

MINUTES

Cascade Charter Township Planning Commission
Monday, July 01, 2013
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 p.m.
Members Present: Hammond, Lewis, McCarthy, Mead, Pennington, Robinson,
Sperla, Waalkes, Williams
Members Absent: None
Others Present: Planning Director Steve Peterson

ARTICLE 2. Pledge of Allegiance to the flag

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Lewis to approve the Agenda. Support by Member Hammond. Motion carried.

ARTICLE 4. Approve the Minutes of the May 28, 2013 meeting.

Motion was made by Member Lewis to approve the Minutes. Support by Member Robinson. Motion carried by vote 8-0.

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

There was no one wishing to speak on non-agenda items.

ARTICLE 6. Case #13-3124 Meadowood Development

Property Address: 3361 Charlevoix Drive

Requested Action: Amend the Centennial Park PUD for the redevelopment of Centennial Country Club.

Member Hammond excused himself from hearing as he has a conflict of interest in the case.

Chairman Sperla asked Planner Peterson to come forward with staff comments. Planner Peterson stated that this was the final process before the Planning Commission. All of the conditions that were part of your approval are within the attached P.U.D. Ordinance. There is still some engineering work that needs to be completed but it is just a matter of a few details that will be completed before the Township Board Meeting and final public hearing on July 24th. There is nothing that would change the details of the site plan. We are requesting a final recommendation to the Board with your approval for this ordinance to be forwarded to the Township Board for their consideration.

Chairman Sperla pointed out that there were two Exhibit A's and requested that it be changed to reflect an Exhibit A and B. Planner Peterson stated that the adjustment would be made.

Chairman Sperla asked the applicant, Mr. Beckering of Meadowood Development, if he had any comments. He did not.

Chairman Sperla stated that everything they requested was in the final documents.

Member Lewis asked Planner Peterson if he was happy with the documents. Planner Peterson stated that the P.U.D. Ordinance covers your approval. Member Lewis then stated that he feels that everyone has made concessions and that everyone is not 100% happy but feels that this is the best plan possible for the amount of people that have been affected by this change. He will support the plan with the recognition that he is not 100% happy but it is the very best that we can do in meeting the goals of everyone.

Member Waalkes stated that he was overwhelmed at first by the number of people impacted by the redevelopment. Chairman Sperla stated that this has been a large complex project involving six associations, the township, the developer and all of the individual residents involved. Chairman Sperla was very happy with the compromises and consideration and the working together by all sides.

Chairman Sperla requested motion. **Member Mead made a motion to approve the favorable recommendation to the Township Board for the Centennial Park Planned Unit Development as presented with the notation of Exhibit of A and B. Supported by Member Waalkes. Motion Carried by vote 8-0.**

ARTICLE 7. Any other business:

- Four Corners Profile Update

Planner Peterson stated that the Four Corners Profile that Steelcase had conducted is very similar to our Master Plan. The Steelcase independent study reinforces what we have already planned for the site and is in line with our Master Plan.

- Member Lewis stated that the YMCA is looking to build a large site and wonders if Cascade Township is trying to capture this opportunity.

Planner Peterson stated that the township does not have anyone on staff that is engaged in this sort of activity.

ARTICLE 9. Any other business

No new business.

Article 10. Adjournment

Member Pennington made motion to adjourn. Member Williams supported. Motion carried unanimously 8-0. The meeting was adjourned at 7:45 pm.

Respectfully submitted,

Karen McCarthy, Secretary

Ann T Seykora, Planning Administrative Assistant