

## MINUTES

Cascade Charter Township  
Planning Commission  
Monday, October 3, 2016  
7:00 P.M.

**ARTICLE 1.** Chairman Waalkes called the meeting to order at 7:00 P.M.  
Members Present: Katsma, Lewis, Mead, Pennington, Rissi, Robinson and Williams  
Members Absent: Sperla (E)  
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

**ARTICLE 2. Pledge of Allegiance.**

**ARTICLE 3. Approve the current Agenda.**

**Motion was made by Member Lewis to approve the Agenda. Supported by Member Mead. Motion carried 8 to 0.**

**ARTICLE 4. Approve the Minutes of the September 19, 2016 Meeting.**

**Motion was made by Member Robinson to approve the Minutes as presented. Supported by Member Rissi. Motion carried 8 to 0.**

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

No visitors who were present wished to speak about non-agenda items.

**ARTICLE 6. Case #16:3321 Growney Mixed Use P.U.D. Amendment  
Public Hearing**

**Property Address: 2899 Thornapple River Drive**

**Requested Action:** The Applicant is requesting to rezone property at 2899 Thornapple Drive from B-1 and add it to the Thornapple Hilltop P.U.D.

Director Peterson stated that the Applicant is requesting preliminary approval in order to construct a new mixed use building. This building would include about 5,000 sq. ft. of retail/restaurant space with 7 residential units. The B-1 zoning district allows for up to 9 units per acre, this would come to about 8 units per acre.

This is the second phase of the planned development of the Thornapple Hilltop development. The first phase was the small residential development off of Overlook Summit. This new phase would be added to the existing Thornapple Hilltop P.U.D.

The site has been planned for a restaurant, although a drive-through restaurant is not permitted. The project also included some small property line reconfigurations between the first and second phase. These changes allow for additional parking on this phase of the project, which does not impact the first phase in a negative way that would have altered their approval.

The applicant has designed the building at about 35 feet tall. This is an exception of 5 feet. The B-1 zone allows for 30 feet tall for mixed use projects that include residential. The developer has provided some perspective drawings to help show what the building would like. The reason for the P.U.D. change is due to the exception for height, to add it to the existing P.U.D. and to tie in the building elevations with the approval.

The project includes a path to the North connecting to the residential uses in the Thornapple Hilltop P.U.D. It also includes a sidewalk along Thornapple River Drive. This sidewalk would ultimately provide a connection to Cascade Road, consistent with the Master Plan.

The site plan has been reviewed and approved by the Township Engineer. Applicant will need to execute the storm water agreement.

Director Peterson recommends approval of the preliminary plan. If approved, the applicant will come back for a recommendation to the Township Board when the P.U.D. ordinance language is worked out with the Applicant. After your recommendation, the Township Board will consider the matter at the final public hearing.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Steve Witte of Nederveld came forward to give an overview of the project and to address parking, cross-access, drainage, dumpster enclosure, sidewalks, and parking for the residential units.

**Motion was made by Member Lewis to open the public hearing. Supported by Member Rissi. Motion carried 8-0.**

Mr. Ken Carey came forward. Mr. Carey is the nearest neighbor to the project and wanted to let the Planning Commission know he is in favor of this project.

**Motion was made by Member Rissi to close the public hearing. Supported by Member Mead. Motion carried 8-0.**

**Motion was made by Member Rissi to approve the preliminary plan. Supported by Member Mead. Motion carried 8-0.**

**ARTICLE 7. Case #16:3305 Spruce Meadows P.U.D. Amendment  
Property Address: 5375 28<sup>th</sup> Street Court SE  
Requested Action: Recommendation of P.U.D. Amendment**

Director Peterson presented the Commission with the draft ordinance amendment of the Spruce Meadows P.U.D. project.

**Motion was made by Member Mead to approve the language of the P.U.D. amendment and forward to the Township Board. Supported by Member Robinson.**

**ARTICLE 8. Case #16:3334 Shaun Burkett – Suburban Landscapes**

**Property Address: 9500 Cascade Road**

**Requested Action:** The Applicant is requesting site plan approval for a 3,800 sq. ft. addition.

Director Peterson stated that the Applicant wants to construct a new addition on to the building to accommodate additional vehicle storage. This property was awarded a special use permit and site plan approval I 2006 for this use. The have operated at this location since with no complaints. A recent inspection of the site showed that they are operating within the confines of the special use permit. The addition is in the middle of the site and meets setback requirements. In order to stay in compliance with the special use permit they must continue to comply with Section 17.07.2.j of the zoning ordinance. This project does not increase an impervious surface since it is already a gravel parking lot. The Applicant is already capturing storm water in containers in order to irrigate material at the site. They also have a 12 ft. wide drainage area around the south side of the site to help with drainage.

Director Peterson recommends approval of the site plan addition.

**Motion was made by Member Robinson to approve the site plan addition. Supported by Member Lewis. Motion carried 8-0.**

**ARTICLE 9. Any other business.**

The next meeting will be held November 14, 2016.

**ARTICLE 10. Adjournment.**

**Motion was made by Member Rissi to adjourn. Supported by Member Mead. Motion carried 8 to 0. The meeting was adjourned at 7:50 p.m.**

Respectfully submitted,  
Scott Rissi, Secretary