

## MINUTES

Cascade Charter Township  
Planning Commission  
Monday, August 8, 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, Sperla, and Williams  
Members Absent: None  
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 Robinson to approve the Agenda. Supported by Member Rissi. Motion carried 9 to 0.**

**ARTICLE 4. Approve the Minutes of the July 11, 2016 Meeting.**

**Motion was made by Member Lewis to approve the Minutes as presented. Supported by Member Robinson. Motion carried 9 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 #16:3309 Riebel/PUD Redwood  
Public Hearing**

**Property Address: 6370 28<sup>th</sup> Street**

**Requested Action:** Preliminary Plan to amend the Riebel Development to all 60-unit apartment complex.

Director Peterson stated that the Applicant is requesting a Preliminary Plan Review in order to construct a 60-unit apartment complex and one manager unit. The original project allowed for the area behind Pizza Hut, Macatawa Bank and Culvers to be developed into a mix of office, restaurant and retail. That portion of the project has never been done. They are now asking to modify the PUD to allow the multifamily development. The original office mix use project allowed for up to approximately 120,000 sq. ft. The current Master Plan designation for this property is Mixed Use. This designation is a reflection of the uses that are already there and suggests that residential uses would be in the range of 6-8 units per acre. This project would be consistent with the Master Plan. Traffic capacity is well within the range for a 5 lane road. Traffic count can be as high as 35,000, currently it is 19,000.

This project is still under review by the Township Engineer. When this was slated for Public Hearing, it was with the thought that all reports by the engineer would already be completed. Unfortunately, that was not the case. Although it does not appear that any of the issues will not be able to be addressed, the Applicant has yet to answer all of the Township Engineers concerns.

Director Peterson recommends holding the Public Hearing today, but table the Board's decision until the Township Engineer is satisfied that the Applicant has addressed his concerns. Once the Township Engineer is satisfied, it will come back to the Planning Commission for a decision. If needed, it can be scheduled for another Public Hearing at that time.

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

Ms. Kelly McIver, with Redwood Acquisition, came forward and gave a presentation about the development. The units will be single story, 2 bedroom, 2 bath, attached garage homes. Residents would be primarily young professionals and retirees. Modifications have been made to the plan to add more sidewalks with connectivity to 28<sup>th</sup> St. and speed limit signs. Ms. McIver spoke about the general aesthetics of the homes, the sanitary and water issues and the condo association located near the proposed project. Rent will range approximately from \$1,300 - \$1,900.

Motion was made to open the public hearing by Member Robinson and supported by Member Rissi. Motion to open was carried 9 to 0.

Several members of the public came forward with concerns about the project. Some of the issues/concerns were the definition of mixed use, the need for yet more rental property, increased traffic, the impact of this development on the Forest Hills Condominiums near the project, flow of water, potential possibility of flooding, and general overall aesthetics of the landscape from the condos.

Ms. McIver and the Board discussed and tried to address all of the concerns.

Motion was made to close the public hearing by Member Rissi and supported by Member Sperla. Motion to close was carried 9 to 0.

**Motion was made by Member Robinson to table a decision until all issues could be addressed and was supported by Member Rissi. Motion was carried 9 to 0.**

**ARTICLE 7. Case #16-3297 Cascade Township  
Access Management Regulations Discussion**

Director Peterson stated that one of the items on the Board's work plan this year was to review the Access Management regulations (essentially driveway spacing). In March, this was presented and at that time an idea was reviewed to modify the standards by moving away from using speed limits and move towards road classifications. This has been reviewed by a traffic engineer who has provided a different suggestion. That is to not have any specific standards, but rather have a person review each request on a case

by case basis. Director Peterson believes this not a workable approach for Cascade Township because we do not have the staffing expertise, nor the time to review each driveway cut on a case by case basis.

Director Peterson concluded by recommending it would be better to stay with the current system rather than go with the changes suggested by the traffic engineer.

A brief discussion commenced.

**A Motion was made by Member Rissi and supported by Member Sperla to make no changes at this time to the Access Management Regulations.**

**ARTICLE 8. Any other business.**

There was no other business.

**ARTICLE 9. Adjournment.**

**Motion was made by Member Rissi to adjourn. Supported by Member Williams. Motion carried 9 to 0. The meeting was adjourned at 7:55 p.m.**

Respectfully submitted,  
Scott Rissi, Secretary