

MINUTES

Cascade Charter Township
Planning Commission
Monday, July 11, 2016
7:00 P.M.

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

ARTICLE 4. Approve the Minutes of the June 6, 2016 Meeting.

Motion was made by Member Robinson to approve the Minutes as presented. Support by Member Sperla. 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 #16:3311 Thomas Lee Borisch
Public Hearing
Property Address: 5292 Dayenu Drive**

Requested Action: The applicant is requesting a Type I Special Use Permit to construct an accessory building over 832 sq. ft.

Director Peterson stated the Applicant is requesting permission to construct a 100' x 50' accessory building (5,000 sq. ft.). The building will be 16 feet tall as measured to the midpoint. The building would be used for personal storage of a large boat and RV, a place to work on said boat and RV, as well as classic car storage. The building will be placed in the front yard approximately 93 feet to the side property line and 50 feet to the road right of way. The building will be built with steel siding and roofing.

In the Applicant's favor, (1) being on the river, they are allowed to have it in the front yard, (2) with between 3 and 6 acres, they would be allowed to have two accessory buildings, and (3) the building would not be seen by anyone other than the existing family member on the adjacent lots.

Director Peterson recommended the Commission approve the request to construct the new building with the condition that the building would not be used for living space or to run a business.

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

Mr. Borisch came forward with no additional comments except to answer any questions the Commission might have. Discussion ensued regarding the size and use of the building, electrical, plumbing and sewer. Also discussed was the illegal business that was in another building his father owned. Mr. Borisch assured the Commission that business would go away.

Motion was made to open the public hearing by Member Rissi and supported by Member Sperla. Motion to open was carried 8 to 0.

One neighbor came forward, Mr. Ronald Hyde, to address a concern over excessive noise from the property if this project goes forward. Specifically, revving cars, explosions and gunfire. Director Peterson explained that the Applicant would need to abide by the Township's noise ordinance. Anything else (specifically gunfire, disturbing of the peace) would need to be addressed by the Kent County Sheriff's office.

Motion was made to close the public hearing by Member Rissi and supported by Member Pennington. Motion to close was carried 8 to 0.

Motion was made by Member Lewis and supported by Member Rissi to approve the request for a Type I Special Permit to construct the accessory building over 832 sq. ft. with the condition that it not be used for living space or any business. Motion to approve carried 8 to 0.

ARTICLE 7. Case #16:3314 Bud Reynolds

Public Hearing

Property Address: 5701 Buttrick Avenue

Requested Action: The applicant is requesting a Type I Special Use Permit to construct an accessory building over 832 sq. ft.

Director Peterson stated the Applicant is requesting permission to construct a 32' x 40' accessory building (1,25 sq. ft.). The building will be 14 feet tall as measured to the midpoint. The building will be used for personal storage of lawn equipment, cars, etc. This building will be built to match the home. The building will be placed in the rear yard and 10 feet from the side property line, which meets the setback requirements. There is an existing accessory building and as this property only allows for one accessory building, the existing building will be removed after the new building is built.

Director Peterson recommends this project for approval under the following conditions: (1) the building is not used for living space or to run a business, and (2) the small shed is removed from the property within 1 month after completion of the new building.

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

Mr. Bud Reynolds came forward to state he needs the accessory building for storage only. Not much discussion was had.

Motion was made to open the public hearing by Member Pennington and supported by Member Rissi. Motion to open was carried 8 to 0.

No one came forward to speak at the public hearing.

Motion was made to close the public hearing by Member Rissi and supported by Member Robinson. Motion to close was carried 8 to 0.

Motion was made by Member Rissi and supported by Member Williams to approve the request for a Type I Special Permit to construct the accessory building with the condition that it not be used for living space or any business and that the existing building be removed one month after the new building is built. Motion to approve carried 8 to 0.

ARTICLE 8. Case #16:3307 Gertrude Roelofs

Public Hearing

Property Address: 9554 52nd Street S.E.

Requested Action: The applicant is requesting a Type I Special Use Permit to construct an accessory building over 832 sq. ft.

Director Peterson stated the Applicant is requesting permission to construct a 68' x 56' accessory building (3,808 sq. ft.). This building will be 17.6 feet tall as measured to the midpoint. The building will be used for personal storage of cars, lawn equipment, etc. They are requesting this new building because the old building recently burned down. While the original building was legal non-conforming, they did receive a variance to rebuild what they are proposing.

This building will be placed in the rear yard and 20 feet from the side property line. This does not meet our standards, but they have been issued a variance. The variance was awarded in the May meeting and after much discussion, the Applicant agreed to reduce the size of the building, lower the total height and increase the sideyard setback.

Director Peterson recommends this project for approval with the condition that the building is not used for living space or to run a business.

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

Nate Roelofs came forward on behalf of this mother to give background and summarize why the building was needed and answer any questions the Commission might have. No questions were asked of the Applicant.

Motion was made to open the public hearing by Member Pennington and supported by Member Lewis. Motion to open was carried 8 to 0.

No one came forward to speak at the public hearing.

Motion was made to close the public hearing by Member Rissi and supported by Member Sperla. Motion to close was carried 8 to 0.

Motion was made by Member Robinson and supported by Member Sperla to approve the request for a Type I Special Permit to construct the accessory building with the condition that it not be used for living space or any business.

**ARTICLE 9. Case #16-3310 Cascade Paper Convertor
Property Address: 4935 Starr Street
Requested Action: Site Plan Approval for a 7,2000 sq. ft. addition.**

Director Peterson stated the Applicant is requesting site plan approval of a new 7,200 sq. ft. warehouse addition to the building. The addition is located in the rear and side of the building. The addition meets the rear and side yard setback requirements. The use of the addition will be additional warehouse space. The addition is basically taking up existing asphalt that was used for trucks. The slight increase in impervious will need to meet the storm water ordinance. Some trees will need to come down along the west property line. Significant existing landscaping will be kept to avoid the need to plant any new landscaping. The Township Fire Department has reviewed and approved the plan. The Township Engineer has reviewed and approved the plans. A SESC permit will be required. An updated storm water agreement will be needed with the updated site plan.

Director Peterson recommends the Site Plan be approved for the building addition under the following conditions. (1) Supply the Township with the SESC permit and the executed storm water maintenance agreement prior to construction, and (2) compliance with the Township Engineer letter dated July 6, 2016.

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

Mr. Gibbs, an engineer for the project came forward to answer any questions posed by the Commission. No discussion followed.

Motion was made to approve the Site Plan by Member Rissi and supported by Member Robinson with the following conditions: (1) Supply the Township with the SESC permit and the executed storm water maintenance agreement prior to construction, and (2) compliance with the Township Engineer letter dated July 6, 2016.

**ARTICLE 10. Case #16:3316 Leisure Living, LLC
Property Address: 5042, 5044 Cascade Road and 1225 Spaulding
Requested Action: Basic Plan Review to rezone property to P.U.D to allow and independent living, assisted living, and memory care complex.**

To begin, Member Pennington wanted to let the Commission know that his firm has been working on this project, however, he is not personally involved. He wanted to disclose this in case the Commission wanted him to recuse himself with regard to this project. The Commission felt his recusal was not needed.

Director Peterson stated that the Applicant is requesting a Basic Plan Review in order to construct 138 new units for independent living and memory care. This development would be restricted to people receiving care. The project consists of three different properties totaling 18 acres. The current Master Plan designated for this property is Community Residential. Attached and detached assisted living is a housing type in this master planned area. The need for a traffic study is essential, given the issues that the KCRC has had with Cascade Road and Spaulding and the close proximity of the drive to the intersection. The project is located along the pedestrian path and should connect to the pathway to allow for internal connections to the development. The storm water design for the site will need to meet the Township's storm water ordinance and sewer and water to accommodate the project are being addressed by the developer. It would help to get prospective drawing for the neighbors to show how the buildings would impact the residential uses.

Director Peterson feels this project is a good fit in terms of the Master Plan. Details just need to be hammered out.

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

Mr. Colin Kraay of Leisure Living came forward and made a presentation about Leisure Living and the planned community. If approved, groundbreaking would be the Spring of 2017.

Mr. Justin Longstreth of Moore & Bruggink then came forward to add comments with concern about the traffic. A traffic assessment has been completed. A traffic comparison between this project, an office building and an apartment complex. This project would generate considerably less traffic than an office building or apartment complex.

Discussion ensued regarding concepts of care, activities for residents, rates and differences between this facility and others, the drive approach and the probability of some wetlands mitigation.

The storm water design, the sewer and water will need to be approved before the public hearing. A traffic study and prospective drawings will also be made before the public hearing.

No action is required by the Commission at this point.

ARTICLE 11. Any other business.

There was no other business.

ARTICLE 12. Adjournment.

**Motion was made by Member Pennington to adjourn. Supported by Member Lewis.
Motion carried 8 to 0. The meeting was adjourned at 8:26 p.m.**

Respectfully submitted,
Scott Rissi, Secretary