

ZONING MINUTES
Cascade Charter Township
Zoning Board of Appeals
Tuesday, September 08, 2015
7:00 P.M.
Cascade Library Wisner Center
2870 Jackson Avenue SE

ARTICLE 1. Chairman Casey called the meeting to order at 7:00 P.M.
Members Present: Berra, Casey, McDonald, Milliken, Neal
Members Absent: Hammond (Excused)
Others Present: Community Development Director Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Chairman Casey led the Pledge of Allegiance to the flag.

ARTICLE 3. Approve the current Agenda.

Motion made to approve the Agenda as printed by Member McDonald. Support by Member Berra. Motion carried 5-0.

ARTICLE 4. Approve the Minutes of the July 14, 2015 Meeting.

Motion made by Member McDonald to approve the Minutes of the July 14, 2015 Meeting as written. Support by Member Berra. Motion carried 5-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors present wished to speak to non-agenda items.

ARTICLE 6. Case #15:3261 Tim White/Recycling Concepts
Public Hearing

Property Address: 5015 52nd Street

Requested Action: The Applicant is requesting a variance to allow a new driveway off from 52nd Street that does not meet our spacing standards.

Community Development Director Peterson introduced the case. The property is on the north side of 52nd Street between Kraft Avenue and Patterson Avenue. The new driveway being requested is notated on the plans in yellow and is on the same side of the street as the current driveway. We have had our access management standards in the Zoning Ordinance for some time and we base our decisions based on the speed of the street not necessarily what it is posted but what we have adopted in our Zoning ordinance. 52nd Street is listed as a 45 MPH or over street so that does require a 300' spacing for driveways on the same side of the street. They do have the 300' spacing requirement between their existing drive and their proposed drive but they do not have it between their proposed driveway and the neighboring drive. They have indicated that they want to make access improvements on their site; nothing that would require site plan approval by the Planning Commission but may require administrative plan approvals. We have granted some of these spacing variances in the past. DJ's Landscaping was granted a variance with the agreement that if the neighboring curb cut

went away they would join with them and eliminate a curb cut. Most of the variances that have been granted were granted with conditions such as a driveway would be eventually eliminated or the turning movements were reduced such as right in/right out. The Ordinance reads that it is based on speed and that a variance cannot be granted any lower than the next lower spacing. For example the next lower spacing is 210' for a 40 MPH street. This is what the Applicant is proposing in their request. The spacing is measured centerline to centerline and you could not grant a variance any lower as the next spacing is 160' for a 35MPH street. They are coordinating the improvements with the Kent County Road Commissions reconstruction of 52nd Street. There is not a great deal of uniqueness to this case with the exception that the street is posted at 45 MPH and most of the traffic is local and does not cut thru to other streets. Given the other variances that we have granted it is an appropriate time to look at our driveway spacing standards. I do not believe 210' would be an issue at this location. I am recommending you approve the variance and make a recommendation to the Planning Commission to have them consider a study to look into our driveway spacing standards as a work plan item for next year.

Member McDonald asked what the neighboring business was. The Applicant stated that it is a small business open only a couple of days a week and further to the west was Roskam.

Chairman Casey asked the Applicant to come forward with comments.

Tim White, Recycling Concepts, 5015 52nd Street, came forward as the Applicant. The Applicant stated that they have all of their docks on the east side of the building and we have significant truck traffic during business hours. We have grown from 15 employees six years ago to 75 today and we are continuing to grow. We are requesting the variance to separate the vehicles for safety reasons. We want to have trucks only on the east side of the building and vehicles only to the west side of the building. With the construction on 52nd Street we felt it would make more sense to work in conjunction with the KCRC.

Member McDonald made a motion to open the Public Hearing. Second by Member Berra. Motion passes 5-0.

Chairman Casey asked anyone with comments to come forward.

Member McDonald made a motion to close the Public Hearing. Second by Member Berra. Motion passes 5-0.

Member McDonald made a motion to approve the variance to allow the 210 ft. spacing, provided they are able to obtain a permit from the Kent County Road Commission for the new driveway. Also, this motion for approval is based on the fact that we are only going down one zone of spacing and that is the maximum amount of variance that the ordinance permits. This is a location with local traffic only, with limited traffic in the industrial zone and it will improve the flow of traffic as the facility grows. Second by Member Berra. Motion passes 5-0.

Motion made by Chairman Casey to have the Planning Commission study our Driveway Separation Standards per Community Development Director Peterson's recommendation. Motion pass 5-0.

ARTICLE 7. Any other business.

Chairman Casey will continue to be Chairman until the end of the year.

Member McDonald welcomes Member Milliken.

ARTICLE 8. Adjournment

Motion by Member McDonald to adjourn the meeting. Support by Member Berra. Motion Passed 5-0. Meeting adjourned at 7:27 PM.

Respectfully submitted,

Ann Seykora/Julie Kutchins
Planning Administrative Assistant