

MINUTES

Cascade Charter Township Planning Commission
Monday, December 07, 2015
7:00 P.M.

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Katsma, Lewis, Mead, Pennington, Rissi, Robinson, Waalkes, Williams
Members Absent: 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 Lewis. Motion carried 8-0.

ARTICLE 4. Approve the Minutes of the November 16, 2015 meeting.

Motion by Member Lewis to approve the minutes of the November 16, 2015 meeting as written. Support by Member Waalkes. Motion carried 8-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)

Mark Rohde, 3087 Thornapple River Drive, stated that in the meeting minutes from the November 16, 2015 meeting, you recommended for approval the new use for the old Perkins. Part of the approval for the site was increasing the green area and putting up a landscaping bond to make sure it is done. I applaud that and it is consistent with what you have asked other developers to do. I've built 30 projects for Anchor Properties over the last 20 years including the Walgreens on Cascade and 28th and we will be constructing the new Anchor Property. We look forward to making the site more purposeful. With that, I would like to note that on the current project on the agenda, there is no consideration for any landscaping on a project that is taking up three acres of old growth trees and cutting off the top of a hill. The project is also putting in 700 plus feet of retaining walls within 6 or 7 feet of adjacent properties including Cascade Township Library and the future Township Hall. It seems to be an omission and it should be looked at, as you are normally very concerned with landscaping and there is certainly going to be a major change to that land.

ARTICLE 6. Case #15-3270 Cascade Hospital for Animals

Property Address: 6730 Cascade Road

Requested Action: The Applicant is requesting site plan approval for three additions to the building totaling about 3,200 sq. ft.

Director Peterson presented the case. Cascade Hospital for Animals is located on Cascade Road and has been a part of Cascade for many years. There are three additions being added to the building for a total of 3,200 sq. ft. to the north and west side of the building. They did require and receive a variance for set-back purposes for the addition out the rear. We do allow for 7 foot set-backs in the Village area and that is what they currently have on the side. Dr. Siegle has been working with his neighbors as there have been some noise concerns from some of the neighbors. He proposed the addition to try to address those concerns by putting the dogs inside but still giving them a place to be outside as well. Currently the area is concrete and they will convert it to a building addition and the rest will be a turf field to lessen the sound. The Engineer report stated that there is actually a decrease in the amount of impervious surface as a result of the project.

Several neighbors from the Cascade Villas did voice their concerns about noise and construction at the Zoning Board of Appeals meeting. Dr. Siegle stated they would take their concerns into consideration. The Zoning Board made it clear that the Planning Commission does not get in the business of regulating how they are going to construct it from a construction code perspective but that they will meet the building codes. Dr. Siegle did meet with the neighbors prior to coming to the Planning Commission and you have comments from that meeting in the packet. I did not hear any negatives from the meetings and did not hear any further concerns. There are comments from the Fire Chief that a gate be added to the plans so that they may have access to the site from the outside of the project. I am recommending approval of the addition to the Cascade Hospital for Animals with the following conditions:

- They will be required to have a soil erosion permit
- They will have to execute the Storm Water Maintenance Agreement
- In addition to the gate which has been added, there are a few minor requirements from the Fire Chief that we see during construction that must be addressed.

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

Dr. Siegle, Hospital Director for Cascade Hospital for Animals, 6730 Cascade Road, came forward as the Applicant. The Applicant stated that Cascade Hospital for Animals has been in Cascade for 60 years. The impetus for the additions is really from the desire to be a good neighbor. While the apartment complex has slowly

transformed into a condo, I have received some complaints. I have been doing the same thing for 20 years but now the community does not appreciate the barking dogs. The issue is not going to go away and I want to be a good neighbor so I am enclosing outdoor exercise yards. The reason it is built this way is that I have to stay under 19,000 sq. ft. or I have to retrofit the entire hospital with a sprinkler system. Everything within the addition and outside will be Canine Grass or Astro Turf. All of the construction will contain sound control without creating an echo chamber within the building. I have done multiple additions and I will make sure the addition is compatible with the building. I will be putting up landscape to buffer it even more for my neighbors.

Member Lewis asked if he was adding the gate that the Fire Department requested. The Applicant stated that it was already added to the plan.

Member Waalkes made a motion for Site Plan Approval for Case 15:3270 Cascade Hospital for Animals with the conditions from Staff:

- They will provide the Township with a soil erosion permit
- They will provide an executed Storm Water Maintenance Agreement
- They comply with all the Fire Department recommendations from the letter dated November 13, 2015.

Support by Member Robinson. Motion carried 8-0.

ARTICLE 7. Case #15-3229 RJV Ventures

Property Address: 3000 Thornhills Avenue SE

Requested Action: The Applicant is requesting a recommendation to the Township Board to amend the PUD #55 to permit 10 single family detached homes.

Director Peterson presented the case. The preliminary project was approved in August. The reason for the delay is that for residential projects we typically look at Master Deeds and Condo Documents to assure that there is nothing in them that would conflict with Township Ordinances. We had been waiting for those documents and our Township Attorney has now reviewed them and did not find any conflicts with our Township Ordinances. One of the things we are responsible for is the PUD Ordinance which is in your packet. This has also been reviewed by our attorney as well as by the Applicant. There was one item to revise on the plans which included the adding of drainage swales in the back. This has been addressed in the plans. At this point, it is forwarding the recommendation of the Ordinance with the plan that you approved to the Township Board. The Township Board will hold a Public Hearing to consider the matter for final approval.

Member Waalkes asked if there was a Landscape Plan in the packet. Director Peterson stated that typically we do not require a Landscape Plan for residential

projects. It's not that it never happens, but it is traditionally not required nor are there buffer yard requirements for residential projects.

Member Mead asked if Director Peterson felt that all open questions had been answered by the Applicant. Director Peterson stated that the project would not be this far if there were questions that remained.

Member Williams stated that this is a Sentinel Pointe PUD and that Sentinel Pointe has not signed off on this project. Is this unusual? Director Peterson stated that it is not unusual and we did have our Township Attorney verify that we are within Township Rights to move forward with the PUD Amendment.

Member Waalkes stated that there were two different names on the case. There is RJV Ventures and Driftwood Ventures. Director Peterson stated that they have changed their legal name to Driftwood Ventures.

Member Lewis made a motion to forward a positive recommendation to the Township Board for Case 15:3229 RJV Ventures to amend PUD #55 to permit 10 single family detached homes with the conditions by staff. Support by Member Mead. Motion carried 8-0.

ARTICLE 8. Any other business

ARTICLE 9. Adjournment

Motion made by Member Mead to Adjourn. Support by Member Williams. Motion carried 8-0. Meeting adjourned at 7:32 PM.

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