

## MINUTES

Cascade Charter Township  
Planning Commission  
Monday, September 19, 2016  
7:00 P.M.

**ARTICLE 1.** Vice Chairman Sperla called the meeting to order at 7:00 P.M.  
Members Present: Katsma, Lewis, Mead, Pennington, Rissi, Robinson and Williams  
Members Absent: Waalkes (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 Rissi to approve the Agenda. Supported by Member Lewis. Motion carried 8 to 0.**

**ARTICLE 4. Approve the Minutes of the September 12, 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 #16:3300 Cascade Lodging – Meijer P.U.D. Amendments**

**Property Address: 5411 28<sup>th</sup> Street**

**Requested Action:** The Applicant is requesting to amend the existing P.U.D. to allow for a new hotel.

Director Peterson stated that the Applicant is requesting Basic Plan Review in order to develop a new hotel on vacant property currently owned by Meijer.

The new hotel is in addition to the hotel recently reviewed to the North of this property. This new hotel is being located just to the west of the main Meijer truck docks. Between the location and the odd shape of the lot leaves little room to make adjustments.

The Meijer property was put into a P.U.D. I 2002 to accommodate the development along 28<sup>th</sup> Street. The underlying zoning district is B2, general business. This designation requires a minimum of 3 acre parcels. With approximately 36 acres in total, the development could accommodate as many as 12 parcels. This development would allow for parcels 8 and 9 to be created.

The new hotel is seeking the P.U.D. amendment not only to add the hotel use but because it does not meet several of the underlying zoning regulations. Those include parcel size of 2.57 acres, building height of 60 feet and 4 stories, North front setback of 63 feet, West front setback of 51 feet, and bufferyards of 10 feet.

The Master Plan designation for this property is Highway commercial and is in line with the ES zoning district.

Director Peterson feels that a traffic study is not warranted for this project. The surrounding roads have the capacity to address the traffic from a hotel. The Township Board has already asked the KCRC to address the paving issues on Kraft Avenue and the KCRC is already looking into possible changes to the timing of the lights at the Kraft and 28<sup>th</sup> Street intersection.

He indicated Meijer cannot give access to the private road that they are on, nor does it allow for access to Kraft Avenue. This should be addressed to ensure that the hotel can indeed use all the available drives for access to Kraft and 28<sup>th</sup> Street. If this issue is not addressed, they would only be allowed to enter/exit off from 28<sup>th</sup> Street.

The applicant has indicated that the storm water from the site will be addressed and improved to comply with the storm water ordinance.

Director Peterson asked that before proceeding to the Preliminary Development Plan Review he recommends the Planning Commission address the need for a traffic study, have the applicant provide the required site plan information, approval from the KCRC for the storm water information plan, and provide documentation of easements rights to all drives to Kraft and 28<sup>th</sup> Street.

Vice Chairman Sperla asked the Applicant to come forward with any comments.

Mr. Dave Ziomkowski of the construction group, and Mr. Matt Piromari, owner, came forward to answer any questions the Commission might have.

A discussion followed mostly concerning access drives, traffic study, design height, layout, storm water flow and timeline of construction.

Vice Chairman Sperla asked applicant to work with staff on the issues discussed. Because this is simply a Base Plan Review, no action was required by the Commission at this time.

**ARTICLE 7.**

**Case #16:3329 Spees**

**Property Address: 6010 28<sup>th</sup> Street**

**Requested Action:** The applicant is requesting to amend the existing P.U.D. to allow for new fast food restaurants.

Director Peterson stated that the applicant is requesting Basic Plan Review in order to develop two fast food restaurants along 28<sup>th</sup> Street. One has been identified as Taco Bell.

Historically, we have used the underlying zoning district to dictate the number of buildings in a development. The underlying zone allows for 50,000 square foot lots. That would allow for as much as 4 lots/buildings. This project has the ability to develop three buildings on the site. Two restaurants up front and possible one office in the rear.

Up for discussion is whether or not to require a traffic study given the change in the project. In general, this type of commercial development can have a high turnover. This section of 28<sup>th</sup> Street has plenty of capacity and the development provides for multiple ways out by connecting through the parking area to the East. Director Peterson feels a traffic study is not necessary, unless the Planning Commission decides otherwise.

The storm water design for this site will need to meet the storm water ordinance. The developer has also been working on plans to address sewer and water to accommodate the project. These will need to be approved prior to scheduling the Planning Commission public hearing.

Pedestrian access has been provided for, any outdoor dumpsters must be fully shielded, and any outdoor lighting will need to meet lighting regulations.

The two buildings on the site are not getting the normal amount of landscaping around the outside nor the interior landscaping. Applicant has included quite a bit of stone landscape areas, which are not permitted. Applicant should provide some alternatives to the current site plan to better evaluate the need for the current design.

Signage will need approval from the Centennial Park Review Board, as well as the overlay zone. Director Peterson would like to know that they have discussed this with them so they are aware of the signage that they are allowed.

Before proceeding to the Preliminary Development Plan Review, Director Peterson recommends that the Planning Commission require the Applicant to:

1. Provide the required site plan information;
2. Provide elevation drawings of all proposed buildings;
3. Revise the site plan to include the necessary storm water information;
4. Provide the alternative site plans that have been developed;
5. Remove the stone interior landscaping and place grass/landscape areas; and
6. Provide a cross access agreement with the property to the East that will be recorded to ensure the access will always remain open.

Vice Chairman Sperla asked the Applicant to come forward with any comments.

Mr. Mike Housman, of Wolverine Building, Group came forward representing the buyer to address the issues staff had and answer any questions the Commission might have.

A discussion followed mostly concerning access points, traffic flow, storm water flow and potential occupant of the second building.

Vice Chairman Sperla asked Applicant to work with staff on the issues discussed. Because this is simple a Base Plan Review, no action was required by the Commission at this time.

**ARTICLE 8. Any other business.**

The next meeting will be held October 3, 2016.

**ARTICLE 9. Adjournment.**

**Motion was made by Member Williams to adjourn. Supported by Member Robinson. Motion carried 8 to 0. The meeting was adjourned at 8:00 p.m.**

Respectfully submitted,  
Scott Rissi, Secretary