

CASCADE CHARTER TOWNSHIP
Ordinance #3 of 2021
AN ORDINANCE TO AMEND ORDINANCE #6 OF 1989,
THE H. LOUIS LETOURNEAU
PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to the H. Louis LeTourneau PUD Ordinance

Section II. Legal Description.

Section II shall be deleted and replaced with:

The legal description of the Premises is as follows:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 10 WEST, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 20 S00°41'05"E, 89.11 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 20 AND S87°33'18"E, 43.06 FEET TO THE EASTERLY RIGHT OF WAY LINE OF KRAFT AVENUE AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY, 228.18 FEET ALONG A 10,060 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S88°19'38"E, 228.18 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF 36TH STREET; THENCE S00°41'05"E, 263.23 FEET; THENCE S44°23'00"W, 57.15 FEET; THENCE S57°56'33"W, 219.64 FEET TO SAID EAST RIGHT OF WAY LINE OF KRAFT AVENUE; THENCE N00°41'05"W, 427.32 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.839 ACRES OF LAND. SUBJECT TO RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD.

Section IV. Permitted Uses.

Section IV shall be deleted and replaced with:

The permitted use for the H. Louis LeTourneau PUD shall be limited to one (1) 2,500 square foot office building which will house a dental office.

Section V. Design Standards.

Section V shall be deleted and replaced with:

For the purposes of this PUD, only one (1) building containing not more than 2,500 square feet shall be permitted. The following design standards shall apply within the H. Louis LeTourneau PUD.

A. Area Regulations

1. The building shall be setback from the street right-of-way a minimum of 70 feet.
2. The side yard setback shall in no case be less than 150 feet.
3. The rear setback shall in no case be less than 100 feet.

B. Height Regulations

The building shall not exceed the height of thirty-five (35) feet as measured in accordance with the Cascade Charter Township Zoning Ordinance.

C. Off Street Parking and Loading Areas

1. All employee parking shall be provided on-site and not on any streets. Such parking areas shall be surfaced prior to occupancy with bituminous concrete or asphalt. Driveways shall be constructed with materials equal to or better than the requirements established by the Kent County Road Commission.
2. The off-street parking area shall be drained so as to prevent drainage onto abutting properties and shall comply with the Township Engineer's letter dated November 2, 2021.
3. Any lighting fixtures used to illuminate off-street parking shall be so arranged as to reflect the light away from adjacent properties, streets or highways.

D. Parking Requirements

1. Off-street parking for the Premises shall accommodate 12 vehicles.
2. Each off-street parking space for automobiles shall be a minimum of 162 square feet in area, with a minimum width of nine (9) feet, exclusive of access drives or aisles. There shall be provided a minimum access drive of twenty (20) feet in width, and where a turning radius is necessary, it shall be of such an arc as to reasonably allow an

unobstructed flow of vehicles. Parking aisles shall be of sufficient width to allow a minimum turning movement into and out of parking spaces. All parking shall be 90-degree parking with a minimum aisles width of 24 feet.

E. Signs

No signs shall be placed on the Premises except those specifically permitted below and as allowed by the Cascade Charter Township Sign Ordinance as amended:

1. One (1) freestanding sign containing no more than sixty-four (64) square feet in sign area. The sign must be ground mounted and shall not exceed a height of five (5) feet. The sign shall be located a minimum of twenty-five (25) feet from the pavement of the adjacent roadway(s) and in any event, no closer than five (5) feet to any lot line(s).
2. One (1) wall sign not to exceed fifty (50) square feet in total area. Or, one (1) awning/canopy sign not to exceed thirty-two (32) square feet in total sign area.
3. Directional signs, provided each sign does not exceed five (5) square feet.
4. One (1) construction sign, not to exceed thirty-two (32) square feet in sign area. Such sign may be erected thirty (30) days prior to beginning of construction and shall be removed thirty (30) days following completion of construction.

Section VI. Greenbelt and Landscaping Requirements.

Section VI shall be deleted and replaced with:

A. Minimum Greenbelt and Landscaping Requirements

For the purposes of screening the Premises, the Developer shall provide greenstrips and landscaping materials according to the approved landscaping plan as drawn by Nederveld dated October 7, 2021.

Greenstrips shall be located along the outer perimeter of the Premises to the logical extent possible. Any existing plant material which satisfies the requirements of this section may be counted toward satisfying their respective landscape requirement for the lineal feet in which they occupy. It cannot be credited towards areas that have no significant stands of

trees. The developer is urged to maintain, to the extent possible, all of the existing site landscaping.

B. Minimum Plant Size Requirements

For the purposes of this development, all landscaping materials shall meet the following minimum size standards:

Plant Type	Size
Canopy Tree	2-1/2 inch caliper
Understory Tree	1-1/2 inch caliper
Evergreen Tree	5 feet (height)
Shrubs	24 inches (height)

All plant species listed in Section 20.11 of the Cascade Township Zoning Ordinance shall not be credited as meeting the landscape requirements contained in this ordinance.

C. Other Landscape Requirements

1. Landscaping shall be installed within ninety (90) days of completion of the project, or unless permitted in writing by the Planning Director at a later date.
2. All landscaping shall be hardy plant materials and maintained thereafter in a neat and orderly manner. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season.
3. The Township shall require that the applicant provide a performance guarantee in the form of a performance bond, letter of credit, or certified check in an amount equal to the estimated cost of the required landscaping improvements. Such guarantee shall be deposited with the Township Clerk at the time of the issuance of the permit authorizing the activity to ensure faithful completion of the improvements indicated on the approved site plan.

Section VII – Site Plan.

Section VII shall be deleted and replaced with:

The H. Louis LeTourneau PUD shall be subject to all site plan items depicted on the site plan approved by the Township Board and dated October 7, 2021.

Section 2. Effective Date

This PUD Ordinance amendment shall become effective upon publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

Section 3. Effect

The Cascade Charter Township Zoning Ordinance, as amended, and the remainder of Ordinance #6 of 1989, as amended, except as otherwise expressly amended herein, shall remain in full force and effect.

The foregoing Ordinance amendment was offered by Board Member Shipley supported by Board Member Slater. The roll call vote being as follows:

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

NAYS:

ABSENT:

ABSTAIN:

ORDINANCE DECLARED ADOPTED.



Sue Slater

Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 15th day of December 2021.



Sue Slater

Cascade Charter Township Clerk