

MINUTES

Cascade Charter Township Planning Commission
Monday, October 05, 2015
7:00 P.M.

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Lewis, Mead, Pennington, Rissi, Sperla, Waalkes, Williams
Members Absent: Robinson (Excused) Hammond (Resigned)
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 Mead to approve the Agenda. Support by Member Waalkes. Motion carried 7-0.

ARTICLE 4. Approve the Minutes of the September 14, 2015 meeting.

Motion by Member Lewis to approve the minutes of the September 14, 2015 meeting with corrections. Support by Member Rissi. Motion carried 7-0.

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 on non-agenda items.

ARTICLE 6. Case #15-3265 Randy Gaskin

Public Hearing

Property Address: 3505 Snow

Requested Action: The Applicant is requesting a Special Use Permit to allow the construction of an accessory building in excess of 832 sq. ft.

Director Peterson presented the case. The site is on Snow Avenue just north of 36th Street. It is in the Farmland Preservation Zoning District which essentially mirrors the Agricultural Zoning District in terms of the regulations and lot size. They are asking for a building of 1,536 sq. ft. with metal siding and asphalt roofing. The property itself is two (2) acres. With two (2) acres you are allowed one accessory building. They do have a detached a garage. They also have a couple existing accessory buildings. There is a small one out back and a metal carport. The carport has a roof so it is considered a structure. Both of these smaller buildings would need to come down in order to build this larger one. The building itself is planned to be 15' tall. The setbacks they have would allow for a

building to be up to 18' tall. In taking a look at the area, the lot is non-conforming. Today we require 2.3 acre lots. This lot is legal non-conforming. Although the building itself would be rather large for the property and the size of home on the property, my sense was that this was rather normal for the area. The lot and the home in my opinion are a little bit smaller than normal. Once they take down the other two structures on the property, building this one bigger one would fit in with the character of the area. My recommendation is that you approve their Special Use Permit to allow the building with the conditions that they cannot run a business out of it or use it for living space and that the two smaller structures on the property are removed prior to obtaining a building permit.

Member Lewis asked if the Applicant had agreed to take down the other two structures. Director Peterson stated that he had not talked to the Applicant about removing the other buildings since they were not on the plans. The plans itself show just the detached garage which is permitted.

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

Randy Gaskin, 3505 Snow Avenue came forward as the Applicant.

The Applicant stated that he has a 10 x 10 storage shed that is on a deck structure and is not permanent. He has no problem removing it. The carport is a Menards structure sitting on the ground and is simply to house his truck until this building is finished. It is a temporary structure and will be removed anyway.

Chairman Pennington asked if it was possible to allow the carport to remain until the barn is built. Director Peterson stated that the condition could be that the carport had to be removed before the final inspection.

Member Sperla asked the Applicant if he knew that the building could not be used for a business. The Applicant stated he was aware of this and it was not a problem.

Member Waalkes asked if the Applicant was planning any lighting on the exterior of the building. The Applicant stated that he was unsure but if he did put any lighting it would be a single mercury light on the front of the building. Member Waalkes stated that the light would have to be shielded and downcast. The Applicant agreed.

Member Sperla asked the Applicant if he had any input from any of his neighbors. The Applicant stated that there are no close neighbors and no one is opposed.

Member Lewis made a motion to open the Public Hearing. Support by Member Mead. Motion carried 7-0.

No one wished to speak at the Public Hearing.

Member Rissi made a motion to close the Public Hearing. Support by Member Sperla. Motion carried 7-0.

Member Sperla made a motion to approve the request for the Special Use Permit for Case 15:3256 to allow an accessory building in excess of 832 sq. ft. with the conditions that it is not used as living space or to run a business and that the two existing structures be removed. Amendment by Member Mead that the structures be removed within 30 days of final inspection. Support by Member Waalkes. Motion carried 7-0.

**ARTICLE 7. Case #15-3267 Paul Kucharczyk
Public Hearing**

Property Address: 9150 52nd Street

Requested Action: The Applicant is requesting a Special Use Permit to allow the construction of an accessory building in excess of 832 sq. ft.

Director Peterson presented the case. The property is located on 52nd Street just west of Snow Avenue. The property is zoned Agricultural. It is just about three (3) acres in size so would be limited to one (1) accessory building outside of an attached garage. They already have a small accessory building in the back. This would be their attached garage. It is over 832 sq. ft. so it requires the Special Use Permit. The building is planned to be about 16' tall. It is 56' to the closest property line which would allow for up to an 18' tall building. The house is about 1500 sq. ft. The size of the building seems very normal for the size of the house and the size of the lot. The structure is steel sided with steel roofing and it is consistent with others in the area. I am recommending approval of the Special Use Permit with the condition that it cannot be used to run a business or for living space.

Member Lewis stated that he appreciated Director Peterson taking the size of the house into consideration but also realizing that this is a more rural setting and therefore not out of place.

Member Sperla stated that he agreed as this area is really quite rural compared to other areas of the Township and seems fitting for this location.

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

Paul Kucharczyk, 9150 52nd Street came forward as the Applicant.

The Applicant stated that he is building the accessory building for storage only as they do not currently have a garage and needs storage for his boat and eventually an RV.

Member Waalkes asked if they had any plans for electric, heat or plumbing. The Applicant stated that he was going to have electricity to the building.

Member Rissi made a motion to open the Public Hearing. Support by Member Sperla. Motion carried 7-0.

No one wished to speak at the Public Hearing.

Member Rissi made a motion to close the Public Hearing. Support by Member Sperla. Motion carried 7-0.

Member Lewis made a motion to approve the Special Use Permit for Case 15:3256 to allow an accessory building in excess of 832 sq. ft. with the conditions that it is not used as living space or to run a business. Support by Member Waalkes. Motion carried 7-0.

ARTICLE 8. Case #15-3273 G Place LLC

Property Address: 6812 Old 28th Street

Requested Action: The Applicant is requesting site plan approval for 600 sq. ft. addition.

Director Peterson presented the case. This is the Portebello Road furniture store that sits on Old 28th street. They are proposing a small addition off the back that matches the current exterior. Staff review is limited to buildings 5,000 sq. ft. or 5 percent of the addition, whichever is less, and this is over 5 percent of the building. They did reconfigure the property line, which now meets the side yard setback. In 2011, they remodeled the building to meet the Village Design Standards. As of now the building meets all the requirements set by the Township. The Fire Department did not have any comments and have approved the plan. The Township Engineer reviewed and approved the plan with a signed Storm Water Maintenance agreement for storm water purposes. Director Peterson recommends the site plan approval with the condition that they meet the Township Engineer requirements, sign the Maintenance Agreement and obtain the Soil Erosion Permit.

Chairman Pennington asked if this needed to go to the Village Design Review Committee. Director Peterson states that it does not because they are not asking for any deviations.

Member Waalkes asked if this required any action to take property away from the neighboring property. Director Peterson stated that it will not as the other request is a P.U.D rezoning. We approved that as an administration function as it was minor and it did not alter any portion of the project.

Member Sperla asked if there would be any new parking spaces are created by this addition. Director Peterson stated that no new spaces would be required as a result of the addition. Our spaces are 4 per 1,000 so in terms of a zoning standard it does not require any new spaces.

Member Lewis observed that the addition will make the building look much more complete and is a nice looking building and a good fit for the Township.

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

No applicant or representative came forward.

Member Waalkes made a motion to approve the site plan for Case 15:3256 to allow for a 600 sq. ft. addition with the condition they have a signed Storm Water Maintenance Agreement and a Soil Erosion Sedimentation Control Permit from the Road Commission. Support by Member Mead. Motion carried 7-0.

ARTICLE 9. Case #15-3268 Craig Baker

Property Address: 4939 Starr St

Requested Action: Site Plan Approval for 15,000 sq. ft. warehouse addition to warehouse facility

Director Peterson presented the case. This is one of the older P.U.D.'s and was originally a 30,000 sq. ft. addition. This is only half of the original planned addition. The original P.U.D did not have a lot of detail in terms of setbacks. There is a large retention pond to the west which creates a buffer as well as the stream before you get to the homes to the north and west on Patterson Ave. The Fire Department has approved the plans, the Township Engineer has as well. The Township Engineer did note the requirement for the signed Storm Water Maintenance Agreement and Soil Erosion Permit. They do propose some new outdoor lights and have given us lighting plan showing us they have met the Township requirements. They are not adding any new pavement, the pavement

was already existing. The only added impervious area is the building itself. I am recommending approval with the conditions that we get the signed Storm Water Maintenance Agreement and the Soil Erosion Permit from the Applicant.

Member Sperla stated that the existing retention pond is large enough to accommodate the storm water runoff. Director Peterson stated that it was built much bigger than was needed at the time to accommodate future expansion and the other buildings on the site.

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

Kevin Vreugdenhil, First Companies, came forward on behalf of the Applicant. It is a clean project. They just want to expand and they are able to do so because business has increased. They design, engineer and build clean rooms for manufacturers.

Member Sperla made a motion to approve the Site Plan for Case 15-3268 for a 15,000 sq. ft. warehouse addition to the existing warehouse facility subject to a building permit and Soil Erosion Permits being issued and that there also be Storm Water Agreement signed by the Applicant. Support by Member Rissi. Motion carried 7-0.

ARTICLE 12. Any other business

- **Appointments**

Director Peterson stated that the positions of Village Design Review Committee and the Zoning Board of Appeals Delegate are open due to the resignation of Jeff Hammond. The Design Review Committee meets when someone is proposing modifications to the design requirements in the Village. It is typically during working hours but is not frequent. Zoning Board of Appeals meets once a month.

Member Sperla stated that he is interested in the Village Design Review Committee position.

Member Rissi asked how often the ZBA meets. Director Peterson stated 8-9 meetings per year is typical. We meet on the 2nd Tuesday of the month.

Motion made by Member Lewis to appoint Member Sperla to the Village Design Review Committee. Support by Member Mead. Motion carried 7-0.

Motion Made by Member Lewis to appoint Member Waalkes to the Zoning Board of Appeals. Support by Member Mead. Motion carried 7-0.

ARTICLE 13. Adjournment

Motion made by Member Mead to Adjourn. Support by Member Williams. Motion carried 7-0. Meeting adjourned at 8:52 PM.

Respectfully submitted,

Aaron Mead, Secretary
Ann Seykora
Julie Kutchins
Planning Administrative Assistant