

MINUTES

Cascade Charter Township Planning Commission
Monday, July 20, 2015
7:00 P.M.

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Hammond, Lewis, Mead, Pennington, Rissi, Sperla, Waalkes, Williams
Members Absent: Robinson (Excused)
Others Present: Community Development Director, Steve Peterson, and others listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance to the flag.

ARTICLE 3. Approve the current Agenda.

**Motion by Member Lewis to approve the Agenda. Support by Member Mead.
Motion carried 8-0.**

ARTICLE 4. Approve the Minutes of the May 18, 2015 meeting.

Motion by Member Mead to approve the minutes of the May 18, 2015 meeting as written. Support by Member Rissi. Motion carried 8-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)

No one wished to speak to non-agenda items.

ARTICLE 6. Case #15-3253 Derek Benedict

Public Hearing

Property Address: 3000 Thornhills Avenue SE

Requested Action: The Applicant is requesting to amend PUD #55 to permit 10 single family detached homes.

Director Peterson presented the case. This is a private drive off of the end of Oliver Woods. The Applicant was before the Zoning Board of Appeals recently due to the height of the building. The building is 15.25' which would require a 40' setback and the Applicant was requesting a 10' setback. The Zoning Board compromised with a 20' setback. The sight plan that you have reflects that change. The building is about 1900 sq. ft. There is a slight discrepancy to the plans, as we count the outdoor porch and railing in the total square footage.

They plan to match the style and architecture of the house. Given the size of the home and the size of the lots in the area, the size of the building seemed to fit in and meet our requirements for buildings over 832 sq. ft. I have recommended that you approve their Special Use Permit to have this building as proposed. The one condition is that the building cannot be used for living space or to run a business.

Chairman Pennington asked the Applicant to come forward with comments.

Derek Benedict, 1961 Steketee Woods Lane came forward as the Applicant. I have discussed the plans with my neighbors and have signatures stating their approval. We have received approval from the Zoning Board for our variance. The design and construction of the building is going to match the house, with the pitch of the roof, cedar siding and shingles.

Member Rissi stated that the homeowners well is located nearby and I am assuming your septic is not located anywhere near the proposed structure. The Applicant stated that this was correct. The septic field is located in the NW corner.

Member Lewis stated that he hoped the Applicant was aware that all lighting on the structure must be down lighting. The Applicant stated that he was not planning on any lighting.

Member Sperla asked if there was any electrical or plumbing planned for the structure. The Applicant stated that there would be electric but no plumbing.

Member Sperla asked what the sq. ft. is of the building itself without the porch. The Applicant stated 1,888 sq. ft. under a roof with a 12'x20' porch to match the patio surrounding the pool.

Member Hammond made a motion to open the Public Hearing. Support by Member Mead. Motion carried 8-0.

No one wished to speak at the Public Hearing.

Member Mead made a motion to close the Public Hearing. Support by Member Rissi. Motion carried 8-0.

Member Waalkes made a motion that the Planning Commission approve Case #15-3253 Derek Benedict for a Special Use Permit to allow the construction of an accessory building in excess of 832 sq. ft. with the conditions stated.

- **Building may not be used for living quarters or business.**

- Any lighting must be down cast and shielded.
- Support by Member Sperla. Motion carried 8-0.

ARTICLE 7. Case #15-3252 Advantage Label & Packaging Inc.

Property Address: 5575 Executive Parkway

Requested Action: The Applicant is requesting Site Plan Approval for a new label and packaging facility.

Director Peterson presented the case. This is located in the SW corner of the Township in Phase I of Meadowbrooke Business Park at the end of Executive Parkway. Phase II continues to the south where Lacks Industries has recently located. Manufacturing and office use is permitted in the Meadowbrooke Business Park. This is a 30,000 sq. ft. packaging and label facility being proposed. This meets our setbacks for square footage, parking etc. The only issue is the location of the curb cuts. There was an existing curb cut adjacent to the one across the street. They would like to move the curb cut further to the south. The only issues with the movement of the curb cut is a technical requirement for turning radius and the Road Commission was concerned that snow removal would block their new driveway. The Road Commission has required that the road easement be extended to allow a curb cut further to the south resolving the issue. The plans have been reviewed and approved by the Meadowbrooke Review Board. The Township Engineer had a couple comments. This part of Meadowbrooke is covered by the regional retention within the Plaster Creek Water Shed. All of this was planned for when Meadowbrooke was first developed. I recommend approval of the plan with the following conditions:

- Landscape Bond
- Compliance with the Road Commission Curb Cut requirements
- Final approval from the Township Engineer
- Final approval from the Drain Commissioner
- Sign and record the Storm water Maintenance Agreement
- Compliance with the Fire Department Letter

Member Lewis asked if the \$7,500 Landscaping Bond was necessary. Director Peterson stated that this is typical on any project.

Chairman Pennington asked the Applicant to come forward with comments.

Brandon Hartel, Wolverine Building Group on behalf of the Applicant, came forward to answer questions.

Member Hammond asked if there was a cul-de-sac necessary for snow removal. The Applicant stated that all the details had been worked out for the road extension as an easement from the Road Commission.

Member Mead asked if the proposed parking adequately planned for future development. The Applicant stated that it depends how the area is built out but there is room for additional parking if necessary. Member Mead asked if there were any wetlands on the property. The Applicant stated that there were not.

Member Williams asked what the time frame was for the project. The Applicant stated that construction would begin soon with production beginning by the first of the year.

Member Lewis thanked the Applicant for coming to Cascade and for already going thru the Meadowbrook Review process prior to the meeting.

Member Lewis made a motion that the Planning Commission approve Case 15-3252 Advantage Label & Packaging Inc. Site Plan to allow the construction of a new label and packaging facility with the following conditions:

- Landscape Bond
- Compliance with the Road Commission Curb Cut requirements
- Final approval from the Township Engineer
- Final approval from the Drain Commissioner
- Sign and record the Storm water Maintenance Agreement
- Compliance with the Fire Department Letter

Support by Member Mead. Motion carried 8-0.

ARTICLE 8. Case #15-3232 Cascade Township

Public Hearing

Property Address: 5905 Broadmoor Avenue

Requested Action: The Applicant is requesting to rezone property to Planned Unit Development to allow for a mixed use zoning designation.

Director Peterson presented the case. This parcel is surrounded by M-37, Patterson and 60th Street. This is on our to-do list from our Annual Work Plan. We are looking to make this piece more attractive for development. The zoning of Industrial may not be the appropriate designation for this area. We discussed several options and considered several with the office category seeming to make the most sense. The owner liked the idea of office zoning with the option of a couple extra uses. The owner agreed with the idea of a PUD and has seen this document and approved it. The PUD will be Office Zoning District with allowances for restaurants and athletic facilities. We exempt out in the office category a couple of different athletic uses, essentially bowling alleys, ice rinks and athletic fields. Restaurants are also typically not permitted in Office Zoning Districts but will be allowed in this PUD. Given the changes happening in the area

and with Davenport University it seemed to make sense. It fits well with our Mixed Use category. I am recommending Planning Commission approval to forward this PUD Ordinance to the Township Board. Atypically, this does not include a site plan which would come at a later date and is recognized in the PUD Ordinance. This would essentially act as a new Zoning District.

Member Lewis asked if Tennis would be included under the athletic field designation. Director Peterson stated that it would be included.

Member Mead asked if the property owner had expressed interest in developing the property. Director Peterson stated that the owner was very interested in the PUD and the proposed changes.

Member Mead stated that there is a billboard on the property and what is the chances of getting that removed. Director Peterson stated that with the Sign Ordinance we cannot require them to remove the billboard as the property gets developed. It would require that it become their sign and would be required to be included in the square footage that they are allowed.

Member Mead made a motion to open the Public Hearing. Support by Member Hammond. Motion carried 8-0.

No one wished to speak at the Public Hearing.

Member Mead made a motion to close the Public Hearing. Support by Member Lewis. Motion carried 8-0.

Member Mead made a motion to recommend for the Township Board to rezone this property to PUD as proposed by staff. Support by Member Sperla. Motion carried 8-0.

ARTICLE 9. Any other business

There was no new business.

ARTICLE 10. Adjournment

Motion made by Member Mead to Adjourn. Support by Member Waalkes . Motion carried 8-0. Meeting adjourned at 7:36 PM.

Respectfully submitted,
Aaron Mead, Secretary
Ann Seykora

Julie Kutchins
Planning Administrative Assistant