

MINUTES

Cascade Charter Township Planning Commission
Monday, March 2, 2015
7:00 P.M.

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

ARTICLE 4. Approve the Minutes of the February 02, 2015 meeting.

Motion by Member Lewis to approve the minutes of the February 02, 2015 meeting as written. Support by Member Sperla. Motion carried 7-0.

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 to non-agenda items.

ARTICLE 6. Case #15-3229 RJV Ventures

Property Address: 3000 Thornhills Avenue SE

Requested Action: The Applicant is requesting to amend PUD #55 to permit a 15 unit single family detached homes.

Director Peterson presented the case. This property is part of the Sentinel Pointe P.U.D. The Library is to the east and the Township office is to the west. The PUD was established in 1984. At that time, we approved a 154 unit retirement facility and a 40 unit elderly housing unit facility. The 40 unit housing facility was never built and is on a separate parcel of land. New owners are now trying to amend the project. They have plans for 15 units. It will be set up as condominiums so there are not separate lots. You will note that several of the buildings will be quite close to the road right of way where we would typically have our setbacks taken from. This will be similar to the club homes in Watermark. They have proposed a 15' setback around the perimeter and 20' separation between units. I have a laundry list of items that they need to provide for us. There is a

discrepancy in some materials. They talk of 14 units and in others 15. Engineering work will need to be done. There is a preliminary review from the Township Engineer but there is quite a bit of material that will need to be provided before a public hearing can be scheduled. Another item that I would like to see is pedestrian access to the library. The new road will be a private road. It will have to meet our design requirements as well. The pump station access will need to be reviewed by the City of Grand Rapids for any easements or accessibility requirements. Street lights and street trees are typical and we need to make your feelings known. Sidewalks are sometimes required if they could connect to our pathway system and there is access to a pathway from this development. It would seem that this would be an appropriate time to require sidewalks.

Member Sperla asked if this was part of Sentinel Pointe; if anyone could develop the property; is it restricted to a compatible use. Director Peterson stated it is a separate piece of property and could be developed by anyone.

Member Lewis asked if there was a storm water situation that needed to be addressed. Director Peterson stated the Township is looking to do some improvements to the Thornhills Drain in the area but there is not an issue because they will have their own storm water facility. There will not be a direct benefit to the site from the Township improvements.

Member Mead asked for clarification that all onsite water would be diverted directly to the detention basin. Member Mead also questioned if the basements would be walkouts or crawl space and stated the retaining wall may be significant as well for drainage.

Chairman Pennington asked the Applicant to come forward with comments.

Kyle Wilson, Nederveld, and Tom Guisti, the Developer came forward on behalf of the Applicant. The plan before you is a basic plan. With regard to the storm water we are in Zone A which means we have to contain the 100 year storm. The Township Engineer stated we need to use the soil survey data. The survey indicates sandy soil so we will be using an infiltration system. We will do soil borings and perk test to verify the findings. We have been working with the City of Grand Rapids on the sanitary sewer system capacity for this project. Our architect did put together a mock-up of what the buildings and floor plans would look like. As far as the retaining wall height, it will depend on our surveys and what will be needed to control the water.

Member Mead asked if the units would be on crawl spaces or basements. The Applicant stated the units would have basements.

Member Sperla asked if these would be considered retirement living and would there be an affiliation with Sentinel Pointe. The Applicant stated the apartments would not be retirement living but more for empty nesters.

Member Lewis asked the proposed square footage of the units. The Applicant stated the units would be approximately 2,500 sq. ft. of living space plus the basement.

We want the residents to be able to access the library and other Township amenities. It may not be from the rear of the site but there will be access. Member Sperla asked if there would be sidewalks within the site. The Applicant stated they are open to suggestions.

Member Mead stated that some of the units will not have any additional parking available at the unit and asked if there would be an area for overflow parking for these units. The Applicant stated the layout of the buildings is not set in stone and we are really not in that part of the planning phase at this point. That being said, we do want the units to be well done and these types of ideas will be considered.

Member Waalkes asked if the 15 units was their critical mass or density needed for the project. The Applicant stated they were looking to see what would work best on the site with the land that is available.

Member Sperla stated the site had a lot of trees and were they planning on replacing the trees with landscaping. The Applicant stated they would replace what is taken out and they do want it to be nicely landscaped and dense.

Member Sperla asked the Applicant if they were in favor of the connector to the library. The Applicant stated they were very open to it. They want people to be able to walk to the library and surrounding businesses. The Commissioners would prefer the connector be placed on the Township property rather than trespassing through someone's back yard to cut the corner to the library.

Member Waalkes asked the Applicant if they were planning to market this community as a zero step or minimal step community. The Applicant stated they were thinking the units would be a typical ranch with a step down.

Member Hammond asked the Applicant if they were planning on having these be 2 unit homes. The Applicant stated they had thought about that, but felt that would have a duplex feel which is not what they want. The price point they're anticipating is \$500,000 - \$600,000 because of the amenities inside which they'll

be trying to achieve. However, the only struggle Member Hammond is seeing is its large enough and priced right for a family to slip in yet it's too small to have any outdoor living area. The Applicant stated they would be addressing outdoor living space in their next step.

Member Lewis stated Cascade Township has been looking for different ways for people to come downtown. There will be changes in roads and walkways in the area to encourage walkers and bike riders and would welcome new residential property. That said, don't overprice these units. He feels the price point is not realistic.

Member Rissi feels the developer needs to concentrate on the ratio of density to greenspace and parking.

Kyle Wilson stated he wasn't sure what the next step would be for him. Planner Peterson stated Mr. Wilson will receive a letter from him telling him all the items that were discussed tonight and a public hearing will be scheduled once all the items are received by the Township.

ARTICLE 7. Case #15:3232 Township Initiated Rezoning

Property Address: 5905 Broadmoor Avenue

Requested Action: Discuss options for possible Township initiated rezoning.

Director Peterson presented the case. This property is in the furthest southwest corner. He showed the Commissioners an aerial view of the property. The property boundaries are 60th Street, M-37, and Patterson. This piece is cut off from Cascade. There are lots of challenges with this property which is surrounded by roads. This is a 14 acre property but it doesn't feel that big especially for an industrial piece. There's a lot wet area to the south with a county drain that runs through the three different communities. There's a billboard on the property. Peterson stated he spoke with the KCRC and felt they would not allow a curb cut on M-37. No one has ever spoken with the Township regarding the property. Peterson gave the Commissioners a chart stating what the options for this property could be. Rezoning may help assist this property to become marketable. This property is currently zoned Industrial. In meeting with Caledonia Township and reading the Steelcase Study, which was a study of this whole area, they're calling for a Mixed Use Zoning District and discouraging a commercial area. Caledonia Township has zoned this whole southern quarter as Highway Commercial. Kentwood has this area in a PUD for Steelcase. Their plan for that area is a bit like Meadowbrook where there's inner connectivity going through everywhere. Director Peterson feels an Office Zoning district would tie in with what is in the perimeter of the Steelcase site. The zoning requirements for

this would allow for smaller lot size than our industrial district. The billboard that's on the property is legal non-conforming. Peterson's plan is to send a letter to the owner telling him what the Township is doing and gauge their interest.

Planning Commission Members agreed and instructed Director Peterson to send the letter to the owner.

ARTICLE 8. Any other business

There was no new business.

ARTICLE 9. Adjournment

Motion made by Member Lewis. Support by Member Hammond. Motion carried 7-0.

Respectfully submitted,
Aaron Mead, Secretary

Ann Seykora/Debra Groendyk
Planning Administrative Assistant