

MINUTES

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

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Katsma, Lewis, Pennington, Rissi, Sperla, Williams
Members Absent: Mead (Excused) Robinson (Excused) Waalkes (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 Lewis to approve the Agenda. Support by Member Williams. Motion carried 6-0.

ARTICLE 4. Approve the Minutes of the December 07, 2015 meeting.

Motion by Member Sperla to approve the minutes of the December 07, 2015 meeting as written. Support by Member Rissi. Motion carried 6-0.

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 a non-agenda item.

ARTICLE 6. Case #15-3290 David Hockstra

Property Address: 1350 Briarcliff Drive

Requested Action: The Applicant is requesting a Type I special use permit to construct an accessory building over 832 sq. ft.

Director Peterson presented the case. The location is on Briarcliff and it is a river lot. The accessory building is just over 1200 sq. ft. and is located in the front yard. For lots on the river we do allow accessory buildings to be in the front yard as long as they meet the front yard setback requirements. The front setback from Briarcliff is 35' and this building is 85' from the right of way and about 100' from the actual road. It has a 40' setback from the nearest side property line which would allow up to an 18' tall building. This building will be 12.5' to the mid-point. It meets all of our setback requirements. They are remodeling the house and the accessory building will have the same architecture as the house. In our Findings of Fact, we gauge the accessory building based on the size of the house and lot size. The house itself will be about 4,000 sq. ft. and the lot is about an acre. There are not a lot of accessory buildings in the area and is larger in size than those in the area but certainly well within reason based on the lot size and the

size of the home. The roof of the structure is low and will look much smaller than a taller building and will not look out of place. I am recommending approval of their accessory building as they have proposed it. There are a couple of comments from neighbors stating that the structure is a little bit big and would prefer they stick with the 832 sq. ft. Another letter from a neighbor states it is fine as proposed.

Member Katsma asked for clarification if the neighbors got a notice of the proposed project. Director Peterson stated that all the neighbors within 300' receive a Public Notice and could respond in writing, by phone or in person. Member Katsma asked if the neighbors received a rendering of the plans. Director Peterson stated that the renderings are not mailed but they are welcome to view the plans at the Township Offices.

Member Mead arrived at 7:12 PM.

Member Sperla stated that the accessory building will match the house and look nice. Member Lewis stated that he viewed the property and I think it will fit in fine without stressing any of our rules or any of the neighbors.

Member Katsma asked if the Applicant talked to the neighbors or were these letters a result of the Public Hearing Notice. Director Peterson stated that he believed the Applicant talked to his immediate neighbors and the letters were generated from the notices the Township sent. The Applicant stated that he talked to the neighbors on both sides.

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

Chris Van Hees, the builder on the project came forward on behalf of the Applicant. The accessory building will be architecturally the exact same as the house.

Member Williams stated that the structure is basically a detached garage. The Applicant stated that this was correct.

Member Sperla asked if electrical or plumbing was being added to the space. The Applicant stated that electrical would be needed for lights and garage door openers.

Member Lewis asked if the homeowner was aware that the space could not be used for a business or living space. The Applicant stated that this would not be a problem.

Member Mead stated that the house has a two car garage and they are adding a three car garage. Is there a purpose for all the space? The Applicant stated that they have a boat that will be stored as well as an additional vehicle and yard equipment.

Member Mead asked why the garage is set to be in front of the house blocking some of the view of the house. The Applicant stated that it was plotted there based on some trees that the owner is wishing to save and to not disturb anyone else's view.

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

William Lott, 1310 Briarcliff came forward with comments. How close is he to the lot line closest to my property? Chairman Pennington stated 40'. Mr. Lott asked if any of the white pine trees were going to be removed. The Applicant stated that none of the large trees will be removed.

Member Mead asked if there were any feature trees that would be removed. The Applicant stated that as few trees as possible would be removed.

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

Member Sperla made a motion for to approve a Type I Special Use Permit for Case 15:3290 David Hockstra with two conditions:

- The accessory building may not be used for living space
 - The accessory building may not be used to run a business
- Support by Member Mead. Motion carried 7-0.**

ARTICLE 7. Proposed Work Plan for 2016

Director Peterson presented the Proposed Work Plan for 2016.

- Access Management
- Food Truck Regulations
- Sign Ordinance
- Accessory Building Updates
- Coast to Coast Rail Initiative Study

Director Peterson stated that he will add the joint meeting with the DDA, per the suggestion of Member Lewis. Member Sperla applauded the Storm Water efforts.

ARTICLE 8. Planning Department 2015 Annual Report

Director Peterson stated that the numbers are up.

Member Lewis stated that the De-Icing System runoff at the Gerald R. Ford International Airport is huge and impressive. It is an awesome undertaking.

ARTICLE 9. Election of Officers

Member Lewis made a motion to elect the current officers to their positions.

- * **Member Waalkes – Chairman**
- * **Member Sperla - Vice Chair/VDRC**
- * **Member Rissi – Secretary**

Support by Member Mead. Motion carried 6-0.

Member Lewis made a motion to elect the current officers to their positions.

- **Member Pennington – Zoning board of Appeals/Village Architectural Review Committee**

Support by Member Mead. Motion carried 6-0.

ARTICLE 10. Planning Principles

Director Peterson handed out the Community Planning Principles that we have previously adopted as a reminder.

ARTICLE 11. Rules of Conduct

Director Peterson handed out the Rules of Conduct and Communication as a reminder. Member Sperla commented on the importance of following these rules.

ARTICLE 12. Any other business

ARTICLE 13. Adjournment

Motion made by Member Mead to Adjourn. Support by Member Rissi. Motion carried 6-0. Meeting adjourned at 7:56 PM.

Respectfully submitted,

Aaron Mead, Secretary
Ann Seykora/Julie Kutchins – Planning Administrative Assistant