses arose.

Chair Rowland asked how the mechanism worked procedurally, including whether the board voted to set the duration. Genovich confirmed the board would adopt a resolution and set the time period, which could not initially exceed 12 months. She noted that an additional extension of up to six months could also be granted with public notice.

Commissioner Madiol sought clarification on whether the agenda item included both the moratorium mechanism and data center-specific regulations. Genovich confirmed only the moratorium mechanism was before the Commission that evening. Treasurer Korstange added context, noting the Township Board had already acted under its police powers with a six-month moratorium on data centers with a possible six-month extension.

Chair Rowland raised a question about whether the moratorium mechanism would apply retroactively to existing pending applications. Genovich clarified that the mechanism was intended for emerging land uses in need of zoning regulation and would not affect applications already approved. She also noted the mechanism was not a tool for excluding land uses entirely, but rather for ensuring the zoning ordinance provided adequate regulatory standards before applications were processed.

**Motion by Chair Rowland to open public hearing.  
Supported by Treasurer Korstange.  
Motion carried unanimously.**

Josh Jordan (5479 Whispering Timbers Drive) noted he regularly uses the south entrance to Costco. He commended Commissioner Cribbs on the

correct pronunciation of Louisville. Jordan did not raise substantive concerns regarding the fuel facility expansion.

**Motion was made by Chair Rowland to close public hearing.  
Supported by Treasurer Korstange.  
Motion carried unanimously.**

**Motion by Chair Rowland for Case #26-3917, to RECOMMEND APPROVAL of the ordinance to amend the Zoning Ordinance to allow for imposing a temporary moratorium for any application permits, rezoning, licensing or approval for existing, new or emerging land use in the township of Cascade, the initial moratorium shall not exceed 12 months, with one additional extension of up to six months.  
Supported by Treasurer Korstange.  
Motion carried unanimously.**

**ARTICLE 10. Acknowledge visitors and those wishing to speak.**

There was no one wishing to speak.

**ARTICLE 11. Other Business**

There was no other business.

**ARTICLE 12. Adjourn**

**The meeting adjourned at 8:00 pm.**

Respectfully submitted,

Commissioner David Madiol, Planning Commission Secretary

**CASCADE CHARTER TOWNSHIP**

**PLANNING COMMISSION**

**MONDAY, May 4, 2026  
6:00 PM**

**ARTICLE 7.**

**Case #25-3903 – Public Hearing  
(CANCELED)**

**Applicant:** Mason Leffew

**Property Address:** 7269 Thorncrest Drive SE

**Parcel Number:** 41-19-15-152-001

**Requested Action:** No Action Required.



# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

## PLANNING DEPARTMENT STAFF MEMORANDUM

RE: Cancellation of Case #25-3903  
REPORT DATE: April 30, 2026  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: May 4, 2026  
PREPARED BY: Kevin Garcia, Interim Planner

Dear Planning Commission:

This memorandum outlines our decision to cancel Case #25-3903. The request in this case was to allow a 6-foot fence in the yard (technically a front yard) along 30<sup>th</sup> Street at 7269 Thorncrest Drive. That request is not necessary because the request was already approved in 2022. More details are provided as follows.

In 2022, in Case 22-3733, the Planning Commission granted the former property owner of 7269 Thorncrest Drive approval to build a 6-foot fence along 30<sup>th</sup> Street. The former property owner never installed the fence. The approval letter from staff indicated that approval was only valid for one year from the date of approval (i.e. the fence had to be installed within a year), but that stipulation was made in error. First, because the Planning Commission did not place any such restriction on the special use approval, nor did they even discuss placing any such time limit on their approval at the public hearing. Second, because there is nothing in the Zoning Ordinance that grants staff the power to place a deadline on the approval of a special use permit. Special uses typically “run with the land” and are not time bound.

In reviewing our case files, it appears that at some point in late 2022, staff must have recognized this error in their special use approval letters, because they stopped including language in the letters indicating that they were valid for only a year.

For the case at hand, the current owner installed a 6-foot fence that complies with what had been approved in 2022. However, staff told the owner they would need to apply for a new special use permit since the approval letter stated that the permit was only valid for a year. Only later did we realize that the time limit given in the approval letter was not valid and that the approval was therefore still in effect. Since the original approval is still in effect, there is no need for a new approval, so we have cancelled this case.

Sincerely,

Kevin Garcia, AICP  
Interim Planner, McKenna

# CASCADE CHARTER TOWNSHIP

## PLANNING COMMISSION

**MONDAY, May 4, 2026  
6:00 PM**

### **ARTICLE 8.**

#### **Case #26-3915 – Public Hearing**

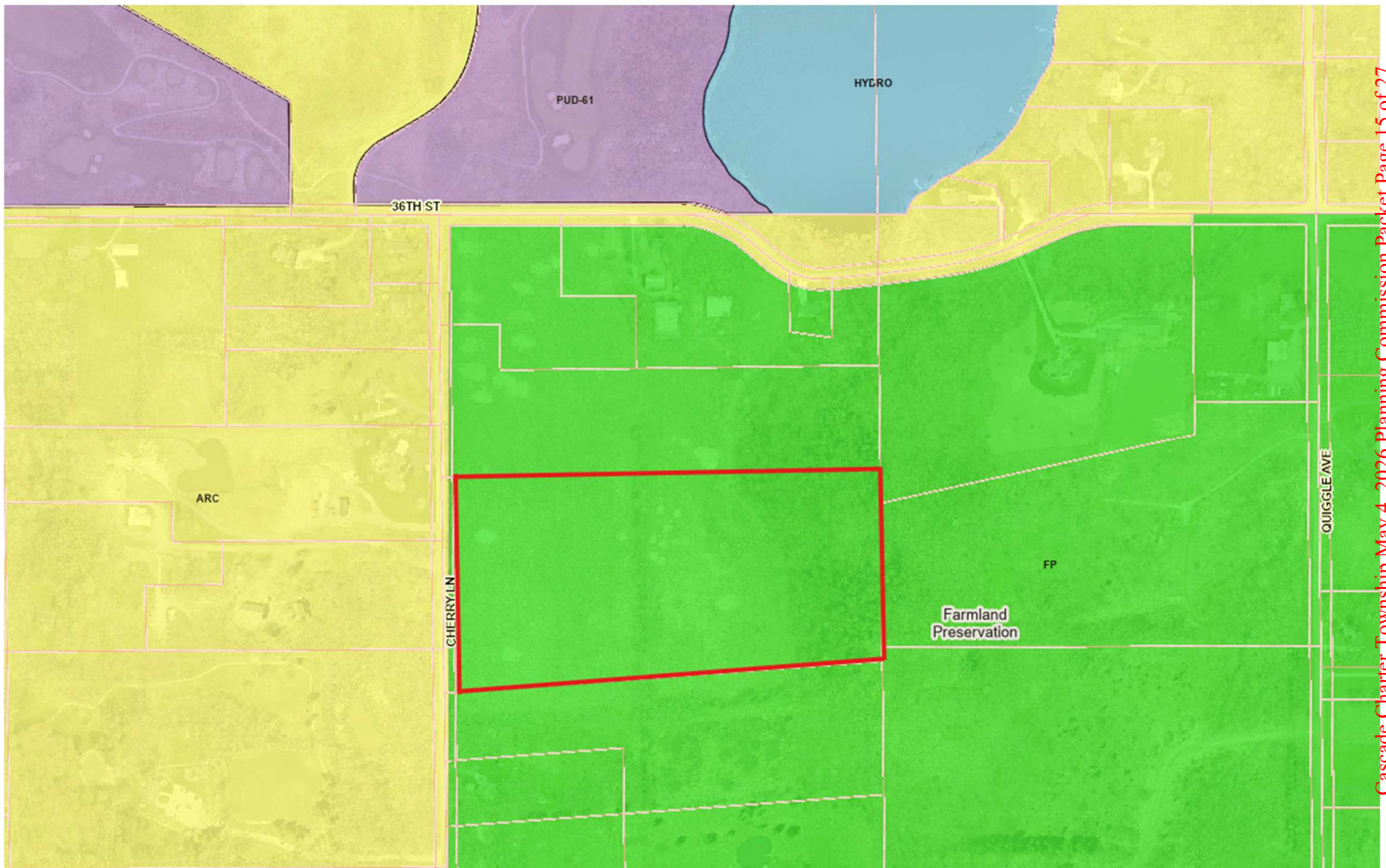
**Applicants:** Livingston Homes LLC, Candice Patterson, Joe & Marie Parzych

**Property Address:** 3758 Cherry Lane SE

**Parcel Number:** 41-19-23-200-030

**Requested Action:** Request for approval of a Type I Special Use Permit to allow an accessory building over 832 sf located in the front yard.

# Parcel & Zoning Map





# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

## PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case #26-3915  
REPORT DATE: April 28, 2026  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: May 4, 2026  
PREPARED BY: Kevin Garcia, AICP, Interim Planner, McKenna

### APPLICATION SUMMARY:

APPLICANT: Applicant: Candice Patterson, Livingston Homes LLC  
Property Owner: Joe & Marie Parzych

ADDRESS: 3758 Cherry Lane SE

PARCEL NUMBER: 41-19-23-200-030

REQUESTED ACTION: Seeking a Type I Special Use Permit to allow an accessory building over 832 sf located in the front yard.

REQUIREMENTS: Section 4.08.3 Accessory Structures in the front yard  
Section 17.03.1 Type I Special Use Permit

EXISTING ZONING: FP – Farmland Preservation Zone District

GENERAL LOCATION: The subject site is located on the east side of Cherry Lane, south of 36th Street and north of Cascade Road.

PARCEL SIZE: ~18.58 acres

EXISTING LAND USE: Single Family Residential (Under Construction)

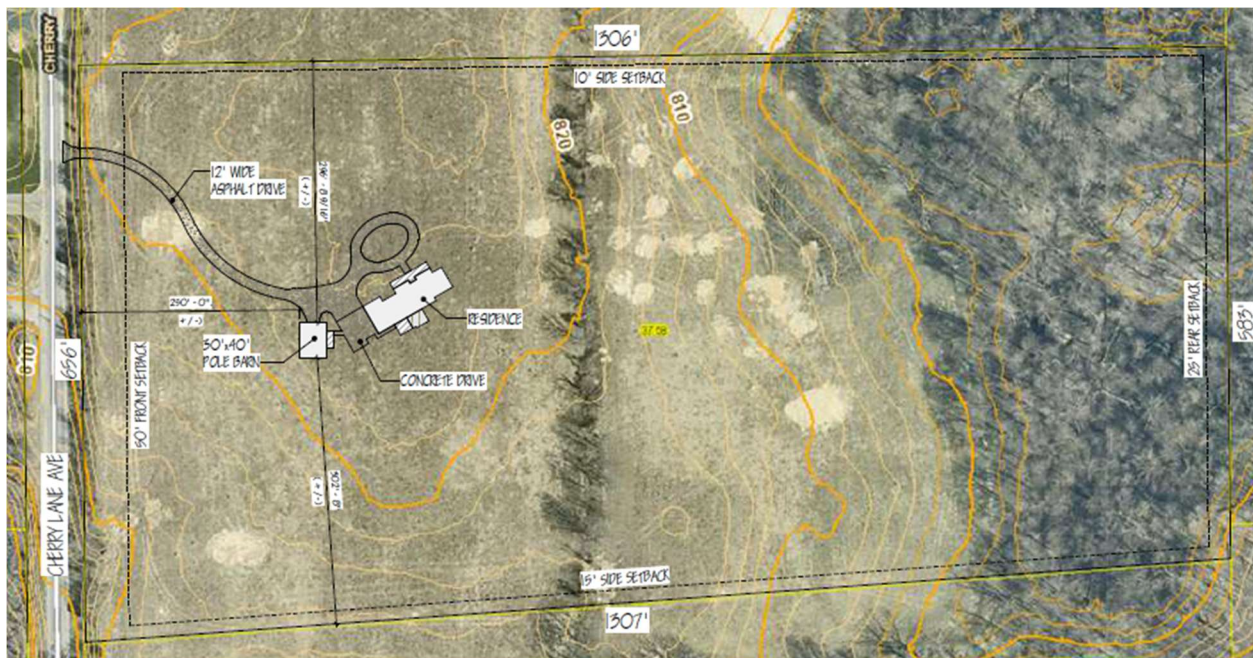
ADJACENT PROPERTIES: N: FP – Farmland Preservation, Residential  
W: ARC – Agricultural/Rural Conservation, Residential  
S: FP – Farmland Preservation, Residential  
E: FP – Farmland Preservation, Natural/Undeveloped

## PROPERTY HISTORY

The 18.58-acre site is part of a larger tract of farmland that was split into three large lots in 2022 and sold to different buyers. The applicant is currently constructing a home on the site for the property owners. There are no other buildings on the site.

## PROPOSED USE

The applicant is requesting Type I Special Use Permit approval to build a 1,200 sf accessory building (a pole barn). The building would have a 250-foot front yard setback, approximately 300-foot setbacks for both the north and south side yards, and more than a 1,000-foot rear yard setback. The building would be used mainly for storing landscaping and gardening equipment and will be used as a potting shed. While it could be used to store passenger vehicles, that is not the main intent of the property owners.



*Fig. 1: Site Aerial and Plan*

## Site Plan Review Criteria

Since the proposed 1,200 sf accessory building is located in the front yard, the Planning Commission must consider two sets of criteria: one for a detached private garage larger than 832 sf (17.03(1)(a)), and one for accessory buildings in front yards (17.03(1)(b)). The criteria and staff findings are summarized below.

Please note, **all** standards are **not** required to be met to approve this application. The ordinance requires the Planning Commission to consider the eight criteria from Section 17.03(1)(a) when making a decision, and allows for an accessory structure in the front yard if any of the three provisions from Section 17.03(1)(b) are applicable.

The table below summarizes the criteria from these two sections.

PLANNING COMMISSION CONSIDERATIONS	FINDINGS
<i>Section 17.03(1)(a) For detached private garages in excess of 832 square feet, the Planning Commission shall consider the following:</i>	
1) The intended use of the building.	<p>The proposed building would be used mostly for storing landscaping/gardening equipment and as a potting shed.</p> <p>This weighs in favor of approval.</p>
2) The proposed location, type and kind of construction, and general architectural character of the building.	<p>The proposed building is close to the house that is under construction and would share a driveway with it. It is designed to match the house in architectural character.</p> <p>This weighs in favor of approval.</p>
3) The size of the building in relation to the house, lot, and zoning district.	<p>The proposed accessory building is 1,200 sf (1/3<sup>rd</sup> the footprint of the main building) and one story tall. It is appropriately scaled in relation to the house, the lot, and the zoning district.</p> <p>This weighs in favor of approval.</p>
4) The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	<p>Nearby parcels contain homes, many with accessory garages/buildings, and several of which appear to be as large or larger than the proposed building. This includes other recently approved accessory buildings of 1,900 sf, 1,600 sf, and 2,720 sf.</p> <p>This weighs in favor of approval.</p>
5) The topography and vegetation of the general area.	<p>Mostly farmland and natural open and wooded areas on gentle slopes.</p> <p>This weighs neither in favor of or against approval.</p>
6) Whether the proposed building will affect the light and air circulation of any adjoining building or properties.	<p>The proposed building will not affect the light and air circulation of adjoining buildings or properties.</p> <p>This weighs in favor of approval.</p>
7) Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	<p>The proposed accessory building is a single-story, 1,200 sf building, approximately 300 feet from</p>

	<p>the nearest property line. It will not adversely affect the view of people on adjoining properties.</p> <p>This weighs in favor of approval.</p>
<p>8) Points of access to the proposed building and their relationship to adjoining properties and the view from adjacent streets.</p>	<p>The proposed accessory building has a garage door facing north, which will be minimally visible from southbound Cherry Lane Avenue and will be visible from the property to the north (~300 feet away). It will also have a standard door and small overhead door on the east side, which will not be visible from the street or adjoining properties.</p> <p>This weighs in favor of approval.</p>
<p><i>Section 17.03(1)(b) Provided the required front and side yard setback is maintained, accessory buildings may be located in the front yard under the following provisions:</i></p>	
<p>1) A lot in which the topography of the property makes it impossible to construct the building in the rear or side yard, or extensive grading and tree removal is required which would significantly change the landscape and views of the neighborhood if required to locate the building in the rear or side yard.</p>	<p>This criterion is not met.</p>
<p>2) A lot in which the property owner would have to drive over a drain or septic field in order to access the garage.</p>	<p>This criterion is not met.</p>
<p>3) A lot in which the accessory building is setback a minimum of two-hundred (200') feet from the Right-of-Way.</p>	<p>The proposed accessory building would be 250 feet from the front lot line/right-of-way, which is well beyond the 200-foot requirement for this criterion and the 50-foot required setback.</p> <p>This criterion is met. Staff recommend approval based on this.</p>

**NEIGHBORS COMMENTS**

Staff have received no comments from neighbors as of the date of this report.

**CONSIDERATIONS**

The Planning Commission should deliberate and determine if the proposed accessory structure should be allowed based on the findings of the meeting.

## **RECOMMENDATION**

Motion to APPROVE case number 26-3915 for a Type I Special Use for a residential accessory greater than 832 sf located in the front yard at 3758 Cherry Lane SE for the following reasons:

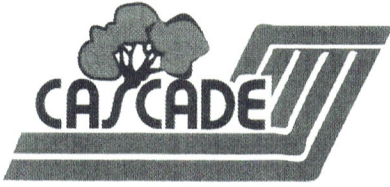
1. Seven of the eight criteria used to evaluate accessory garages weigh in favor of granting approval.
2. The proposed accessory building is set back more than 200 feet from the right-of-way.

And with the following condition:

1. Construction must be in general conformance with the attached site plan.
2. The accessory building shall not be used for a home occupation or accessory dwelling unit.
3. Outdoor lighting must adhere to the Cascade Township standards; shielded or downcast, not creating glare for neighbors.

## **ATTACHMENTS**

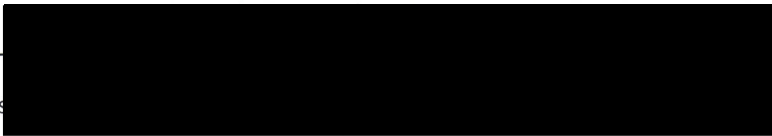

1. Application
2. Narrative
3. Site Plan
4. Accessory Structure Inventory Over 832sqft for ARC and FP Zoned Districts

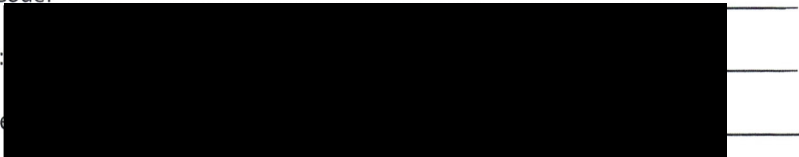
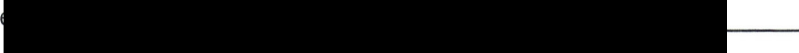


# CASCADE CHARTER TOWNSHIP

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

## PLANNING & ZONING APPLICATION

APPLICANT: Name: Candice Patterson  
 Address: 1350 Kooiman  
 City & Zip Code: Grand Haven MI 49417  
 Telephone:   
 Email Address: 

OWNER: \* (If different from Applicant)  
 Name: Joe and Marie Parzych  
 Address: 3758 Cherry Lane SE Ada MI 49301  
 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:\*\*

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(\*\* Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY\*\*:

on the site plan, the setback exceeds the minimum 200 feet from right of way standard. The site plan indicates 250 feet.

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-23-200-030

ADDRESS OF PROPERTY: 3758 Cherry Lane SE Ada MI, 49301

PRESENT USE OF THE PROPERTY: Residential Home - almost finished

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

Name(s)

Address(es)

Candice Patterson

1350 Kooiman Grand Haven

X Marie E. Parzych

X 1070 Huckleberry Ln SE GR MI 49546

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.)

X Marie E. Parzych

Candice Patterson

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

Applicant - Print or Type Name

X Marie E. Parzych 3/25/26

Candice Patterson 3/25/26

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



Date: Marh 25<sup>th</sup>, 2026

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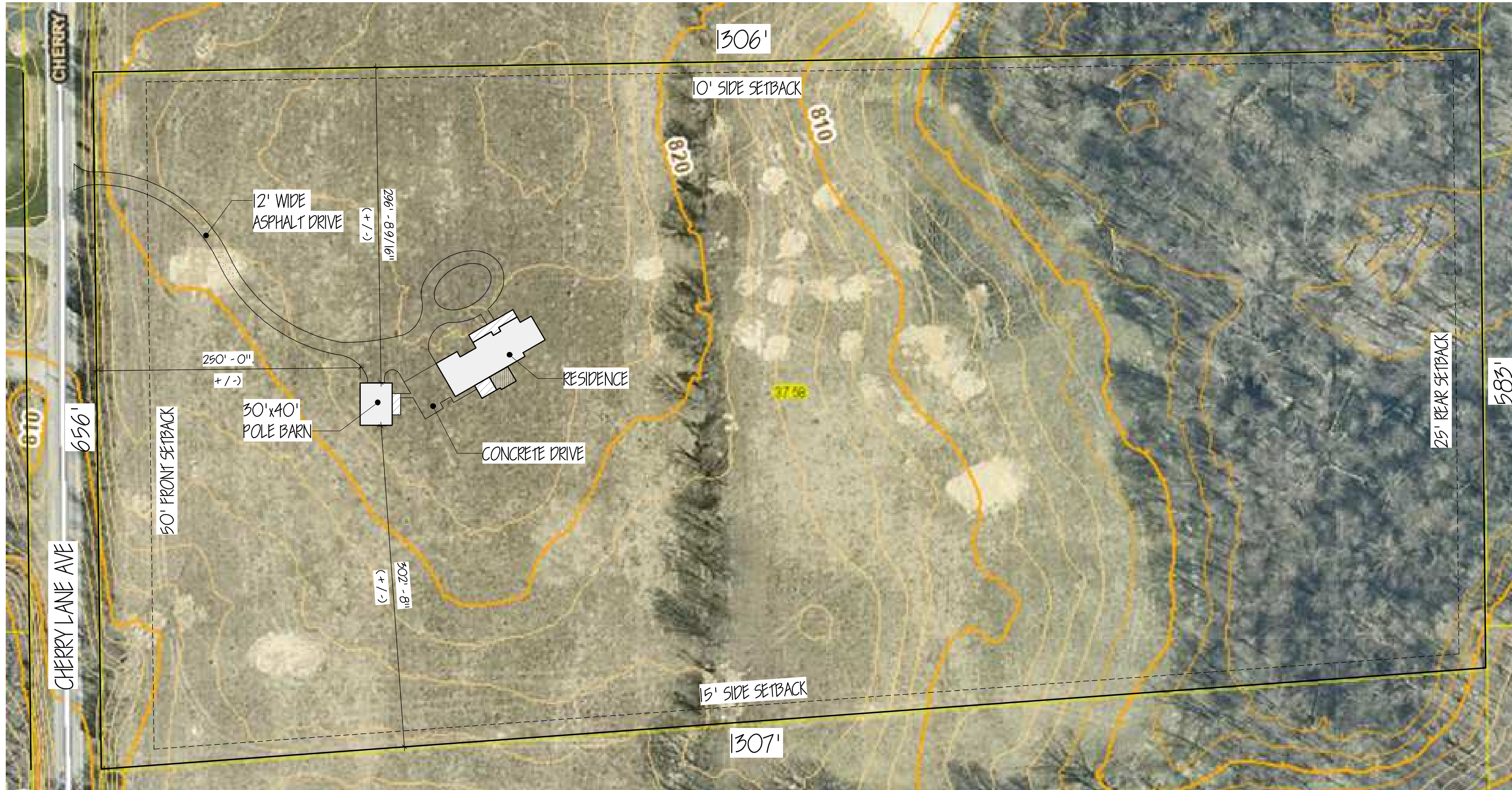
TO: Cascade Township

FROM: Livingston Homes of West Michigan LLC.

Livingston Homes of West Michigan is respectfully requesting to submit a *Special Use Permit* to construct a building over 832 square foot and for it to be placed in the front yard of the following address: 3758 Cherry Lane SE Ada, MI 49301. The family owns the residential home that currently exists on the property and are wanting to hire Livingston Homes of West Michigan to construct the pole barn as well.

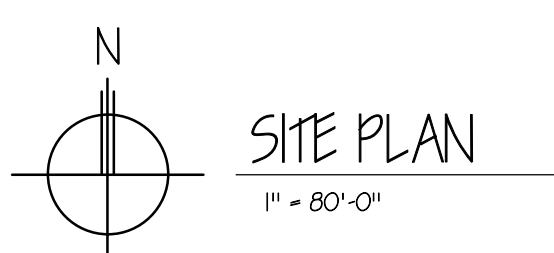
Best Regards,

Candice Patterson  
Office Manager

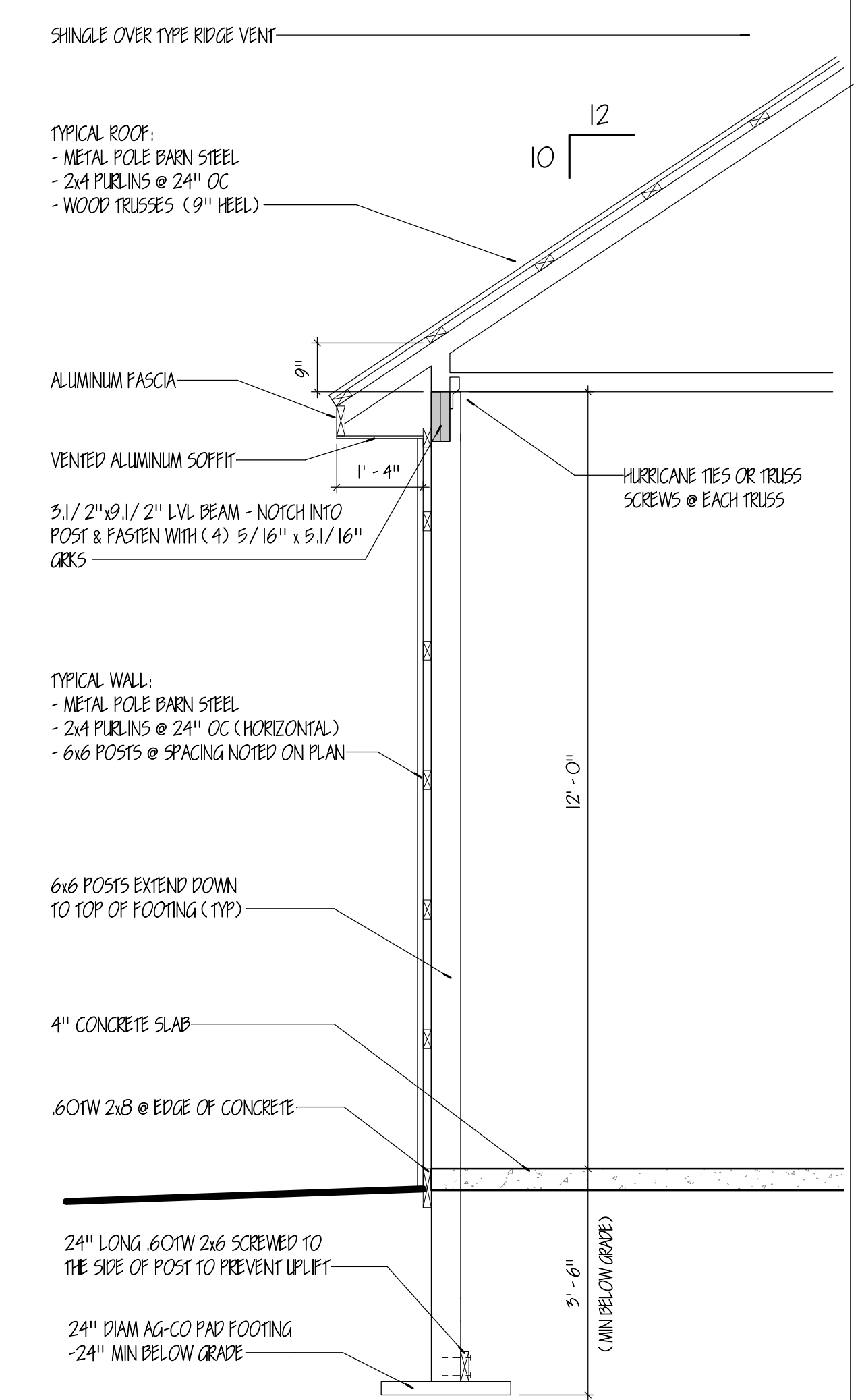
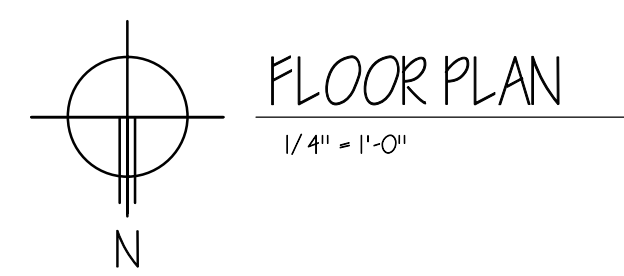
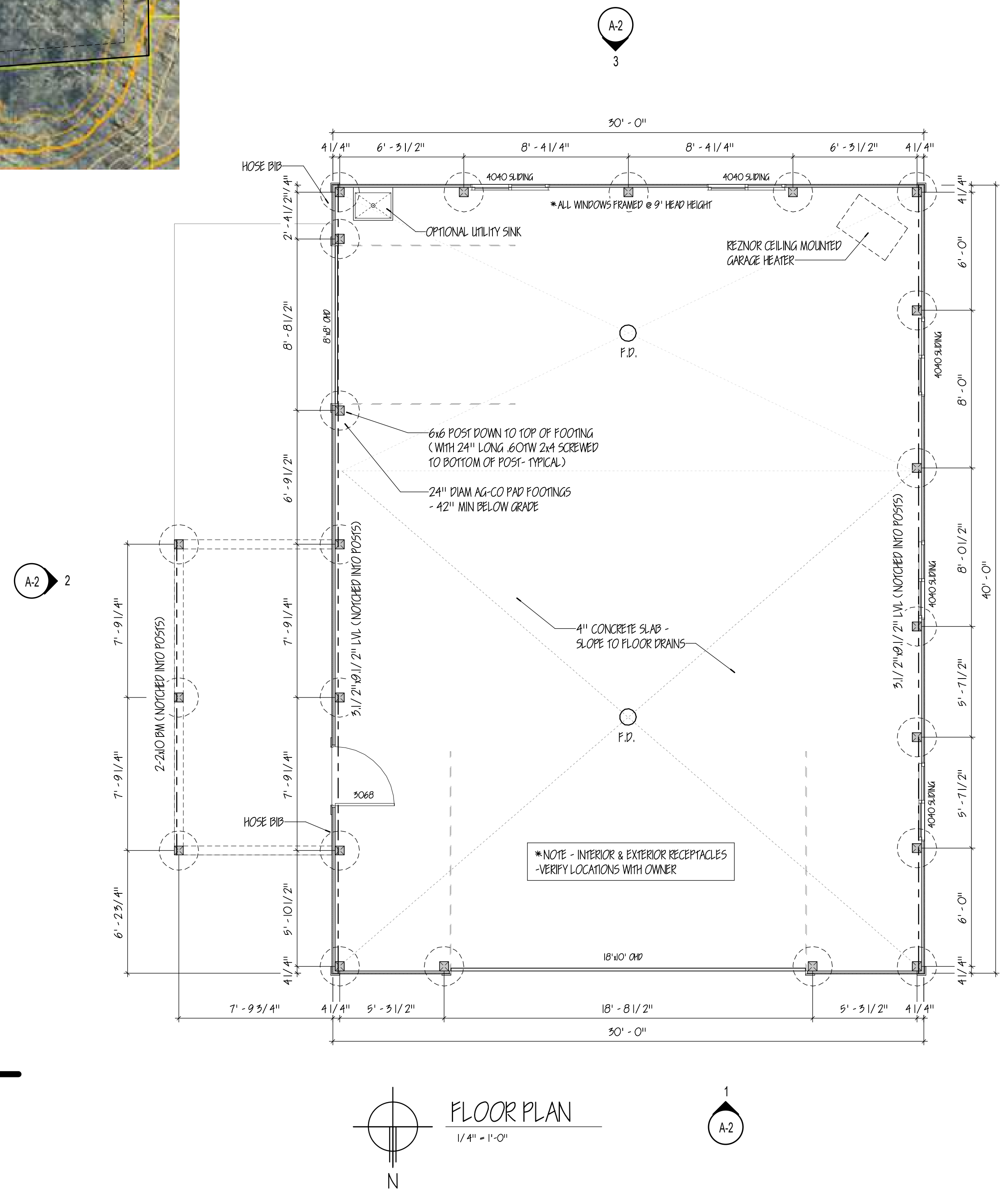
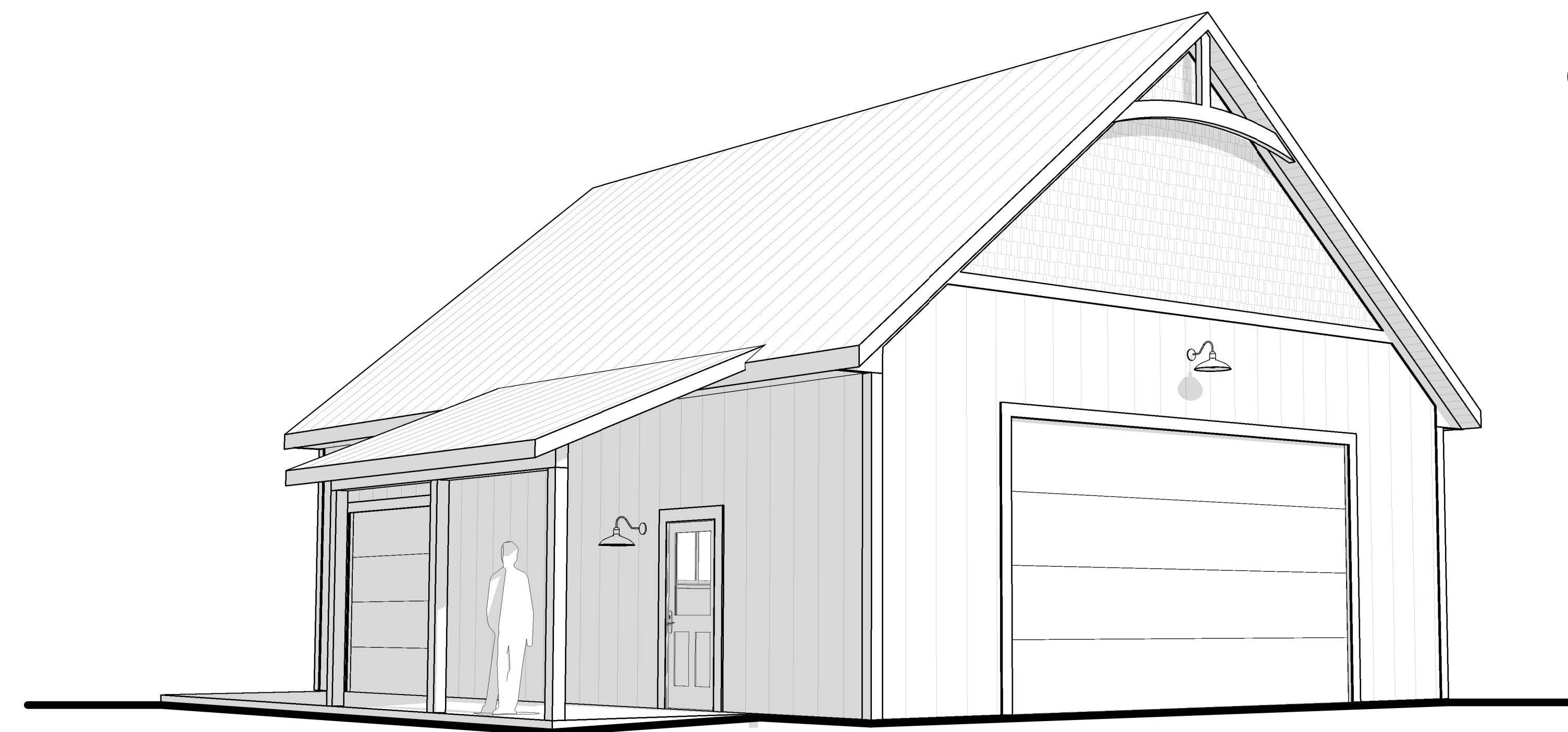


**DRAWING INDEX:**  
 A-1 SITE PLAN, FLOOR PLAN, SECTION CUT  
 A-2 EXTERIOR ELEVATIONS

**NOTE:**  
 DRAWINGS ARE TO BE USED AS A GUIDE FOR THE PROJECT DESCRIBED HEREIN. BUILDER TO VERIFY ALL CODES, ORDINANCES, DIMENSIONS, MATERIALS, STRUCTURAL INFO, SITE CONDITIONS, ETC.



3758 CHERRY LANE AVE SE  
 ADA, MI 49301  
 PARCEL #41-19-23-200-030  
 18.58 ACRES  
 ZONED: FP - FARMLAND PRESERVATION  
 ACCESSORY BUILDING (OVER 832SF) - SPECIAL USE PERMIT REQUIRED  
 3+ ACRES - UP TO 3 ACCESSORY BUILDINGS ALLOWED  
 MAX HEIGHT TO MIDPOINT OF ROOF (19'-22') - 60' SIDE SETBACK / 60' REAR SETBACK



**4 SECTION CUT**  
 1/2" = 1'-0"

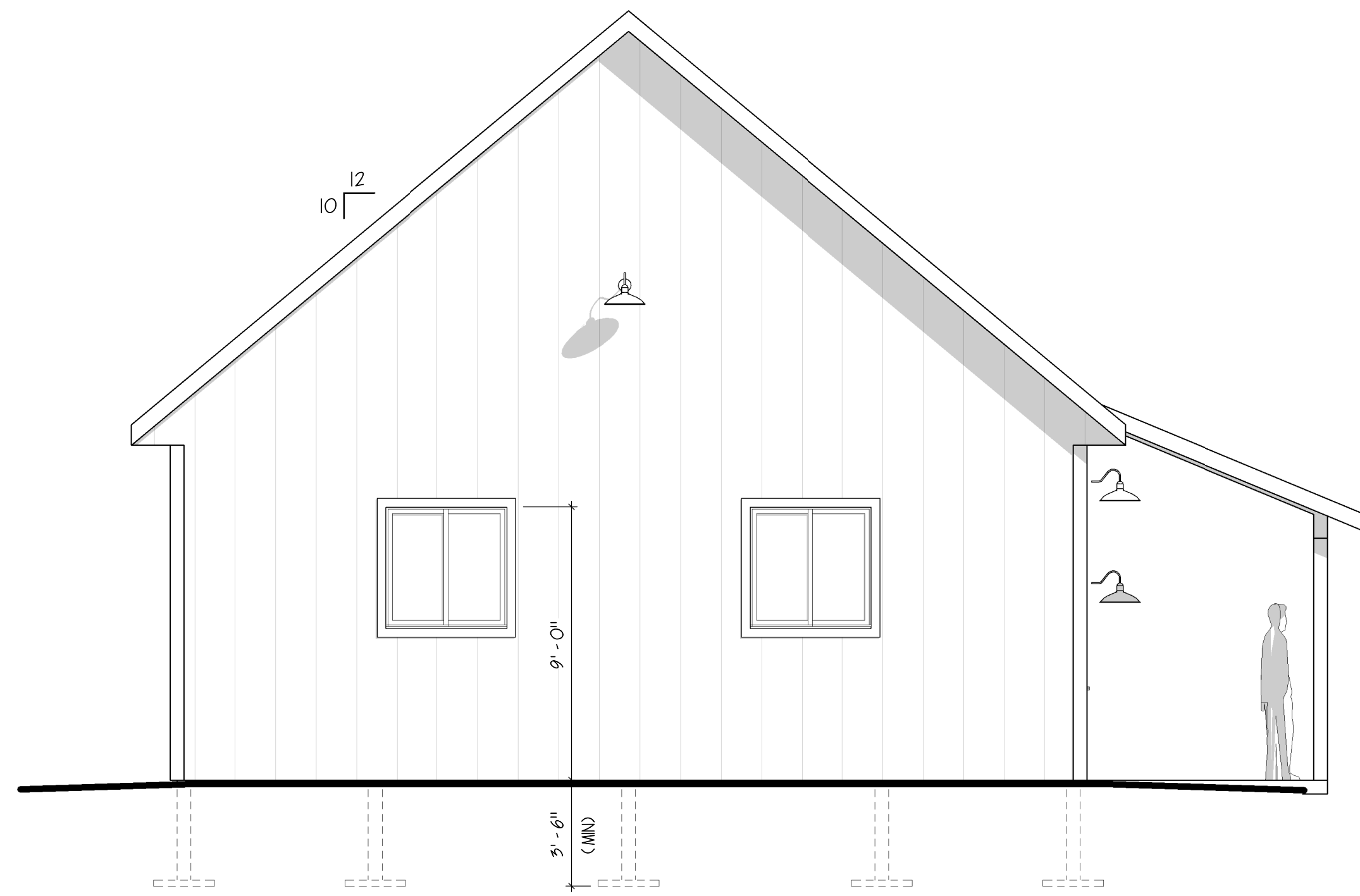
NEW ACCESSORY BLDG FOR:  
**JOE & MARIE PARZYCH**  
 3758 CHERRY LANE AVE SE  
 ADA, MI 49301

**bwolffsdesign**  
 residential design

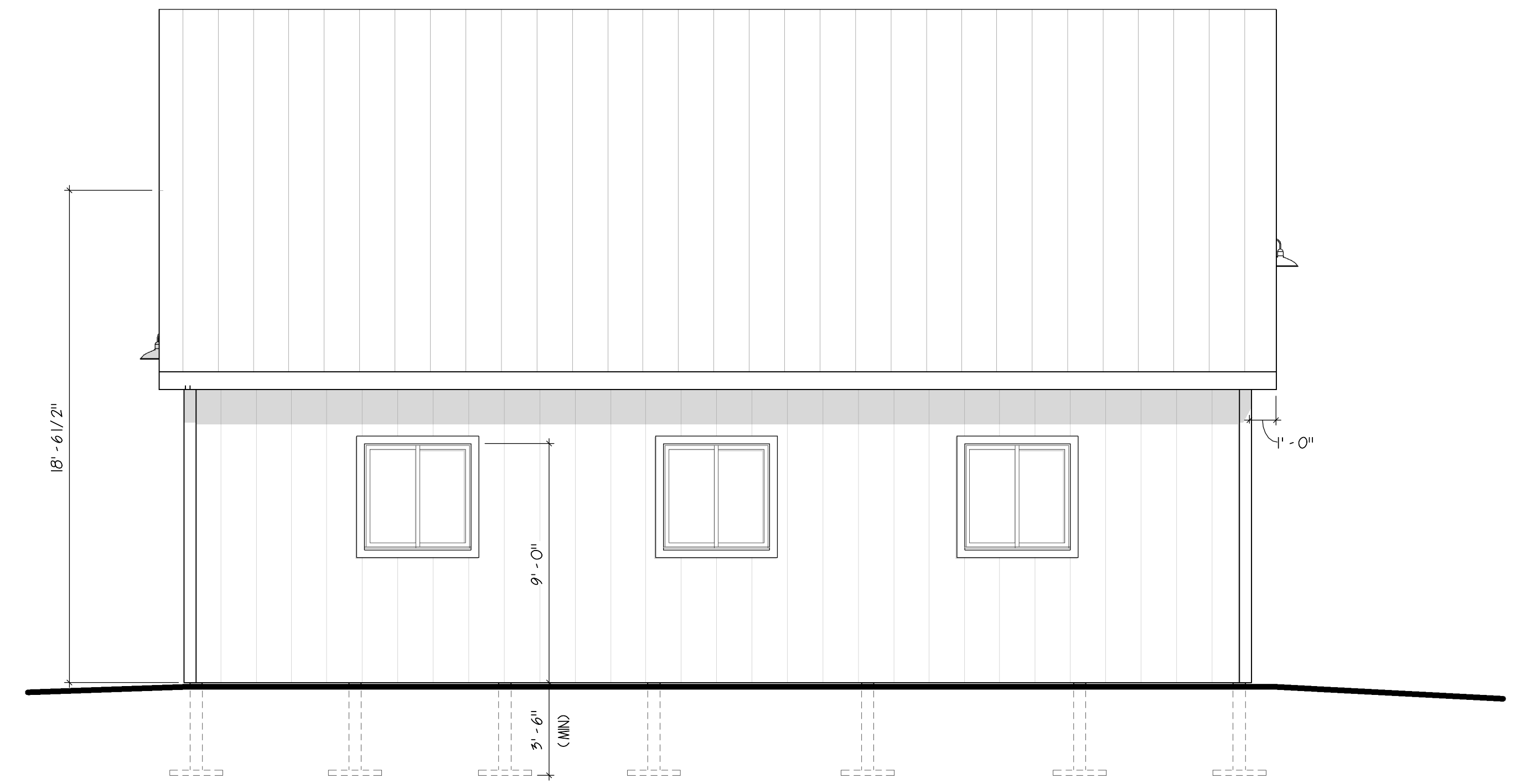
Drawing Information:  
 Drawn: B. Wolffs Contractor LivingstonHomes  
 Date: 5.02.2025 Project #: 24-577  
 Revisions:  
 # DATE BY:

A-1

Cassidy Chivers Township May 4, 2025 Planning Commission Packet Page 24 of 27



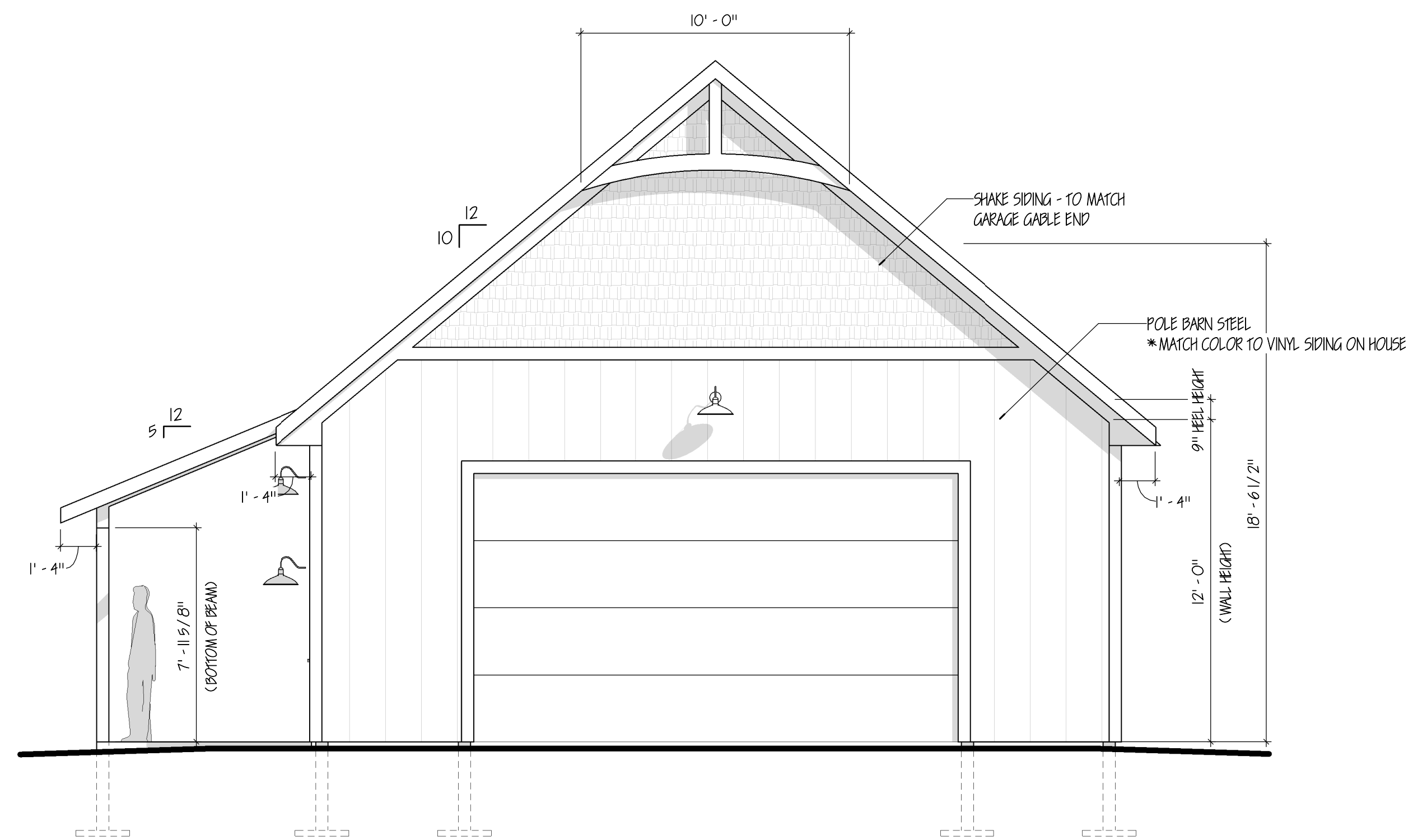
3 SOUTH ELEVATION.  
A-2 1/4" = 1'-0"



4 WEST ELEVATION.  
A-2 1/4" = 1'-0"



2 EAST ELEVATION.  
A-2 1/4" = 1'-0"



1 NORTH ELEVATION  
A-2 1/4" = 1'-0"

NEW ACCESSORY BLDG FOR:  
**JOE & MARIE  
PARZYCH**  
3758 CHERRY LANE AVE SE  
ADA, MI 49301

**bwolfdesign**  
residential design

Drawing Information:	
Drawn: B. Wolff	Contractor: LivingstonHomes
Date: 5.02.2025	Project #: 24-577
Revisions:	
#	DATE BY:

A-2

Classic Choice Township May 7, 2025 Planning Commission Packet Page 25 of 27

Special Use Permit -Accessory Building Inventory 2010-2025  
ARC and FP Zone Districts

Case	Address	Zoning	Accessory Building		Home FLS (Finished Living Space)	Percentage of		Year Approved
			SQ.FT	Acres		Principal Structure	Lot Coverage	
10-2999	1400 Windy Ridge SE	ARC	1,728	5.6	2,600	66%	1.77%	2010
10-3010	5640 McCords SE	ARC	2,400	10	3,000	80%	1.24%	2010
10-3017	4590 Quiggle Ave SE	ARC	1,020	3.6	3,000	34%	2.56%	2010
11-3029	3480 Buttrick Ave SE	ARC	900	2.5	1,800	50%	2.48%	2011
11-3052	4900 Streamside Point Dr SE	ARC	2,304	4.5	3,500	66%	2.96%	2011
12-3073	5630 Buttrick Ave SE	ARC	1,200	4.9	2,700	44%	1.83%	2012
12-3076	8951 Cascade Rd SE	FP	1,680	2.4	1,800	93%	3.33%	2012
12-3077	5225 Buttrick Ave SE	ARC	2,432	5	2,000	122%	2.03%	2012
12-3101	6482 52nd St SE	ARC	1,536	80	1,500	102%	0.09%	2012
13-3145	8773 Running Deer Ln SE	ARC	1,440	10	2,200	65%	0.84%	2013
14-3216	5766 Buttrick Ave SE	ARC	1,920	7.6	1,800	107%	1.12%	2014
15-3239	9575 52nd St SE	ARC	1,728	2.3	2,400	72%	4.12%	2015
15-3256	4150 Cherry Ln SE	ARC	1,536	7.8	3,100	50%	1.36%	2015
15-3260	3100 Foxfire Ln SE	ARC	1,575	5	4,000	39%	2.56%	2015
15-3265	3505 Snow Ave SE	FP	1,536	2	1,400	110%	3.37%	2015
15-3267	9150 52nd St SE	ARC	1,728	2.9	1,500	115%	2.56%	2015
16-3315	9554 52nd St SE	ARC	4,864	4.4	3,700	131%	4.47%	2016
17-3379	8665 28th St SE	ARC	1,066	2.5	2,500	43%	3.27%	2017
17-3404	3777 Cherry Ln SE	ARC	2,720	8.3	3,000	91%	1.58%	2017
17-3411	8358 28th St SE	ARC	2,192	1.9	2,500	88%	5.67%	2017
18-3439	5480 McCords Ave SE	ARC	15,120	160	1,600	945%	0.24%	2018
18-3443	8650 36th St SE	FP	1,560	15	3,400	46%	0.76%	2018
18-3448	8233 28th St SE	ARC	1,800	4.3	2,500	72%	2.30%	2018
18-3482	9404 28th St SE	ARC	1,680	17	2,800	60%	0.60%	2018
18-3483	8790 52nd St SE	ARC	2,688	4	2,800	96%	3.15%	2018
18-3486	9478 Grand River Dr SE	ARC	3,136	12	3,300	95%	1.23%	2018
18-3496	7233 60th St SE	ARC	1,728	4.4	2,300	75%	2.10%	2018
19-3511	5500 McCords Ave SE	ARC	1,200	160	1,600	75%	0.04%	2019
19-3524	8505 60th St SE	ARC	1,600	11	2,100	76%	0.77%	2019
19-3529	3717 Cherry Ln SE	ARC	1,600	8	3,300	48%	1.41%	2019
19-3530	8125 45th St SE	ARC	1,200	2.9	2,900	41%	3.25%	2019
19-3531	9100 Cascade Rd SE	FP	3,200	15	2,600	123%	0.89%	2019
19-3546	8730 52nd St SE	ARC	1,344	2.5	2,600	52%	3.62%	2019
20-3589	2645 Meadow Crossing Dr SE	ARC	1,634	13	7,900	21%	1.68%	2020
20-3598	9585 60th St SE	ARC	1,296	2	1,900	68%	3.67%	2020
20-3600	8683 Cascade Rd SE	FP	1,440	3.7	4,000	36%	3.38%	2020

Case	Address	Zoning	Accessory Building		Home FLS (Finished Living Space)	Percentage of		Year Approved
			SQ.FT	Acres		Principal Structure	Lot Coverage	
20-3601	6667 60th St SE	ARC	4,288	4.5	3,800	113%	4.13%	2020
20-3616	5288 Buttrick Ave SE	ARC	1,300	2.3	4,500	29%	5.79%	2020
21-3625	4670 Quiggle Ave SE	FP	1,728	3.6	1,700	102%	2.19%	2021
21-3637	4200 Cherry Ln SE	ARC	1,224	0.97	1,100	111%	5.50%	2021
21-3638	6541 60th St SE	ARC	4,000	14.7	2,900	138%	1.08%	2021
21-3659	9205 28th St SE	ARC	1,600	3.4	2,800	57%	2.97%	2021
21-3664	9091 36th St SE	ARC	1,680	9.2	2,900	58%	1.14%	2021
21-3677	6870 48th St SE	ARC	1,536	0.9	1,400	110%	7.49%	2021
21-3682	5650 McCords Ave SE	ARC	1,561	2.9	2,700	58%	3.37%	2021
22-3695	3030 Wood Duck Ln SE	ARC	3,456	4.6	2,965	117%	3.20%	2022
22-3725	9070 52nd St SE	ARC	2,240	1.67	1,822	123%	5.58%	2022
23-3770	3671 Cherry Ln SE	ARC	1,900	3.84	2,549	75%	2.66%	2023
23-3774	2511 Sugar Creek Ln SE	ARC	1,014	11.64	2,142	47%	0.62%	2023
23-3784	3680 Buttrick Ave SE	ARC	2,800	4.22	1,782	157%	2.49%	2023
23-3798	6390 Cascade Rd SE	R1	1,440	1.8	3,729	39%	6.59%	2023
23-3801	3660 Cherry Ln SE	FP	2,800	10.21	2,587	108%	1.21%	2023
24-3819	5882 Cascade Rd SE	R1	1,700	4.45	3,301	51%	2.58%	2024
24-3820	8230 52nd St SE	ARC	1,958	9.6	2,815	70%	1.14%	2024