

**AGENDA**  
**CASCADE CHARTER TOWNSHIP PLANNING COMMISSION**  
**MONDAY, MAY 20, 2024**  
**7:00 PM**  
**2870 JACKSMITH AVE SE**

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

Webinar ID: 841 0379 0598

<https://us02web.zoom.us/j/84103790598>

- 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 May 6, 2024, Meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**  
**(Comments are limited to five minutes per speaker)**
- ARTICLE 7. Case #24-3836**  
**Applicant:** Green Castle Properties, LLC, Colin Schiefler  
**Property Address:** 6151, 6157, and 6161 28th  
**Parcel Number:** 41-19-08-451-029, 41-19-08-451-026 & 41-19-08-451-030  
**Requested Action:** Basic Site Plan Review
- ARTICLE 8. Case #24-3837**  
**Applicant:** West Michigan Brick & Stone, Tony Bonnema  
**Property Address:** 6103 60<sup>th</sup> Street  
**Parcel Number:** 41-19-32-400-018  
**Requested Action:** Basic Site Plan Review
- ARTICLE 9. Case #24-3824 Public Hearing**  
**Applicant:** Mary Hollister Sturges  
**Property Address:** 2303 Thornapple River Drive  
**Parcel Number:** 41-19-09-276-001  
**Requested Action:** Special Use Permit for a fence in the front yard that exceeds 4 feet in height.
- ARTICLE 10. Case #23-3826 Public Hearing**  
**Applicant:** James Rabaut  
**Property Address:** 2020 Devonwood Lane  
**Parcel Number:** 41-19-08-100-038  
**Requested Action:** Special Use Permit for the expansion of an accessory building that exceeds 832 sf.
- ARTICLE 11. Acknowledge visitors and those wishing to speak.**  
**(Comments are limited to five minutes per speaker)**
- ARTICLE 12. Other Business**
- ARTICLE 13. Adjourn**

**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. *Postpone the decision*
  - b. *Deny*
  - c. *Approve*
  - d. *Approve with conditions*
  - e. *Recommendation to Township Board*

**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, May 20, 2024  
7:00 PM**

**ARTICLE 5.**

Approve the Minutes of the  
May 6, 2024, Meeting

Minutes  
Cascade Charter Township Planning Commission  
Monday, May 6, 2024  
7:00 P.M.  
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Moxley called the meeting to order at 7:01 pm.  
Members Present: Noordhoek, Richardson, Bruneau, Moxley, Rissi, Noordyke  
Members Absent: Rowland (excused)
- Others present: Planning Director Andrea Hendrick, Zoning Administrator (ZA) Madison Smith-Jacoby, and Legal Counsel Leslie Abdo-Dickinson attended via zoom.
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3.** Approve the current Agenda
- Member Noordyke recommended moving Article 9 to occur before Article 7.
- Motion was made by Member Noordyke to approve the current agenda with Article 9 moved before Article 7. Supported by Member Rissi.**
- ARTICLE 4. Disclose any conflicts of interest**
- There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the Apr 22, 2024 Meeting**
- Member Rissi suggested a change to Article 6 to change “and how the Planning Department was run in the past”.
- Member Bruneau suggested adding how the department was run in the past and will be moving forward.
- Motion was made by Member Rissi to approve the 5:30pm meeting minutes from April 22, 2024 with the proposed changes. Supported by Member Bruneau. Motion carried 6 to 0.**
- Motion was made by Member Rissi to approve the 7:00pm meeting minutes from April 22, 2024.**
- ARTICLE 6. Acknowledge visitors and those wishing to speak**
- There was no one wishing to speak.
- ARTICLE 9: Case #23-3804**  
**Applicant:** Thomas Kuiper  
**Property Address:** 6660 Old 28<sup>th</sup> Street SE  
**Parcel Number:** 41-19-16-126-022  
**Requested Action:** Site Plan Review for a new office building

ZA Smith-Jacoby presented the case and explained that the applicant is seeking a Site Plan Review in the B-1 Village Business District. The office building will be 2 stories with a first-story mezzanine for a local law firm. The total area of the building will be 5,419 sf, with a single access drive and parking lot located at the back. The meeting packet includes the village design standards with the Village Design Review Committee (VDRC) recommendations. The entrance that does not technically face the road, and the stone veneer on the exterior will need to be addressed during this meeting.

Member Noordhoek thought that previously, one of the conditions of approval was the main siding carry around on all four sides. ZA Smith-Jacoby agreed but stated this is a new application.

ZA Smith-Jacoby continued the review and said all the standards had been met regarding setbacks, height, off-street parking, parking lot requirements, and site amenities. She recommended adding a bike rack as a condition of approval. Parking spaces are required to be 8.5 ft in width and the applicants proposed 9 ft. The fire department reviewed and saw no concerns. There will be one sign located on the building with the business name. The only outside proposed storage is for the dumpster enclosure which will be 6ft tall brick walls with faux wood solid doors. The Township Engineer gave a requirement of obtaining a stormwater maintenance agreement from the applicant.

Staff recommended approval with the conditions of a \$5,000 landscape bond submitted before construction, a stormwater maintenance agreement submitted and registered with Kent County before construction, and proof of permission to construct on the access drive that slightly encroaches on the southern parcel.

Member Noordhoek asked about the driveway encroachment. ZA Smith-Jacoby said the applicants received the property like that and it was likely the Road Commission had a small oversight on the placement. Member Noordhoek wanted that fixed and questioned if they had legal access across the neighboring property.

Member Bruneau brought up the fact that Old 28<sup>th</sup> Street has the potential to change the road structure to a one-way or pathway and he questioned how this would integrate with things around it. Planning Director Hendrick said OHM will be creating design concepts for the area.

Member Noordyke suggested increasing the landscaping bond.

Justin Longstreth with Moore & Bruggink Engineers attended the meeting with the applicants, Thomas Kuiper and Holly Jackson. Adding bike racks did not appear to be an issue. He mentioned that the current driveway slightly extends beyond the property line, and they won't alter it since they're not replacing the entire driveway. Longstreth did note they are willing to approach the neighbor for an easement.

Jackson said the previous plans had a significantly taller building with brick on all but one side. The new plans show siding all around the building with the west side having a 2-3ft tall wainscot at the bottom of the building.

**Motion was made by Member Noordyke to approve case #23-3804 with the following conditions:**

1. A Landscape Bond of \$20,000 is submitted prior to construction.
2. A Stormwater Maintenance Agreement is submitted to the Township and then registered with the county prior to construction.
3. Clarification and proof that you have permission to construct an access drive that encroaches on 6690 Old 28<sup>th</sup> Street (41-19-16-126-023).
4. A bike rack be installed, in accordance with *Section 19.13 Development Standards* of the Cascade Township Zoning Ordinance.

Supported by Member Rissi. Motion carried 6 to 0.

**ARTICLE 7. Case #24-3823 Public Hearing - CANCELED**

This portion of the meeting was canceled.

**ARTICLE 8. Case #34-3838 Chapter 14 of Zoning Ordinance Text Amendment Requested Action:**

Schedule a public hearing for an amendment to Chapter 14 of the Zoning Ordinance for June 3, 2024, Planning Commission meeting per Section 25.02.

**Motion was made by Member Noordyke to go into closed session to discuss a confidential attorney-client privileged legal opinion with Township Counsel.**

**Supported by Member Rissi. Motion carried 6 to 0 by roll call vote.**

**Motion was made by Member Noordyke to move out of the closed session. Supported by Member Noordhoek. Motion carried 6 to 0 by roll call vote.**

**Motion was made by Member Noordyke to hold a public hearing for the zoning amendment. Supported by Member Rissi. Motion carried 6 to 0.**

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

There was no one wishing to speak.

**ARTICLE 11. Other Business**

Member Rissi pointed out that Article 8 did not have an applicant listed and requested future applications from Cascade Township with the township named as the applicant.

Chair Moxley asked legal counsel for an update on the recent lawsuit by Ford Airport against Cascade Township. Legal Counsel Abdoo-Dickinson stated that the lawsuit is in the preliminary stages, and they just filed an answer on Thursday to the airport's complaint. Moving forward, they will more than likely be working with the township's insurance carrier regarding coverage issues and next steps. An update will be provided shortly after a response is received by the airport's counsel. The complaint was regarding objections to provisions of the zoning ordinance amendments relating to the AC District, along with Master Plan amendments objections.

Planning Director Hendrick will be compiling comments made by neighboring areas regarding the Master Plan. She is also working closely with Danielle Bouchard to create more organization within the zoning ordinance.

Member Rissi said it would be helpful to have minutes included on cases with prior approvals.

Planning Director Hendrick said the next meeting will consist of an application from an excavating company and Fox Motors. There will be applications for a fence and an expansion of an accessory building.

**ARTICLE 12. Adjournment**

Motion was made by Member Rissi to adjourn the meeting. Supported by Member Noordyke. The motion passed 6 to 0.

DRAFT

**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, May 20, 2024  
7:00 PM**

**ARTICLE 7.**

**Case #24-3836**

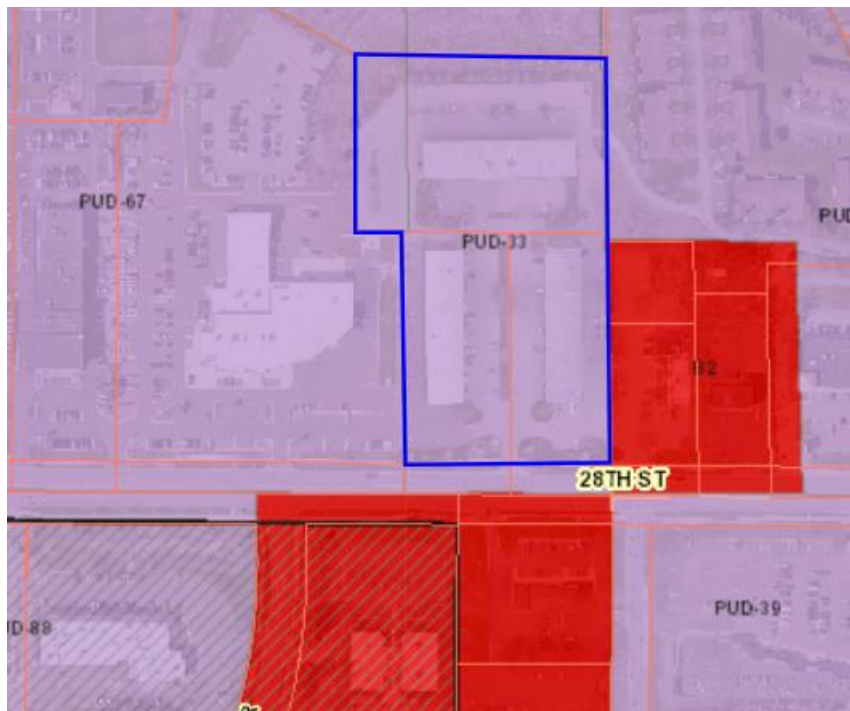
**Applicant:** Green Castle Properties, LLC, Colin Schiefler

**Property Address:** 6151, 6157, 6161 28<sup>th</sup> Street

**Parcel Number:** 41-19-08-451-029, 41-19-08-451-026 & 41-19-  
08-451-030

**Requested Action:** Basic Site Plan Review

# Map & Zoning





# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

## **BASIC PLAN REVIEW STAFF REPORT**

STAFF REPORT: Case #24-3836  
REPORT DATE: May 1, 2024  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: May 20, 2024  
PREPARED BY: Andrea Hendrick, Planning Director

### APPLICANT:

*Green Castle Properties LLC  
200 Ottawa Ave. NW  
Grand Rapids, MI 49503*

STATUS OF APPLICANT: Applicant – Colin Schieffer  
Authorized Agent – Cascade Business Center LLC  
Business – Fox Motors

REQUESTED ACTION: The applicant is requesting a Basic Plan review for a proposed amendment to PUD 33 and PUD 67. The applicant is proposing to combine the subject parcels (6151, 6161, & 6157 28<sup>th</sup> Street SE) to PUD 67. The proposal includes Site Plan Review for two (2) new car dealerships and an overflow parking area to replace the existing multi-tenant office buildings.

REQUIREMENTS: Section 16.05.2, Basic Plan - Submission and Content (for PUDs)

EXISTING ZONING OF SUBJECT PARCEL(S): Planned Unit Development (PUD 33)

PROPERTY ADDRESS: 6151 28<sup>th</sup> Street SE, 6161 28<sup>th</sup> Street SE, & 6157 28<sup>th</sup> Street SE

PARCEL NUMBERS: 41-19-08-451-029, 41-19-08-451-030, & 41-19-08-451-026

GENERAL LOCATION: The subject properties are located on the north side of 28<sup>th</sup> Street, directly adjacent to the existing Fox Subaru dealership. The segment of 28<sup>th</sup> Street is located between Lucerne Drive and Lincolnshire Lane.

PARCEL SIZE: Approximately 6.4 acres (total)

EXISTING LAND USE: Multi-tenant office space comprised of three (3) buildings.

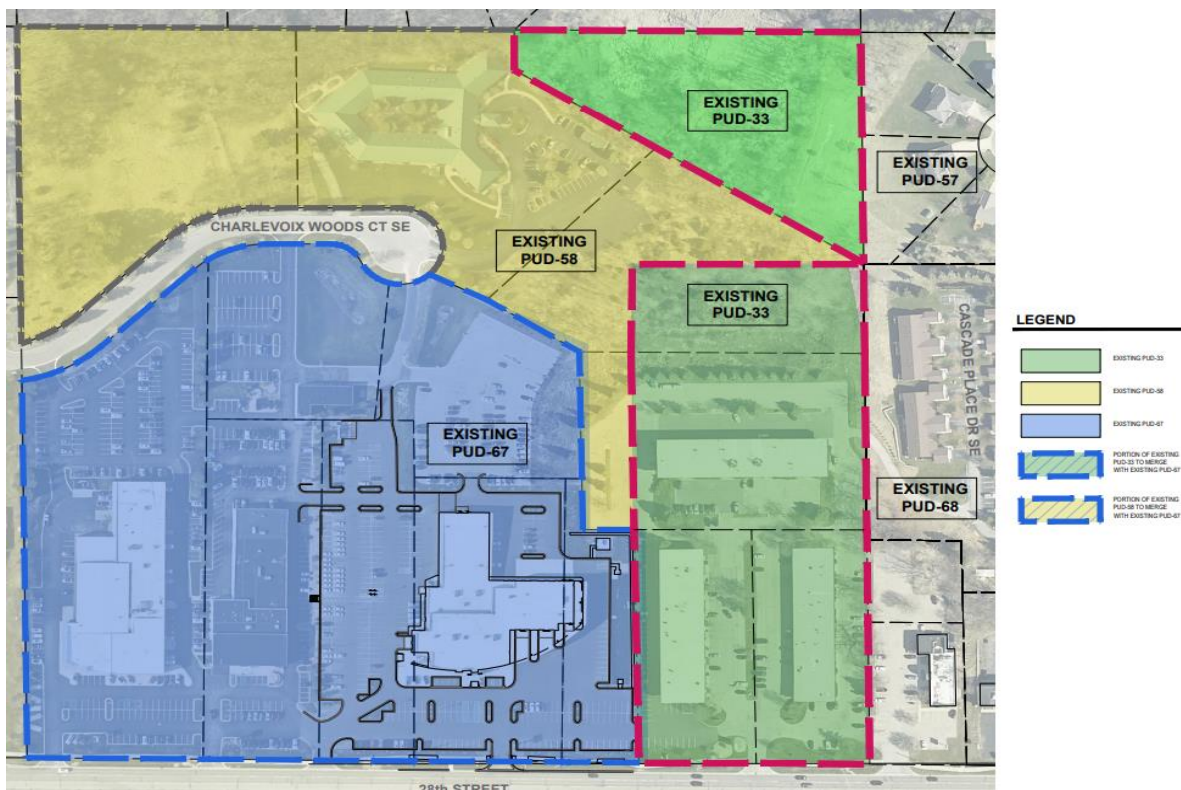
ADJACENT PROPERTIES: N: PUD-58: Senior Living & Cascade Place Condos  
W: PUD-67: Fox Subaru & Audi Grand Rapids, car dealership  
S: B-2: Huntington Bank & multi-tenant office  
E: B-2: New Beginnings, restaurant

**PROPERTY HISTORY:**

The subject properties are currently located within PUD 33. The properties to the west are part of PUD 67. The applicant, Green Castle Properties LLC, is seeking a basic plan review (or conceptual review) of a proposed amendment to both PUD 33 and PUD 67. Cascade Township has not uncovered an official record for PUD 33, which was approved in the late 1980's. However, being adjacent to PUD 67 (also owned by the applicant), the proposal is to combine the subject parcels into PUD 67. It is unclear at this time if a car dealership is a permitted use in PUD 33, but it can be inferred that the intent for PUD 33 was to include multi-tenant office buildings. Therefore, it is not likely that a car dealership is a permitted use.

As such, the applicant is proposing to combine the subject sites into PUD 67. If approved (approval is required by Planning Commission and Township Board), the applicant plans to construct two (2) new car dealerships in place of the existing office buildings located on 28<sup>th</sup> Street – which will be demolished. The northernmost lot is planned to be a large parking area for overflow vehicles. The roughly 20 existing businesses will be displaced. The sites will also undergo significant grading changes.

The applicant is requesting for a basic plan review from the Planning Commission to determine if the proposed PUD amendments and car dealerships would be favorable for approval by the Township and to discuss any further concerns or impediments to the proposal.



The following steps would be required prior to any construction taking place:

1. An official application is submitted for a PUD amendment
2. Township staff review
3. A public hearing is held by the Planning Commission
4. The Planning Commission makes a decision on the PUD amendment
5. The recommendation is then forwarded to Township Board for final decision

Note that the standard approval criteria for PUDs will apply at the time of official review. This review is based on standards applicable in Section 16.05.2, Basic Plan – Submission and Content.

### **Building Use History**

The current buildings are used for various multi-tenant offices. It was noted by the applicant that the existing buildings have a low vacancy rate and are used for a variety of businesses and office uses. The buildings were constructed about 30 years ago and have operated as office space since the time of construction.

## **CASCADE CHARTER TOWNSHIP ZONING ORDINANCE**

### **SECTION 16.05.2: BASIC PLAN – SUBMISSION AND CONTENT**

*The basic plan shall contain the following information:*

- a. *Sketch plan of the Planned Unit Development;*  
A sketch plan has been provided. This includes general building locations, setbacks, and site details such as general landscaping elements, parking spaces, and proposed uses.
- b. *A legal description of the property in question;*  
A legal description has been provided on the sketch plan.
- c. *The total number of acres to be included in the project;*  
The project consists of 6.4 acres in total. The properties fronting 28<sup>th</sup> Street include 1.5 acres and the northernmost property includes 5.0 acres.
- d. *A statement of the approximate number of residential units and/or the approximate number, type and square footage of nonresidential units;*  
Residential units are not a component of this request. The west proposed dealership is approximately 16,400 square feet. The eastern building is approximately 16,400 square feet.
- e. *The approximate number of acres to be occupied and or devoted to or by each type of use*
  - TOTAL ACREAGE OF PROJECT AREA = 6.4 ACRES (280,883 SQ.FT.)
  - TOTAL ACREAGE OF EXISTING PUD-67 = 7.89 AC (343,885 SQ.FT.)
  - TOTAL ACREAGE OF PROPOSED PUD-67 = 14.34 AC (624,768 SQ.FT.)
  - PROPOSED USES = AUTOMOBILE SALES AND SERVICES, PARKING
- f. *The known deviations from the Ordinance regulations to be sought;*

The underlying zoning is B-2, General Business. The deviations from the Ordinance include:

- More than one (1) principal use/structure on a parcel (Section 4.06)
- A proposed lot size of less than 3 acres (1.5 acres is proposed for Parcel B, 3 acres is required) (Section 18.13)
- A minimum lot width of 300 ft. (Section 18.13). If not combined into PUD 67, the resulting sites on 28<sup>th</sup> Street would not meet minimum width requirements for the B-2 District. The west parcel is 199.91 feet and the east parcel is 158.52 feet.

g. *The number of acres to be preserved as open space or recreation space, and* 0 acres are planned to be preserved as open space or recreation space. The northernmost site is planned to be vacant of structures but is planned to include pavement and a parking area to accommodate 280 vehicles.

h. *All known natural resources and natural features proposed to be preserved, lost and/or replaced.*

While calculations are not provided on the sketch plan, it appears that the proposal will increase the amount of impervious surface on the site and thus negatively impact natural resources and natural features on site. The site fronting 28<sup>th</sup> Street will include new landscaping elements, but it appears that the additional parking may decrease the size of the landscaped area. It should also be noted that the proposed site improvements will significantly alter the existing grade. This will be subject to further review and approval by the Township Engineer.

## **SECTION 16.03(2): PUD USE REGULATIONS**

Planned Unit Developments are meant to be tool that municipalities can use to relax certain Zoning Ordinance requirements in exchange for greater consistence and continuity with adjacent properties and overall benefits to the community. The Planning Commission should review the following standards and determine if the expansion of PUD-67 as presented by the applicant can meet all the standards listed below.

1. Demonstration of Applicability: A proposed Planned Unit Development must demonstrate that:
  - a. Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.
  - b. In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment.
  - c. The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter.

- d. In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.
- e. The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development.
- f. The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township.

### **NEIGHBORS COMMENTS**

Staff has received one (1) comment from a neighboring business owner and residents who does not wish to see the expansion of a car dealership on 28<sup>th</sup> Street.

### **RECOMMENDATION**

Staff recommends that the Planning Commission provides feedback as to what would constitute satisfaction of Section 16.3(2) above. Regardless of the Planning Commission's comments the applicant has the right to continue the application. After the applicant has heard comments from the Planning Commission, they can determine if they want to move forward or not.

Staff request that the Planning Commission grant the Planning Director the authority to set a Public Hearing for a future date if the applicant decides to move forward and when the applicant has submitted a full application for a PUD Amendment.

### **MOTION**

To authorize Community Development Department staff to set a public hearing date for the proposed PUD amendment and advance the proposed Basic Plan (Case # 24-3837) to the Preliminary Development Plan review stage, as described in Section 16.04.



# CASCADE CHARTER TOWNSHIP

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

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Green Castle Properties, LLC  
 Address: 200 Ottawa Ave NW, Suite 800  
 City & Zip Code Grand Rapids, MI 49503  
 Telephone: 616-774-4044  
 Email Address: cschiefler@dpfox.com

**OWNER: \* (If different from Applicant)**  
 Name: Cascade Business Center LLC  
 Address: 4519 Cascade Rd, SE, Ste 2B  
 City & Zip Code: Grand Rapids, MI 49546  
 Telephone: 616-301-1934  
 Email Address: jshull@shullinvestmentproperties.com

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

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

\*Basic Plan PUD Review\*

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

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

Applicant requests preliminary review and comment on a proposed amendment to PUD-67. Applicant seeks to incorporate 3 properties currently in PUD-33 into PUD-67 for the purposes of constructing two auto dealerships.

(\*\*Use Attachments if Necessary)

**-SEE OTHER SIDE-**

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

see attached

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(\*\*Use Attachments if Necessary)

**PERMANENT PARCEL (TAX) NUMBER:** 41-19 -08-451-029, 41-19-08-451-026 & 41-19-08-451-030

**ADDRESS OF PROPERTY:** 6151, 6157 & 6161 28th Street SE

**PRESENT USE OF THE PROPERTY:** office buildings

**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>Cascade Business Center, LLC</u>	<u>4519 Cascade Rd. SE, Ste 2B Grand Rapids, MI 49546</u>
<u>Green Castle Properties, LLC</u>	<u>200 Ottawa Ave. NW, Ste 800 Grand Rapids, MI 49503</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.)*

Cascade Business Center, LLC

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

*[Handwritten Signature]*  
Owner's Signature & Date  
(\*If different from Applicant)  
*Member*  
*4.29.24*

Green Castle Properties, LLC

Applicant – Print or Type Name

*[Handwritten Signature]* *4/29/24*  
Applicant's Signature & Date  
*Colin Schaefer - Authorized Agent*

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



April 30, 2024

Ms. Andrea Hendrick  
Community Planning & Development Director  
Cascade Charter Township  
21 South Elm Street  
Grand Rapids, MI 49546

RE: Fox Kia – Basic Plan PUD Review  
6151, 6157, and 6161 28<sup>th</sup> Street, Cascade Charter Township, Kent County, Michigan

Dear Ms. Hendrick:

Attached to this email please find an electronic copy of the Basic Plan PUD submittal package for the proposed Fox Kia and Future Auto Dealership at 6151, 6157, and 6161 28th Street. The set includes the following:

1. PUD amendment exhibit
2. Proposed sketch site plan

An application and a check for the associated fee have been delivered to the Township offices by the applicant.

These items are being submitted for review and comment at the May 20, 2024 Planning Commission meeting.

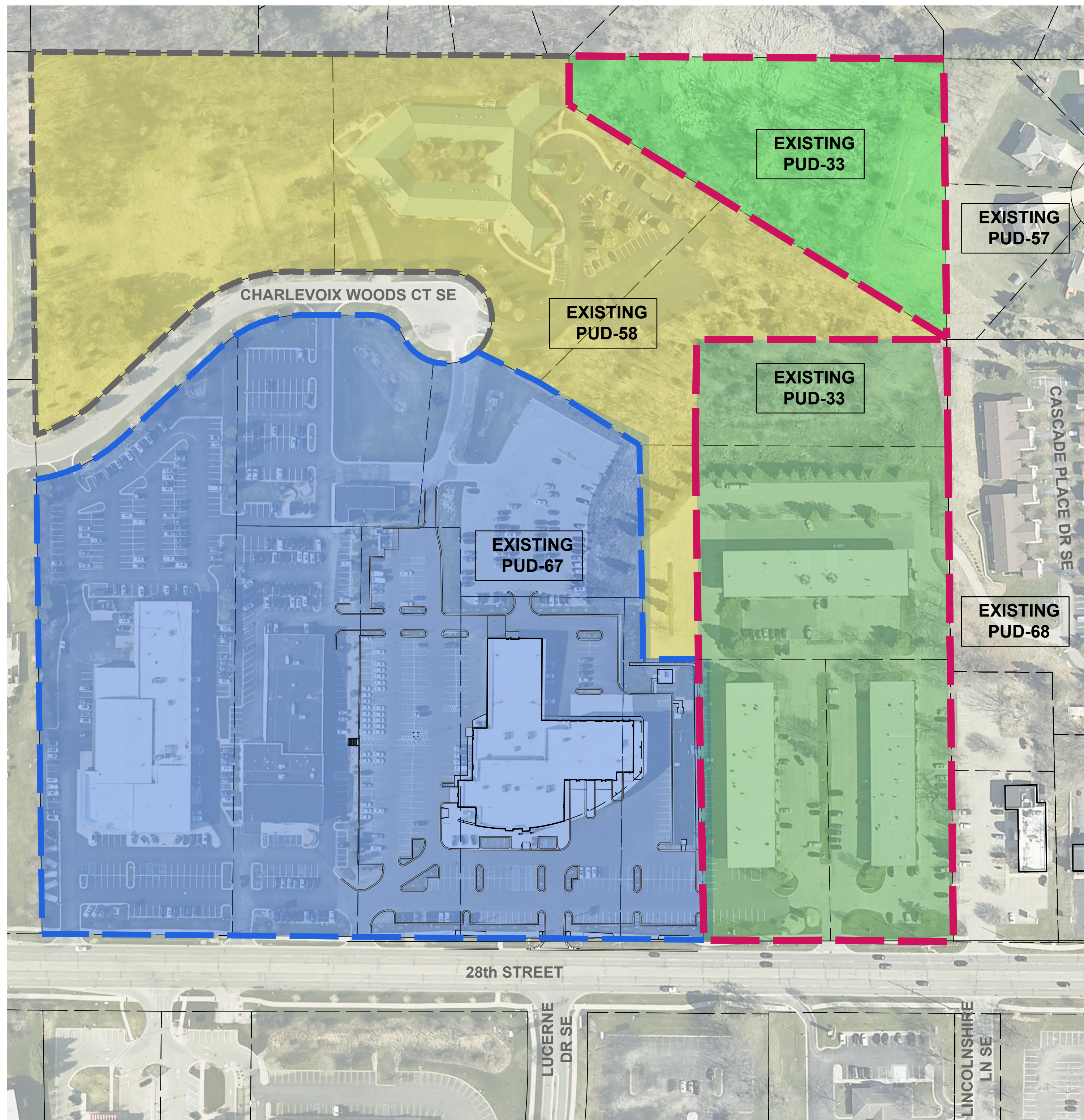
Should you have any questions or require additional information, please don't hesitate to contact me at (616) 575-5190 or via email at [edeyoung@nederveld.com](mailto:edeyoung@nederveld.com).

Sincerely,

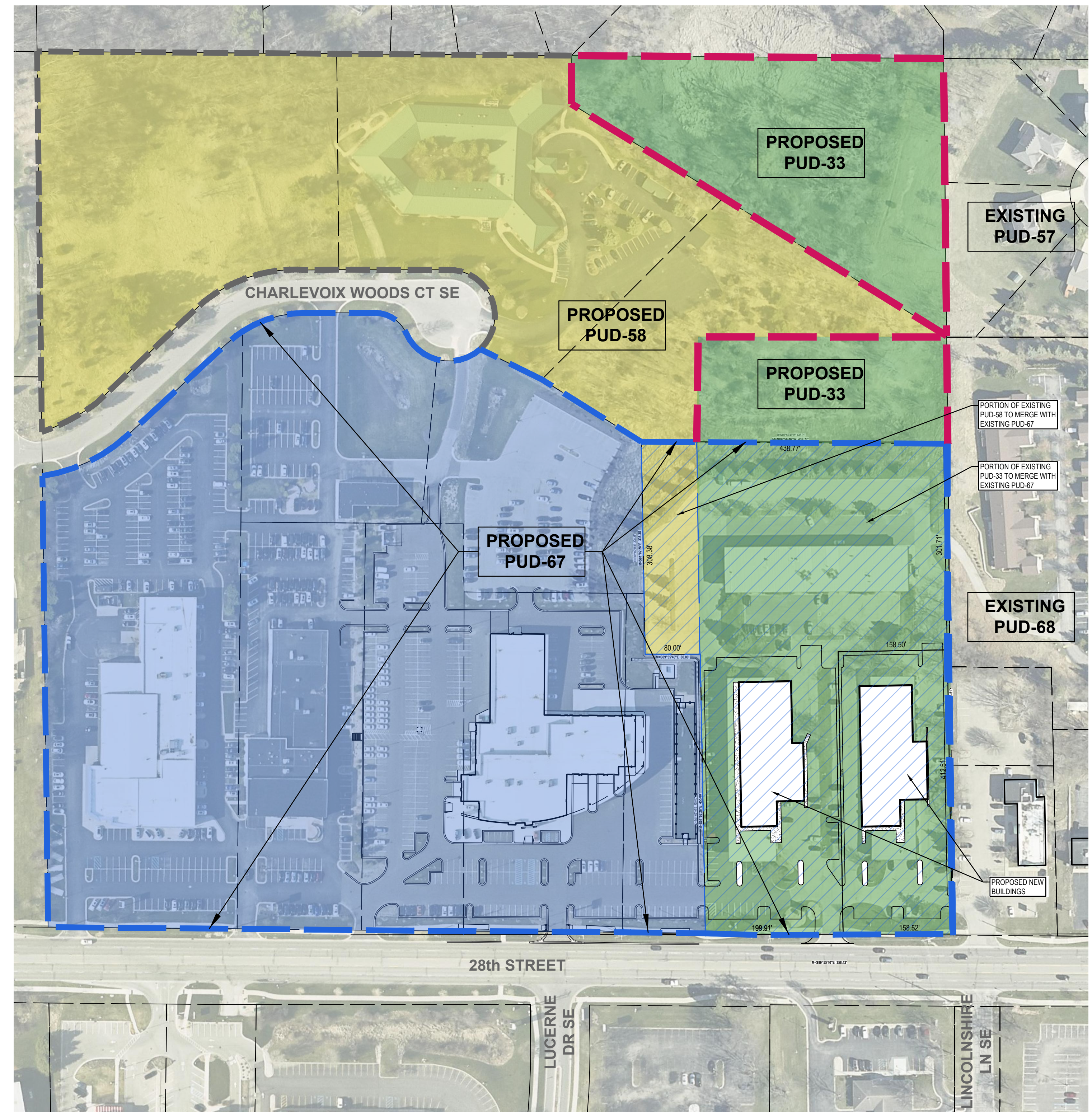
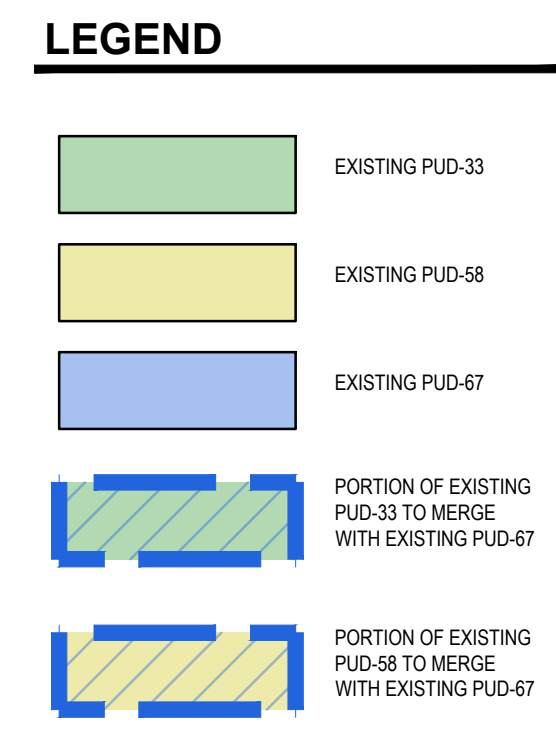
A handwritten signature in blue ink, appearing to read "Eric DeYoung".

Eric DeYoung  
Project Manager

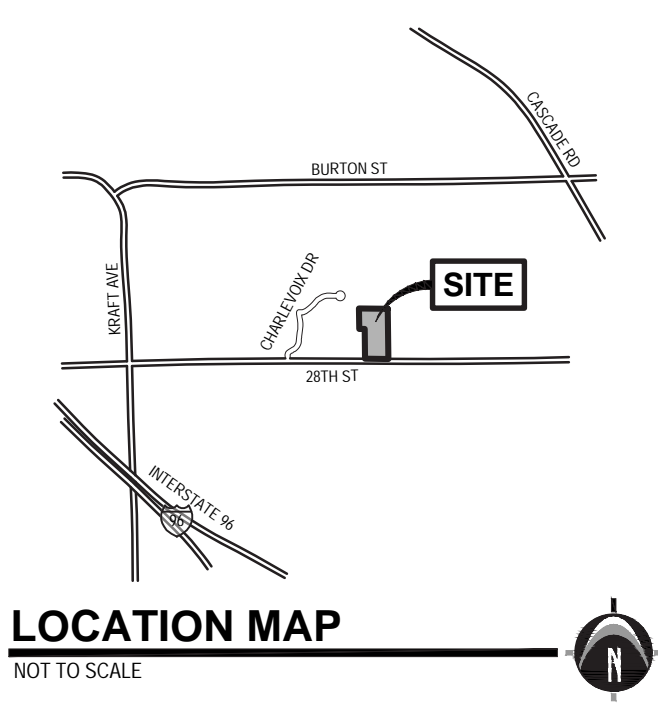
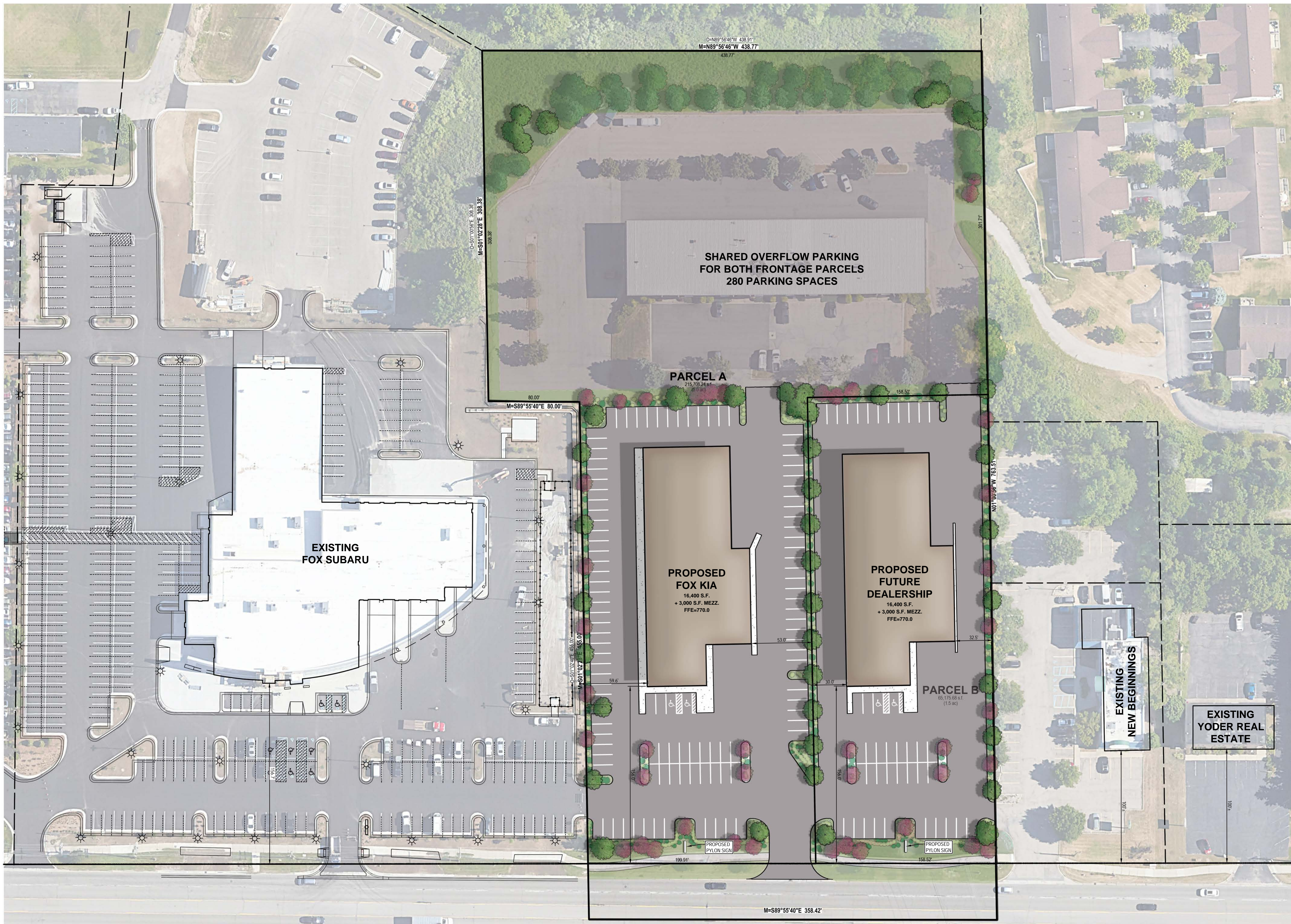
Enclosures



**EXISTING PLANNED UNIT DEVELOPMENTS**



**PROPOSED PLANNED UNIT DEVELOPMENTS**



Site Location: 6151, 6157, & 6161 28TH Street  
Grand Rapids, MI, 49546

**TITLE DESCRIPTION**

Located in the Township of Cascade, County of Kent, State of Michigan.

Parcel 1:  
That part of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 8, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Beginning at a point on the South line of said Section 8 which is South 89 degrees 55 minutes 40 seconds East 1,138.76 feet from the South 1/4 corner of said Section; thence North 01 degree 00 minutes 56 seconds West 455.00 feet; thence North 89 degrees 55 minutes 40 seconds West 183.76 feet; thence South 01 degree 02 minutes 40 seconds East 455.00 feet along a line which is 30.00 feet West of and parallel with the East line of the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section; thence South 89 degrees 55 minutes 40 seconds East 183.53 feet to the Point of Beginning.

Parcel 2:  
That part of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 8, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Beginning at a point on the South line of said Section 8 which is South 89 degrees 55 minutes 40 seconds East, 1,138.76 feet from the South 1/4 corner of said Section; thence North 01 degree 00 minutes 56 seconds West 455.00 feet; thence South 89 degrees 55 minutes 40 seconds East 175.00 feet; thence South 01 degree 00 minutes 56 seconds East 455.00 feet along the East line of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section; thence North 89 degrees 55 minutes 40 seconds West 175.00 feet along the South line of said Section to the Point of Beginning.

Parcel 3:  
That part of the Southwest 1/4 of the Southeast 1/4 of Section 8, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence North 89 degrees 55 minutes 40 seconds East, 1,313.76 feet along the South line of said Section; thence North 01 degree 00 minutes 56 seconds West 455.0 feet along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section to the point of beginning; thence North 01 degree 00 minutes 56 seconds West 308.51 feet; thence North 89 degrees 56 minutes 46 seconds West 438.91 feet along a line which is North 01 degree 00 minutes 56 seconds West 100.00 feet from and parallel with the North line of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section; thence South 01 degree 00 minutes 56 seconds East 308.38 feet along a line which is North 88 degrees 56 minutes 46 seconds West 110.00 feet from and parallel with the East line of the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section; thence South 89 degrees 55 minutes 40 seconds East 438.76 feet to the point of beginning.

**GENERAL NOTES**

- EXISTING ZONING OF PROPERTIES: PUD-33 & PUD-58
- PROPOSED ZONING OF PROPERTIES: PROJECT AREA TO BE INCORPORATED INTO THE EXISTING PUD-67
- UNDERLYING B-2 ZONING REQUIREMENTS:
  - A) MINIMUM LOT AREA - 3 AC.
  - B) MINIMUM LOT WIDTH - 300 FT.
  - C) MAXIMUM BUILDING HEIGHT - 35 FT.
- SETBACKS:
  - A) FRONT YARD - 100 FT.
  - B) SIDE YARD - 25 FT.
  - C) REAR YARD - 50 FT.
- SUMMARY OF LAND USE:
  - A) TOTAL ACREAGE OF PROJECT AREA - 6.4 ACRES (280,883 SQ. FT.) (EXCLUDING R.O.W.)
  - B) TOTAL ACREAGE OF EXISTING PUD-67 - 7.99 AC. (343,885 SQ. FT.) (EXCLUDING R.O.W.)
  - C) TOTAL ACREAGE OF PROPOSED PUD-67 - 14.34 AC. (624,768 SQ. FT.) (EXCLUDING R.O.W.)
  - D) PROPOSED USES - AUTOMOBILE SALES AND SERVICES, PARKING
- PROPOSED SITE REGULATING STANDARDS TO DEVIATE FROM UNDERLYING B-2 ZONING:
  - A) MINIMUM LOT AREA - 1.25 AC.
  - B) MINIMUM LOT WIDTH - 150 FT.
- PROPOSED SETBACKS:
  - A) FRONT YARD - 100 FT.
  - B) SIDE YARD - 25 FT. FROM PUD BOUNDARY, 10 FT. FROM INTERNAL PROPERTY LINES
  - C) REAR YARD - 50 FT. FROM PUD BOUNDARY, 10 FT. FROM INTERNAL PROPERTY LINES
- NO RESIDENTIAL UNITS ARE BEING PROPOSED AS PART OF THIS PROJECT.
- NO PORTION OF THE PROJECT AREA IS PROPOSED TO BE PRESERVED AS OPEN OR RECREATIONAL SPACE.
- NO SIGNIFICANT NATURAL RESOURCES OR FEATURES ARE PRESENT ON THIS SITE.
- THE PERMANENT PARCEL NUMBERS FOR THE SITE ARE 41-19-08-451-026, (029), & (030). THE ADDRESSES OF THE PROPERTY ARE 6151, 6157, & 6161 28TH ST. SE.

**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, May 20, 2024  
7:00 PM**

**ARTICLE 8.**

**Case #24-3837**

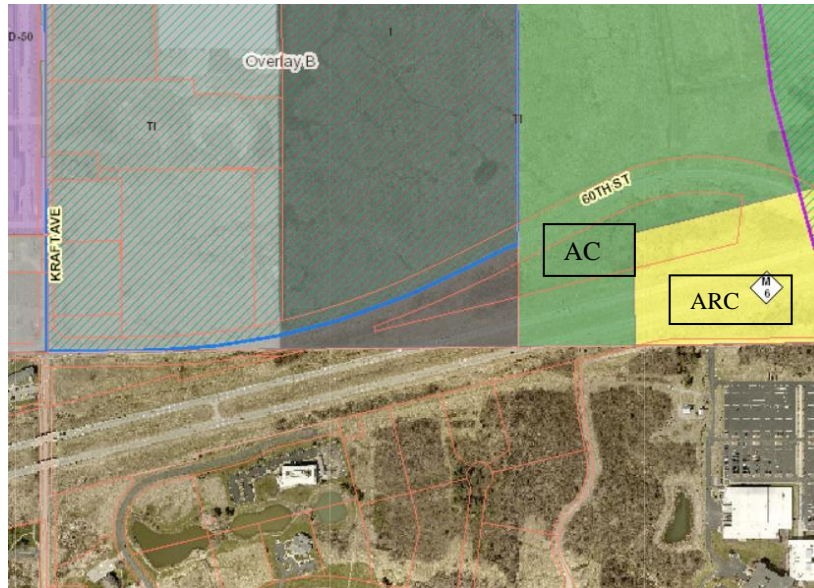
**Applicant:** West Michigan Brick & Stone, Tony Bonnema

**Property Address:** 6103 60<sup>th</sup> Street

**Parcel Number:** 41-19-32-400-018

**Requested Action:** Basic Site Plan Review.

# Map & Zoning





# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

## **BASIC PLAN REVIEW STAFF REPORT**

STAFF REPORT: Case #24-3837  
REPORT DATE: May 8, 2024  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: May 20, 2024  
PREPARED BY: Andrea Hendrick, Planning Director

### APPLICANT:

*WM Brick & Stone  
4196 Thornapple River Dr. SE  
Grand Rapids, MI 49572*

STATUS OF APPLICANT: Owner – Koning Investment #4 LLC  
Applicant – WM Brick & Stone  
Authorized Agent – Tony Bonnema, WM Brick & Stone

REQUESTED ACTION: The applicant is requesting a Basic Plan review of a property located at 6103 60th Street. The purpose of the Basic Plan review is to determine if the proposed use of the site is compatible with current zoning and the future land use plan. The proposed use is for a landscaping company, including a small space for an office and outdoor storage of landscaping supplies. The site is vacant.

REQUIREMENTS: Section 16.05.2, Basic Plan - Submission and Content

EXISTING ZONING OF SUBJECT PARCEL(S): AC, Airport Commerce (west) and ARC, Agriculture Rural Conservation (east)

PROPERTY ADDRESS: 6103 60<sup>th</sup> Street SE

PARCEL NUMBERS: 41-19-32-400-018

GENERAL LOCATION: The subject property is located on the south side of 60<sup>th</sup> Street, immediately south of the Airport proper and north of M-6.

PARCEL SIZE: Approximately 8.8 acres

EXISTING LAND USE: Vacant

ADJACENT PROPERTIES: N: AC Gerald R. Ford Airport  
W: I Vacant (MDOT owned)  
S: ARC M-6 and office land uses south of M-6  
E: ARC Vacant (MDOT and County-owned)

**PROPERTY HISTORY:**

The subject property is split zoned, with AC, Airport Commerce zoning to the west and ARC, Agriculture Rural Conservation zoning to the east. The site is currently vacant and does not have any prior history of development. Many of the surrounding properties are owned by MDOT because the subject site has frontage on M-6 to the south. The site currently has heavy vegetation with mature growth trees and grasses.

**CASCADE CHARTER TOWNSHIP ZONING ORDINANCE**

**SECTION 16.05.2: BASIC PLAN – SUBMISSION AND CONTENT**

While the subject site is not a planned unit development, or a proposed planned unit development, standards for basic site plan reviews are not found elsewhere in the Zoning Ordinance. Therefore, Community Development Department staff are applying basic plan review criteria to this proposal. The primary purpose of reviewing the proposal against criteria of Section 16.05.2 is to determine compliance with the general intent, vision, and direction of both the Zoning Ordinance and Master Plan.

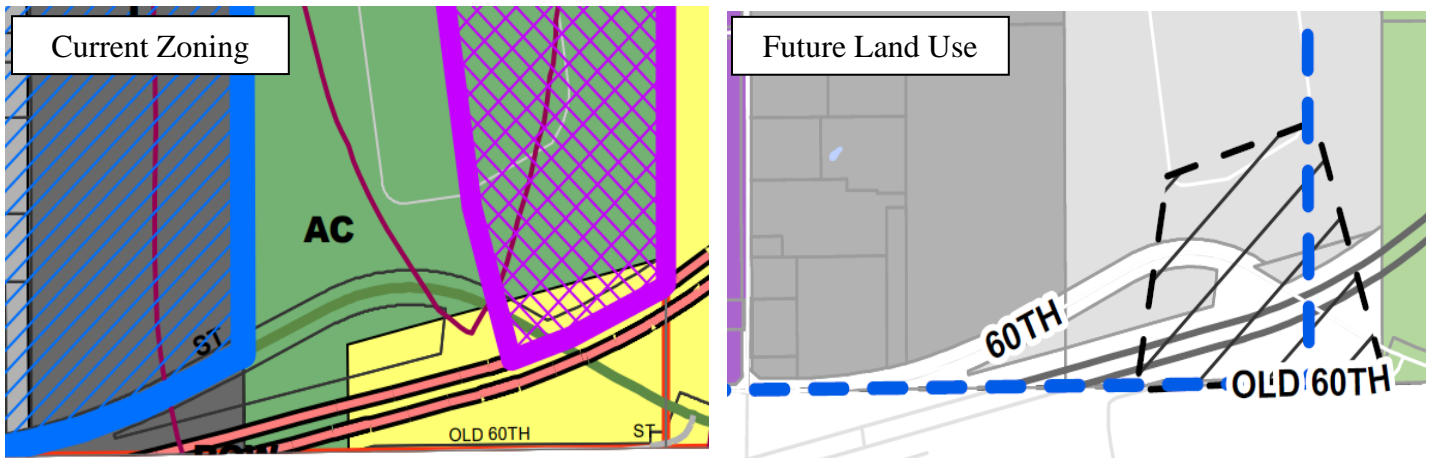
*The basic plan shall contain the following information:*

- a. *Sketch plan of the Planned Unit Development;*  
A sketch plan has been provided. The sketch plan includes an aerial image of the property boundaries (without dimensions) and a hand drawn sketch of the proposed improvements. Site plans shall be drawn by a licensed professional and to-scale.
- b. *A legal description of the property in question;*  
A legal description shall be required as a component of the site plan.
- c. *The total number of acres to be included in the project;*  
The property is approximately 8.8 acres in size. This is compliant with Ordinance requirements for contractors storage yards.
- d. *A statement of the approximate number of residential units and/or the approximate number, type and square footage of nonresidential units;*  
Residential uses are not proposed.
- e. *The approximate number of acres to be occupied and or devoted to or by each type of use*  
The property, in its entirety, is planned to be occupied by the proposed use. For the purposes of this request and Ordinance regulations, the proposed use is classified as a “contractors storage yard.”

f. *The known deviations from the Ordinance regulations to be sought;*

The applicant is not requesting deviations from the Ordinance at this time. However, there are several additional steps that will need to occur prior to any site improvements taking place:

- The applicant shall obtain approval for a rezoning of the subject site to TI, Transitional Industrial. A contractors storage yard is permitted use in the TI District per Special Land Use approval. A rezoning is subject to review and approval by both the Planning Commission and Township Board.
  - A rezoning request shall demonstrate compliance with the Township’s Master Plan. Should the applicant wish to pursue a rezoning, the rezoning from AC/ARC to TI should be consistent with the Township’s land use vision. In this case, the draft 2024 Township Master Plan notes the subject site as “airport zone.” As such, the applicant should consider requesting an amendment to the Future Land Use map to support an industrial use.



- The applicant shall apply for a Type II Special Land Use permit. Approval is required by both the Planning Commission and Township Board.
- The applicant shall submit a full site plan package to the Community Development Department for review. This includes the site plan, landscaping plan, stormwater and drainage details, building plans, lighting plan, and other site elements. Upon determination of application completeness and compliance with Zoning Ordinance standards, the Department will put the proposal on a Planning Commission agenda.

g. *The number of acres to be preserved as open space or recreation space, and*  
This has not been provided. Preserved space should be noted on site plans.

h. *All known natural resources and natural features proposed to be preserved, lost and/or replaced.*

The site plan package should include a count of the number of existing mature growth trees planned to be removed as a component of this proposed land use. Further, replacement trees and other landscaping is required in the landscaping plan.

## **ADDITIONAL REQUIREMENTS**

In addition, the site plan shall be subject to the following requirements (but not limited to):

- Section 17.06, Special Use Approval Standards - General
- Section 17.07.i, Truck freight terminals and yards, public utility and private contractor storage and service yards in association with special services requiring bases of operation and outdoor storage of equipment and material, excluding the major repair of equipment.
- Section 21.05 Required Site Plan Information
  - All required site plan information shall be subject to compliance with applicable ordinance chapters (e.g., landscaping, lighting, parking, site circulation, etc.)
- The proposed land use and site plan shall also comply with any requirements as they relate to water/sewer hookups and airport safety zone areas.

## **MOTION**

To authorize Community Department staff to move forward the request of the applicant to pursue an amendment to the draft 2024 Future Land Use map and subsequent rezoning of the subject site, located at 6103 60<sup>th</sup> Street.



# CASCADE CHARTER TOWNSHIP

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

## PLANNING & ZONING APPLICATION

APPLICANT: Name: Tony Bannema / WM Brick & Stone  
 Address: 4196 Thornapple River Dr. SE  
 City & Zip Code: Grand Rapids MI 49512  
 Telephone: 616-293-0429  
 Email Address: tony@wmbsllc.com

OWNER: \* (If different from Applicant)  
 Name: Koning Investment #4 LLC  
 Address: 6890 Broadmoor Ave SE  
 City & Zip Code: Caledonia MI  
 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: _____ *

**Basic Site Plan Review**

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

BRIEFLY DESCRIBE YOUR REQUEST:\*\*

Clarify zoning and future use to see  
if it can be used as we need.

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY\*\*:

- attached

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 -32-400-018

ADDRESS OF PROPERTY: 6103 60th Street

PRESENT USE OF THE PROPERTY: Vacant land

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

Name(s)

Address(es)

Koning Investments #4 LLC

6890 Broadmoor Ave SE  
Caledonia MI 49316

SIGNATURES

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

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

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

Tony Bonnema  
Applicant - Print or Type Name

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

Tony Bonnema 4/30/24  
Applicant's Signature & Date

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

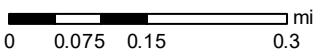
## Legal Description

411932400018 PART OF SE 1/4 COM 282.90 FT N 0D 15M 16S W ALONG N&S 1/4 LINE FROM S 1/4 COR TH N 76D 11M 38S E 1273.26 FT TH N 7D 07M 08S E 266.28 FT TH SWLY 711.36 FT ON A 1049.87 FT RAD CURVE TO LT /LONG CHORD BEARS S 82D 56M 35S W 697.83 FT/ TH S 63D 31M 56S W 645.43 FT TO N&S 1/4 LINE TH S 0D 15M 16S E ALONG N&S 1/4 LINE 194.68 FT TO BEG \* SEC 32 T6N R10W 8.84 A. SPLIT ON 11/18/2004 FROM 41-19-32-400-012, 41-19-32-400-015;



# 6103 60th Street

May 09, 2024



**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, May 20, 2024  
7:00 PM**

**ARTICLE 9.**

**Case #24-3824**

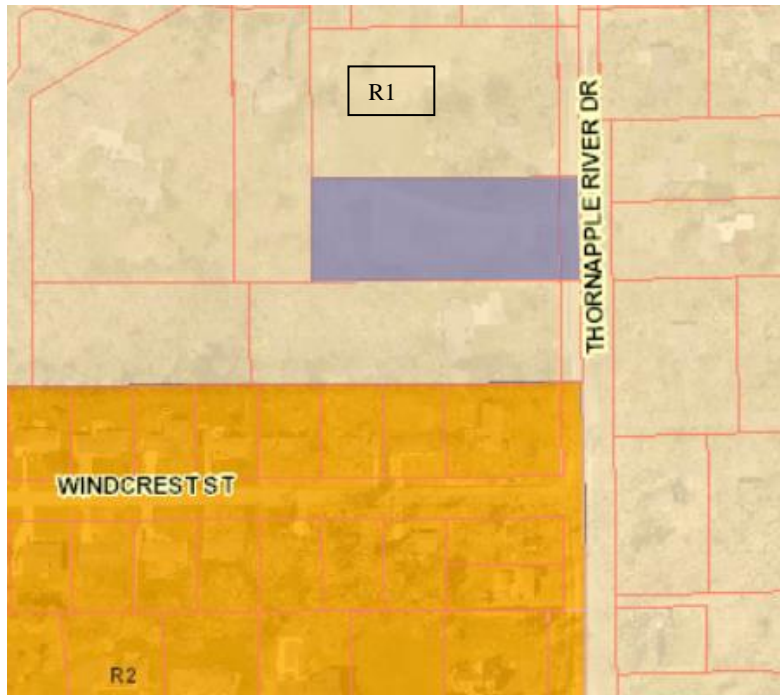
**Applicant:** (Holly) Mary Hollister Sturges

**Property Address:** 2303 Thornapple River Drive SE

**Parcel Number:** 41-19-09-276-001

**Requested Action:** Special Use Permit for a fence in the front yard that exceeds 4-feet in height.

# Map & Zoning



**STAFF REPORT**

STAFF REPORT: Case # 24-3824  
REPORT DATE: April 29, 2024  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: May 20, 2024  
PREPARED BY: Madison Smith-Jacoby

APPLICANT

*(Holly) Mary Hollister Sturges*

ADDRESS: **2303 Thornapple River Drive SE  
Grand Rapids, MI 49546**

PARCEL NUMBER: 41-19-09-276-020

STATUS  
OF APPLICANT: Property Owner

REQUESTED ACTION: Seeking approval for a Type I Special Use permit for an 8-foot fence in the front yard.

EXISTING ZONING OF  
SUBJECT PARCEL: R1

GENERAL LOCATION: West side of Thornapple River, south of Laraway Lake Drive and north of Windcrest Street.

PARCEL SIZE: Approximately 1.5 acres.

EXISTING LAND USE  
ON THE PARCEL: Residential

ADJACENT AREA  
LAND USES: All Residential

ZONING ON  
ADJOINING PARCELS: All R-1

REQUIREMENTS: Section 4.30 – Walls and Fences

## **OVERVIEW:**

1. The applicant is requesting to build an 8-foot fence in her front yard to protect her orchard trees from the resident herd of deer.
2. The front yard is restricted by *Section 4.30 – Walls and Fences*, which allows for a maximum height of 4 feet for a fence in the front yard. Our Zoning Ordinance defines the front yard as the property between the front lot line and the nearest point of any part of the main building.
3. The property historically had an apple orchard called Auble Farm. The applicant's attempts to establish the orchard have not succeeded due to the deer demolishing the trees.
4. The home on the subject property is set back approximately 300 feet from Thornapple River Drive, so a majority of the applicant's property is the front yard.
5. The proposed fence would be 40 feet wide by 20 feet deep, setback 200 feet from the road. The side yard setback will be at least 35 feet. The fence is just proposed around the trees, not the whole front yard. This is presented in the attached site plan.
6. The fence is proposed to be a galvanized steel, black coated, cattle fence. The applicant has chosen this fence type because it is invisible from a distance. A reference image is included in your packet.
7. Similar permits have been issued in the last couple years by the Planning Commission to allow residents to protect their plants and property from deer.
8. Staff have had one nearby resident come to the office asking for project details. The resident has no concerns and believes that the deer are eating the trees and so the fence would help the applicant.

## **STAFF COMMENTS**

It is worth noting that this request has become more common as the deer population has grown and nontraditional lot shapes create an increasingly common request from residents for an increased height allowance for the front yard. This will be taken into consideration in the coming months as the Township works on zoning amendments and master plan implementation.

It is recommended that to address the pattern of applications for a special use permit, that the request is not general enough that the standard should be amended.

### **Conditions for Special Use Permit Approval**

Due to the unusual circumstances related to the property location or use of the fence, the height of a fence may be increased to a height of eight (8) feet as measured from final grade in all agricultural, office and residential zoning districts and up to ten (10) feet, as measured from average grade in all other zoning districts. Upon review of a special use permit for additional fence height the Planning Commission shall consider the following:

<b>Standard</b>	<b>Comment</b>
To what extent the impact of additional height has on adjoining neighbors.	The setbacks of the fence and size of the front yard or parcel would make for a minimal impact on adjoining properties. The style of the fence is designed to appear invisible from a distance.
Whether the additional height severely impacts light and ventilation from flowing onto the adjoining properties.	The fence is mostly transparent so there would be no impact on light and ventilation flowing onto adjoining properties.
Whether the increased height creates a traffic hazard.	The fence is setback 200 feet from the road. This would not create a traffic hazard.
Whether the increased height creates a fire, safety hazard.	Not seen as a fire or safety hazard. The fence is made of metal so it will not be flammable.
Whether the increased height violates any known property restrictions (i.e., plat restrictions, deed restrictions, covenants, etc.).	No special property restrictions submitted or found by staff.

RECOMMENDATION

Staff recommends that this special use permit be APPROVED based on the findings above.

ATTACHMENTS

1. Application
2. Site Plan
3. Fence Image



# CASCADE CHARTER TOWNSHIP

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

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: Mary Hollister Sturges  
 Address: 2303 Thornapple River Dr SE  
 City & Zip Code: Grand Rapids 49546  
 Telephone: 616 350 7442  
 Email Address: Holly13150@yahoo.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: _____ *

\$100.00 fee. paid via check on 4/4/2024

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

20' x 80' x 8' Fence  
 BRIEFLY DESCRIBE YOUR REQUEST\*\*  
 Variance to erect 8' orchard enclosure to replant apple orchard on historic Auble Farm. The resident herd of deer have demolished all my attempts to establish an orchard. Will use black chain link so I do not impede  
 Use Attachments if Necessary  
 SIGNATURE

**LEGAL DESCRIPTION OF PROPERTY\*\*:**

the following described premises situated in the Township of **Cascade**, County of **Kent**, State of Michigan, to wit:

Part of the East 1/2 of the Northeast 1/4 of Section 9, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Northeast corner of said Section 9; thence South 00 degrees 00 minutes 00 seconds West 2108.01 feet along the East line of said Section to the North line of the South 528.0 feet of said Northeast 1/4 and the point of beginning; thence North 89 degrees 45 minutes 00 seconds West 429.00 feet along said North line; thence North 00 degrees 00 minutes 00 seconds East 165.00 feet; thence South 89 degrees 45 minutes 00 seconds East 429.00 feet; thence South 00 degrees 00 minutes 00 seconds West 165.00 feet along said East line to the point of beginning.

(\*\*Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 09-276-001

ADDRESS OF PROPERTY: 2303 Thornapple River Dr SE

PRESENT USE OF THE PROPERTY: Residence

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>Mary Hollister Sturges</u>	_____
_____	_____

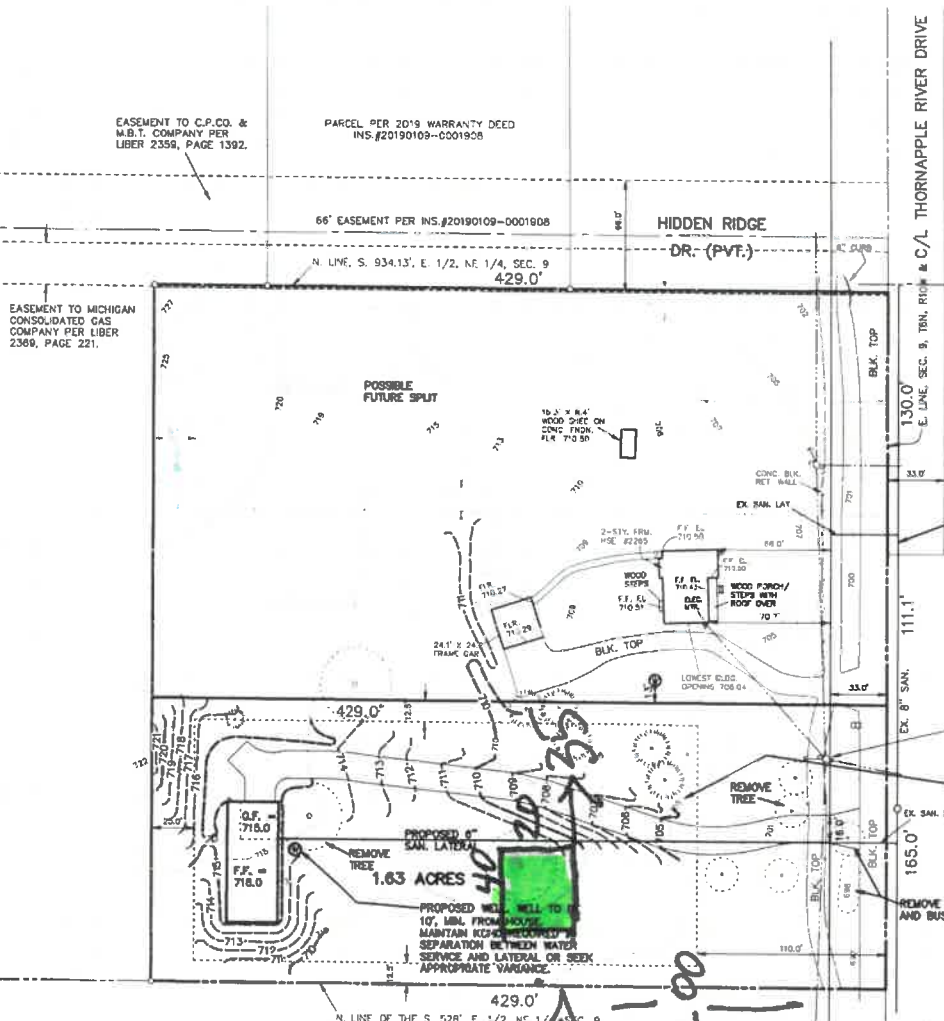
**SIGNATURES**

*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.)*

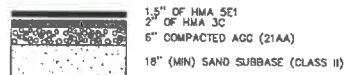
<u>Mary Hollister Sturges</u>	_____
Owner - Print or Type Name	Applicant - Print or Type Name
(*If different from Applicant)	
<u>Mary Hollister Sturges</u>	_____
Owner's Signature & Date	Applicant's Signature & Date
(*If different from Applicant)	
<u>4-4-24</u>	

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



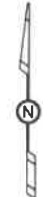
**GENERAL NOTES.**

- DESCRIPTION:  
LAND SITUATED IN THE TOWNSHIP OF CASCADE, COUNTY OF KENT, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:  
ALL THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 10 WEST, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE CENTERLINE OF THE THORNAPPLE RIVER DRIVE AT A POINT 1703.87 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION; THENCE WEST 429 FEET; THENCE SOUTH 408.13 FEET; THENCE EAST 429 FEET; THENCE NORTH 406.13 FEET TO THE POINT OF BEGINNING.  
TAX PARCEL NUMBER: 41-18-09-278-001
- ZONING: R-1  
RESTRICTIONS:  
LOT AREA: 40000 S.F.  
LOT WIDTH: 110.0 FEET  
SETBACKS:  
FRONT 110' FROM CENTERLINE  
SIDE 10' MIN. (25' TOTAL)  
REAR 25'
- PROPOSED HOUSE TO HAVE PROPOSED WELL AND SHALL CONNECT TO EXISTING SANITARY SEWER LATERAL.



**STANDARD PAVING CROSS SECTION**  
WITHIN PUBLIC R/W

- DRIVEWAY NOTES:**
- GRADE WITHIN THORNAPPLE RIVER DR. RIGHT-OF-WAY TO MATCH EXISTING GRADE.
  - EXISTING DRAINAGE PATTERNS TO BE MAINTAINED. THERE IS NO EXISTING DITCH.
  - PAVEMENT CROSS-SECTION WITHIN RIGHT-OF-WAY SHALL CONFORM TO DETAIL PROVIDED.



SCALE: 1" = 50'  
1' CONTOUR INTERVAL

**LEGEND**

- = IRON STAKE FOUND
- ⊙ = UTILITY POLE & GUY WIRE
- ⊙ = WELL
- ⊙ = MAILBOX
- = OVERHEAD WIRES



Know what's below.  
Call before you dig.

NOTE: EXISTING SANITARY SEWER AND LATERALS ARE SHOWN PER AVAILABLE AS-BUILTS

BENCHMARK ELEVATION 701.33  
TOP OF SPINDLE BOLT IN W. SIDE OF POWER POLE (NAVD 88 DATUM)

MAINTAIN EX. DRAINAGE ROUTE. ADD SMALL BERMS, OR CHECK DAMS TO SLOW OR DISSIPATE FLOW.

C/L THORNAPPLE RIVER DRIVE

EX. 8" SAN. 111.1'

EX. SAN. LAT. 165.0'

- NOTES:**
- GRADES ARE SHOWN FOR REFERENCE AND SUBJECT TO FIELD ADJUSTMENT.
  - TREE LOCATION AND SIZES ARE SHOWN APPROXIMATE.
  - HOUSE LOCATION AND SIZE IS SHOWN APPROXIMATE.
  - EXTEND LATERAL FOR HOUSE CONNECTION. EXISTING LOCATION TO BE VERIFIED AND FINAL ROUTE AND ENTRY LOCATION INTO BUILDING TO BE DETERMINED.

PARCEL PER 2006 WARRANTY DEED  
INS.#20060207-008178

66' EASEMENT PER INS.#20190109-0001808

PARCEL PER 2019 WARRANTY DEED  
INS.#20190109-0001908

EASEMENT TO C.P.CO. & M.B.T. COMPANY PER LIBER 2356, PAGE 1392.

EASEMENT TO MICHIGAN CONSOLIDATED GAS COMPANY PER LIBER 2369, PAGE 221.

**SITE PLAN**  
**RE: 2265 THORNAPPLE RIVER DRIVE SE**  
**FOR: HOLLY STURGES**  
 2265 THORNAPPLE RIVER DR. SE  
 GRAND RAPIDS, MI 49546  
 PART OF THE NE 1/4, SECTION 9, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

05/19/22	REV. HOUSE PLACEMENT	JSD	DRAWN BY: JSD	PROJ. ENG.: JSV	SHEET 1 of 1
DATE	DESCRIPTION	BY	FILE NO.: 212139E	PROJ. SURV. DATE: 05/09/22	

**exxel engineering, inc.**  
 planners · engineers · surveyors  
 5292 Cyclo Park, S.W. • Grand Rapids, MI 49508  
 Phone (616) 531-3800 www.exxelengineering.com

3:49



< Notes



## **Narrative for special use permit-2303 Thornapple River Dr. SE**

I would like to erect a 20'x40'x8' fence to create an orchard enclosure. I live on the historic Auble farm and want to reinstate the orchard. I have planted many trees on the property only to have the deer destroy them. An 8' fence should provide protection against the herd of deer that live adjacent to my property. The black chain link fence should not impede vision of my property. The fence will be constructed 200' from the Drive and 35' away from either neighbor. As the fence will be located in the center of my 1.63 acre property the height of the fence will not affect the adjoining neighbors, nor change light and ventilation of the neighboring property, nor cause a traffic hazard, nor cause a fire or safety hazard. My property has long been known for its historic charm and viewing of the deer. The orchard enclosure will enhance the farm setting.





**CASCADE CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MONDAY, May 20, 2024  
7:00 PM**

**ARTICLE 10.**

**Case #23-3826**

**Applicant:** James Rabaut

**Property Address:** 2020 Devonwood Lane

**Parcel Number:** 41-19-08-100-038

**Requested Action:** Special Use Permit for the expansion of an accessory building that exceeds 832 sf.



# CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

## PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 24-3826  
REPORT DATE: May 6, 2024  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: May 20, 2024  
PREPARED BY: Andrea Hendrick, Planning Director

### APPLICATION SUMMARY:

APPLICANT: Applicant: Jame Rabaut  
Property Owner: Douglas & Maria Devos

ADDRESS: 2020 Devonwood Lane SE

PARCEL NUMBER: 41-19-08-100-038

REQUESTED ACTION: Seeking a Type I Special Use permit to expand an accessory building over 832 sf.

REQUIREMENTS: Section 4.09 Accessory Buildings – Residential  
Section 17.03.1 Type I Special Use Permit  
Section 4.08 Attached accessory Buildings

EXISTING ZONING OF SUBJECT PARCEL(S): R-1 Single Family Residential District

GENERAL LOCATION: The subject property is a large residential lot located north of Burton Street. The Property is accessible from the south by a private road off Burton, west of Kraft Avenue SE. It is also accessible from Devonwood Lane SE off Cascade Road from the northeast. The property is surrounded by other properties owned by the applicant or members of their family to the west, south, and east. There are three bodies of water in proximity to the subject parcel; Walden Lake to the north, Woods Lake to the east and a privately owned, unnamed lake to the south fully owned by the applicant.

PARCEL SIZE: 46.52 acres

EXISTING LAND USE: Residential

ADJACENT PROPERTIES: N: R-1 Single Family Res. – 1–3-acre lake front properties  
W: R-1 Single Family Res. – Lake owned by applicant  
S: R-1 Single Family Res. – Lake owned by applicant  
E: R-1 Single Family Res. – 5-acre lot and wooded parcel owned by applicant

### **PROPERTY HISTORY**

#### *Accessory Building 1- Storage Shed*

12-20-1999 – Type 2 Special Use Permit for a 1,456 sf accessory building.

08-04-2003 – Type 2 Special Use Permit to expand 1,456 sf accessory building to 3,616 sf.

#### *Accessory Building 2 – Recreation Building*

03-19-2007 – Type 2 Special Use Permit for 12,000 sf accessory building

#### *Accessory Building 3 – Pavilion with Restrooms*

Approximately 1,200 sf accessory building (approval history unclear)

#### *Accessory Building 4 – Family Support Building*

04-10-2012 – Variance to allow for a fourth accessory building. The size of the building was not specified in the variance approval.

06-04-2012 – Type 2 Special Use Permit for 8,500 sf accessory building (Building as-built is 7,290 sf)

### **PROPOSED USE**

The applicant is requesting an 8,100 sf expansion to Accessory Building 4, “Family Support Building”. This will bring the total size of Building 4 to approximately 15,190 sf.

The expansion will include the following:

- Four (4) double garage bays
- Additional staff support and storage space
- Expansion of the existing staff room
- An expanded conference room
- Additional bathroom
- Additional outdoor parking space

The proposed addition will be constructed using materials consistent with the 2012 portion of the building.

### **SECTION 4.08**

Section 4.08(5) Attached Accessory Structures. The proposed addition will be attached to the existing structure with an exterior covered area. According to this section, accessory building area considered attached to a principal structure when the area between is wholly or partially covered by a continuous breezeway, portico, covered colonnade, or similar architectural device. The same has been applied to different sections of accessory structures in the past and this application is also reviewed with that assumption.

**TYPE I SPECIAL USE REVIEW 2022-2023**

The following table contains a list of Type I Special Uses approved by the Planning Commission in previous years. The columns represent the square footage of the requested accessory building and the total acres of the property requesting a Special Use. This table does not show additional accessory buildings, their size/s, or the size of the principal building. The “percentage of property” column represents the square footage of approved building from that case as a percentage of the full parcel. The mean percentage of approved buildings is 1.4%. Based on the unusually large size of the applicant’s property, the requested addition for building #4 would only cover 0.76% of the property, which is almost half of the average lot coverage for accessory buildings that is approved by the Planning Commission in 2022-2023. If you add all the accessory buildings on the applicant site, the approval of the addition would bring the lot coverage calculation to slightly over the average/mean lot coverage for one building on other lots. Keep in mind that this chart does not add in the calculation for additional accessory buildings. It is safe to assume that if it did, the average approved lot coverage would increase.

<b>Case</b>	<b>Location</b>	<b>Zoning</b>	<b>SF Building</b>	<b>Acres</b>	<b>Percent of Property</b>
23-3801	3660 Cherry Ln	FP	2,624	10.2	<b>0.59%</b>
23-3798	6390 Cascade Rd	R-1	1,440	1.9	<b>1.74%</b>
23-3793	5407 Buttrick Ave	R-1	3,600	7.3	<b>1.13%</b>
23-3791	2568 Linda Ave	R-2	1,200	1	<b>2.75%</b>
23-3785	8189 Ashwood Dr SE	PUD-89	1,260	0.5	<b>5.79%</b>
23-3784	3680 Buttrick Ave	ARC	2,800	4.2	<b>1.53%</b>
23-3774	2511 Sugar Creek Ln	ARC	1,014	11.9	<b>0.20%</b>
23-3771	5830 Burton St	R-1	980	3.8	<b>0.59%</b>
23-3770	3671 Cherry Ln	ARC	1,900	3.84	<b>1.14%</b>
23-3767	1400 Buttrick Ave	R-1	1,574	2.48	<b>1.46%</b>
23-3764	7779 Silverthorne	R-1	2,500	13.79	<b>0.42%</b>
23-3753	1550 Thornapple River Dr	R-2	1,495	1.15	<b>2.98%</b>
22-3695	3030 Wood Duck Lane	ARC	3,456	4.6	<b>1.72%</b>
22-3699	2011 Devonwood Lane	R-1	1,320	3.3	<b>0.92%</b>
22-3702	7675 Sudbury Lane	R-1	1,292	2.4	<b>1.24%</b>
22-3703	8320 45th St SE	R-1	1,200	1.3	<b>2.12%</b>
22-3707	8189 Ashwood Dr SE	PUD 89	1,260	1.9	<b>1.52%</b>
22-3722	5479 Ranger Hills Dr	R-1	1,200	1.02	<b>2.70%</b>
22-3725	9070 52nd St	ARC	2,048	1.77	<b>2.66%</b>
22-3732	6927 Oak Brook St	R-2	1,144	0.99	<b>2.65%</b>
<b>24-3826</b>	<b>2020 Devonwood Lane Proposed Building Only</b>	<b>R-2</b>	<b>15,390</b>	<b>46.52</b>	<b>0.76%</b>
<b>24-3826</b>	<b>2020 Devonwood Lane All Accessory Buildings</b>	<b>R-2</b>	<b>32,316</b>	<b>46.52</b>	<b>1.59%</b>

**SECTION 17.03**

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.

<b>PLANNING COMMISSION CONSIDERATIONS</b>	<b>FINDINGS</b>
1) The intended use of the building.	The subject building is an existing building on site. It is currently used for a family property maintenance and groundskeeping building. While not a typical use in residential areas it is not explicitly prohibited. The building has been previously used for this purpose without any complaint from neighboring property owners. Previous community engagement events held by the applicant either were not attended or resulted in letters of support from the neighbors.
2) The proposed location, type and kind of construction and general architectural character of the building.	The proposed addition will be added to the interior side of the existing building. The existing building is located on the south side of the property. The nearest public street is Burton, 1,055 feet to the south. A gate exists roughly 200 feet onto Devonwood that obstructs public access to accessory building #4 and the remainder of the property. In addition, landscaping buffers prevents public view of any portion of the proposed building. Construction will be consistent in material and design with the existing structure.
3) The size of the building in relation to the house, lot, and zoning district.	Principal Residential: 13,500 sf footprint – The home is multiple floors so the total square footage is more.
4) The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area.	<p><b>To the West:</b> No Adjacent buildings. Lake partially owned by applicant.</p> <p><b>To the North:</b>  <i>2011 Devonwood Ln SE (3.24 acres)</i>            Building #1: 1,306 sf            Building #2: 870 sf</p> <p><b>To the East:</b>  <i>1940 Forest Shores Dr. SE (9.5 acres)</i>            Building #1: 2,613 sf            Building #2: 1,742sf  <i>6150 Cascade Rd SE (28.7 acres)</i>            Building #1: 2,226 sf            Building #2: 871 sf            Building #3: 1,280 sf</p> <p><b>To the South:</b> No Adjacent buildings. Lake owned by applicant.</p>

5) The topography and vegetation in the area.	The proposed building is fully screened by vegetation on all sides. It is fully out of view from all public roads. Furthermore, there is a gate that prevents the public from entering the property where the building is located. The fence is roughly 900 linear feet from the existing building. The access drive to the property is curved and forests line both sides of the drive. The proposed expansion is not visible from adjacent properties.
6) Whether the proposed building will affect the light and air circulation of any adjoining properties.	The scale of the property, in addition to the lake on the west and south boundaries prevent the building from having impacts on light or air impacts on adjacent properties.
7) Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.	Due to the existing forest surrounding the current and proposed sections of the building, the adjoining property owner will not be adversely affected.
8) Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets.	The proposed building is serviced by the existing driveway. The driveway connects to both Burton and Devonwood Dr. The nearest connection to the proposed building is 1,055 linear feet from Burton Street.

**ADDITIONAL REFERENCE IMAGES**



View from the south gate near Burton. The current building in located in the forested area completely screened from the road. The proposed addition will be on the north side of the building. No portion of the building will be visible.

**NEIGHBORS COMMENTS**

No comments have been received whether in support or opposition.

## **RECOMMENDATION**

Staff recommends that this variance be APPROVED based on the findings above, with the following conditions:

1. All outdoor lighting adheres to Cascade Township Zoning Ordinance standards.
2. The accessory building may not be used for a dwelling.

## **ATTACHMENTS**

1. Application
2. Site Plans & Elevations



# CASCADE CHARTER TOWNSHIP

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

## PLANNING & ZONING APPLICATION

**APPLICANT:** Name: James Rabaut

Address: 150 Ottawa Avenue NW, Suite 1500

City & Zip Code Grand Rapids, Michigan 49503

Telephone: (616) 752-2178

Email Address: jrabaut@wnj.com

**OWNER: \* (If different from Applicant)**

Name: Douglas L. DeVos and Maria P. DeVos

Address: 200 Monroe Avenue NW

City & Zip Code: Grand Rapids, Michigan 49503

Telephone: (616) 942-5863

Email Address: donm@rdvcorp.com

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

<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. – Rezoning *
<input type="checkbox"/> P.U.D. – Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance 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 attached Exhibit A and Exhibit B.

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**LEGAL DESCRIPTION OF PROPERTY\*\*:**

See attached Exhibit C.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(\*\*Use Attachments if Necessary)

**PERMANENT PARCEL (TAX) NUMBER:** 41-19 -08-100-038

**ADDRESS OF PROPERTY:** 2020 Devonwood Lane, S.E.

**PRESENT USE OF THE PROPERTY:** Private Residence

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

Name(s)	Address(es)
N/A	N/A
N/A	N/A

**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.)*

Douglas L. DeVos and Maria P. DeVos  
Owner – Print or Type Name  
(\*If different from Applicant)

\*\**James J. Rabaut*  
Owner's Signature & Date  
(\*If different from Applicant)

James Rabaut  
Applicant – Print or Type Name

*James J. Rabaut*  
Applicant's Signature & Date  
4/12/24

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

Rev. 7/27/21

\*\*Warner Norcross + Judd LLP, as legal counsel for Owner  
*by: James J. Rabaut, partner*

## EXHIBIT A

### SUMMARY OF REQUEST

Section 4.09 (Accessory Buildings-Residential), Table 4-1, of the Cascade Charter Township Zoning Ordinance ("**Ordinance**") provides that accessory buildings larger than 832 square feet require a Special Use Permit. Applicant (on behalf of Owner) is seeking a Special Use Permit to allow an approximately 8,100 square foot expansion to the existing approximately 7,290 square foot accessory building located on Owner's primary residence parcel commonly known as 2020 Devonwood Lane, S.E., Tax Parcel No. 41-19-08-100-038 ("**Property**"). The Property contains approximately 46.4 acres (See Attachment 1). The Property and Owner's adjacent property (41-19-08-100-041, 41-19-08-100-017, 41-19-08-100-011, 41-19-08-100-025, 41-19-08-100-039, and 41-19-08-251-006) contain approximately 166 contiguous acres (See Attachment 2). The Property contains four accessory buildings (a recreational facility, a storage shed, a restroom pavilion, and a garage with working space for support staff for Owner ("**Family Support Building**")). Owner previously obtained a variance permitting four accessory buildings on the Property (typically three is the maximum) (2012) ("**Variance**"). The Owner also previously obtained a special land use permit to construct the Family Support Building (2012) ("**Existing SLUP**"). On February 22, 2021, the Planning Commission approved a 750 square foot expansion of the recreational facility located on the Property. The Owner now seeks to expand is the Family Support Building as described above and as depicted on the attached Site Plan. The proposed expansion of the Family Support Building, if approved, would include the following: (i) four (4) double garage bays; (ii) additional staff support and storage space; (iii) expansion of the existing staff room; (iv) an expanded conference room; (v) an open air passage between the existing building and proposed addition, with a contiguous roof structure; (vi) an additional bathroom; and (vii) additional outdoor parking. The proposed improvements to the Family Support Building and the surrounding area are all in furtherance of the current residential administrative and support use of the Family Support Building.

The proposed expansion to the Family Support Building is illustrated on the Site Plan attached as Attachment 3. This site plan also shows the Family Support Building's location on the Property and the distance of the Family Support Building (as expanded) from Burton Street (i.e., the south boundary of the Property).

## EXHIBIT B

### NARRATIVE FOR SPECIAL USE PERMIT REQUEST

Pursuant to Section 4.09(1) (Special Use Permits Required), Table 4-1, accessory buildings larger than 832 square feet require a Special Use Permit. Since the Family Support Building is a detached residential accessory building, the request to expand it is a request for a Special Use that may be approved by the Planning Commission (See Section 17.03 (1)(a) and Section 17.04 of the Ordinance). As required by Section 17.03(1)(a) of the Ordinance, this Special Use Permit request is based on the following.

1. **The intended use of the building.** The proposed expansion of the Family Support Building would be used for additional administrative, maintenance and support services provided to the Owner and for the Property, in furtherance of the current residential administrative and support use of such building. The proposed expansion of the Family Support Building is NOT providing for any new use or new activities on the Property. As required by the Variance, the Family Support Building will not be involved, directly or indirectly, with any commercial use—the use will remain entirely a residential support use.
2. **The proposed location, type and kind of construction, and general architectural character of the building.** The proposed expansion to the Family Support Building will be harmonious with the character of existing structure and the surrounding buildings and will have a similar material palette to that of the existing structure and adjacent accessory buildings. The attached exterior elevation illustrates the harmonious nature of the design as well as the high level of quality construction that is being proposed. The design of the proposed expansion to the Family Support Building utilizes materials that are of high quality and require less maintenance over time. As is consistent with all of the existing buildings on the Property, the proposed expansion to the Family Support Building will be well maintained. The proposed expansion to the Family Support Building is approximately 1,055 feet from Burton Street (i.e., the south boundary of the Property). As required by the Variance, the proposed expansion of the Family Support Building will be set back at least 300 feet from all property boundaries (owned by third parties).
3. **The size of the building in relation to the house, lot, and zoning district.** The proposed expansion to the Family Support Building is approximately 8,100 square feet and will not materially affect the density of the existing residential development of the Property. The Property contains approximately 46.4 acres and Owner's contiguous property contains approximately 166 acres. The Property is located in the R-1 Single Family Residential District.
4. **The type and kind of principal and accessory buildings and structures located on the properties which are adjoining and in the general area.** The proposed expansion to the Family Support Building will be harmonious with the character of the Family Support Building and the surrounding buildings and will have a similar material palette to that of the existing structure and adjacent accessory buildings.

5. **The topography and vegetation of the general area.** The location of the site for the proposed expansion to the Family Support Building was chosen to provide a natural buffer to the surrounding properties due to the existing vegetation that will be preserved. Additionally, the attached site plan (see Attachment 3) contemplates additional landscape screening in two areas northwest of the proposed expansion to retain the natural buffer to surrounding properties.
6. **Whether the proposed building will affect the light and air circulation of any adjoining building or properties.** The proposed expansion to the Family Support Building will in no way impact light or air circulation due to the great distance between the proposed expansion to the Family Support Building and all adjoining properties. Furthermore, minimal safety lighting is anticipated for the proposed expansion to the Family Support Building. All lighting used would meet township ordinance requirements. The proposed expansion to the Family Support Building will not add unwanted noise or emissions. Mitigating factors include significant existing buffer from surrounding homes due to existing vegetation as well as significant distances from adjoining properties. The proposed expansion to the Family Support Building is approximately 1,055 feet from Burton Street.
7. **Whether the proposed building will adversely affect the view of any adjoining property owner or occupant.** Adjoining property views will not be adversely affected as the proposed expansion to the Family Support Building will be screened by natural vegetation. Additionally, the attached site plan (see Attachment 3) contemplates additional landscape screening in two areas northwest of the proposed expansion, in order to maintain screening for adjoining property.
8. **Points of access to the proposed building and their relationship to adjoining properties and the view from adjacent streets.** The proposed expansion to the Family Support Building will not significantly change the existing traffic patterns as the use will be the same.

## EXHIBIT C

### **Legal Description of Property**

That part of the Northwest 1/4, Section 8, Town 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the center of Section 8; thence North 00°53'35" West 1328.92 feet along the East line of said Northwest 1/4; thence North 89°44'52" West 655.41 feet along the South line of the North 1/2 of said Northwest 1/4 to the PLACE OF BEGINNING of this description; thence North 89°44'52" West 182.87 feet along said South line; thence South 47°04'55" West 876.77 feet; thence North 89°44'52" West 485.00 feet; thence North 00°58'41" West 1859.85 feet along the West line of the East 3/4 of the Northwest 1/4, Section 8; thence South 71°18'00" East 75.07 feet; thence South 49°07'00" East 268.35 feet; thence North 00°18'00" East 27.08 feet; thence North 85°13'13" East 135.53 feet; thence South 00°18'00" West 45.00 feet; thence South 89°42'00" East 135.00 feet; thence North 00°18'00" East 275.00 feet; thence South 89°42'00" East 852.00 feet along the North line of the Northwest 1/4, Section 8, to a point which is North 89°42'00" West 578.89 feet from the North 1/4 corner of Section 8; thence South 21°26'00" East 86.48 feet; thence Southwesterly 302.42 feet along the centerline of Devonwood Lane on a 250.0 foot radius curve to the right, the chord of which bears South 55°38'44" West 284.31 feet; thence North 89°42'00" West 15.86 feet; thence South 21°01'17" West 551 feet, more or less, to the centerline of the East-West Walden Lake Drain; thence meandering Easterly along said centerline 354 feet, more or less, to its intersection with a line which bears North 00°56'44" West from the place of beginning; thence South 00°56'44" East 619 feet, more or less, to the place of beginning. Except any submerged lands within Wood Lake. Containing approximately 46.4 acres.

TOGETHER WITH a 66 foot wide easement for ingress, egress and utilities described as follows:

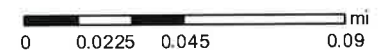
That part of the Northwest 1/4, Section 8, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the North 1/4 corner, Section 8; thence North 89°42'00" West 578.89 feet along the North line of said Northwest 1/4; thence South 21°26'00" East 132.46 feet to the PLACE OF BEGINNING of this description; thence South 21°26'00" East 256.89 feet; thence South 00°53'35" East 85.50 feet; thence North 21°26'00" West 279.40 feet; thence Southwesterly 280.36 feet on a 313.0 foot radius curve to the right, the chord of which bears South 64°38'23" West 271.08 feet; thence North 89°42'00" West 39.69 feet; thence North 21°01'17" East 32.07 feet; thence South 89°42'00" East 28.34 feet along the Southerly line of an existing easement; thence Northeasterly 308.37 feet along a 283.0 foot radius curve to the left, the chord of which bears North 59°05'00" East 293.34 feet to the place of beginning.

The property address and tax parcel number listed below is provided solely for informational purposes, without warranty as to accuracy or completeness. If the information listed below is inconsistent in any way with the legal description listed above, the legal description listed above shall control.

Property Address: 2020 Devonwood Lane, S.E., Grand Rapids, Michigan 49546  
Tax Parcel No. 41-19-08-100-038

**ATTACHMENT 1**

**See attached**



**ATTACHMENT 2**

**See attached**



**TOTAL OWNER PARCELS**  
166.63 ACRES

**2020 DEVONWOOD**  
46.52 ACRES

ACCESSORY BUILDING #1

ACCESSORY BUILDING #2

ACCESSORY BUILDING #3

ACCESSORY BUILDING #4

**ATTACHMENT 3**

**See attached**



**TOTAL OWNER PARCELS**  
166.63 ACRES

**2020 DEVONWOOD**  
46.52 ACRES

ACCESSORY BUILDING #1

ACCESSORY BUILDING #2

ACCESSORY BUILDING #3

ACCESSORY BUILDING #4

2001 FOREST SHORES

RESIDENCE

1960 FOREST SHORES

5733 BURTON

6031 BURTON

5481 BURTON

5649 BURTON

BURTON

WATERMARK

CASCADE

ACORN VALLEY

DEVONWOOD

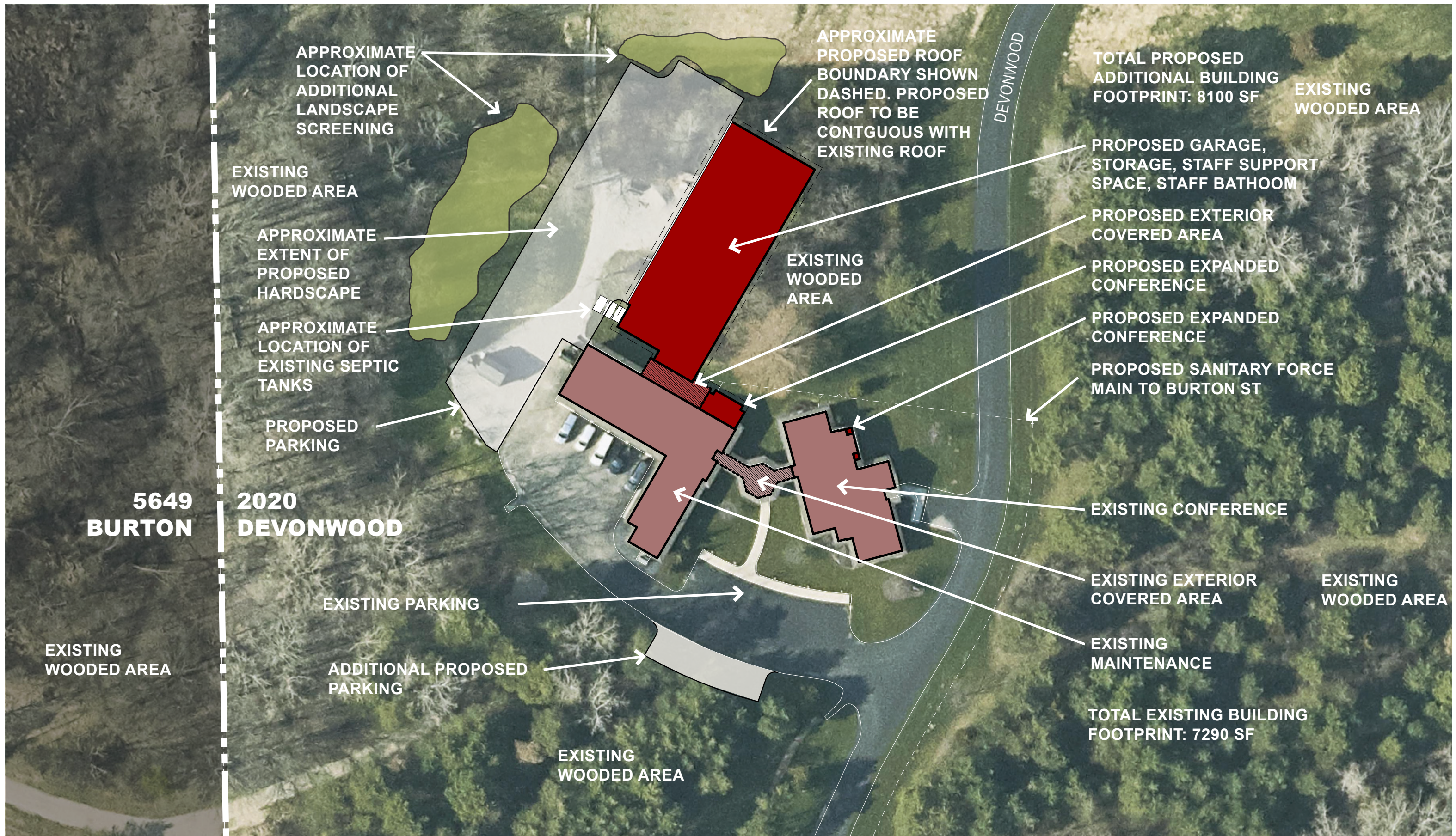
± 391'

± 1055'

BURTON







VENEER  
MASONRY

FIBERGLASS REINFORCED  
ASPHALT SHINGLES

PREFINISHED METAL  
OVERHEAD DOOR



PAINTED  
CEMENT BOARD  
AND BATTEN

GLASS

VENEER  
MASONRY



