

**Cascade Charter Township**  
**Ordinance # 1 of 2021**

An Ordinance to amend the

**EAST IMPORTS PLANNED UNIT DEVELOPMENT PROJECT**

as follows:

**Cascade Charter Township Ordains:**

**Section 1**

Section II. – Legal Description. Section II is amended to include the additional legal descriptions:

Subaru Site Legal Description – 6095 28<sup>th</sup> Street

411908451054 PART OF SW 1/4 COM 454.25 FT E ALONG S SEC LINE FROM S 1/4 COR TH E ALONG S SEC LINE 148.75 FT TH N OD 43M 11S W 642.0 FT TH N 89D 32M 03S W 135.10 FT TH S OD 29M 57S W 641.86 FT TO BEG \* SEC 8 T6N R10W 2.09 A. SPLIT ON 12/10/2004 FROM 41-19-08-451-043, 41-19-08-451-046; SPLIT/COMBINED ON 02/20/2017 FROM 41-19-08-451-047, 41-19-08-451-048, 41-19-08-451-049, 41-19-08-451-021, 41-19-08-451-027

Subaru Site Legal Description – 6115 28<sup>th</sup> Street

PART OF SE 1/4 COM 603.0 FT E ALONG S SEC LINE FROM S 1/4 COR TH E ALONG S SEC LINE 230.23 FT TH N PAR WITH N&S 1/4 LINE 530.39 FT TO N LINE OF S 530.38 FT OF SW 1/4 SE 1/4 TH W ALONG SD N LINE 230.88 FT TO A LINE BEARING N PAR WITH N&S 1/4 LINE FROM BEG TH S PAR WITH N&S 1/4 LINE 530.88 FT TO BEG \* SEC 8 T6N R10W 2.81 A.

Subaru Site Legal Description – 6143 28<sup>th</sup> Street

PART OF SE 1/4 COM 833.23 FT E ALONG S SEC LINE FROM S 1/4 COR TH E ALONG S SEC LINE 122.0 FT TO A PT 30 FT W FROM /MEAS PERP TO/ E LINE OF W 1/2 E 1/2 SW 1/4 SE 1/4 TH N PAR WITH SD E LINE 455.0 FT TO N LINE OF S 455 FT OF SW 1/4 SE 1/4 TH W ALONG SD N LINE 80.0 FT TO A PT 110 FT W FROM /MEAS PERP TO/ E LINE OF W 1/2 E 1/2 SW 1/4 SE 1/4 TH N PAR WITH SD E LINE 75.38 FT TO N LINE OF S 530.38 FT OF SW 1/4 SE 1/4 TH W ALONG SD N LINE 42.0 FT TO A LINE BEARING N PAR WITH N&S 1/4 LINE

FROM BEG TH S PAR WITH N&S 1/4 LINE 530.39 FT TO BEG \* SEC 8 T6N R10W 1.34 A.

## **Section 2**

Section IV. – Purpose. Section IV is amended to read as follows:

The Project occupies approximately 18.0 acres of land. The Project is proposed to be expanded to allow for a new (Subaru) new and used automobile sales and related uses. The Planned Unit Development technique has been chosen by the Developer to provide more control over the Project's aesthetics and appearance. This development technique provides the Developer with the ability to develop the Project in a manner to meet market expectations and develop the project in a unified manner with the existing East Imports PUD (Porsche and Audi) new and used automobile dealership.

The regulations contained herein are established to define the procedures necessary to ensure high quality development in the Project. Additionally, they are designed to achieve integration of this development with adjacent land uses.

## **Section 3**

Section VI. – Permitted Uses. Section VI is amended to read as follows:

### **1. New and Used Car sales.**

- A. One (1) 34,600 square foot building. This building will be constructed as shown on the approved site plan dated 12/23/03 as drawn by Concept Design Group (the approved site plan).
- B. One (1) 20,000 square foot building. This building will be constructed as shown on the approved site plan dated 1/2/14.
- C. One (1) 3,200 square foot single story detail building as shown on the approved site plan dated 1/2/14.

This site will also be able to utilize the following uses associated with the new and used automobile sale business on site:

- Normal repair and servicing associated with automotive sales.
  - Display of vehicles outside the building.
  - The display of vehicles for sale or lease inside and outside the building for periods in excess of 72 hrs.
  - Normal retail sales of parts as related to new and used automotive vehicle brands sold on-site.
  - Washing and detailing of vehicles both inside and outside the building.
- D. One (1) 37,803 square foot building. This building will be constructed as shown on the approved site plan dated 12/29/20.

**Section 4**

Section VII. – Site Plans & Design Guidelines, Requirements and Limitations.  
Subsection B is amended to read as follows:

B. Parking

- 1. A total of 1,005 parking spaces are provided. A minimum of 82 spaces must be reserved for customer parking with the rest of the parking allowed to be used for display of vehicles for sale. No vehicles are allowed to be displayed anywhere on the site except for an approved parking space as shown on the approved site plan.

**Section 5**

Section VIII. – Landscaping. Section VIII is amended to read as follows:

The project shall provide landscaping according to the approved landscape plans as drawn by Concept Design Group dated 1/02/14, the parking expansion plans drawn by Nederveld dated 7/25/17 and the approved landscape plans drawn by Nederveld dated 12/29/20. The developer shall be required to deposit a Performance guarantee for landscaping prior to obtaining a building permit.

**Section 6**

Section IX. – Signs. Section IX is amended to include the additional sign information:

SUBARU (new dealership 6115 28 <sup>th</sup> St)	
Star Cluster Oval Logo	36
"Subaru" Letter Sign	77
"FOX" Dealer Name	11.3
Pylon Sign	98
<u>Total</u>	222.3 sq ft

SUBARU DIRECTIONAL WALL MOUNTED	
Subaru "Service"	10
Subaru "Express"	10
<u>Total</u>	20 sq ft

SUBARU DIRECTIONAL OTHER	
Site Sign 1	10
Site Sign 2	10
<u>Total</u>	20 sq ft

**Section 7**

Section XI. – Land Splits. Section XI is amended to read as follows:

This project involves a portion of a larger parcel to the north; this parcel is currently identified as (6065 28th St. (41-19-08-451-037). Per the approval of the project this land division is already considered approved by Cascade Township provided it is completed as shown on the approved site plan.

This expanded project involves a land split and combination with two different properties to the north and east. The property to the north (6120 Charlevoix Woods Ct) will be split creating two parcels, the western piece will be combined with the Subaru parcel (6045 28th St). The eastern half will stand on its own.

In addition, the 6097 28th St will be split to create two parcels. The western half will be combined to the Subaru parcel and the eastern half will be combined to 6095 28th St.

The new Subaru building at 6115 28<sup>th</sup> Street will involve the combination of four parcels. 6095 28<sup>th</sup> Street, 6115 28<sup>th</sup> Street, 6143 28<sup>th</sup> Street and 6120 Charlevoix Woods Court will be combined into one parcel.

### **Section 8**

Section XIV. – Lighting. Section XIV is amended to read as follows:

The required lighting section of the Zoning Ordinance as amended shall regulate lighting for the project. The lighting at this project is limited to only those lights and those types of lights as indicated on the approved photometric lighting plan as drawn by Concept Design Group dated 11/10/03, the updated lighting plan dated 12/30/13 for the Subaru site and the parking expansion plan dated 7/25/17, and the updated lighting plan drawn by Crites, Tidey & Assoc. Inc for the Subaru site at 6115 28th Street dated 1/14/21. Furthermore, the total height of individual light poles is limited to the height indicated on the plan as well. All lights on the site are to be downcast or “shielded” type lights. If the developer chooses to utilize LED lights the new plan will be reviewed administratively by the Planning Department for compliance with our lighting regulations.

### **Section 9**

This Ordinance shall become effective 30 days after publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township


The following Ordinance was offered by Board Member Koessel, Supported by Board Member McDonald. The roll call vote being as follows:

YEAS: Lesperance, Slater, Peirce, Koessel, McDonald, Shipley, Noordhoek

NAYS: None


ABSENT: None

ORDINANCE DECLARED ADOPTED

  
Susan Slater  
Cascade Charter Township Clerk

CERTIFICATION

I certify the forgoing to be a true copy of an Ordinance adopted at a regular meeting of the Cascade Charter Township Board on the 24<sup>th</sup> Day of February, 2021.

  
Susan Slater  
Cascade Charter Township Clerk