

MINUTES

Cascade Charter Township Planning Commission
Monday, May 18, 2015
7:00 P.M.

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

ARTICLE 4. Approve the Minutes of the April 20, 2015 meeting.

Motion by Member Robinson to approve the minutes of the April 20, 2015 meeting as written. Support by Member Mead. 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 to non-agenda items.

ARTICLE 6. Case #15-3243 Lacks Enterprises

Property Address: 5725 & 5733 Kraft Avenue

Requested Action: The Applicant is requesting site plan approval for new warehouse/distribution facility.

Director Peterson presented the case. This is located in Meadowbrooke Business Park between 60th and 52nd and Kraft and Patterson. The building itself is a 300,000 sq. ft. warehouse/distribution center. It is essentially two buildings connected in the middle. The Planning Commission recently approved the PUD Amendment for Meadowbrooke Business Park. The Amendment approved the utilities and roads to accommodate for this project. There is a small road coming off of 60th Street. This is happening with this next phase of the project. Staff requested a few things when we met with them that they have addressed. There are some residential uses to the south of their southern driveway. We have asked them to make some accommodations for storm sewers by putting in

curbing to direct storm water so it does not sheet flow to the south and that it is directed into their storm sewer system. We did ask that they put in some landscaping to help shield the homes to the south, which they have done. They did make some adjustments to their lighting plan which was required. We limit light pole heights to 20' if you are within 200' of a residential use. Those adjustments have been made. I mentioned the road that would eventually come off of 60th Street, this will happen in the next phase of the development. The Fire Department and Engineer have reviewed and approved the plans. There is one outstanding administrative item left to be resolved. The Drain Commission is reviewing the plans and they need to sign-off the release of the storm water into the county drain. It has all been approved and engineered to this point, it will just need the final sign-off.

The Meadowbrooke Review Board has met to review the project and approved the project. Staff is recommending approval with a Landscaping Bond of \$5,000 and the Compliance with the Township Engineer letter.

Member Waalkes stated the site plan shows the two buildings with the connector, Phase 1W and 2W at 300,000 sq. ft. The other buildings are shown as future, north and south of the current plating building. Is the storm water system being sized for all of this future development? Director Peterson stated that the storm water system is sized for the future development as well. Not all of it goes to the south, some of the storm water goes to the north but it is designed to accommodate their entire build out.

Chairman Pennington asked the Applicant to come forward with comments.

Patrick Knight, Lacks Enterprise, came forward on behalf of the Applicant.

Member Waalkes asked if the square footage of the buildings was 159,600 with the connector at 6,133 sq. ft. and 160,000 sq. ft. The Applicant stated this was correct.

Member Mead asked the projected time frame of the additional seven (7) buildings shown on the plans. The Applicant stated in the 10-20 year time frame.

Member Mead made a motion that the Planning Commission approve Case 15-3243 Lack Enterprises for site plan approval with the conditions set forth by Staff as well as Township Engineers approval. Support by Member Rissi. Motion carried 7-0.

ARTICLE 7. Any other business

There was no new business.

ARTICLE 8. Adjournment

**Motion made by Member Robinson to Adjourn. Support by Member Mead.
Motion carried 7-0. Meeting adjourned at 7:11 PM.**

Respectfully submitted,
Aaron Mead, Secretary

Ann Seykora
Planning Administrative Assistant